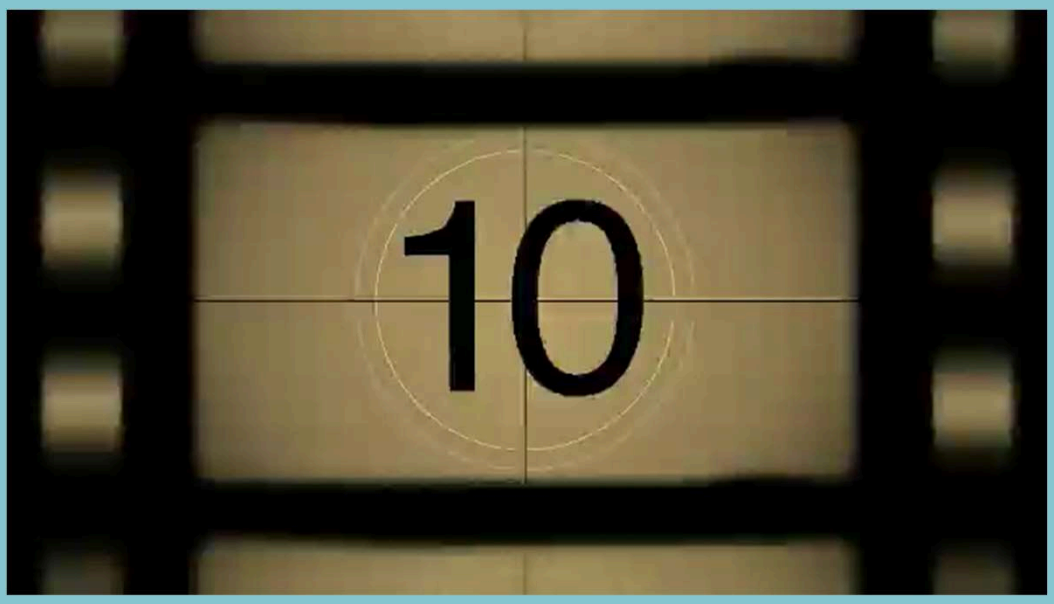
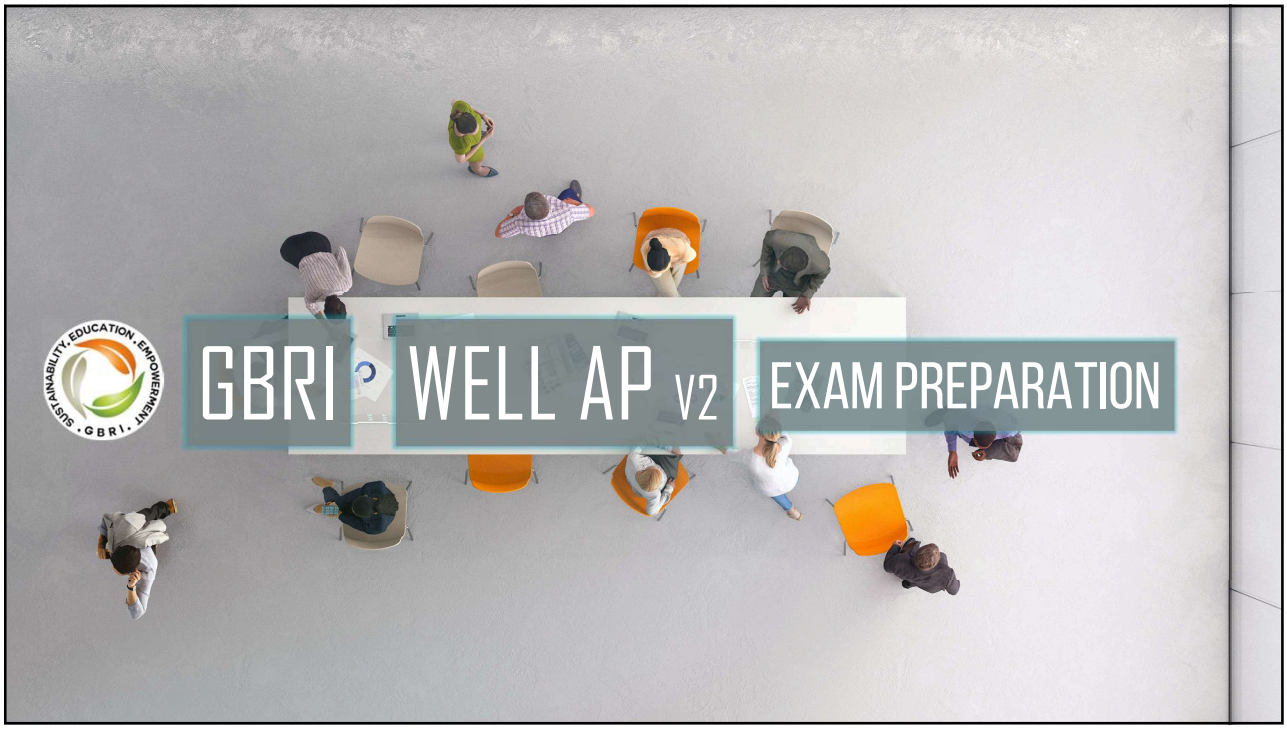


1

Learning Hub @ GBRI

Presents

2



3

Week 2

4

AGENDA

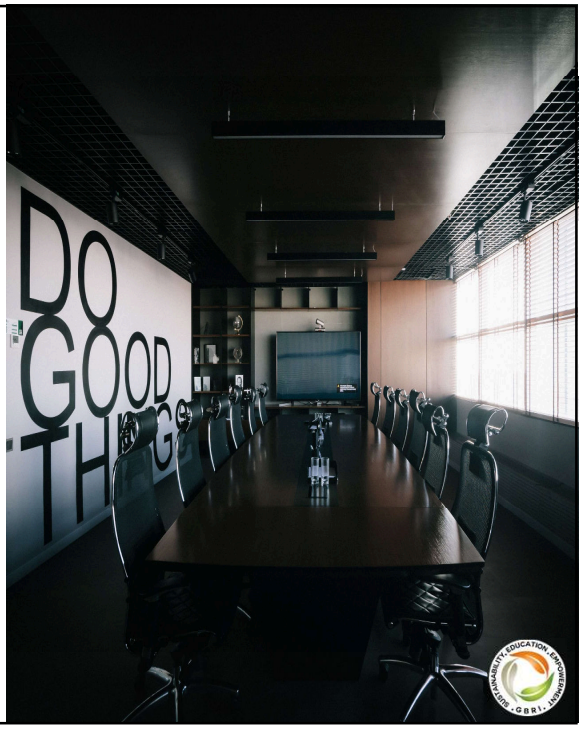
01 WELL Certification

02 WELL Portfolio

03 Air & Water Concept

04 Case Study

05 Homework & What's Next



5

Knowledge Domains & Questions

Air 11

Water 9

Nourishment 10

Light 9

Movement 7

7 Thermal Comfort

8 Sound

9 Materials

9 Mind

9 Community

12 WELL Certification

6

01.

WELL Certification...*getting started*

7

Knowledge Domain 11: WELL Certification & WELL Portfolio

A. WELL CERTIFICATION

Knowledge of:

1. The registration process for WELL Certification.
2. Eligibility criteria, timelines, and processes for certification and performance verification.
3. Roles and responsibilities of project team members, a WELL AP, a WELL project administrator, owners, and the WELL coaching support team.
4. WELL, Building Standard v2 scoring levels and point thresholds.
5. Alternative adherence paths (APP) and equivalencies.
6. Precertification and recertification process.
7. Synergies and/or tradeoffs between building measures and features.
8. Available Pathways for award of innovation.

Skills In:

1. Managing the documentation process including submissions using the WELL digital platform.
2. Coordinating the certification process with project stakeholders.
3. Managing post-certification requirements.
4. Recommending curative actions in response to non-passing performance verification results.
5. Assessing project compliance with WELL features applicability and scoring thresholds.

8

Meet Our Project!

9

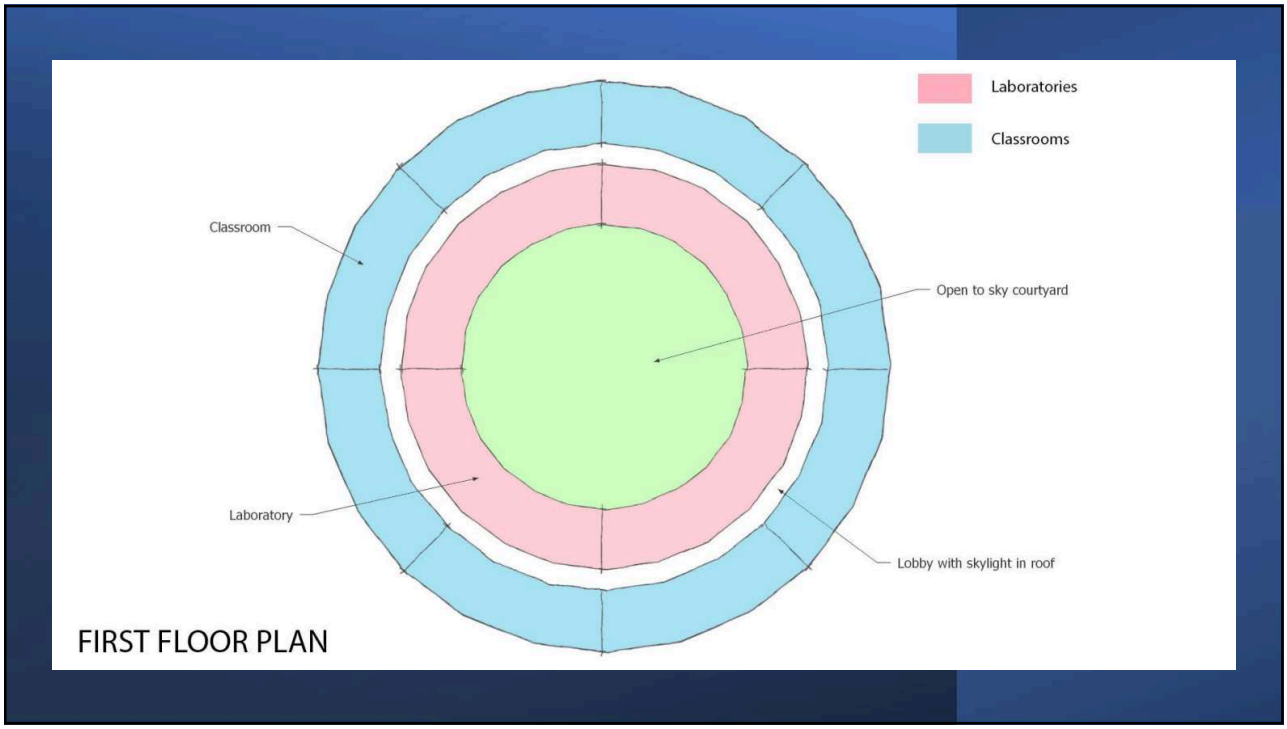
10

GBRI Community Center
Location: New York City

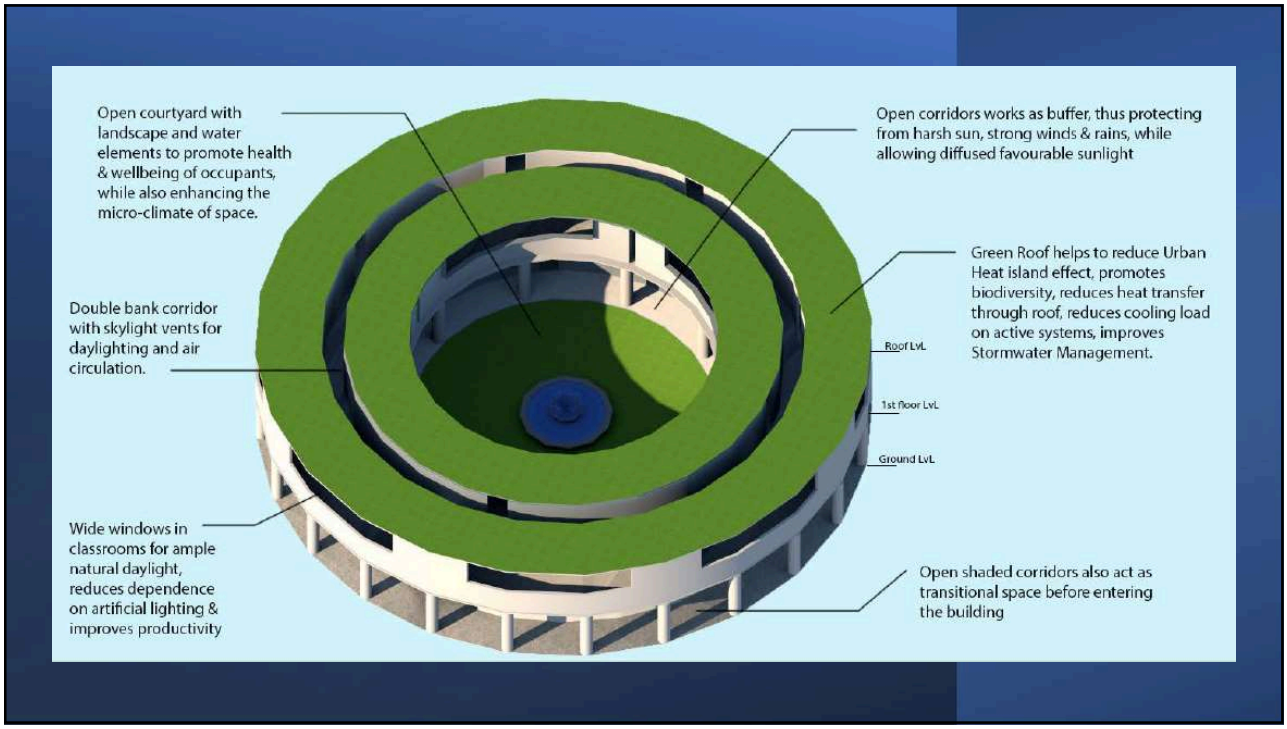
11

Library
Conference room
Audio visual room
Lobby
Open to sky courtyard
Learning Centre
Cafeteria
Common area/Reception
GROUND FLOOR PLAN

