



AWAIR



WEBCOR



CASE STUDY:

WEBCOR

Webcor uses Awair's platform for real-time IAQ safety after achieving WELL v2 Gold for their newly renovated company headquarters.

The Client

Webcor is a commercial construction general contractor with self perform divisions in concrete, drywall, and carpentry and a longstanding mission to build with unmatched innovation and efficiency. The company strives to create better lives while committing to superior building and quality standards, safety, sustainability, and wellness.

The Certification

The WELL v2 Building Standard helps buildings and organizations create spaces that improve human wellness by setting performance and policy standards for designs, operational protocols, and culture. The original WELL program, launched in 2014 by the International WELL Building Institute (IWBI), was the first place to include human health and happiness in building standards. The WELL Certification standards were created by global scientists, doctors, architects, and wellness thought leaders, and WELL v2 is a continuation and update to these original standards. Projects pursuing a WELL v2 Certification earn points based on how well their strategies perform against these standards.

Project Overview

Webcor renovated and expanded its company headquarters in San Francisco, an 18,200 square foot, third-floor space. The company looked at the long-term health of their work environment and orchestrated the renovation accordingly, combining bold designs and carefully selecting sustainably sourced materials and furnishings, bio-friendly lighting, Awair monitoring systems, and in-house foliage. The result enabled Webcor to achieve a variety of key objectives.

Project Goals

The renovation project had four primary goals:

1. To meet WELL v2 Building Standard (Gold) and LEED v4 Commercial Interiors (Silver) Certifications
2. To showcase Webcor's capabilities and skill sets (through their carpentry, concrete, and drywall groups) for potential clients and guests visiting the office
3. To improve the work environment for their employees and optimize their overall wellbeing
4. To experience first-hand what is required to achieve the WELL v2 Certification so the company can speak to the process at a personal level and help its clients create wellness-optimized spaces in upcoming projects

The Process

Careful coordination via meetings and cross-company collaboration contributed to the success of the remodel. The project started with a planning meeting of the Webcor team, the design team, and representatives from the company's trade partners to discuss the goals for the space. The remodel design was then created and modified as needed throughout the construction process through continued meetings with the company's:

1. **Trade partners** to clarify the goals and review any updates necessary to meet the requirements of the WELL v2 and LEED Certifications
2. **HR department** to review their benefits programs and policies in order to update current offerings and develop any new ones
3. **Cleaning crew** to ensure best practices were being followed for cleaning the space, including the products that were being used
4. **Administration staff** to obtain the right materials and supplies for the office that fell within Webcor's new guidelines
5. **Internal team** to determine what technology to include to address the WELL v2 Certification requirement, such as Awair devices to monitor air quality

Successful Results

Webcor used the following criteria to measure the success of their renovation:

1. The company received its WELL v2 and LEED Certifications.
2. Webcor saw an increase in satisfaction in employee survey results: prior to the renovation, the company surveyed employees on health, happiness, and the overall work environment. Then, upon the completion of the new space, employees were resurveyed on the same measures and a noticeable improvement in all measures was noted.
3. The company saw a continued high performance of air quality on its Awair devices.

Additional Benefits

Ongoing Importance of the WELL v2 Certification for Webcor:

The Webcor team uses this proactive nature of the WELL v2 Certification as a barometer to self-check their ability to maintain a premier level of wellness practice. They are carrying over this new standard of workspace optimization into all their offices, regardless of size. They have also applied the WELL v2 standard principles when setting up the layout for their job site trailers, looking at air quality, natural light, places of respite, ergonomics, and more.

Additionally, Webcor is using its new certification as an education tool for its employees, industry peers, and clients around the importance of health and wellness considerations within the workplace. Having the certification helps spread the word about what the WELL v2 standard is and how it is applied in the workplace.



Awair + WELL v2 Certification

Indoor air quality is a huge category in the WELL certification standard, and correspondingly, WELL v2's indoor environmental quality tests are stringent, measuring particulate matter, VOCs, acoustics, light, and more.

The Awair Omni devices provide Webcor with ongoing data regarding these environmental conditions. Webcor placed placards next to each Awair device explaining the importance of air quality, how to interpret the data on the screens, and encouraging users to visit the Awair website and see the dashboard showing the ongoing monitoring of the office's air quality over time. Webcor additionally found it helpful to see how their space was performing prior to the actual testing for the WELL v2 certification. Also, the installation of these devices plus the ability to present a real-time display of air pollutants will help Webcor garner a WELL v2 point under 'A08. Air Quality Monitoring and Awareness' during their recertification.

“Awair was an ideal tool to use because not only was it an easy-to-install monitoring system but the dashboard was very user friendly and great for viewing a lot of data over time. We can easily observe real-time information as well as aggregate data trends to inform decisions on our overall space management process.”

-Natalie Wheating

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