

A large, two-story luxury house at dusk. The house features a prominent pergola structure over the upper floor, with warm interior lighting visible through large windows and glass doors. The ground floor is an open-plan living area with a large outdoor lounge featuring several white cushioned sofas and lounge chairs under large white umbrellas. A swimming pool is in the foreground, reflecting the lights from the house and the sky. The sky is a deep blue, suggesting twilight.

KELLERWILLIAMS *Luxury*

OVERSEAS DREAMS

ADVENTUROUS BUYERS
ARE LOOKING ABROAD

WORKING FROM HOME

DESIGNERS ARE CREATING
LUXURIOUS OFFICES

VINES IN VOGUE

TODAY'S INNOVATIVE
WINEMAKERS

Wired for Wellness

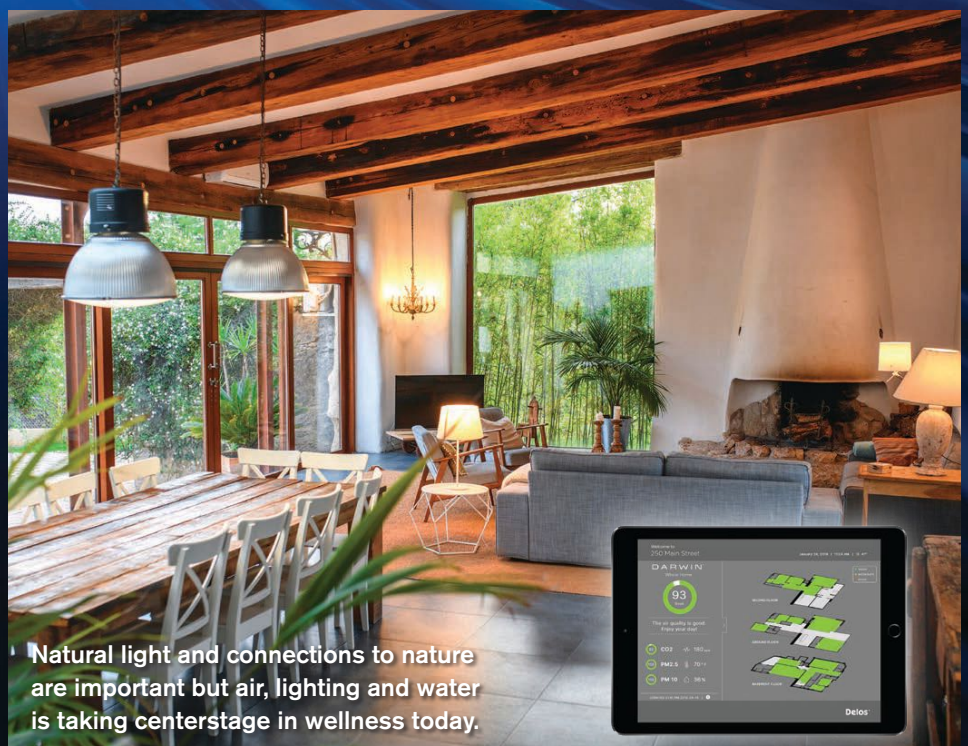
By Camilla McLaughlin

Leaders in home automation and wellness real estate are teaming up to improve the indoor home environment.

“Home has become a sanctuary space, a place we can control in an out-of-control world,” observes Sara Gutterman, co-founder and CEO of Green Builder Media, during a recent webinar on healthy homes.

Wellness is not a new concern for homes. Even before the pandemic, 75 percent of people believed that housing plays a key role in their health and wellbeing. Now, COVID-19 and smoke from wildfires has heightened concerns and shifted the wellness focus from yoga rooms and medication spaces to the most fundamental elements — air, water and sleep.

Pre-COVID-19, indoor air quality, along with concerns about indoor containments, were on the back burner. “COVID has unveiled the ugly reality that viruses and other contaminants are transferrable by air, bringing the concept of healthy homes to the forefront,” says Gutterman. According to COGNITION Smart Data, Green Builder’s research arm, 92 percent of homeowners say good indoor air



Touchpads and apps make it easy to keep tabs on air quality to set just the right scene for the time of day.