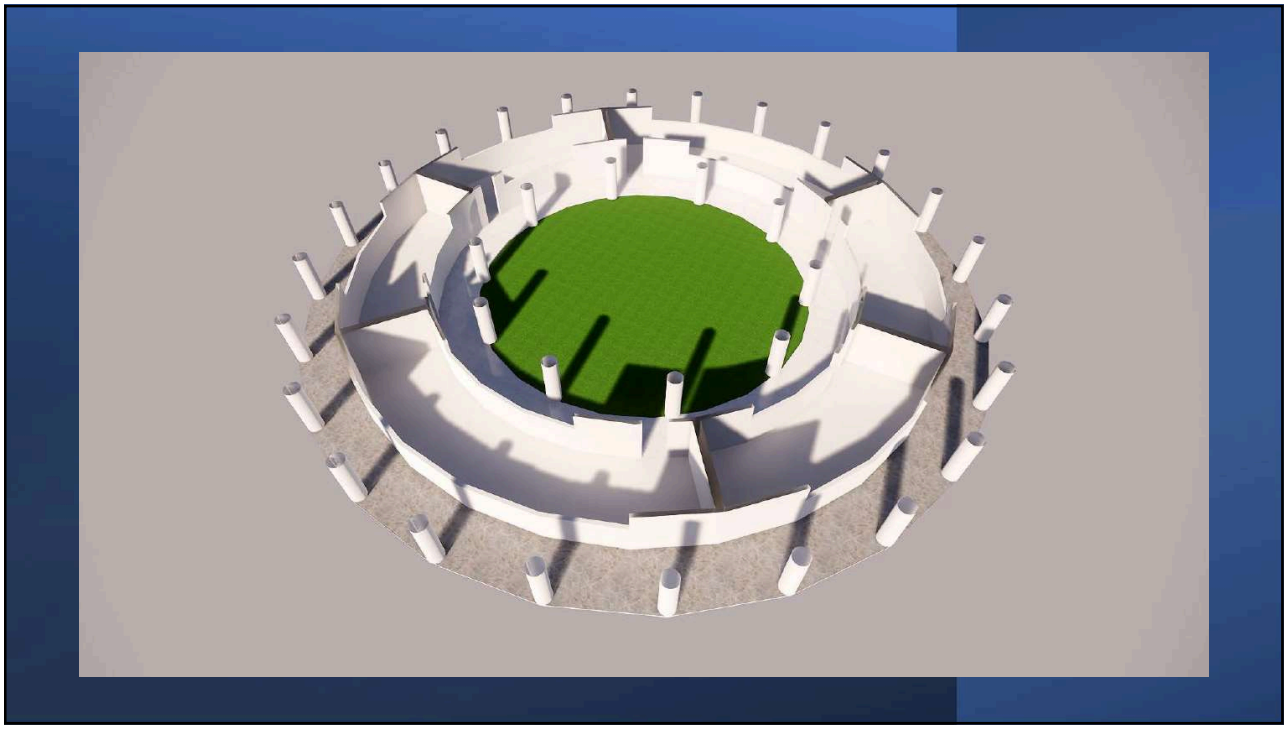
12


Laboratories
Classrooms
Classroom
Open to sky courtyard
Laboratory
Lobby with skylight in roof
FIRST FLOOR PLAN

13


Open courtyard with landscape and water elements to promote health & wellbeing of occupants, while also enhancing the micro-climate of space.
Open corridors works as buffer, thus protecting from harsh sun, strong winds & rains, while allowing diffused favourable sunlight
Green Roof helps to reduce Urban Heat island effect, promotes biodiversity, reduces heat transfer through roof, reduces cooling load on active systems, improves Stormwater Management.
Double bank corridor with skylight vents for daylighting and air circulation.
Roof LvL
1st floor LvL
Ground LvL
Wide windows in classrooms for ample natural daylight, reduces dependence on artificial lighting & improves productivity
Open shaded corridors also act as transitional space before entering the building

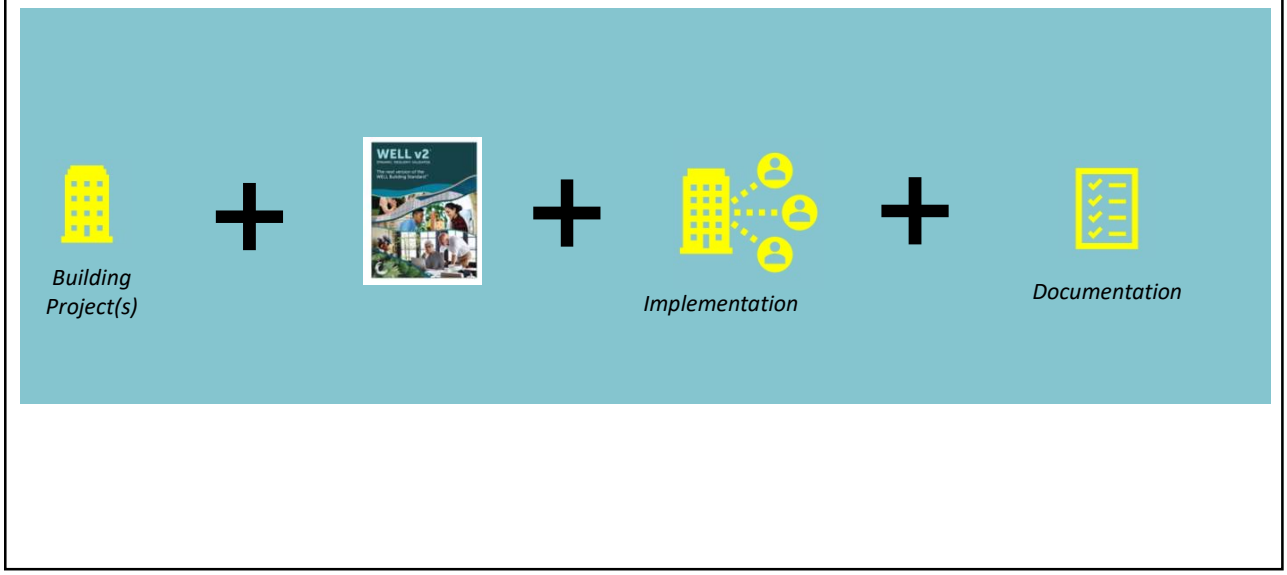
14



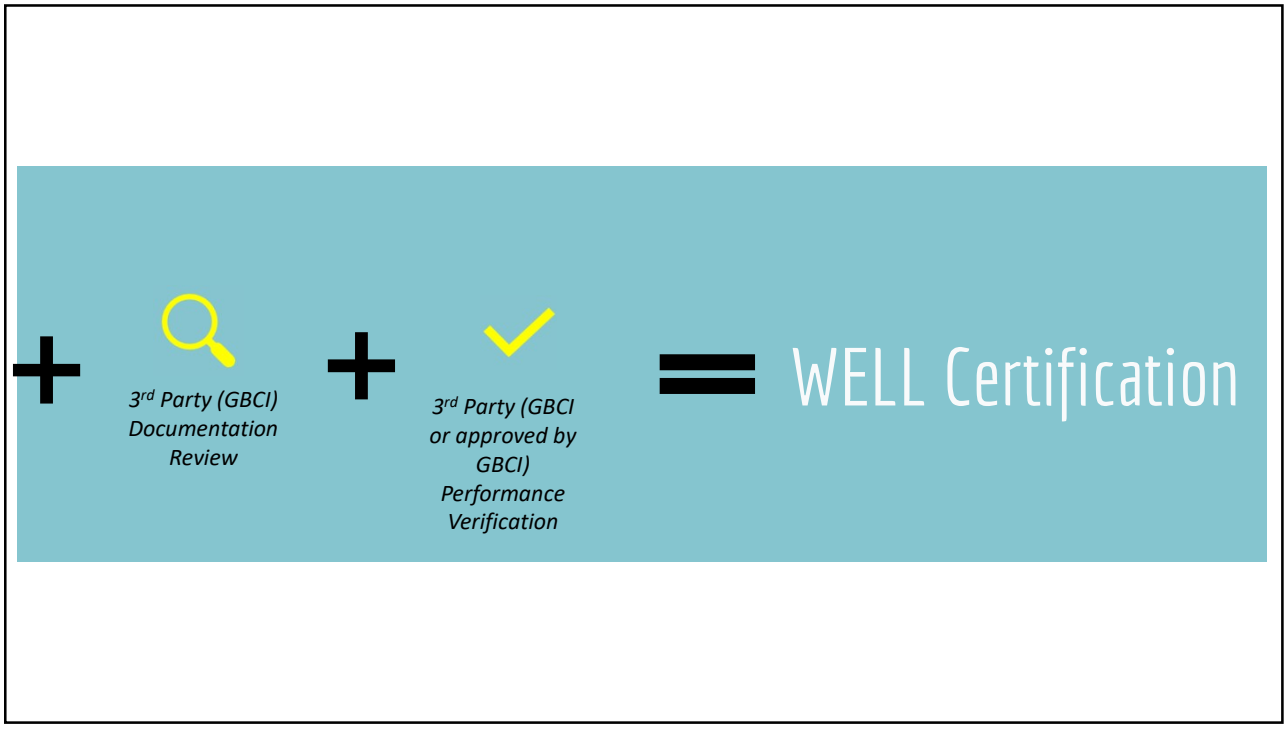
15

What is WELL Certification?

16

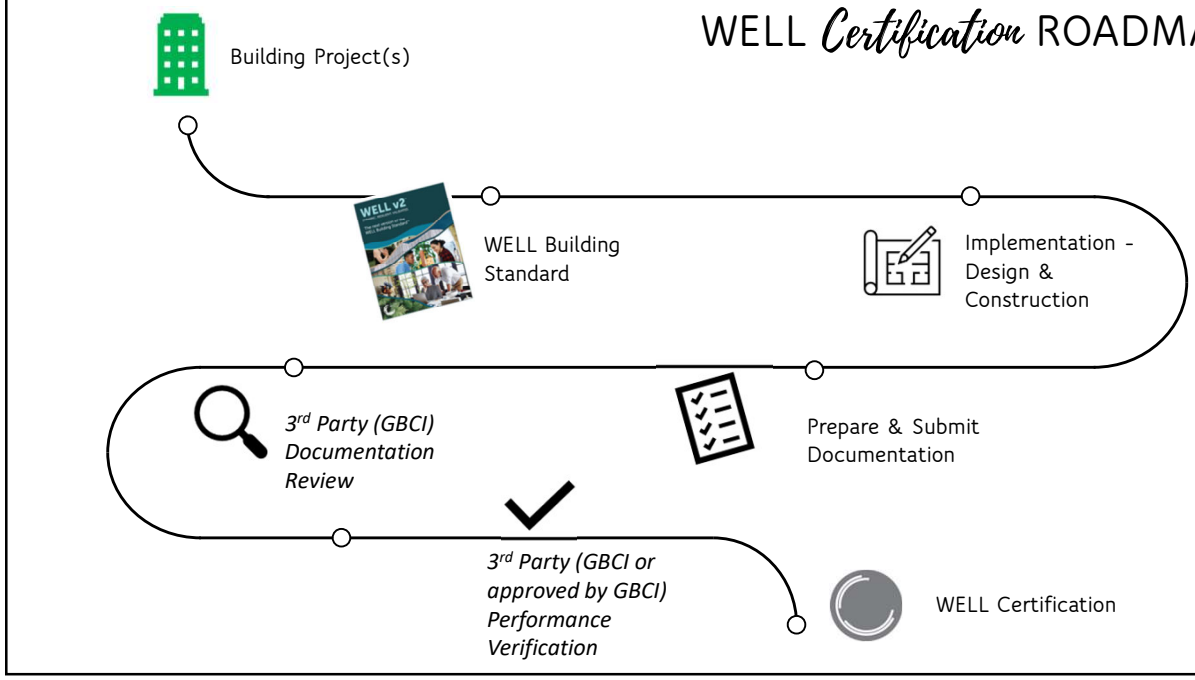

Building Project(s)
WELL v2
Implementation
Documentation

17


3rd Party (GBCI) Documentation Review
3rd Party (GBCI or approved by GBCI) Performance Verification
WELL Certification

18

WELL *Certification* ROADMAP



19

Why go for WELL or occupant wellness?

20

21

Typical Business Operating Costs

1% Energy Cost

9% Rental Cost

90% Staff Cost

$$$$$$$$$$$$$$$$$$$$
$$$$$$$$$$$$$$$$$$$$
$$$$$$$$$$$$$$$$$$$$
$$$$$$$$$$$$$$$$$$$$
$$$$$$$$$$$$$$$$$$$$

Source: wordgbc.org health, wellbeing & productivity in offices

22

What does the WELL Guide Contain?

23

= *Guidelines* + *Pre-Conditions* + *Optimizations*

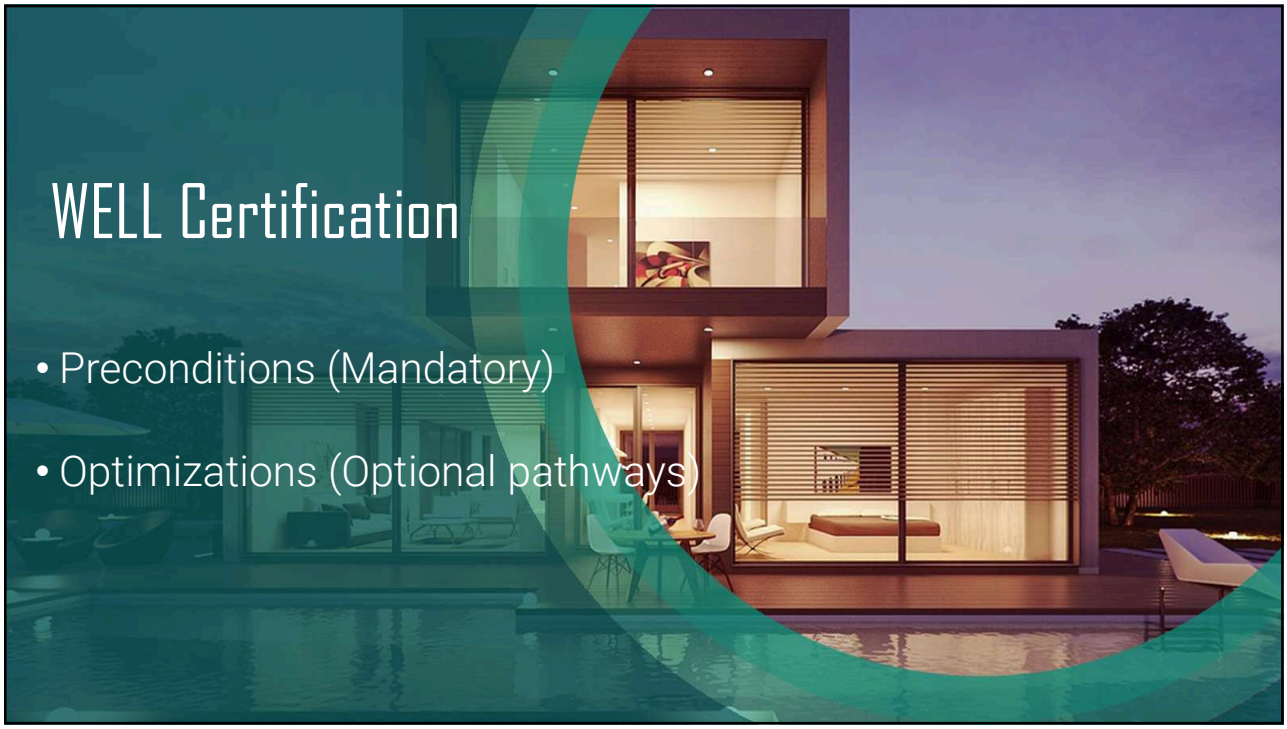
24

v1
v2
THE WELL BUILDING STANDARD™
SEVEN CONCEPTS FOR HEALTHIER BUILDINGS
AIR
WATER
NOURISHMENT
LIGHT
FITNESS
COMFORT
MIND
2017 © INTERNATIONAL WELL BUILDING INSTITUTE PBC
TEN CONCEPTS
AIR
WATER
NOURISHMENT
LIGHT
MOVEMENT
THERMAL COMFORT
SOUND
MATERIALS
MIND
COMMUNITY

25

WELL Version 2
TEN CONCEPTS
AIR
WATER
NOURISHMENT
LIGHT
MOVEMENT
THERMAL COMFORT
SOUND
MATERIALS
MIND
COMMUNITY

26



27

PRECONDITIONS

- 24 Preconditions
- Fundamental components of a WELL Certified space and mandatory for certification
- Universal

OPTIMIZATIONS

- 84 Optimizations
- Optional pathways for projects to meet certification requirements in WELL
- Flexible

28

3 GOOD HEALTH AND WELL-BEING
Smoke-Free Environment
This WELL feature requires projects to ban indoor smoking and ban or restrict outdoor smoking within its boundaries.

