

UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

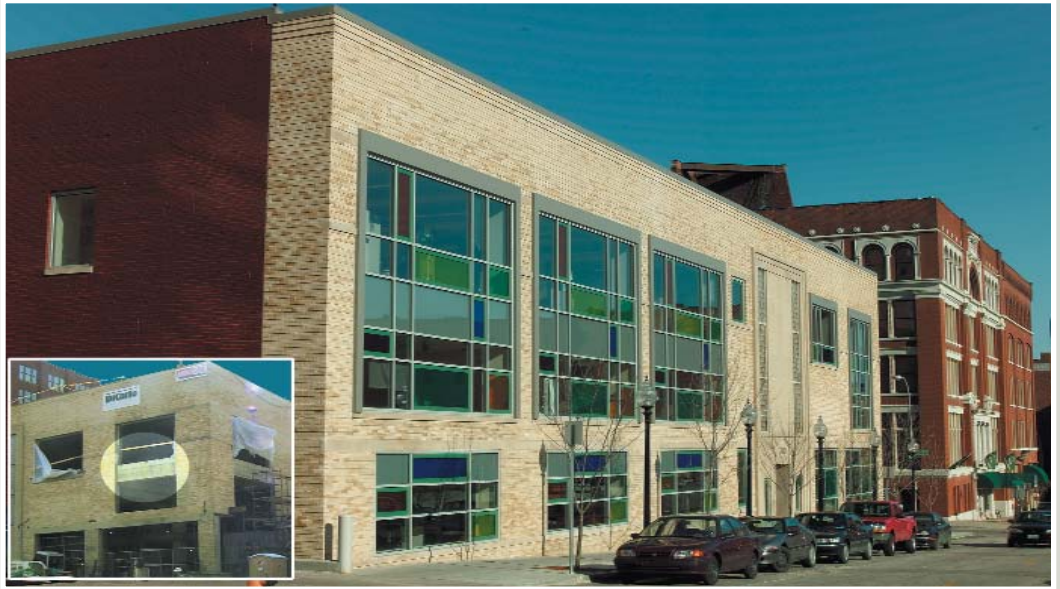
DST Systems
Kansas City, MO

DEVELOPER MULTI-TENANT
Renovation project—
Developer: MCREal Estate
Services

40,000 square foot warehouse/
manufacturing space converted
into 60,000 square feet of office
space covering three floors

PRODUCTS USED:

ConCore® 1000
PosiLock® understructure
YORK FlexSys™ underfloor air



“Without a doubt the DST facility in downtown Kansas City is one of the most technology-ready, future proof office buildings.” Mike McQueeney, McQueeney-Lock Co.

TATE AUTHORIZED DEALER
C&C Group
Kansas City, MO

ARCHITECTURAL FIRM
CDFM2 Architecture Inc.
Kansas City, MO

GENERAL CONTRACTOR
DiCarlo Construction
Kansas City, MO

ENGINEERING FIRM
The Fagan Company
Kansas City, MO

Subject DST SYSTEMS, INC.

DST Systems, Inc. is the number one information processor for the mutual fund industry. DST also offers software, securities processing, and other services to mutual fund and insurance companies. As DST moves further into the 21st century, they recognize some of the greatest demands on their buildings are flexibility, maximization of space, and the capability of the building to accept new technologies. Responding to rapidly changing business conditions is critical, and Tate's innovative Building Technology Platform® (BTP) is a complete system that assures the ability to respond to change. DST's newly remodeled facility is a great feat. The two-story 40,000 sq. ft. manufacturing space has since been converted into a three-story 60,000 sq. ft. high-tech office space. Located in downtown Kansas City, Missouri, this pioneering building transformation could only be made possible through the use of Tate's *Building Technology Platform*.

You can't predict change, but you can certainly plan for it. So how do you create a sustainable building? DST's answer—uniting all the necessary disciplines who can bring their A-game to the table. Renovation projects can be just as costly as the construction of an entirely new facility. To alleviate increased costs without compromising an aesthetically pleasing and functional work environment, MC Real Estate chose Tate's Building Technology Platform. Utilizing the space saving features of a Tate access floor, underfloor wiring, and YORK's FlexSys™ underfloor HVAC distribution system, the architects were able to insert an additional floor between the first and "second" floor. This was made possible by eliminating the excessive and wasted overhead drop space traditionally used to house HVAC ductwork and wiring in a drop ceiling. Even with the addition of an entire third story, there was still room for an 8-foot ceiling throughout the first level and the "new" second floor. Utilizing the BTP allowed architects to retain the building's historic value while creating an expandable intelligent office space. Employing the BTP made perfect sense.

Tate®