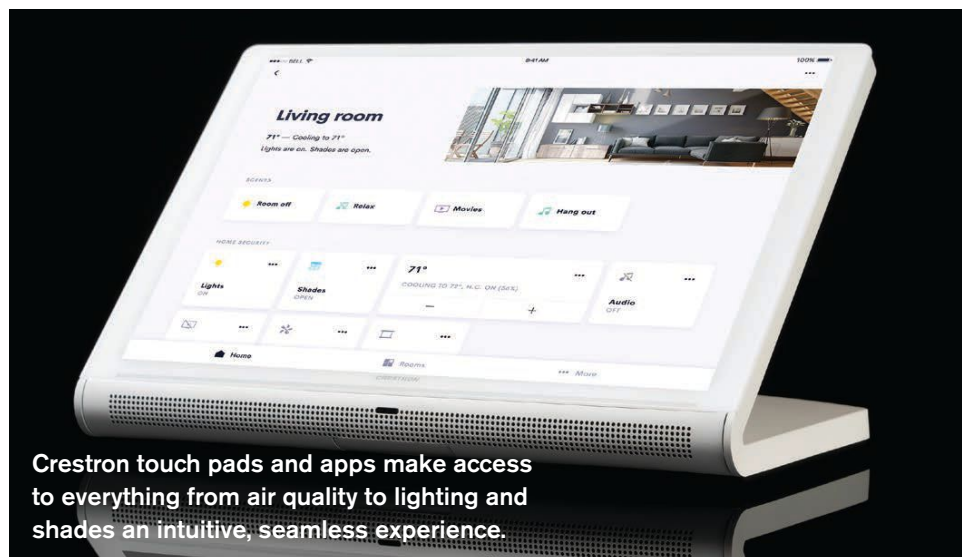
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quality is extremely or very important. It's also the No. 1 thing consumers equate with a sustainable home.

"Indoor air quality can be up to five times worse than outdoors, and even with advanced water treatment technologies, our drinking water travels through aged infrastructure, and it is challenging to ensure that it is free from contaminants. Indoor living also exposes us to artificial light and can be responsible for disrupting our natural circadian rhythm and can also have a negative effect on our comfort, mood and alertness," says Paul Scialla, founder of wellness technology company Delos.

Scialla and Delos have been at the forefront of the movement promoting wellness in the built environment for more than a decade, creating the WELL Building Standard in 2014 and a wellness technology brand recognized globally. The Delos advisory board includes leading proponents of wellness, including Leonardo DiCaprio and Deepak Chopra.

"For more than eight years, Delos has fostered research collaborations with leading medical institutes, including collaborating with



Crestron touch pads and apps make access to everything from air quality to lighting and shades an intuitive, seamless experience.

PHOTO COURTESY OF CRESTRON

Mayo Clinic on the Well Living Lab, the first human-centered research facility dedicated to the indoor environment's impact on human health," explains Scialla. "Through extensive scientific research and real-world testing, we discovered that

we can mitigate environmental triggers within our homes to enhance both physical and emotional well-being."

Based on this research, Delos has changed the way buildings and occupants interact with a

groundbreaking innovation that enables a house to automatically address and remediate changes in air, water and lighting using a proprietary home wellness intelligence network. Dubbed DARWIN, the system is designed to enhance health outcomes and mitigate harmful indoor environmental concerns using proprietary wellness algorithms and technologies. Sensors constantly monitor air quality, and the system adjusts ventilation to remove allergens and pollution. Water quality is also continuously monitored, delivering purified water to fixtures. Another focus is lighting keyed to circadian rhythms. DARWIN constantly adjusts lights to match the time of day. Residents also can control lighting, which means if morning comes in the dark at 4 a.m., the interior lights can match typical early morning illumination.

Developers and builders are paying attention to new consumer values. KB Homes and Delos offered a concept home integrating DARWIN at the 2018 International Builders Show. Recently, Montage Hotel & Resorts announced plans to include Delos technology in a new luxury community, Pendry Residences Natirar, in Somerset County, New Jersey. According to Tina Necrason, Montage's EVP of residential, there are plans to expand the partnership with Delos even further and offer an array of wellness technology and capability throughout the residential collection.

In September, Delos and Crestron, a leader in home automation, announced a collaboration that will give consumers an even more intuitive interface with DARWIN and access to information regarding conditions inside the home.

"Crestron realizes the importance of a healthy home environment, and it turns out technology can play a critical role," says John Clancy, vice president at Crestron.

The Crestron 3-Series System integrates with DARWIN to control lighting, shades, HVAC and audio within the DARWIN platform. Intelligent scenes create an even more seamless experience for consumers. When DARWIN detects an air quality event, it communicates it to the Crestron thermostat through visual and sound alerts to trigger fan speed remediation.

"Through our integrations with Crestron, we are now able to automate more advanced features on DARWIN, such as control of lights, shades, HVAC and audio, to increase energy and improve sleep and overall wellbeing for individuals inside the home," explains Scialla.

Advanced features include tunable lighting

control, circadian features and Delos dawn simulation. Embedding the Delos DARWIN Android application directly into Crestron TSW touch screens enables occupants to visualize air quality from room to room and also ensures price control over the Delos experiences that trigger automatically throughout the course of the day. Users can access DARWIN via a touch screen or

their mobile device.

Having established a global presence in the office and hospitality sectors, Delos has evolved into a global brand. Currently, the company is also working with some of the nation's largest school districts, including New York City, Chicago, Miami-Dade and Baltimore, to provide air purification units. **KW**



The art and science of lighting is perfected at Pendry Residences Natirar, which integrate Delos and DARWIN.