29

WELL CERTIFICATION
v2
Commit to baseline health strategies across WELL v2 and earn points based on additional policy, design and operational strategies to achieve one of four certification levels.
WELL BRONZE
WELL SILVER
WELL GOLD
WELL PLATINUM
40 pts
50 pts
60 pts
80 pts
Copyright© 2020 by International WELL Building Institute PBC. All rights reserved.

30

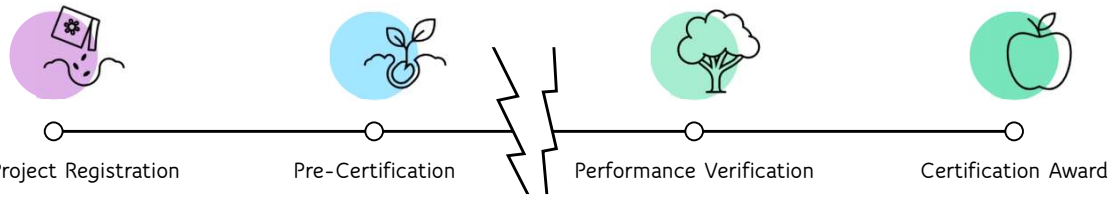
How do we get our project WELL Certified?

31

Registration is the first step towards WELL Certification

32

WELL *Certification* STAGES



WELL Project Registration

First step towards certification. The WELL Digital Platform (projects.wellcertified.com)

Pre-Certification

An optional pathway that allows project owners to demonstrate a commitment

Remains active until either WELL Certification, or registration expires

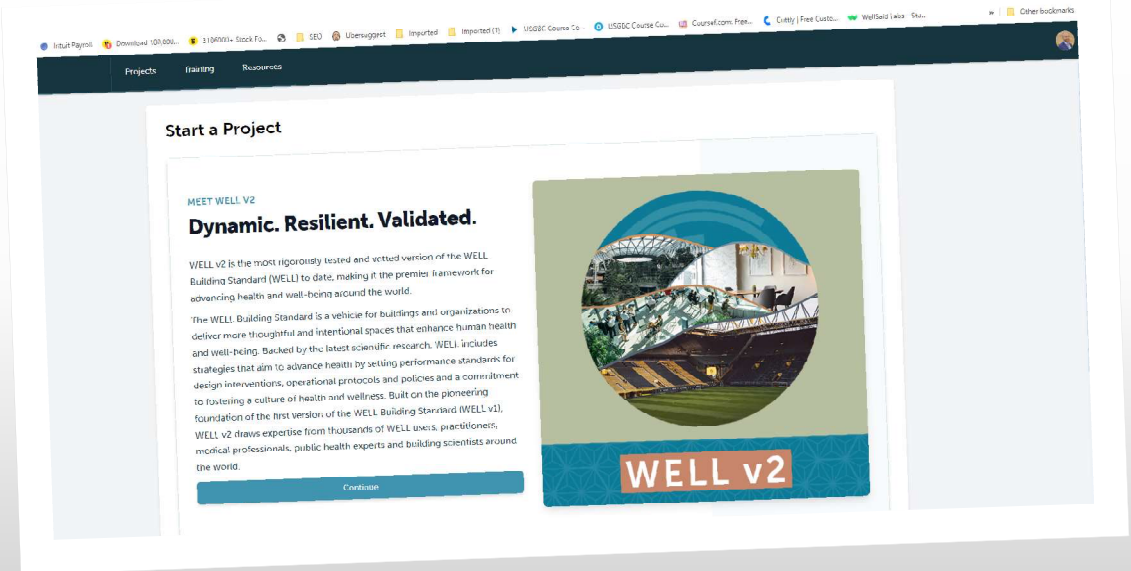
Performance Verification

Pass performance verification to confirm adherence to WELL requirements

Certification Award

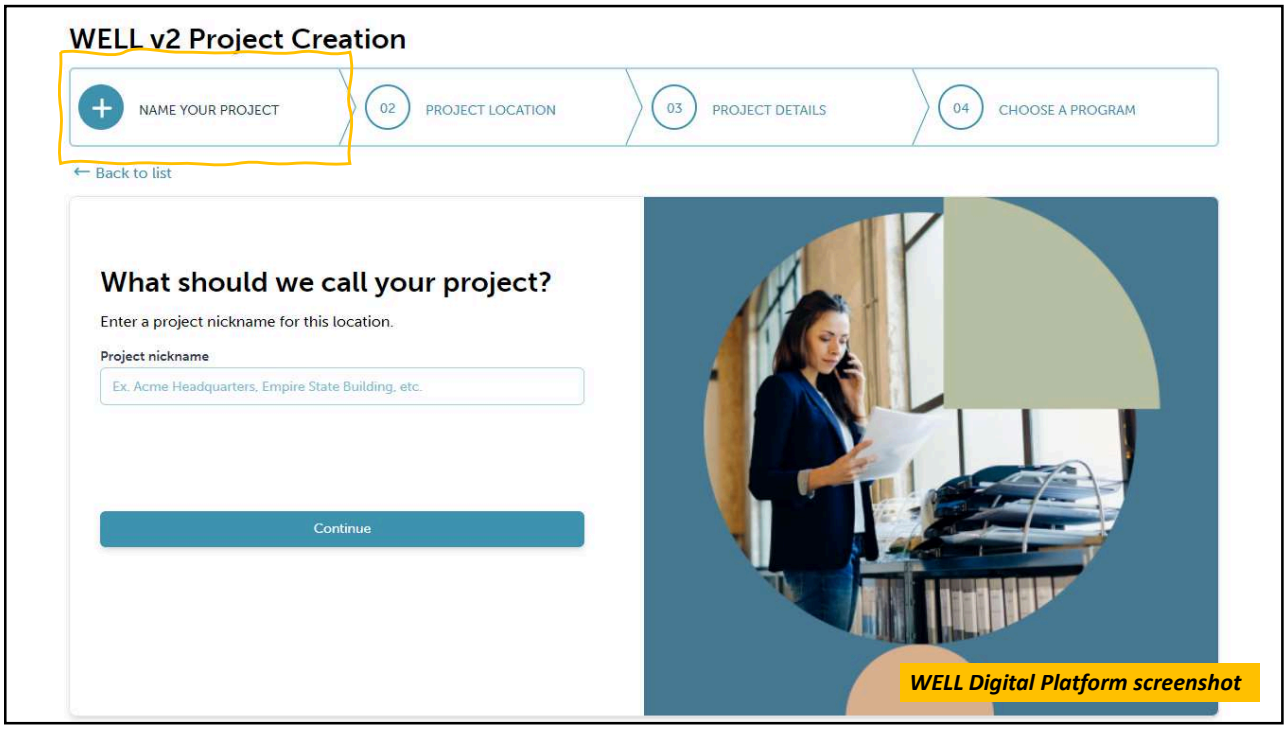
Projects that have satisfied the requirements of WELL and have accepted the WELL report

33



WELL Digital Platform screenshot

34



35

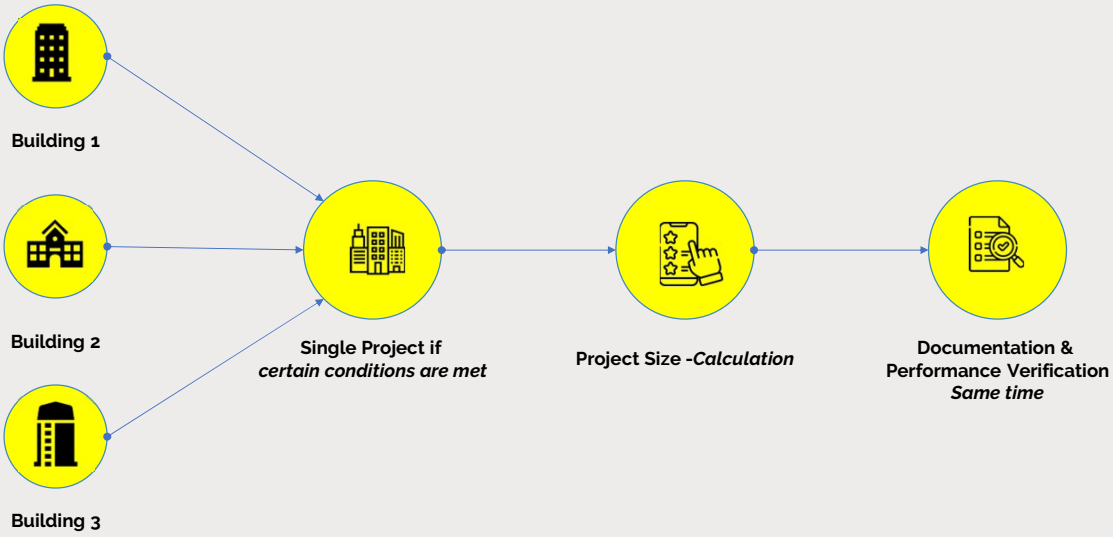
Project Details

Project Size

The WELL boundary **may not unreasonably exclude portions** of the building, space, or site to give the project an advantage in complying with credit requirements.

36

Single project may *encompass multiple distinct structures*



37

What WELL version do we register our project?

- The quarterly addenda version of WELL that was current upon enrollment
- A project may choose to update to a newer addenda

38

What WELL version do we register our project?

WELL v1 & WELL v1 Pilot

Commercial and institutional offices; WELL v1 pilots for multifamily residential, educational facilities, retail or restaurant.

WELL v2 & WELL v2 Pilot

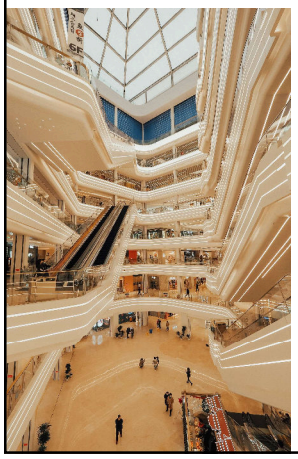
WELL Core projects

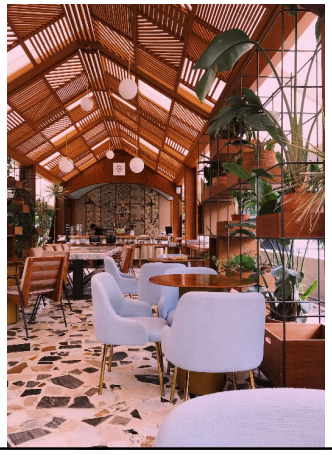
Other projects - NO specific project type

39

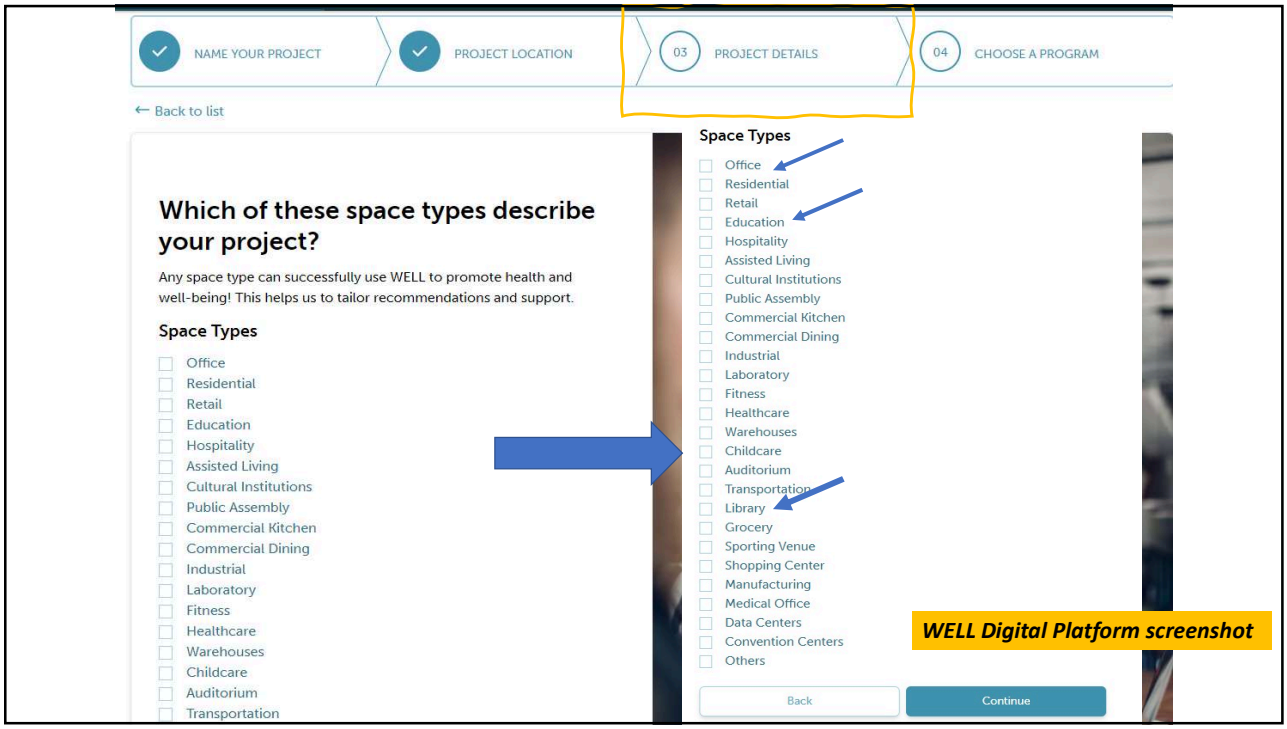
WELL FOR ALL SPACES

WELL v2 is designed to work with all types of building projects, from commercial buildings to warehouses, stadiums to hotels, schools to hospitals.

