Case Study: ASID Corporate Headquarters
ENVISIONING THE WORKPLACE OF THE FUTURE
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Visioning: Goals

Workplace of the Future • Establish Project Goals • Set Priorities

**HEALTH & WELLNESS**
- protocol // material selection //
- quiet rooms // biophilia

**WORKSTYLES**
- hospitality + residential hybrid // private meeting spaces // impromptu meeting areas //
- designated pin-up space // open seating

**FLEXIBILITY**
- private zones // quiet // active // open // design for ten years from now // add personal employee identity

**TECHNOLOGY**
- webinar room // projection screen //
- standardization of technology

**SUSTAINABILITY**
- thermal comfort of rooms //
- marquee offices for sustainable protocols

**RESILIENCY**
- create multi-functional amenities for staging site //
- refuge place // operations to accommodate employees //
- create assurances

**SOCIAL RESPONSIBILITY**
- materials that support other communities //
- messaging that demonstrates community outreach

**ADVOCACY**
- encourage the right to practice in different platforms //
- communicate mission statement // engage the public // educate

**MISCELLANEOUS**
- nod to the past // representation of industry milestones
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## Occupant Health: WELL Platinum Certification v1.0

<table>
<thead>
<tr>
<th>Category</th>
<th>Points Achieved</th>
<th>Points Remaining</th>
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<tr>
<td>AIR</td>
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Occupant Health: LEED Platinum Certification v2009

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<tr>
<th>Category</th>
<th>Points Achieved</th>
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<td>Water Efficiency</td>
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<td>Energy &amp; Atmosphere</td>
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<td>Materials &amp; Resources</td>
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<td>Indoor Environmental Quality</td>
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<td>Innovation in Design</td>
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<tr>
<td>Regional Priority</td>
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</table>
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Site Selection: Urban Context

1152 15th Street, NW
Washington, DC

Downtown
Metro Accessible
Amenities
Walkable
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ASID Office: Organization

- Public to Private
- Various Workstyles
- Acoustic Comfort
- Unassigned Seats
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ASID Office: Organization

- Transparency
- Visual Connection
- Access to Natural Light
Create optimal indoor air quality to support the health and well-being of building occupants.

material selection · ventilation · filtration · moisture control · maintenance & operations · source of concern protection · construction processes
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Healthy Space: CO₂ Levels

Post-Occupancy Study

CO₂ by Time

CO₂, O₃ Sensors
Promote safe and clean water through proper filtration and other methods, and require the appropriate quality of water for various uses.

performance testing · treatment · maintenance & operations · hydration promotion
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Require the availability of fresh, wholesome foods, limit unhealthy ingredients and encourage better eating habits and food culture.

healthy portions · mindful eating · food production access to healthy foods · food preparation · allergies & alternatives · transparency environmental cues & influencers
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Provide illumination guidelines to minimize disruption to the body’s circadian system, enhance productivity and provide appropriate visual acuity. Require specialized lighting systems designed to increase alertness, enhance occupant experience and promote sleep.

*circadian design · daylighting · glare control · color quality · activity-based lighting levels · visual acuity*
A circadian rhythm is roughly a 24 hour cycle in the physiological processes of living beings.
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Ambient Environment: Automation
Allow for the seamless integration of exercise and fitness into everyday life by providing the physical features and components to support an active and healthy lifestyle.

exterior active design · interior active design · activity-based working · physical activity spaces · awareness and habits · physical activity programs
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Establish requirements to create a distraction-free, productive and comfortable indoor environment.

ergonomic · acoustics · thermal olfactory · accessibility
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Require design, technology and treatment strategies to provide a physical environment that optimizes cognitive and emotional health.

stakeholder engagement · transparency · wellness awareness & protocols · connection to nature · adaptable spaces · altruism
BIOPHILIA IS HUMANKIND’S INNATE BIOLOGICAL CONNECTION TO NATURE.
Wellness: Biophilia

- 14 Patterns of Biophilic Design
  - Terrapin Bright Green
- Human Resources Equal 90% of Operating Cost
- Biophilic Design:
  - Reduce Absenteeism
  - Improve Productivity
  - Higher Rent
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Wellness: Biophilia

- Biophilia Plan
- Diversity of Design Strategies
- Identifying Desired Responses

**NATURE IN THE SPACE**
Addresses the direct, physical and ephemeral presence of nature in a space or place. This includes plant life, water, sounds, scents and other natural elements.

**NATURAL ANALOGUES**
Addresses organic, non-living and indirect evocations of nature. This includes objects, shapes, sequences and patterns analogous to those found in nature.

**NATURE OF THE SPACE**
Addresses spatial configurations in nature. This includes our innate desire to be able to see beyond our immediate surroundings and fascination with obscured views and revelatory moments.
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ASSESSMENT: Innovative Workplace

Key Performance Indicators of Knowledge Workplace Design Promoting Knowledge Worker Performance and Economic Competitiveness
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Seven Key Indicators of Physical Environment Scores

**PI: Product Innovation:** 571.43 (Pre-) $\Rightarrow$ 727.27 (Post-)

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Current Project</th>
<th>ASID Pre-</th>
<th>ASID Post-</th>
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<tr>
<td>ST: Space Type</td>
<td>20.63</td>
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<tr>
<td>SFL: Space &amp; Furniture Layout</td>
<td>9.72</td>
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<tr>
<td>SAA: Space Size &amp; Access</td>
<td>10.20</td>
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<tr>
<td>NPSR: Neutral &amp; Psychological Stimulation &amp; Relaxation</td>
<td>5.94</td>
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<tr>
<td>FET: Furniture Ergonomics &amp; Technology</td>
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</tr>
<tr>
<td>AC: Ambient Conditions</td>
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<tr>
<td>H: Healthfulness</td>
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</tbody>
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Benchmark
Assessment: Workplace Dynamics

3C Design
Tools For Designing Connected, Collaborative, and Creative Workplaces

Social Sensing Technology

ACCELEROMETER
body movement & posture

INFRARED
face-to-face interaction

BLUETOOTH
proximity
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Impact of Design: Proposed 3C Design Model

**Environment**

* Satisfaction of
  - Air Quality
  - Light (Natural & Artificial)
  - Noise
  - Speech/Visual Privacy
  - Ease of Interaction
  - Furnishing Comfort
  - Color/Texture
  - Available Space
  - Cleanliness

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**Experience**

- Place Attachment
- Stress
- Social Support
- Interaction

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**Outcome**

- Job Satisfaction
- Turnover Intention
- Group Creativity
- Org. Productivity
- Health

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Job Demands Job Control
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Healthy Space: Healthy Workplace

Delos Applied Research Pilot Program

• WELL Building Survey
• Pre and Post-Occupancy Evaluation Longitudinal
• Onsite Performance Verification
• Focus on perceptions of workplace well-being and mental and physical health
• Psychometrically valid
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Impact of Design: Performance & Health

Improvements

• Environmental satisfaction
  • Air, Physical comfort, Thermal comfort, Light, Acoustics,
  • Access to nature, Fitness, Water, Nourishment
  • Safety, Security
  • Sleep
  • Cleanliness, Maintenance
  • Workplace wellness policy
• Workplace Well-being scores
• Absenteeism scores (less absenteeism)
• Presenteeism
• Physical health
• Mental Health
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Metrics: Data Gathering

- Obtain Real-Time Metrics:
  - Indoor Quality
  - Occupant Behavior
- Tracking:
  - Electrical Loads
  - Air Quality
  - Sound Levels
  - Quarterly Water Testing
  - Space Utilization
- Occupant Engagement
Thank You!
Questions?

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