



Raleigh is the state capital of North Carolina and is named for Sir Walter Raleigh, who established a colony in the area in the late 16th century. Raleigh is known as the “City of Oaks” due to the predominance of this type of tree within its borders.

Capital Improvement

Along with the cities of Durham and Chapel Hill, Raleigh forms one of the points of the Research Triangle, home to three major universities and numerous corporations engaged in advanced research and development. Thanks to its outstanding quality of life and business-friendly approach, Raleigh is a fast-growing area and frequently listed as one of the top 10 places to live and work in the United States.

Technology ... southern style

Capital Bank Plaza, situated in the heart of Raleigh’s business district, is a 14-story multi-tenant office building that was constructed in 1964 and designed by the noted architect Emery Roth. Like many of the Roth-designed buildings found in New York City, Capital Bank Plaza reflects the neo-classic style and competes for tenants with other Class A office space in the district. According to Don Carter, principal in Raleigh Development Company, the building owner, “To attract and retain tenants in this market requires every convenience and the latest technology. This is especially true for Capital Bank Plaza where access control and security are major considerations. It’s one reason why we selected Schindler’s PORT Technology when we modernized our four passenger elevators. The system incorporates card readers that are seamlessly integrated with our security system for maximum access control. PORT allows us to determine who has exited the building and who might be inside after the exterior doors are placed on lockout.”

But security wasn’t the only issue for Capital Bank Plaza. Carter continued, “Of course, the Schindler PORT Technology is just farther ahead of other destination-dispatch systems we reviewed in terms of convenience and efficiency. Our tenants find it very easy to use; all their information is contained on a single RFID access card, and we have the ability to customize the system to satisfy our own special requirements. Our elevators also incorporate Schindler’s regenerative drives, which can return electrical energy to our building’s power grid when the elevator cars are moving. As a result, our energy consumption at 100 percent occupancy is actually less than it was a couple of years ago when we were only at 37 percent occupancy. It’s simply amazing.” ▶

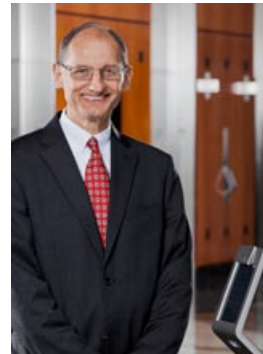


Photo left: Don Carter, principal in Raleigh Development Company. Photo below: PORT devices incorporate RFID card readers that direct tenants to elevators that will take them to their destination floors with the fewest number of stops.



► **Talk of the tenants**

It's clear that Capital Bank Plaza, like the city of Raleigh and North Carolina's Research Triangle, combines a classic southern style and elegance with advanced technology to create a unique environment for its tenants. Here's what tenants are saying.

"It's a lot faster. It's very easy to learn and use; just touch the screen and go."

Jordan Hockaday, tenant two years prior to new system

"It's so much better now than before; it's working really well. The ride is much smoother and quicker."

Tony Mendez

"The new elevators are just smooth and fast, and you don't have a bunch of people trying to cram into one elevator car."

Hannah Nicely, tenant six years

"As much as we talk about rush hour traffic on the roads, it's pretty much the same in a building. We used to have to deal with crowded and cramped elevator cars; now we pretty much ride on our own. It's like having your own shuttle."

Candice Anderson, tenant four years

"With the new elevators you almost feel like it's a personal elevator. They're more reliable than the old ones."

David Lai Quong, tenant five years



Fast Facts – Capital Bank Plaza

Class A office space, approximately 170,000 square feet

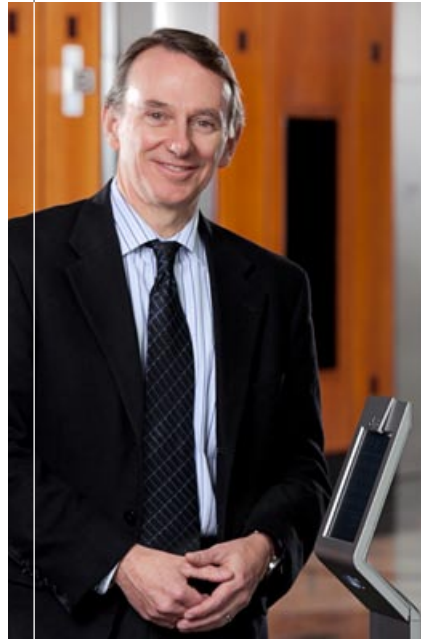
Magnificent two-story granite and cherry lobby

Over 8,000 nearby reserved parking spaces

Four Westinghouse traction elevators upgraded with Schindler PORT Technology



Architects Embrace Schindler PORT Technology



Clymer Cease, AIA, LEED® AP, is an architect with more than 35 years in practice and a principal in Pearce Brinkley Cease + Lee, a prominent Raleigh architectural firm with offices in Capital Bank Plaza. With extensive experience in buildings for universities, corporations, cultural arts and public facilities, and as a tenant of Capital Bank Plaza for 17 years, he shares his

uniquely qualified assessment of Schindler PORT Technology performance.

“The old elevators were slow with uneven performance, and there were a number of maintenance issues. The new Schindler elevators have made a huge difference in our building; the new technology is terrific. The elevators are now far more efficient, they are quieter, they are running very smoothly and they save us a lot of time. I can say that this technology is much superior to anything else I’ve seen in the market. With the Schindler PORT system, both passenger waiting and travel times are minimized, and fewer elevator trips saves energy. In designing buildings, LEED® certification has become a new benchmark, and Schindler Port Technology, by minimizing elevator trips, certainly helps in this regard. Security is also an important issue, and things like the RFID technology are going to change how we think about access control in the future. What Schindler has put in place in our building is significantly better than other elevator systems I’ve experienced in other places. As an architect, I see the Schindler system as really being the next step and what we’ll be putting into buildings as we go forward.” ■

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