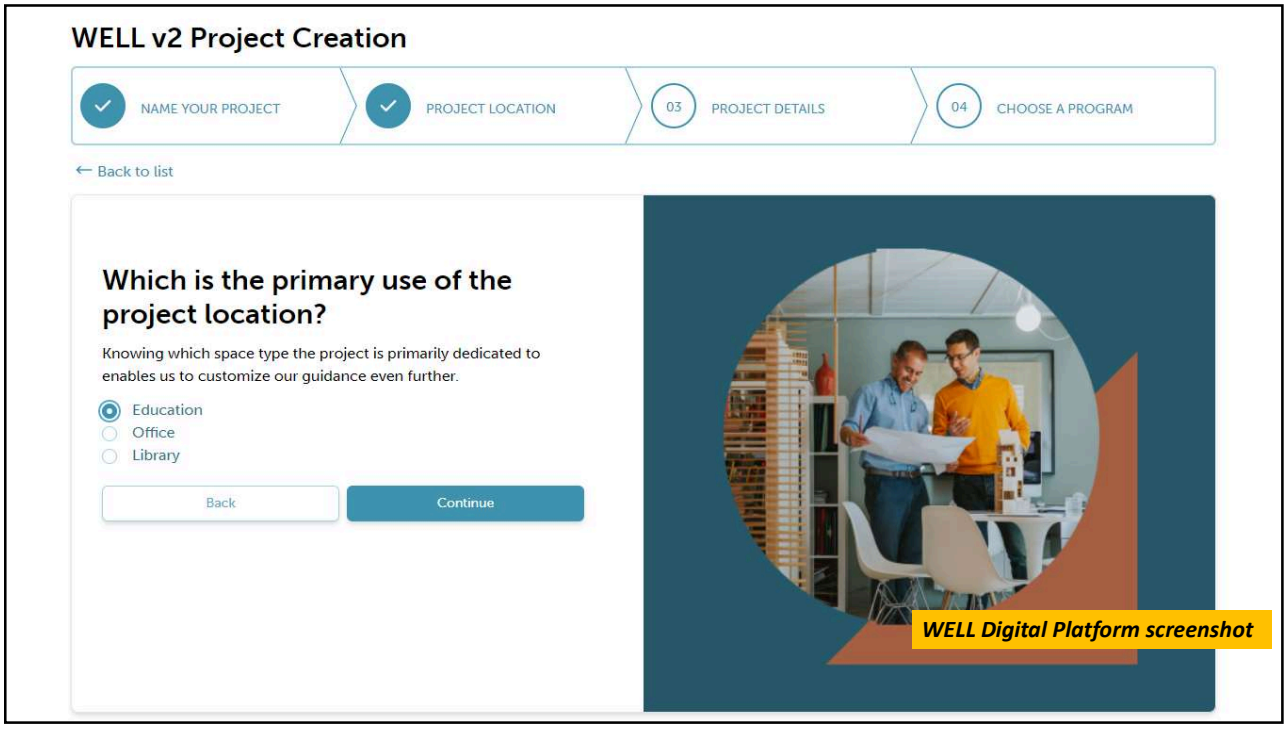




40


NAME YOUR PROJECT
PROJECT LOCATION
03
PROJECT DETAILS
04
CHOOSE A PROGRAM
← Back to list
Which of these space types describe your project?
Any space type can successfully use WELL to promote health and well-being! This helps us to tailor recommendations and support.
Space Types
Office
Residential
Retail
Education
Hospitality
Assisted Living
Cultural Institutions
Public Assembly
Commercial Kitchen
Commercial Dining
Industrial
Laboratory
Fitness
Healthcare
Warehouses
Childcare
Auditorium
Transportation
Space Types
Office
Residential
Retail
Education
Hospitality
Assisted Living
Cultural Institutions
Public Assembly
Commercial Kitchen
Commercial Dining
Industrial
Laboratory
Fitness
Healthcare
Warehouses
Childcare
Auditorium
Transportation
Library
Grocery
Sporting Venue
Shopping Center
Manufacturing
Medical Office
Data Centers
Convention Centers
Others
Back
Continue
WELL Digital Platform screenshot

41


WELL v2 Project Creation
NAME YOUR PROJECT
PROJECT LOCATION
03
PROJECT DETAILS
04
CHOOSE A PROGRAM
← Back to list
Which is the primary use of the project location?
Knowing which space type the project is primarily dedicated to enables us to customize our guidance even further.
Education
Office
Library
Back
Continue
WELL Digital Platform screenshot

42

43

Space Type Occupancy

- Regularly Occupied Space
- Occupiable Space

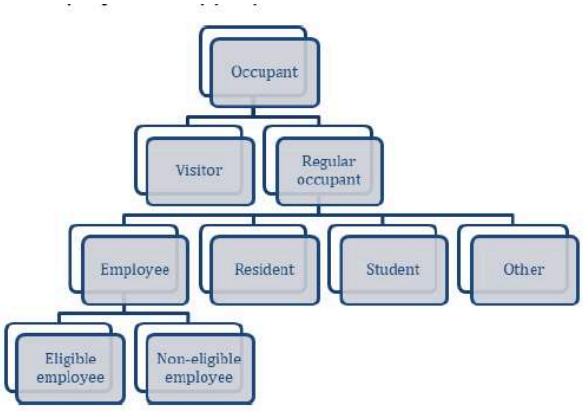
44

Occupant Types

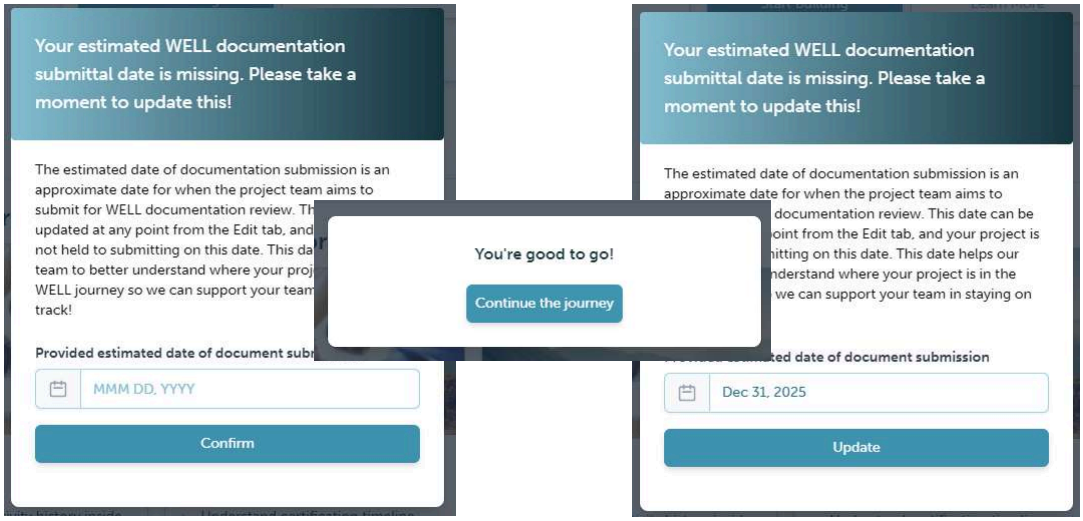
- Occupant
- Regular Occupant
- Visitor
- Employee
- Eligible Employee

45

Occupant Types



46



WELL Digital Platform screenshot

47

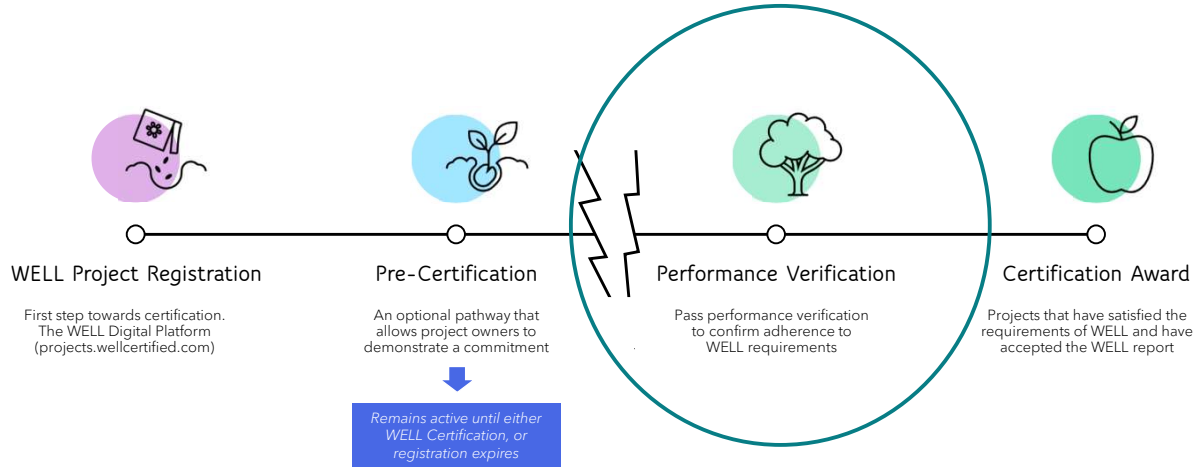
What else with the WELL versions? – *Certification Cycle*

Single-cycle Certification

3-year or 5-year Subscription (WELL v2 only)

48

WELL *Certification* STAGES



49

What else with the WELL versions? – *Performance Testing*

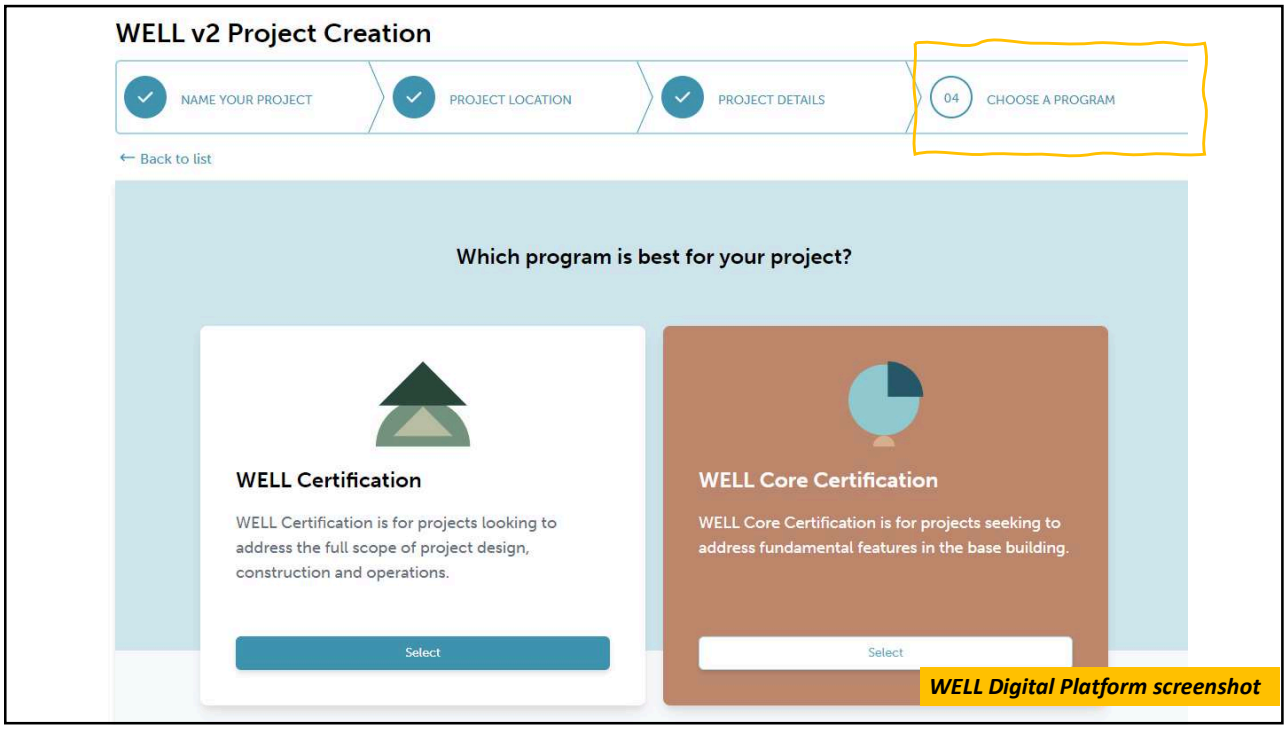
WELL v1

Within ***five years*** of the date of registration

WELL v2

Within ***five years*** of the date of registration, or while their ***subscription is active***, ***whichever is longer***.

50



51

CORE & SHELL COMPLIANCE

01

<= 25% project controlled by building owner

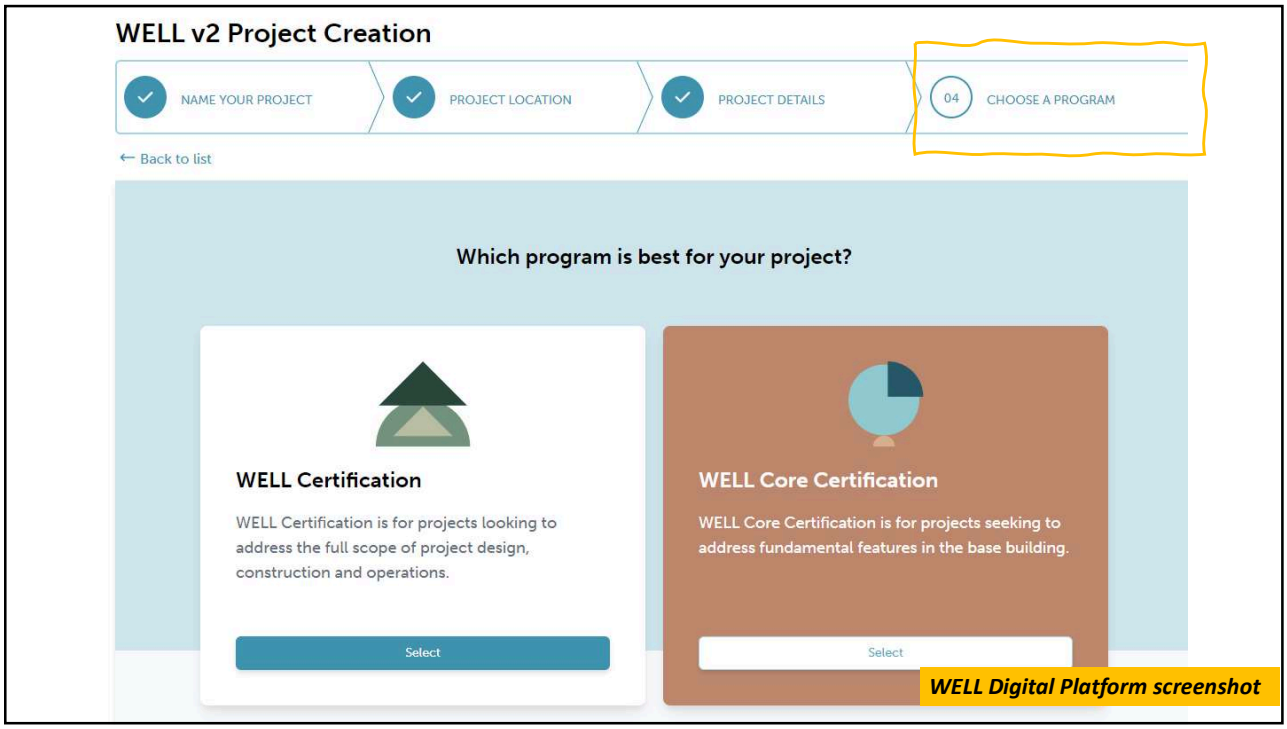
02

Entire base building for benefit of future tenants

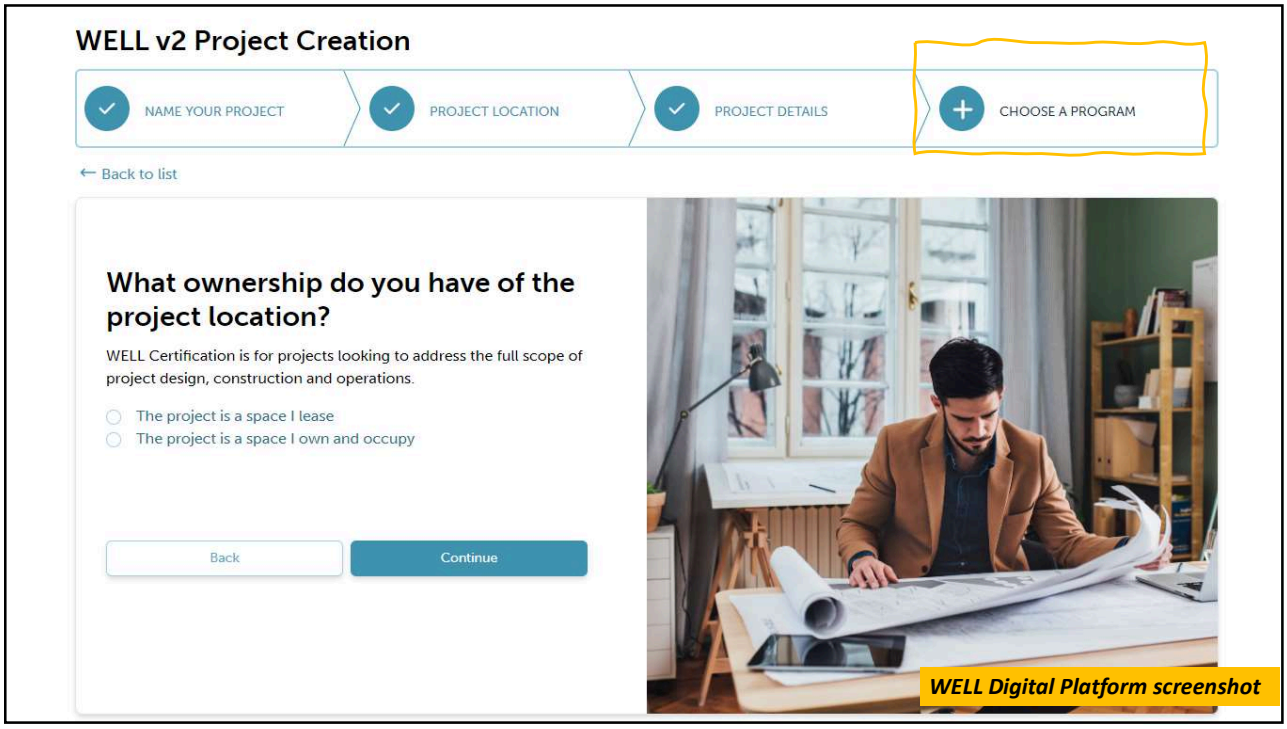
03

Building structure, windows, HVAC, water quality.

