

PHILIPS

Skanska

Office lighting



Case study

Recognized people-centric innovations in the new Skanska office



Designed for people

Studies show that we spend 90% of our time indoors and over 40% at work, in office buildings. Therefore, it's no surprise that the time we spend in office buildings has a huge impact on our well-being and health. Recognizing the crucial importance of this, real estate firm Skanska took several conscious measures to improve the conditions inside its Spark office complex in Warsaw and maximize the well-being and comfort of employees. As proof of acknowledgement, the building was also assessed by the International WELL Building Institute (IWBI). IWBI's standard certification is responsible for assessing how buildings help maximize comfort and wellness based on several parameters such as water, lighting, air, innovation etc. Warsaw's Spark is the first office complex in Central and Eastern Europe to receive the WELL certificate.

Accessible anytime, anywhere

At the heart of this people-centric office, is the "Connected by Skanska" proprietary building management system, which consists of:

- a complete office suite installed on employees' smartphones
- a web-based dashboard accessible to tenants and facility managers
- an administration panel that allows facility managers to analyze data and better understand how the space has been used.

Boosting comfort

The work involved in creating this new office concept was also done following a new way of thinking - **the concept of co-creation**. "Together with Skanska, we participated and organized various workshops, discussions and brainstorming sessions with employees with the objective of creating a workplace to satisfy individual employee needs," explains Agnieszka Operhalska, Skanska's Account Manager at Signify. "With today's varying and rapidly-evolving needs, it's impossible to create an office space supporting engagement and interaction among employees without already involving them in the design phase.

It's important to note that many of the ideas on space arrangement and the selection of technologies to install were fully articulated during the co-creation process. One of them was the use of the tunable white technology, which adjusts the light settings depending on the time of day."

It has been proven before that lighting can influence our circadian rhythm and affect our overall comfort and well-being. Moreover, certain light settings can boost concentration, while others can help us relax. Taking all these into consideration, the lighting in the Spark office building has been designed in such a way that it follows the circadian rhythm of employees while making sure they can also tune the lighting to their personal preferences and benefit from daylight as much as possible.

All this was enabled with the use of intelligent sensors and a Daylight 4Control control system, which constantly monitors the light levels in the entire office. The control system takes care of the automatic adjustment of light color temperature depending on the time of the day (i.e. using cooler white light to boost concentration in the morning and shifting towards a warmer white light

when getting closer to the end of the working day). It also adjusts light levels according to the weather conditions outside. The lighting system is fully integrated with the building management system in the Spark complex, enabling easier management and providing a greater level of control to facility managers. The modern and efficient LED technology also keeps electricity consumption to the minimum while making no compromise on comfort or the quality of the illumination.

The employee app offers features such as remote booking of meeting rooms, and information on the availability of parking spaces. Once in the meeting room, the app also gives individuals the ability to control the temperature and lighting settings. This enables employees to use the facilities more efficiently, as well as giving them the option to personalize certain conditions to their needs.

“ The Spark complex is a good example of our human-centric office building approach. We wanted to implement an innovative and efficient solution, which boosts engagement, productivity and comfort. The high-quality product and controls, combined with the design and co-creation support we received from Signify, led us to earn the first WELL Building Standard certificate in the region, which we are very proud of.”

Adam Targowski, Sustainable Developments Manager at Skanska



A recognized and certified human centric approach, which enabled the Spark office to become the first WELL certified building in the region.



The lighting is fully integrated with the Building Management System (BMS) of the building providing new opportunities to enhance comfort as well as increase operational efficiency.



High level of employee comfort achieved through the option of customization of light settings.



LED technology reduces maintenance costs and electricity consumption further increasing the sustainability credentials of the building.



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