

NEW CLASS-A BUILDING PROMISES UNINTERRUPTED POWER

By Rory Carroll

AT HOME, A LENGTHY POWER outage could ruin the food in your freezer. At the office, it could wreak havoc on your computers, telephone, Internet communications and even security systems. While Long Island hasn't had a major power outage due to a hurricane in decades, the lessons of Hurricane Katrina were fresh on the mind of Ted Weiss when his firm developed its latest Class-A office building completely pre-wired for uninterruptible redundant power.

The 118,050-square-foot Melville Corporate Center III (MCC III) is set to open this November at 324 South Service Road. It is the fourth Class-A building Weiss owns and operates in the town.

"Our approach to the design of MCC III had to consider the monumental events that have impacted business operations over the last five years," says Ted Weiss, president. "Today's business climate demands secure and uninterrupted power and telecommunications. Loss of power is a terrible inconvenience for any business, but for banks, insurance and investment firms, the need for a steady supply of power is crucial. With this system there could be a major outage and you'd never know it from a building function standpoint."

The state-of-the-art communications infrastructure was developed with the lessons of the Northeast power grid failure and Hurricane Katrina in mind. Although other Class-A buildings offer redundant power, MCC III is the first building of its kind on Long Island to be pre-wired for uninterruptible power supply to all building systems including telecommunications and security. A self-contained generator insures this seamless continuation, even in the event of a prolonged widespread outage. "As long as we can deliver fuel to the generator, we have enough power to run every building system," explains



Ted Weiss of T. Weiss Realty stands in front of the skeleton for the Melville Corporate Center III (above), which will ultimately look like the rendering below and will be clearly visible from the Long Island Expressway.



Weiss. "The generator can run for three full days on a tank of fuel. And it has been built above ground level to protect it from flooding as well."

MCC III is further protected by a proximity card system pre-wired to control exterior doors, interior hallways and offices. High-speed Internet, digital telecommunications and broadband data network systems are pre-wired, as is Wi-Fi access in the conference room, atrium and Internet café.

"Pre-wiring the building was a significant investment on our part,"

Weiss notes. "As Melville continues to develop into the downtown of Long Island, we expect the demand for buildings like MCC III to be strong. There's a need for buildings to house financial and technology-based industries. And that client base requires uninterrupted power supply. Although Long Island hasn't experienced a major hurricane in nearly 70 years, we can't expect to be lucky forever."

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