52


WELL v2 Project Creation
NAME YOUR PROJECT
PROJECT LOCATION
PROJECT DETAILS
04
CHOOSE A PROGRAM
Back to list
Which program is best for your project?
WELL Certification
WELL Certification is for projects looking to address the full scope of project design, construction and operations.
Select
WELL Core Certification
WELL Core Certification is for projects seeking to address fundamental features in the base building.
Select
WELL Digital Platform screenshot

53


WELL v2 Project Creation
NAME YOUR PROJECT
PROJECT LOCATION
PROJECT DETAILS
CHOOSE A PROGRAM
Back to list
What ownership do you have of the project location?
WELL Certification is for projects looking to address the full scope of project design, construction and operations.
The project is a space I lease
The project is a space I own and occupy
Back
Continue
WELL Digital Platform screenshot

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Next Steps

Every project's approach to WELL is unique - customize yours now. The objective here is to quickly visualize how your project can benefit from applying for WELL.

1. Build your scorecard

Start with a brief review of WELL features to select which best support your goals.

Access Scorecard | Learn More

2. Enroll your Project

Enroll to begin detailed reviews and action planning with the help of IWBI coaching.

Enroll | View price estimate

Learn More

WELL Digital Platform screenshot

55

YOUR WELL V2 PROJECT:
GBRI Community Center (WELL Certification)
25,000 square feet

Fees

INTERNATIONAL WELL BUILDING INSTITUTE

ITEM	PRICING
Enrollment fee Intial payment	$2,500 USD
Program fees Pay on an annual payment plan or at documentation review	$6,500 USD $0.26 /sq ft
Total WELL Fees	$9,000 USD

Onsite performance testing & data collection is required for all projects. The fees listed below are for GBCI to conduct onsite performance testing and data collection. Alternatively, projects may elect to contract with local qualified performance testing agents to perform this work. Explore our global network of WELL Performance Testing Organizations and request a quote today.

Onsite performance testing & data collection (GBCI)	$7,250 USD

WELL Digital Platform screenshot

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Optional Services & Terms

Optional Services

- A **WELL Precertification** designation is an optional early phase review that helps projects communicate progress toward achieving WELL Certification and provide greater confidence that their designs, operational intents and/or existing conditions will meet WELL requirements. This interim designation has a fee of $.05/sqft, ranging from $2,500 and capped at $25,000. Precertification fees for this project would be $2,500 USD, and can be credited toward your overall program fees.
- A **WELL Health-Safety Rating** is an optional milestone that demonstrates achievement of critical facility operations and maintenance alternatives needed to address emergency preparedness, resilience and recovery. This annual designation is free to earn if submitted with a precertification or certification review. If you'd like to pursue sooner, we offer our enrolled projects a discounted rate of $2,500.

Terms

- This fee estimate was generated on **May 05, 2022** and is valid until **Aug 05, 2022**. Please check the IWBI website for the most current WELL fee schedule. In addition to the fees, IWBI will collect applicable sales or use taxes, if any, as required by law.
- The fees listed above do not include fees for recertification of an existing WELL Certified project. When you seek recertification, such fees will be calculated on the dates on which they are incurred and invoiced as they are incurred. The fees listed above also do not include fees for optional services, such as the review of requests for alternative compliance paths or innovation features, the review and approval of curative action plans, or the undertaking of appeal.

WELL Digital Platform screenshot

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Scorecard

Search | Filters

All | Air | Water | Nourishment | Light | Movement | Thermal Comfort | Sound | Materials | Mind | Community | Innovation

Scorecard
Applicable version: WELL v2, Q1 2022
Note: the addenda version applied to your project is the version in effect on the date your enrollment fees are paid.

TARGETED POINTS
0 POINTS

about

WELL Building Standard

ID	STRATEGY	WEIGHT	PURSUING
A01.1	Meet Thresholds for Particulate Matter Air Quality	P	Yes Maybe No
A01.2	Meet Thresholds for Organic Gases Air Quality	P	Yes Maybe No
A01.3	Meet Thresholds for Inorganic Gases Air Quality	P	Yes Maybe No
A01.4	Meet Thresholds for Radon Air Quality	P	Yes Maybe No
A01.5	Measure Air Parameters Air Quality	P	Yes Maybe No

WELL Digital Platform screenshot

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ROLES

OWNER

PROJECT ADMINISTRATOR

WELL Reviewer

WELL Performance Testing Agents

OR

59

ADDITIONAL SIGNATORIES

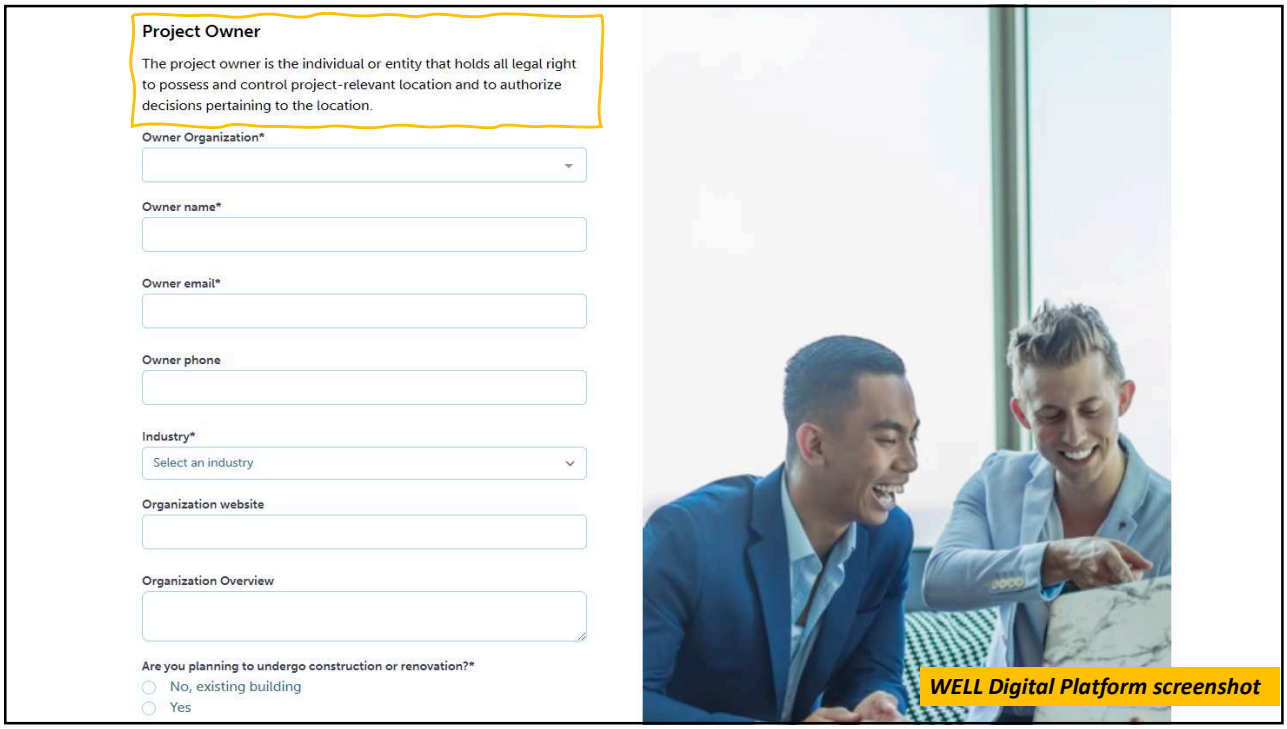
WELL AP

WELL Coaching Contacts

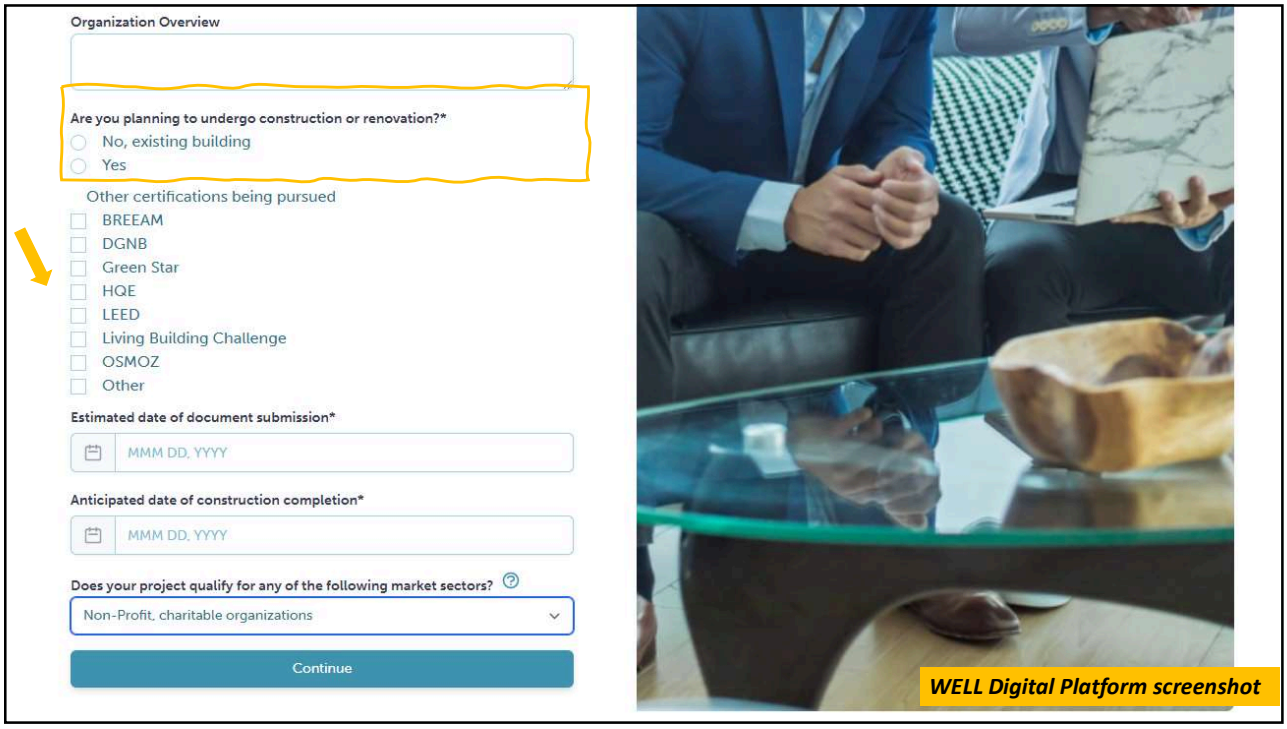
Owner's Rep

Rest of the Project Team

60


Project Owner
The project owner is the individual or entity that holds all legal right to possess and control project-relevant location and to authorize decisions pertaining to the location.
Owner Organization*
Owner name*
Owner email*
Owner phone
Industry*
Select an industry
Organization website
Organization Overview
Are you planning to undergo construction or renovation?*
No, existing building
Yes
WELL Digital Platform screenshot

61


Organization Overview
Are you planning to undergo construction or renovation?*
No, existing building
Yes
Other certifications being pursued
BREEAM
DGNB
Green Star
HQE
LEED
Living Building Challenge
OSMOZ
Other
Estimated date of document submission*
MMM DD, YYYY
Anticipated date of construction completion*
MMM DD, YYYY
Does your project qualify for any of the following market sectors?
Non-Profit, charitable organizations
Continue
WELL Digital Platform screenshot

