HAWORTH

Creating a Culture of Well-Being

Customer Story
DaVita

Location
Denver, Colorado

Project Type
Global Headquarters

Design Firms
MOA Architects
Acquilano Leslie

Dealer Partner
Pear Workplace Solutions

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How do you create a space that fosters a culture of well-being while anticipating future growth?

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Overview

Established in the 1970s, the Medicare End-Stage Renal Disease Program offers near universal coverage for every patient suffering from kidney failure. Who would have guessed its impact on healthcare today? One of the leaders in this field, DaVita provides renal population health management for over 25,000 patients a month. To be better situated for patients and access a talented pool of employees, mass transit, and affordable living, DaVita relocated its headquarters from El Segundo, California, to Denver, Colorado.

DaVita executives took the opportunity to build a new facility—located in a burgeoning neighborhood near Denver's Union Station—that would reflect their distinct and strong culture in the design. Having already outgrown Tower 1 (Casa del Mundo) since its construction, DaVita focused on their next project: Tower 2, which they would name Casa Vita.

Objective

Bolster well-being and convey DaVita's unique culture in a space that could flex for future growth.

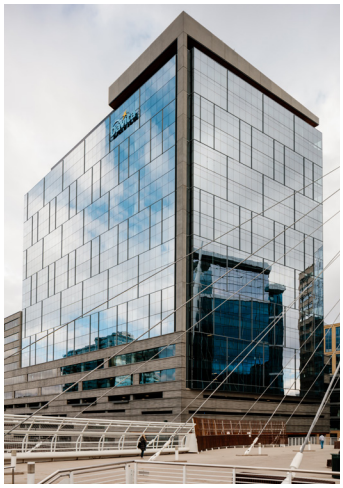
Solution

Create a kit of integrated products and colorways that are easily reconfigured as DaVita's needs evolve.

Results

A model headquarters facility where people thrive—and DaVita can be poised for future expansion.

Specifications



- Stories: 14 floors
- Area: 350,000 sq. ft.
- Occupants: 800+

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Objective

Building Community For the Future

The name DaVita comes from an Italian phrase that means "giving life." This concept underscores not only DaVita's mission but also its culture. The DaVita Way is a passion for caring for fellow employees as much as patients. This community-focused, democratic approach takes everyone into consideration—which is why the new building needed to be so much more than an office space. Casa Vita would bring DaVita's unique culture to life in an environment that promotes well-being for the people who work there.

At the same time, Casa Vita needed to provide flexibility—in the function of the space and its aesthetics—to change as they evolve and expands over time. Leadership challenged the design team to create a flexible footprint using a kit of parts from a single source.

Designing for Creativity
An inspiring community space fits into a corner location with full access to natural light and outdoor views.



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"We recognize the changes occurring in 21st century office environments, and that we require a variety of solutions to match. The entire team focused on providing as much variety as possible. Haworth and Pear were able to meet all of these challenges at a high level, and we are proud to offer our teams a rich, varied, and customizable work experience space that matches DaVita's philosophy."

Patrick Noble
Director of Design, DaVita





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Solution

Collaborative Design

When you've got fourteen floors to work with and a culture of inclusivity, you get lots of input on design layout and materials. DaVita engaged more than 1,000 of its teammates across the country in the design process, weighing in on floorplans and colors. Each floor supports its own subculture, conveyed by the different collaborative spaces throughout Casa Vita and expressed by the theme "Colorful Colorado." Open spaces help build a sense of community with displays of DaVita's mission, values, and culture.

Well-being was a strong driver, laying the foundation for Casa Vita's role in the physical, emotional, and cognitive health of its teammates. On the top floor is a dining area with views of the Rocky Mountains. Open stairways encourage walking and atriums bring nature inside. Everyone has a view from their desk, with 98 percent of teammates enjoying direct access to sunlight. Outdoor terraces offer places for fresh air, furnished with elegant yet resilient JANUS et Cie products from Haworth Collection™.

Dining on Every Floor
Employees have access to food and beverage in community kitchens designed for refreshment and socializing.



