

## CASE STUDY

A pioneer of Wellness Real Estate, Delos sought to innovate its corporate space to walk the talk as a model workplace to support occupant wellbeing through design and use of sustainable and healthy products.



## LEADING THE WELLNESS MOVEMENT

Delos is a real estate and technology company focused on transforming indoor environments to enhance physical, mental and social wellbeing. Through nearly a decade of research and evidence-based innovations, its team worked with medical professionals, economists and experts in green buildings to pioneer the first WELL Building Standard. Delos provides distinctly designed buildings that remain the standard bearer for interior spaces and communities seeking to implement, validate and measure features to support and advance human health and wellness. Its flagship office space exemplifies the mission of the organization to improve the health, well-being and productivity of its employees and visitors alike, all while continuing its groundbreaking research.

Its 19,000 square-foot office space is located in the Meatpacking District of Manhattan where Delos occupies the fourth and fifth floors of the building, as well as a beautiful 1,520 square-foot terrace on the fourth floor. Its position as the first tenant in its building allowed the company to define its design vision for today as well as the future, making the space a working oasis for employees and a showcase for developing client projects.

The office space offers many unique features, focusing on water and energy conservation with the use of natural light and the thermal properties of air to minimize pollutants in the breathing zone as well as temperature regulation. A glass curtain wall and an active green wall help create humidity while emanating a natural fragrance of plants. The reclaimed wood that was used in the cafe and stairs adds to the natural environment. The space offers a variety of working and gathering spaces, including open seating areas, enclosed offices, conference rooms, a wellness room and an array of huddle rooms to go with the outdoor terrace. A network of environmental sensors located throughout the office collect wellness data for analysis in the multifunctional laboratory on site.

Delos decided to prove the environmental and health benefits of their space by seeking and achieving LEED Platinum, WELL Platinum and Living Building Challenge Materials Petal certifications. And Superior Essex sustainable cabling solutions helped contribute to all three of these green building standards bring Delos's plans to fruition.



The open-floor plan promotes collaboration and plant walls help beautify as well as clean the air.

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“Our space is a showcase for clients, visitors and our own employees to demonstrate what it looks and feels like to be in a space that supports health and wellbeing. Visitors always ask about the aromatherapy we are using. I explain that we don't use any - that it's just the smell of plants, wood and clean air!”

// Janna Wandzilak, Vice President, Delos

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## AN IDEAL PARTNERSHIP

At the onset of this project, the Delos leadership team set out to achieve certifications for all three major green building standards in North America. The team sought a sustainable cable solution for their new headquarters and turned to Superior Essex, not only for their high-quality products but also for their proven commitment to wellness in modern building materials. In choosing Superior Essex, Delos gained a trusted partner as well as the market leader in healthy and sustainable cabling. Superior Essex is the only cable manufacturer to offer declarations of Red List Free compliant materials and to feature transparency initiatives with third-party verified EPDs and HPDs. Plus, the ability of Superior Essex to readily provide Declare labels gave the Delos project a strong start in achieving their healthy material initiatives that helped with obtaining WELL Platinum certification and the Living Building Challenge Materials Petal certification. Delos remains steadfast in the process of attaining LEED Platinum certification as well, which it anticipates receiving in the near future.

“Superior Essex is the only cable manufacturer on the market that offers products certified to be free of Red List chemicals with information available and transparent to the industry.

Their CAT 6A F/UTP CMP cable also contributed credits toward the materials category of our LEED certification through their Environmental Product Declaration (EPD) and Health Product Declaration (HPD), and it met our Living Building Challenge Materials Petal certification through its Declare Label.”

// Janna Wandzilak, Vice President, Delos



The Delos office illustrates best practices by meeting the highest green building rating systems available for adoption today.

<sup>1</sup> CAT 6A F/UTP underfloor plenum cable.



The open staircase at Delos encourages employees to move throughout the day.

**51**

WELL OPTIMIZATION  
FEATURES ACHIEVED

**21**

AVERAGE NUMBER OF  
HOURS PER DAY AMERICANS  
SPEND INDOORS

**5**

LIVING BUILDING  
CHALLENGE PETALS  
ACHIEVED

## THE SUPERIOR ESSEX SOLUTION

Overall, aligning all three building certifications was one of the biggest challenges in the program.

The ongoing industry research conducted by Delos revealed that one of the ways that optic nerves respond to warmer color temperature is to increase its release of melatonin in the body, which would make employees and guests to the property sleepy. Additionally, exposure to harsh lighting, especially during the evening and night hours, disrupts circadian rhythms, which may lead to further health concerns for employees. Intelligent building technology helped to support these types of initiatives throughout Delos' space.

Superior Essex CAT 6 UTP/FTP with FEP Jacket cable was selected on this project to help support the healthy materials initiatives across the project. Moreover, Superior Essex became an even greater ally with Delos to aid in training an interdisciplinary team of contractors and subcontractors. The well-informed and well-trained group was able to adjust to early design modifications to get the right look and feel for the space. Communication, sharing information and significant pre- and post-testing solidified the impact of the project.

The combined emphasis of both Superior Essex and Delos wanting to have personal involvement in achieving wellness goals has also informed the ways that the two will pursue future projects together. Superior Essex remains as one of the only Red List Free cable solutions providers with EPDs and HPDs to support all green building standards and initiatives, and the exemplary design leadership that Delos showed makes the pair model collaborators for this and future projects. //

## SUPERIOR ESSEX CAT 6 UTP/FTP WITH FEP JACKET



Superior Essex focuses on conservation and regenerative product design with a focus on human health and environmental impact for the worldwide community.