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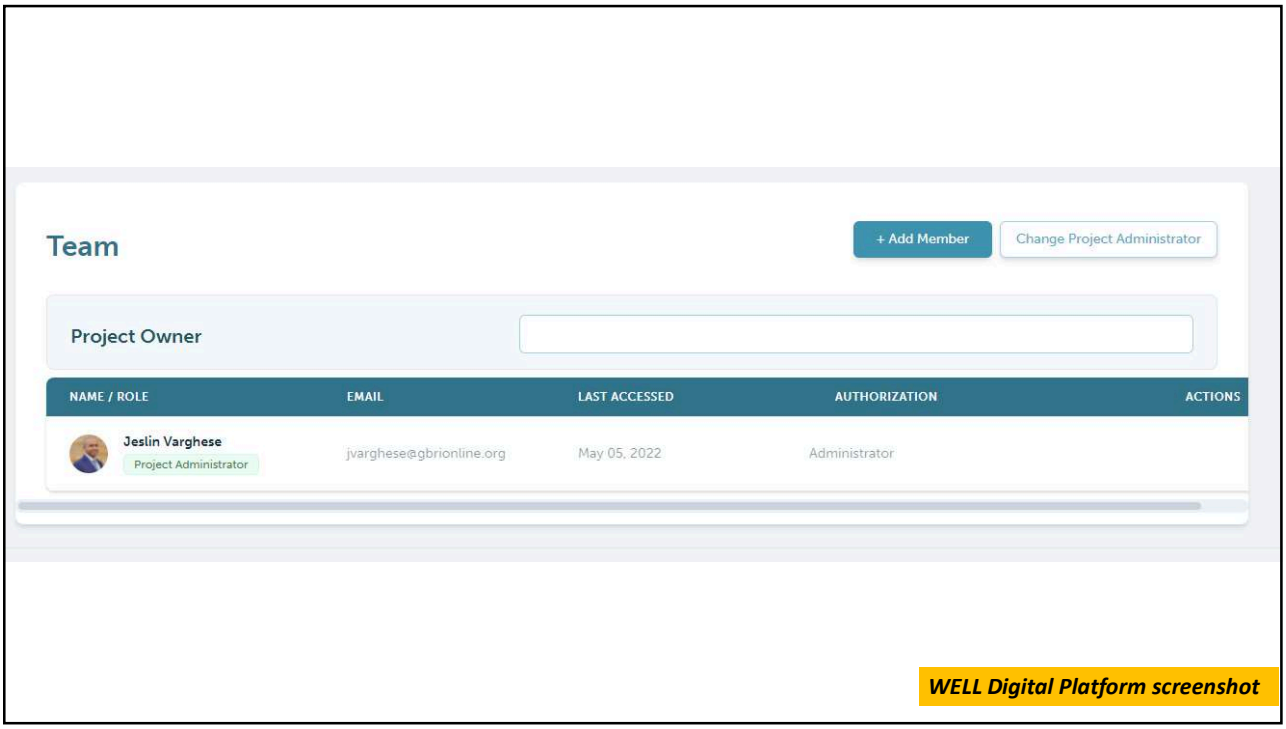
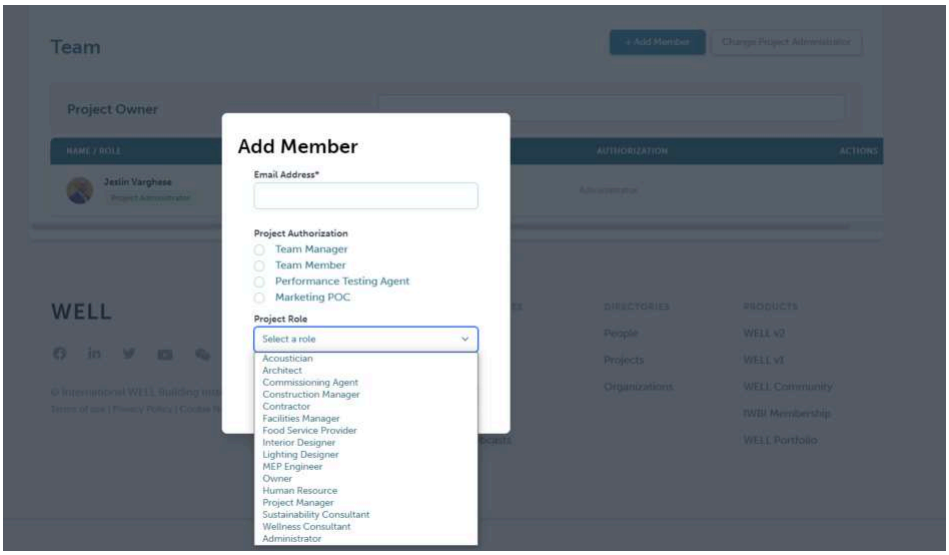


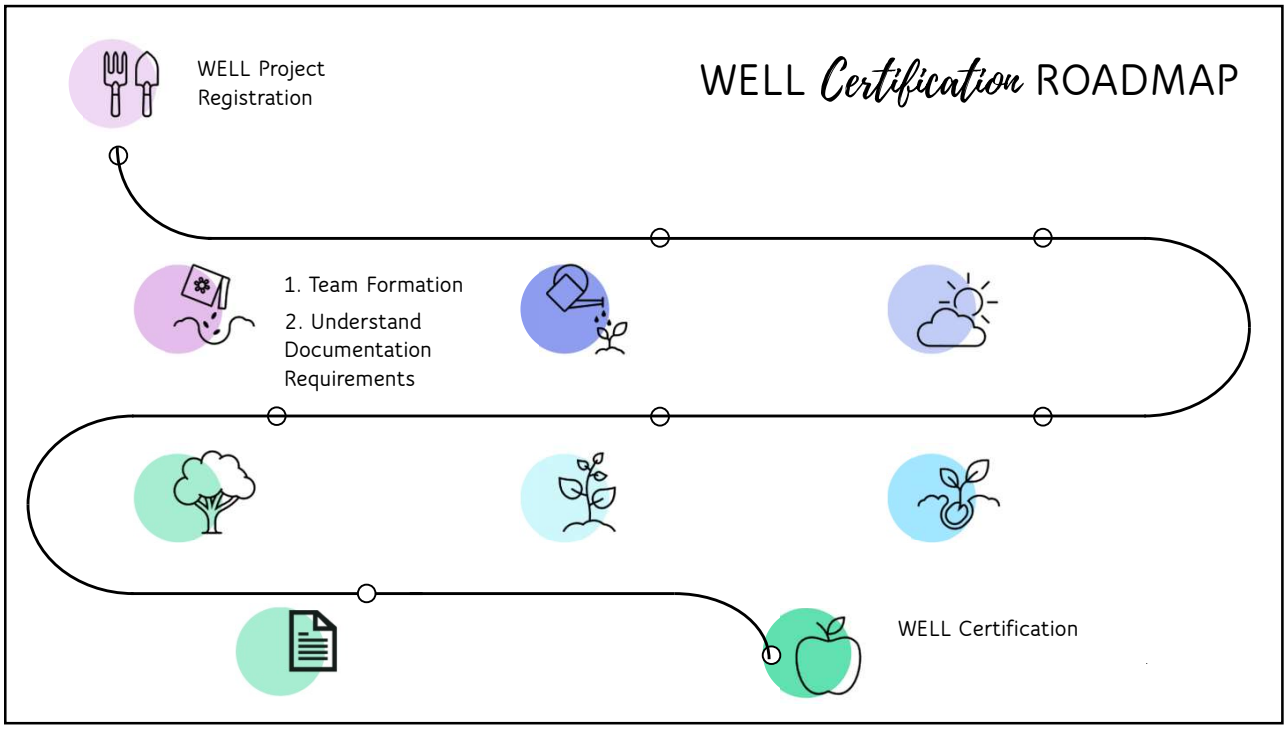
WELL Digital Platform screenshot

63



WELL Digital Platform screenshot

64



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DOCUMENTATION REQUIREMENTS

01

Annotated Documents

02

Letters of Assurance (LOAs)

03

General Documents

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DOCUMENT STAGES

01

Intent Stage

02

Implementation Stage

67

DOCUMENT STAGES

Table 1: Description of documentation type for each stage.

Document	Intent-Stage	Implementation-Stage
LOAs		
Owner	Intent-stage template	Implementation-stage template
Contractor	Intent-stage template	Implementation-stage template
Architect	Intent-stage template	Implementation-stage template
MEP	Intent-stage template	Implementation-stage template
Annotated documents		
Annotated Map	Proposed conditions	Final conditions
Architectural Drawing	Any design phase	100% CDs* / As built
Commissioning Report	Intent-stage commitment template	Yes
Design Specifications	Any design phase	100% CDs* / As built
Educational Materials	Draft or Intent-stage commitment template	Final*
Mechanical Drawing	Any design phase	100% CDs* / As built
Modeling Report	Any design phase	Final*
On-going Data Report	Intent-stage commitment template	Required following initial certification
Operations Schedule	Draft	Final*
Policy Document	Draft	Final*
Professional Narrative	Proposed conditions	Final conditions
Remediation Report	Intent-stage commitment template	Required
Signage & Communications Materials	Draft or Intent-stage commitment template	Final*
Survey Materials	Draft or Intent-stage commitment template	Final*
Performance		
Performance Test	Narrative	None [undertaken by a WELL Performance Testing Agent during PV*]
Photographs	None	None [taken by a WELL Performance Testing Agent during PV*]

** NOTE: "CDs" = "Construction Documents", "PV" = Performance Verification", "Final" refers to full documentation requirements specified in each feature. For WELL Precertification, projects may submit a document from either column, while for WELL Certification, only the Implementation-stage column is allowed.*

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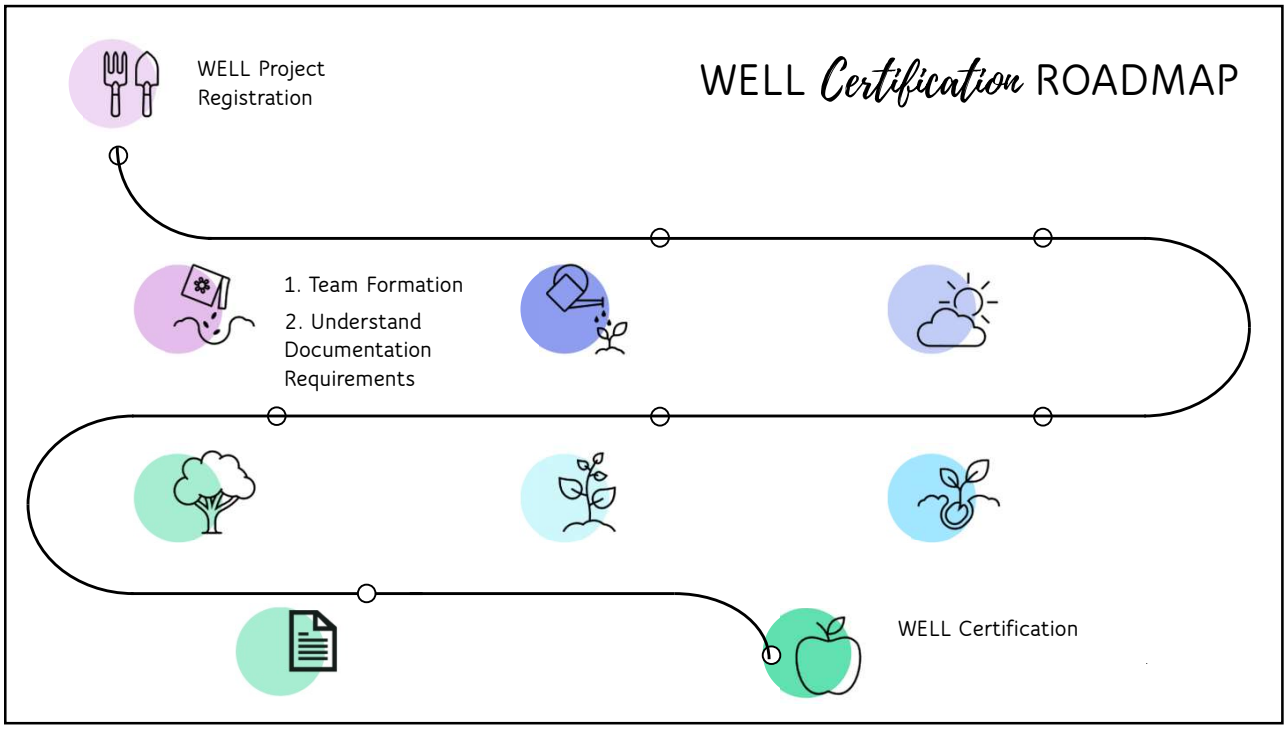
WELL Project Registration
WELL Certification ROADMAP
1. Team Formation
2. Understand Documentation Requirements
WELL Certification

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WELL
PRECERTIFICATION

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PRECERTIFICATION FOR WELL v1

- Precertification is achieved through different pathways for WELL v1 and WELL v2 projects.
- The Precertification Review is focused on the intended design, construction, and operational strategies for the project.
- The WELL Precertification designation for WELL v1 projects includes the targeted level of certification

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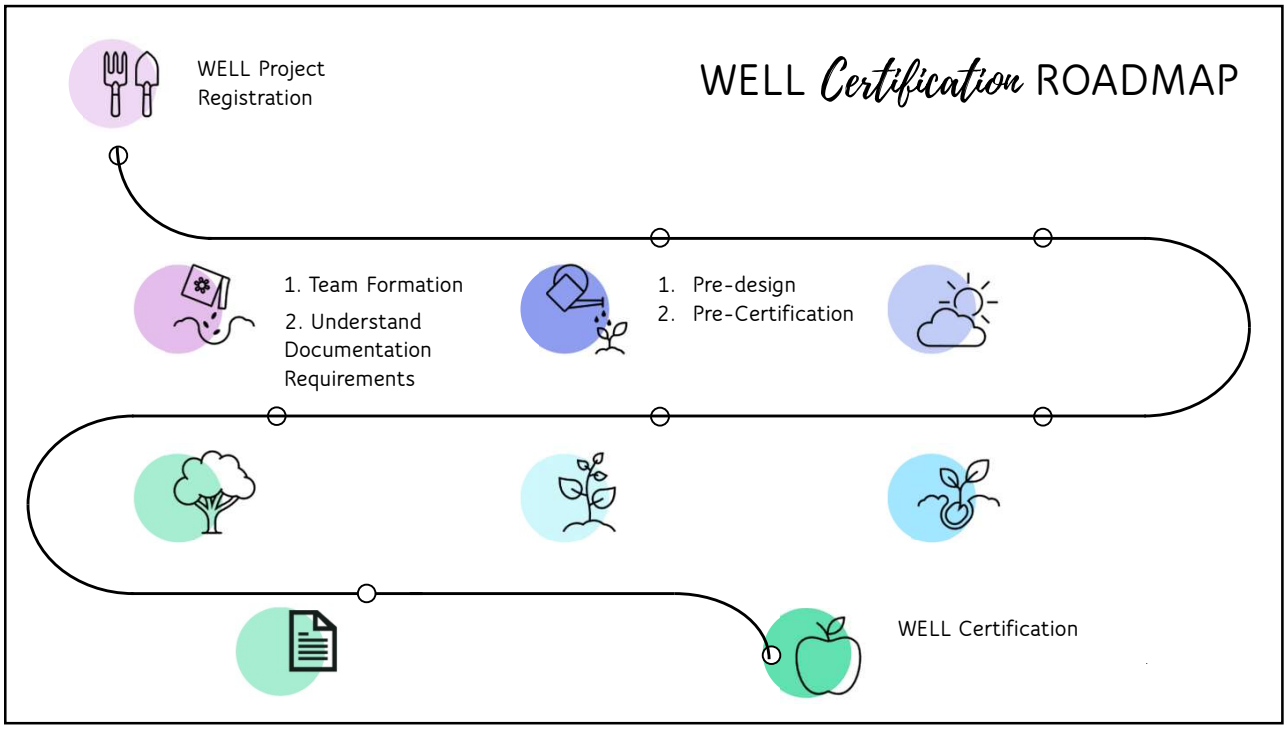
WELL v2 Precertification

72



73

Innovations & Alternative Adherence Paths

Alternative adherence paths (AAPs). These are used when projects wish to deploy alternative strategies to meet the intent of an existing WELL feature.

Innovation features. These are used when projects wish to receive credit in WELL for pursuing intents and strategies that do not have a precedent in an existing WELL feature.

