

State Farm Park Center Phases 1 & 2

Sustainably Building Mission-Critical Infrastructure with Redundancy that Protects Business Continuity

VISION

Build a corporate campus as sustainably as feasible with mechanical and electrical infrastructure with multiple layers of redundancy that ensures business-critical operations continue uninterrupted regardless of equipment failures or maintenance requirements.

PARTNERSHIP

Coordinate with the project team to identify and then eliminate through design and confirm via functional testing of failure scenarios single points of failure that would otherwise jeopardize mission-critical operations.

VALUE-ADD

Deliver commissioning that validates redundant systems perform reliably under failure scenarios, ensuring business operations continue seamlessly when primary systems experience issues. Exceeded the project's goal of LEED Silver certification by achieving a certification level of Gold for each of the three buildings on the campus.

CLIENT

State Farm

DEVELOPER

KDC

COMMISSIONING/LEED CONSULTING/ ENERGY MODELING

WorkingBuildings,
a Trinity Consultants team

When KDC and State Farm came together to create State Farm's Park Center campus for its critical enterprise operations, they weren't building typical office space—they were creating a three-building campus where system failures could disrupt services for millions of customers. The two-phase development required creating a Class A corporate campus with all the amenities subdivided by a commercial road and interconnected with the adjacent mass transit rail station...and it needed to be done sustainably with a goal of Silver in the LEED for New Construction v2009 rating system.

KDC selected WorkingBuildings, a Trinity Consultants team, due to the shared history of delivery complex projects with critical user requirements in as sustainable a manner as possible given the project's constraints.

VISION

State Farm's Park Center campus serves as a hub for enterprise operations that millions of customers depend on daily. Claims processing, customer service, policy administration, and business analytics all require infrastructure that never fails. The campus needed to support operations that couldn't tolerate downtime—where even brief interruptions could cascade into service disruptions affecting State Farm's ability to serve customers during their most critical moments.

The infrastructure requirements extended far beyond typical commercial construction. The facility needed N+1 redundancy for cooling systems—with backup capacity available even when primary equipment underwent maintenance. Emergency power systems required parallel generators with automatic transfer capabilities. HVAC systems needed dual air handling units serving overlapping zones. Building automation systems required redundant controllers with failover protocols.

KDC also wanted to demonstrate its commitment to wise use of our natural resources by achieving at least a Silver certification under the LEED for New Construction v2009 rating system. KDC and the project team used LEED as a guide when making design and construction decisions to help weigh the cost, schedule impact, and positive environmental impact.

PARTNERSHIP

WorkingBuildings, a Trinity Consultants team, was engaged by KDC to provide MEP/FLS commissioning, energy modeling, and LEED consulting — with an initial project goal of LEED Silver certification across both phases on this three-building corporate campus.

Our commissioning team recognized that verifying mission-critical infrastructure required understanding business operations and how building systems supported those operations. We worked closely with State Farm to understand uptime requirements and service level commitments. We engaged with facilities management to understand maintenance protocols and how systems needed to perform during equipment servicing. We collaborated with operations teams to understand the business processes that building infrastructure supported.

This partnership informed our verification approach. We didn't just test that redundant systems existed—we validated that they performed as expected when called upon. Working with the construction team, we simulated equipment failures to confirm automatic transfers worked seamlessly. We tested maintenance scenarios to verify operations could continue with primary equipment offline. We validated monitoring systems that would alert staff to degraded redundancy before it affected business operations. Every test was designed to prove that the infrastructure could sustain mission-critical operations through the real-world scenarios that challenge redundancy.

VALUE-ADD

Our commissioning process created confidence that Park Center infrastructure would support business operations with the reliability that enterprise mission-critical facilities demand. We confirmed that emergency power systems could sustain full building loads during extended utility outages, verified that cooling systems maintained capacity with any single chiller offline for maintenance, tested that HVAC redundancy maintained environmental conditions during equipment failures, and validated that building automation failover protocols preserved control capabilities during controller issues.

The value extended beyond initial verification to operational readiness. We helped develop maintenance protocols that preserve redundancy during routine servicing. We created procedures that enable facilities staff to respond quickly when monitoring systems indicate degraded backup capacity. We provided training that ensured operators understood not just how redundant systems worked, but how to maintain the reliability levels that mission-critical operations require.

When State Farm's Park Center Phases 1 and 2 became operational, they provided the company with infrastructure that leadership could trust to support enterprise operations without interruption. The redundant systems we commissioned ensure that the business operations housed in these facilities can continue serving customers regardless of equipment issues, utility outages, or maintenance requirements—providing the infrastructure reliability that enables State Farm to keep its commitments when customers need them most.

Through close coordination with the project team as a whole, we identified opportunities that exceeded the original sustainability target. All three buildings within the two phases ultimately achieved LEED Gold certification — surpassing the Silver goal established at project outset. This outcome delivered not only enhanced environmental performance for the campus but measurable long-term operational savings for State Farm, reinforcing that sustainability and business efficiency are complementary objectives.