Building height

14 floors

Occupants

800+

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Teammates engaged in the design process

+1,000

Teammates that enjoy direct access to sunlight

98%

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Solution

A Flexing Footprint

One lesson DaVita learned from building its first tower, Casa del Mundo, was that future spaces need built-in flexibility, from walls to furniture. This led to a design solution employing Haworth's Integrated Palette™ product platform, which includes the modularity of Enclose® demountable walls, Compose® systems furniture, and other furnishings. Designed to work together, they offer the integrated functionality and aesthetic harmony required to reconfigure floorplans in the future—and that means every component, from private offices, to open-plan workstations, and collaborative spaces. Accent colors were deliberately designed into architectural elements and ancillary furnishings in social spaces to complement the palette.

A Welcoming Lobby
Social and high impression spaces offer unique branding opportunities. For the first-floor lobby, DaVita chose a ski-lodge motif that connects with Colorado and signage that conveys its commitment to employees, customers, and heritage.



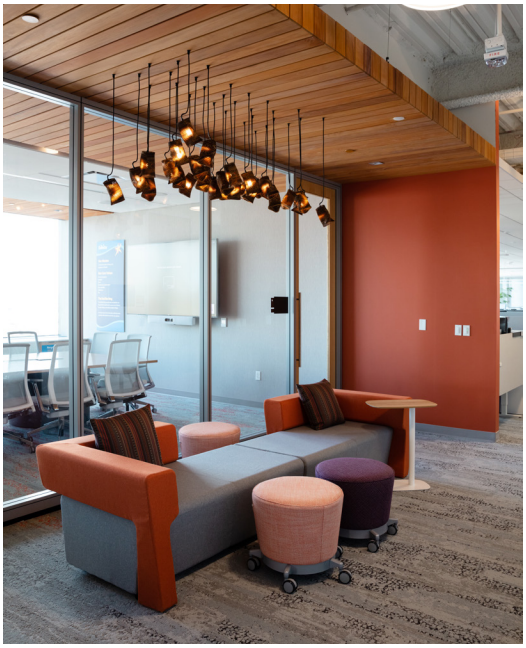
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Flexibility to Evolve
Freestanding furnishings adapt to future needs and floorplate reconfigurations through integrated functionality and consistent aesthetic.

Complementary Palette
Accent colors are designed into architectural elements and ancillary furnishings in social spaces for a cohesive design that supports the Colorful Colorado theme.





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A Special Environment in a Unique Urban Campus

DaVita's move to Denver positioned them for growth while providing superior healthcare outcomes. In a community environment that aligns with its corporate values, DaVita is empowered to pursue its mission as the provider, partner, and employer of choice. Now an iconic element of the Denver skyline, DaVita's new world-class headquarters is a model for promoting well-being and conveying culture—and poised for future expansion.

Views that Inspire
An on-site fitness center, located on the perimeter for access to light, is just one of the features of the new space that shows DaVita's commitment to the well-being of its employees.

Fitness center lit by natural light

8,700 sf

Patients impacted by DaVita every month

+25,000



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1 **Room with a View**
Natural light and views outside are designed into every space of the building, from work areas to social spaces.

2 **Restore Area**
Throughout the building DaVita has provided ways for employees to relax and restore, from puzzles and board games to fooseball and video games–ultimately contributing to a culture of well-being.

3 **Lounge**
Providing this casual setting, furnished with the comfortable GranTorino HB sofa, in the midst of formal office areas encourages people to take a break and restore.

4 **Accessability**
This movable wall opens to expand the area and create a multi-use space when larger gatherings occur.



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Customer Profile

A Fortune 500 company, DaVita is an industry leader in providing proven, renal population health management, impacting the lives of more than 25,000 patients each month through health plan and health system partnerships. Its corporate culture and philosophy of "community first, company second" is behind its mission to be the provider, partner, and employer of choice—helping patients to live a healthier and higher quality lives.

Featured Haworth Products

- TecCrete® Raised Access Flooring
- Enclose® Walls
- Compose® Systems
- X Series® Casegoods and Storage
- Masters Series®
- Wood Casegoods
- Patterns Architectural Elements
- Reside® Desking
- Intuity® Benching
- Planes® Tables
- Hoop™ Tables
- Very® Seating
- Zody® Seating
- ToDo® Lounge Seating
- Tilt™ Stools

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