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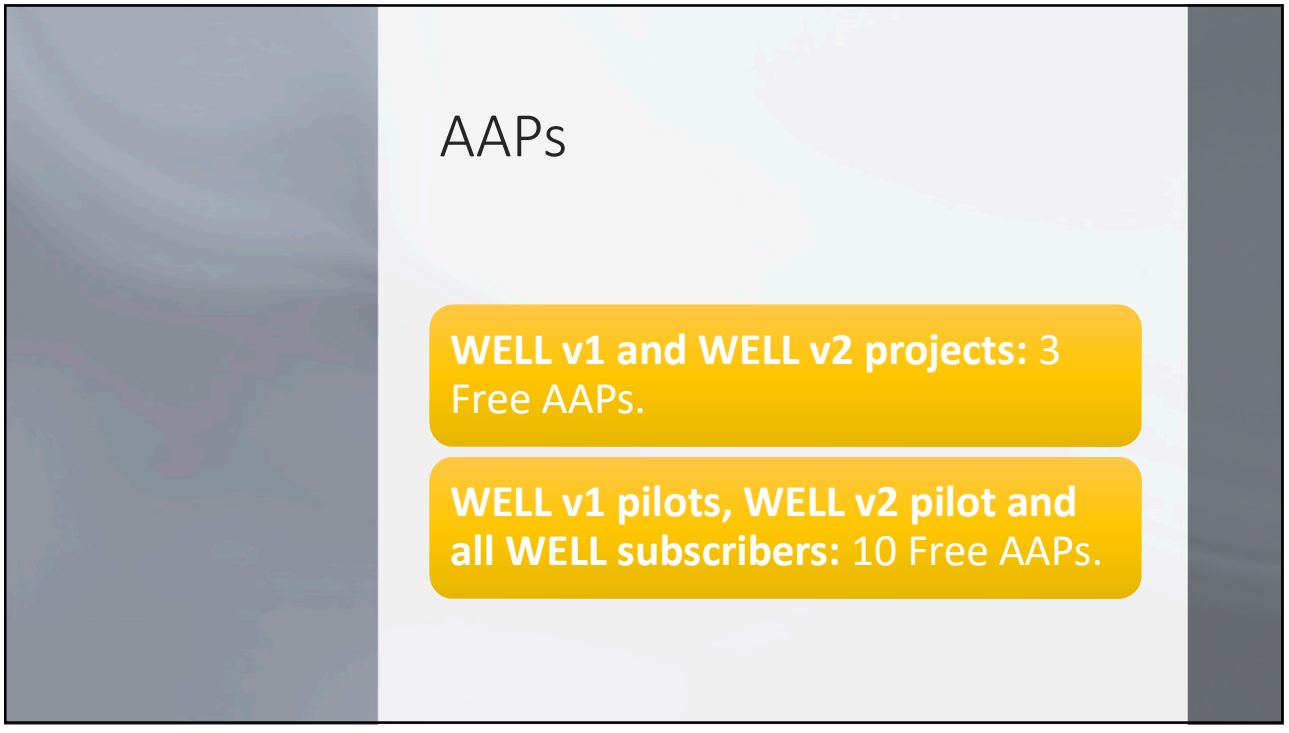
AAPs

WELL v1 and WELL v2 projects: 3 Free AAPs.

WELL v1 pilots, WELL v2 pilot and all WELL subscribers: 10 Free AAPs.

75



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Innovation Features

WELL v1 and WELL v1 pilots: Projects may submit for and achieve up to 5 innovations.

- **WELL v2 and WELL v2 pilot:** Projects may submit for and receive up to 10 innovations.

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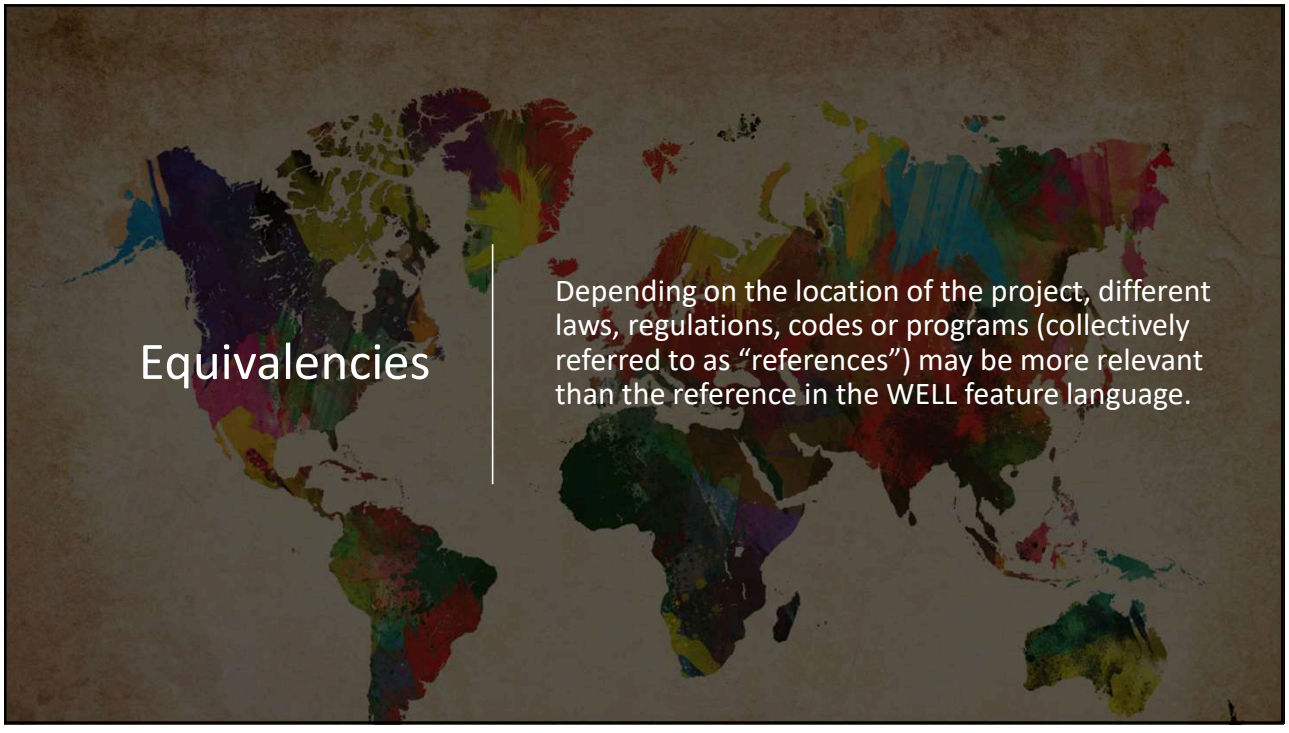

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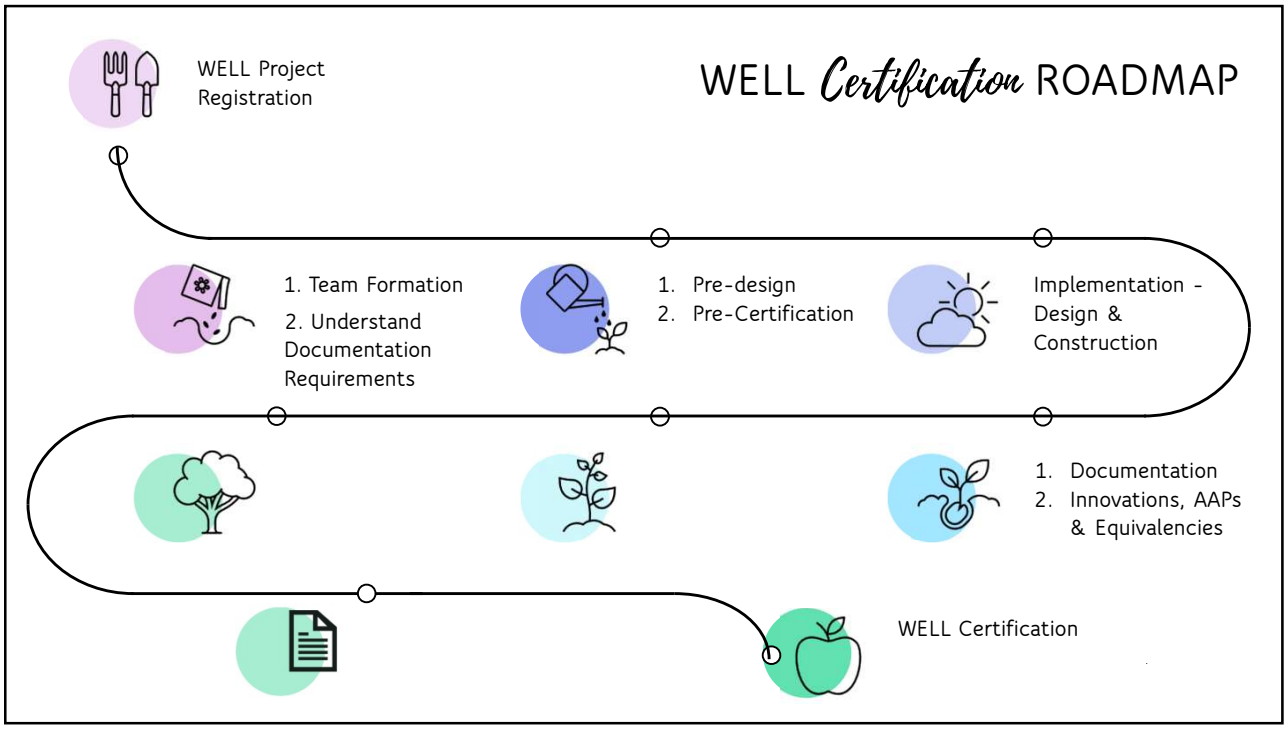
WELL Project Registration
WELL Certification ROADMAP
1. Team Formation
2. Understand Documentation Requirements
1. Pre-design
2. Pre-Certification
Implementation - Design & Construction
1. Documentation
2. Innovations, AAPs & Equivalencies
WELL Certification

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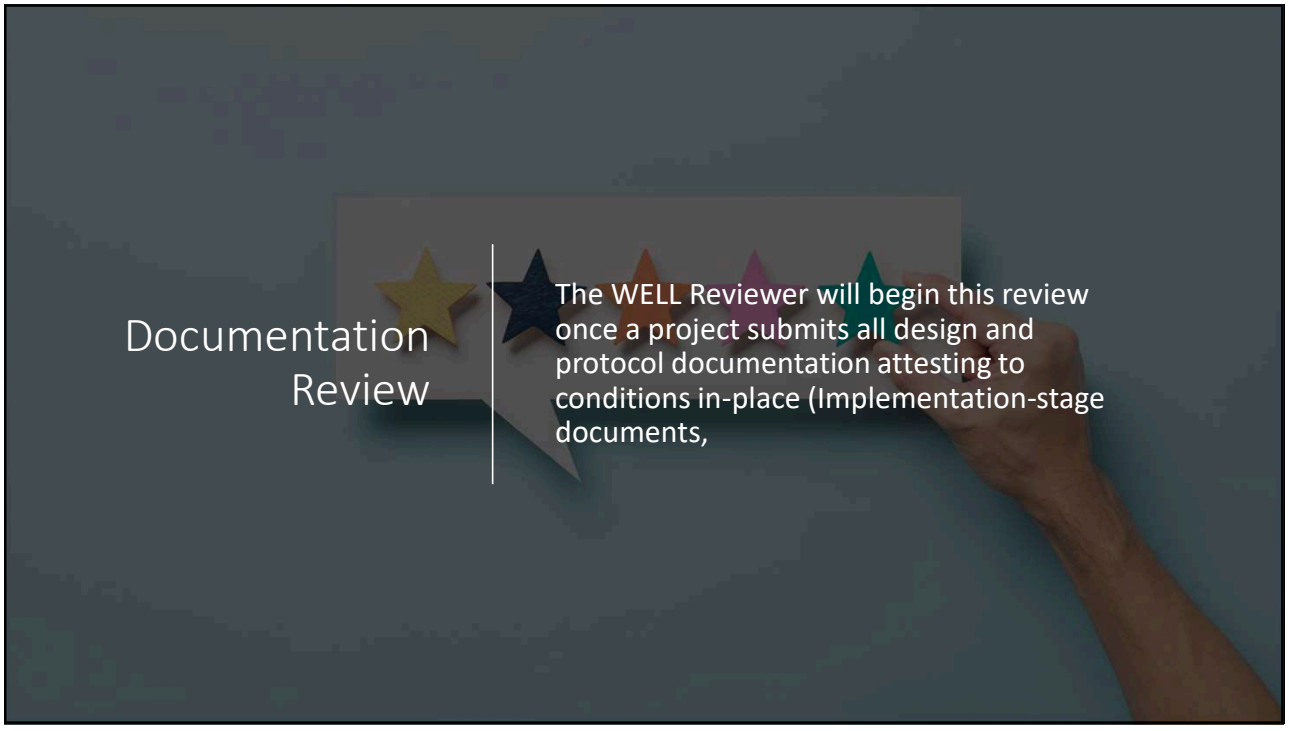
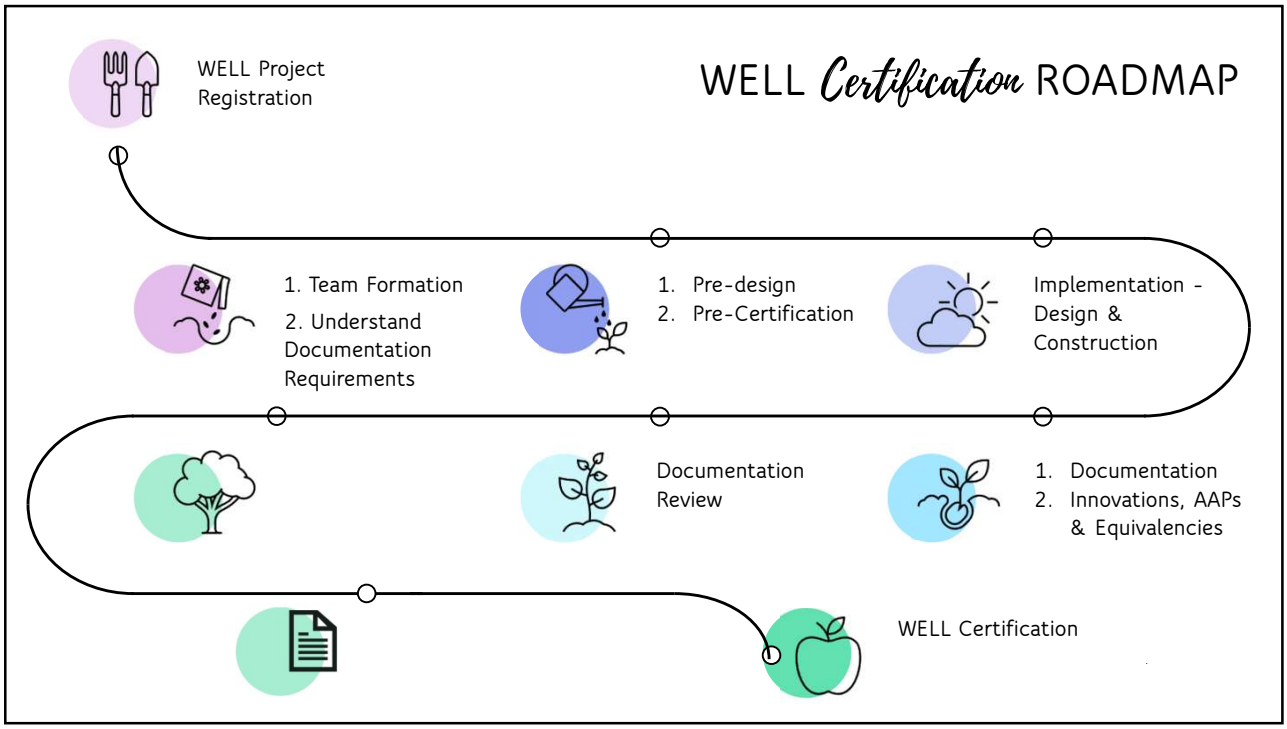

Documentation Review
The WELL Reviewer will begin this review once a project submits all design and protocol documentation attesting to conditions in-place (Implementation-stage documents,

80



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Performance Verification

- Performance tests span measurements across several environmental parameters in accordance with WELL,
- including:
- Air quality (e.g., organic and inorganic gases, particulates)
- Water quality (e.g., dissolved chemicals, suspended solids)
- Light attributes (e.g., light intensity, spectral power distribution)
- Thermal considerations (e.g., ambient and radiant temperature, air speed, humidity)
- Acoustic elements (e.g., decibel levels, reverberation)
- Testing and measurements will be completed according to sampling protocols set by IWBI based on the
- size and type of the project, and some collected samples will be sent to a third-party laboratory for
- analysis.

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Table 2: Conditions Necessary to Conduct Performance Testing

PATH	DOCUMENTATION APPROVED	CONSTRUCTION COMPLETE	ONE MONTH FROM CERTIFICATE OF OCCUPANCY	50% OCCUPANCY
WELL v2 and WELL v2 pilot (excluding multifamily residential) WELL v1 New and Existing Buildings WELL v1 New and Existing Interiors	Yes	Yes	Yes	Yes
WELL Core and Shell (WELL v1) WELL Core (WELL v2 and WELL v2 pilot)	Yes	Yes (see note below)	No	No
WELL v1 pilots: Retail, Restaurant, Educational Facilities and Commercial Kitchen	Yes	Yes	Yes	No
Multifamily Residential (WELL v1 & WELL v2) (including pilots)	Yes	Yes (see note below)	No	No

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Performance Testing Agents

Performance Testing by GBCI

Performance Testing by other Agents

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VERIFIED **PERFORMANCE**

WELL prioritizes accountability through a data-driven performance review and on-site environmental assessment.

ONSITE TESTING + PERFORMANCE REVIEW = PERFORMANCE VERIFICATION

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WELL *Certification* ROADMAP

WELL Project Registration

1. Team Formation
2. Understand Documentation Requirements

1. Pre-design
2. Pre-Certification

Implementation - Design & Construction

1. Performance Verification
2. Curative Actions & Appeals

Documentation Review

1. Documentation
2. Innovations, AAPs & Equivalencies

WELL Certification

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WELL Report

The WELL report will provide a feature-by-feature assessment of whether requirements of WELL features pursued by the project were approved.

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CURATIVE ACTIONS AND APPEALS

Curative action is available to project teams that wish to undertake corrective measures to address unmet performance testing criteria and schedule follow-up performance testing.

Appeals are available to projects that wish to contest findings of the WELL report.

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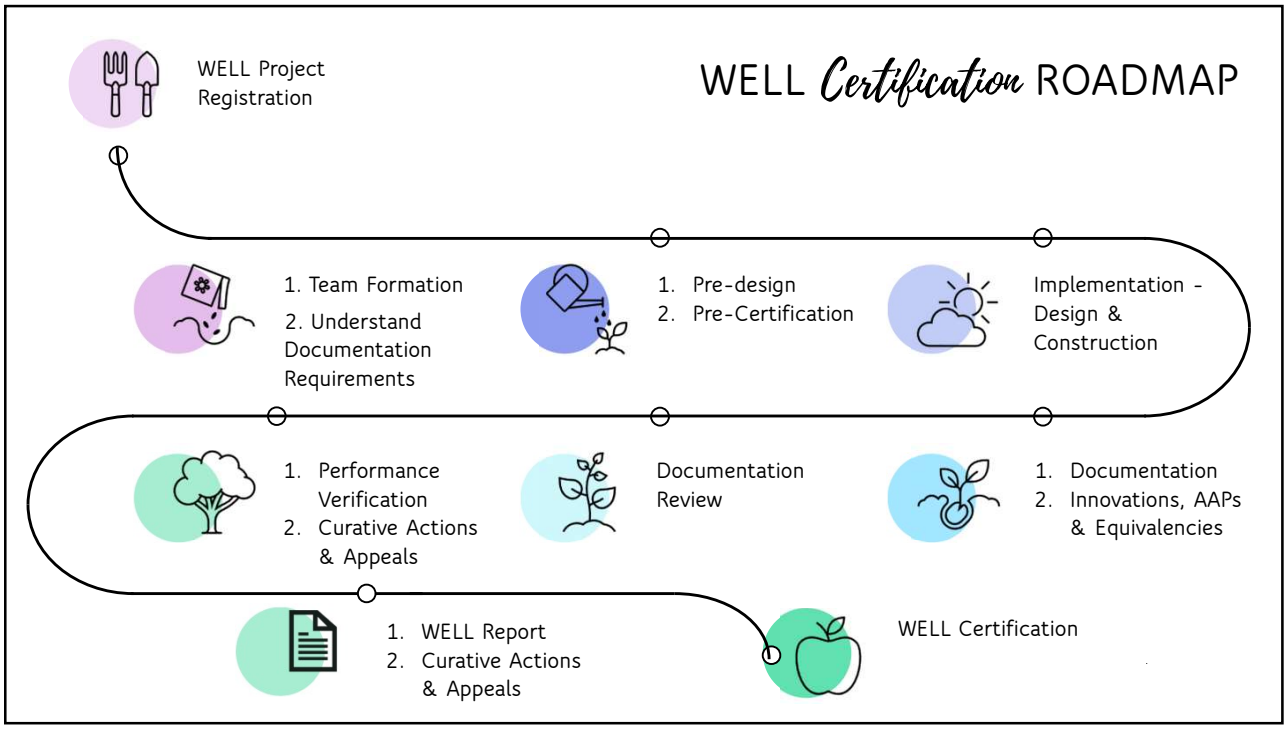
WELL Project Registration
WELL Certification ROADMAP
1. Team Formation
2. Understand Documentation Requirements
1. Pre-design
2. Pre-Certification
Implementation - Design & Construction
1. Performance Verification
2. Curative Actions & Appeals
Documentation Review
1. Documentation
2. Innovations, AAPs & Equivalencies
1. WELL Report
2. Curative Actions & Appeals
WELL Certification

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WELL CERTIFICATION
v2
Commit to baseline health strategies across WELL v2 and earn points based on additional policy, design and operational strategies to achieve one of four certification levels.
WELL BRONZE
WELL SILVER
WELL GOLD
WELL PLATINUM
40 pts
50 pts
60 pts
80 pts
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SCORING AND CERTIFICATION LEVELS

Projects must achieve all preconditions, as well as a certain number of points towards different levels of WELL Certification:

Total points achieved	WELL Certification		WELL Core Certification	
	Minimum points per concept	Level of certification	Minimum points per concept	Level of certification
40 pts	0	WELL Bronze	0	WELL Core Bronze
50 pts	1	WELL Silver	0	WELL Core Silver
60 pts	2	WELL Gold	0	WELL Core Gold
80 pts	3	WELL Platinum	0	WELL Core Platinum

Projects may pursue no more than 12 points per concept and no more than 100 points total across the ten concepts.

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AWARD & ONGOING MONITORING

- The WELL Reviewer will begin this review once a
- project submits all design and protocol documentation attesting to conditions in-place (Implementation-stage documents,

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Recertification

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Calculations

- Do not apply rounding.
- Use the most expansive interpretation of the result.

- For example, Feature V02 Part 1 requires adjustable height workstations for "at least 25% of all workstations."
- In a project with 21 workstations
- 25% would be 5.25
- And since five desks would only reach
- 23.8% - the project provide 6 adjustable height workstations

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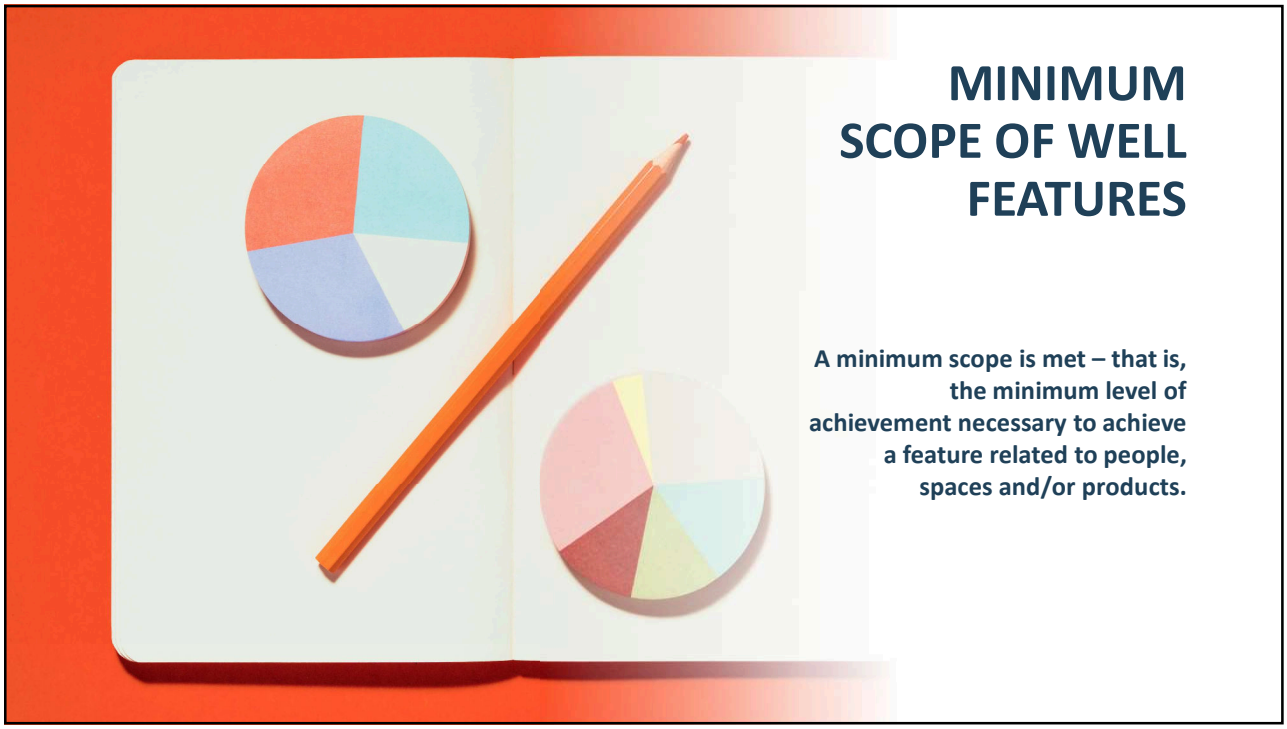
MINIMUM SCOPE OF WELL FEATURES
A minimum scope is met – that is, the minimum level of achievement necessary to achieve a feature related to people, spaces and/or products.

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Newly Installed Products
Foods And Beverages

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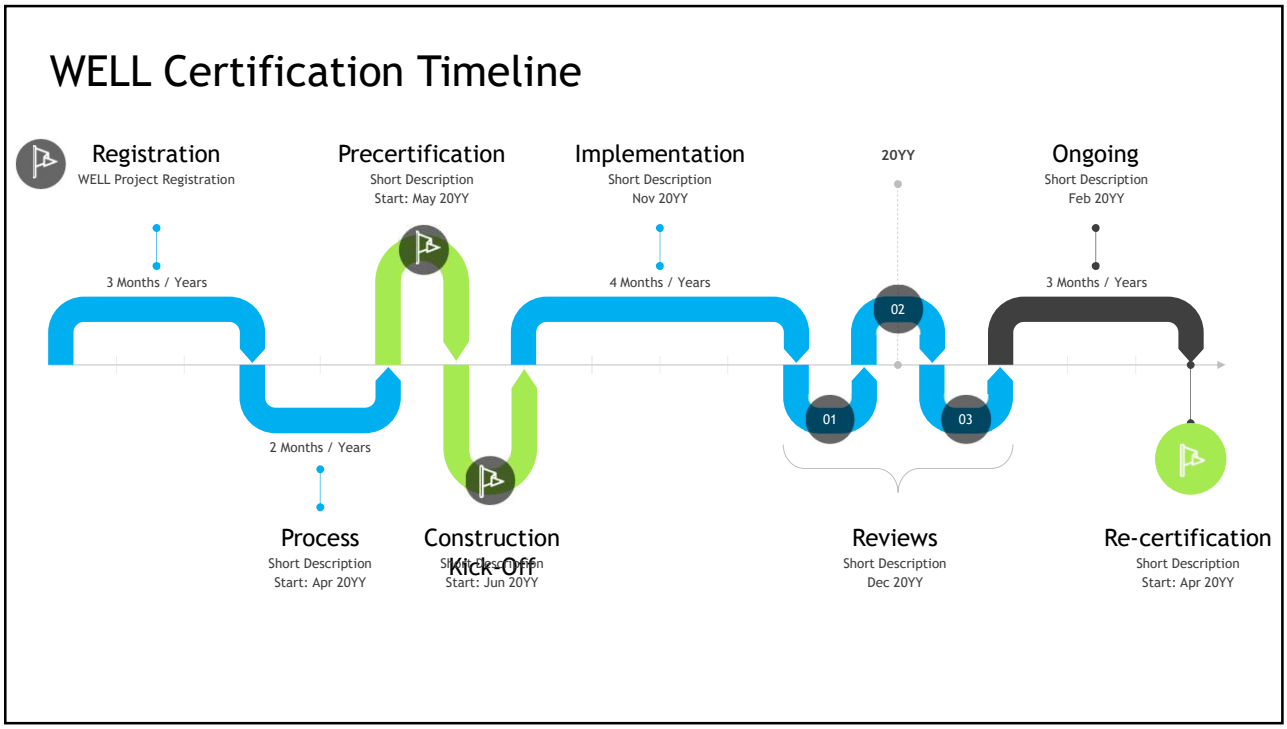

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Knowledge Domain 11: WELL Certification & WELL Portfolio

A. WELL CERTIFICATION

Knowledge of:

1. The registration process for WELL Certification.
2. Eligibility criteria, timelines, and processes for certification and performance verification.
3. Roles and responsibilities of project team members, a WELL AP, a WELL project administrator, owners, and the WELL coaching support team.
4. WELL, Building Standard v2 scoring levels and point thresholds.
5. Alternative adherence paths (APP) and equivalencies.
6. Precertification and recertification process.
7. Synergies and/or tradeoffs between building measures and features.
8. Available Pathways for award of innovation.

Skills In:

1. Managing the documentation process including submissions using the WELL digital platform.
2. Coordinating the certification process with project stakeholders.
3. Managing post-certification requirements.
4. Recommending curative actions in response to non-passing performance verification results.
5. Assessing project compliance with WELL features applicability and scoring thresholds.

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02.

WELL Portfolio

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Exercise

B. WELL Portfolio

Knowledge of:

1. WELL Portfolio scope and eligibility requirements.
2. WELL Portfolio scales of documentation and review process.
3. Factors that influence the WELL Portfolio score.

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Table 1. Scales of Document (p.12) in WELL Portfolio Guidebook with Q4 2020 addenda

Verification method	Scale	Subject to audit?
Owner LOA	Shareable	No
Contractor LOA		
Architect LOA		
MEP LOA		
Operations Schedule (or Operations & Policy document)		
Policy Document		
Annotated Map	Shareable (Guidelines)	Yes
Architectural Drawing		
Commissioning Report		
Design Specifications		
Educational Materials		
Mechanical Drawing		
Modeling Report		
On-going Maintenance Report		
Photographs		
Professional Narrative		
Remediation Report		
Signage and Communications Materials		
Survey Materials		
On-going Data Report	Individual-scale	No
Performance Test		

Note: Projects may use individual-scale documents for any feature.

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