

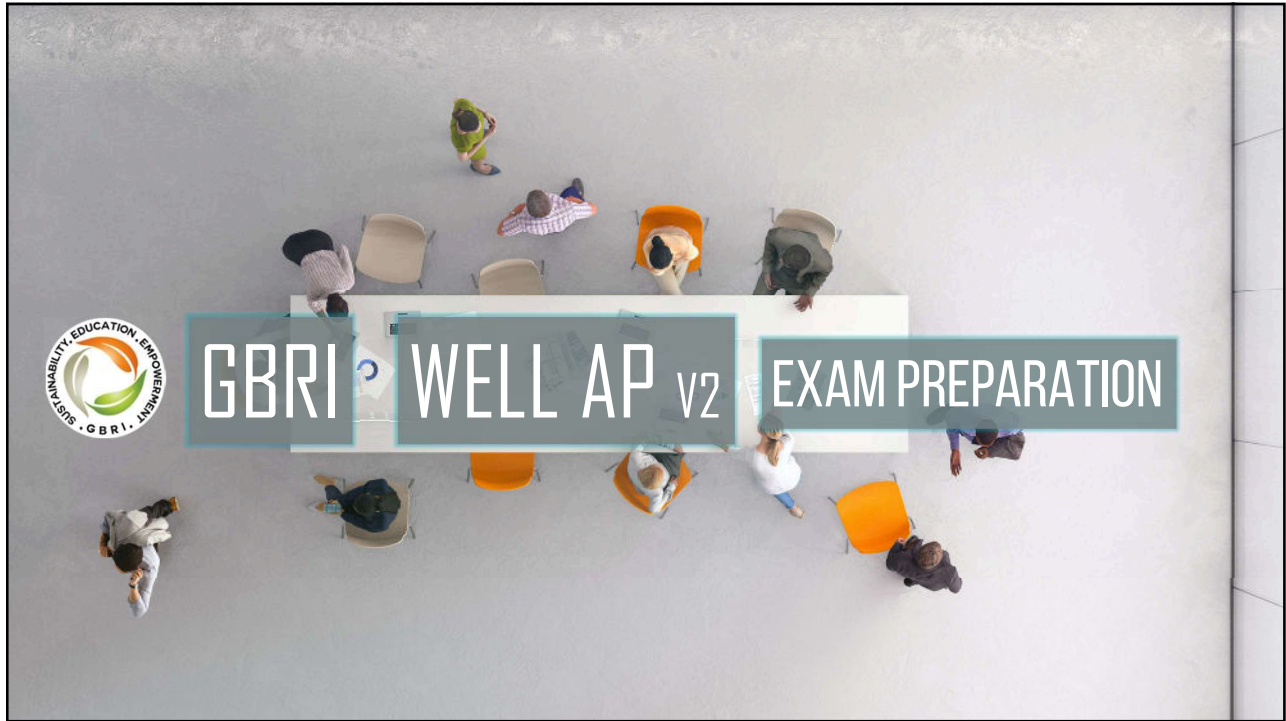
1



Learning Hub @ GBRI

*Presents*

2



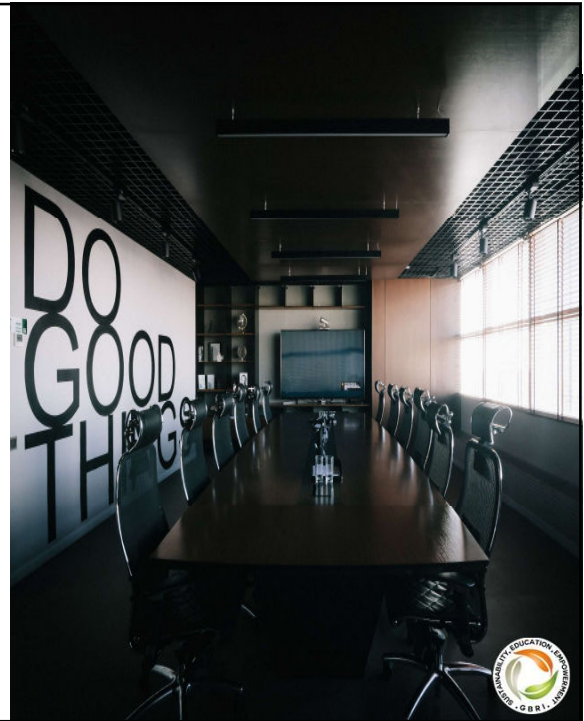
3



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:

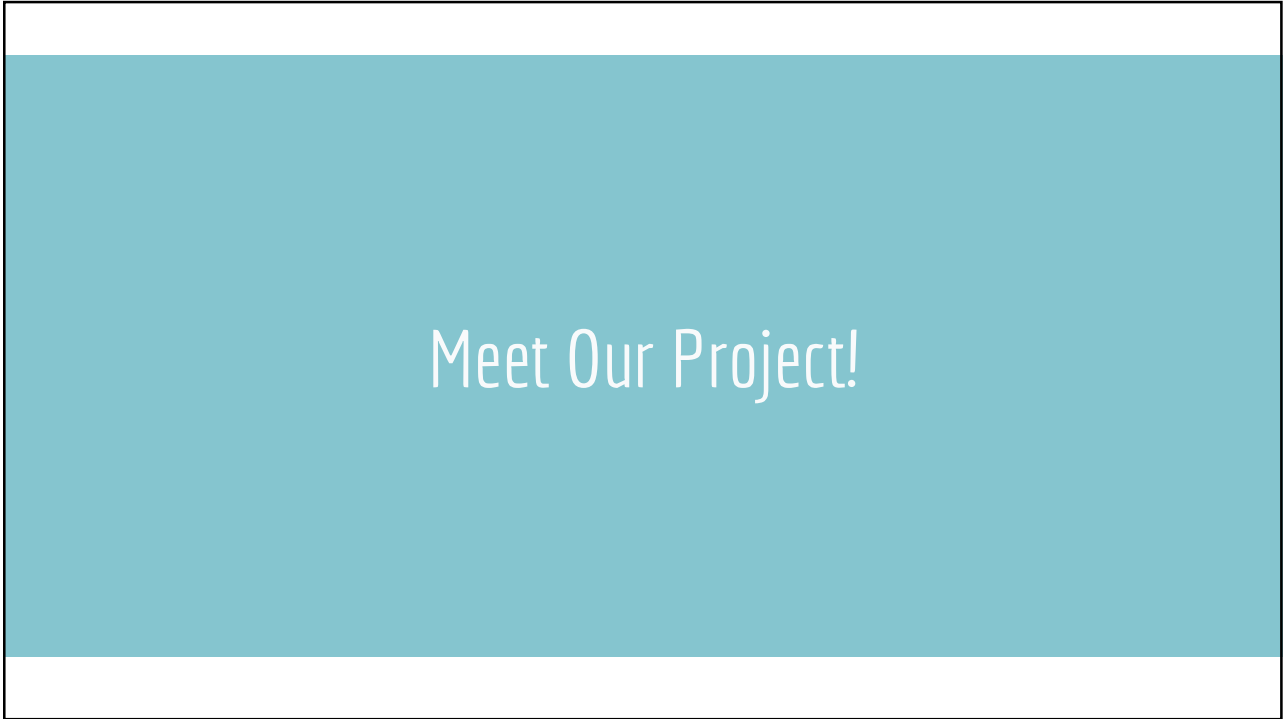
1. The registration process for WELL Certification.
2. Eligibility criteria, timelines, and processes for certification and performance verification.
3. Roles and responsibilities of project team members, a WELL AP, a WELL project administrator, owners, and the WELL coaching support team.
4. WELL, Building 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



9



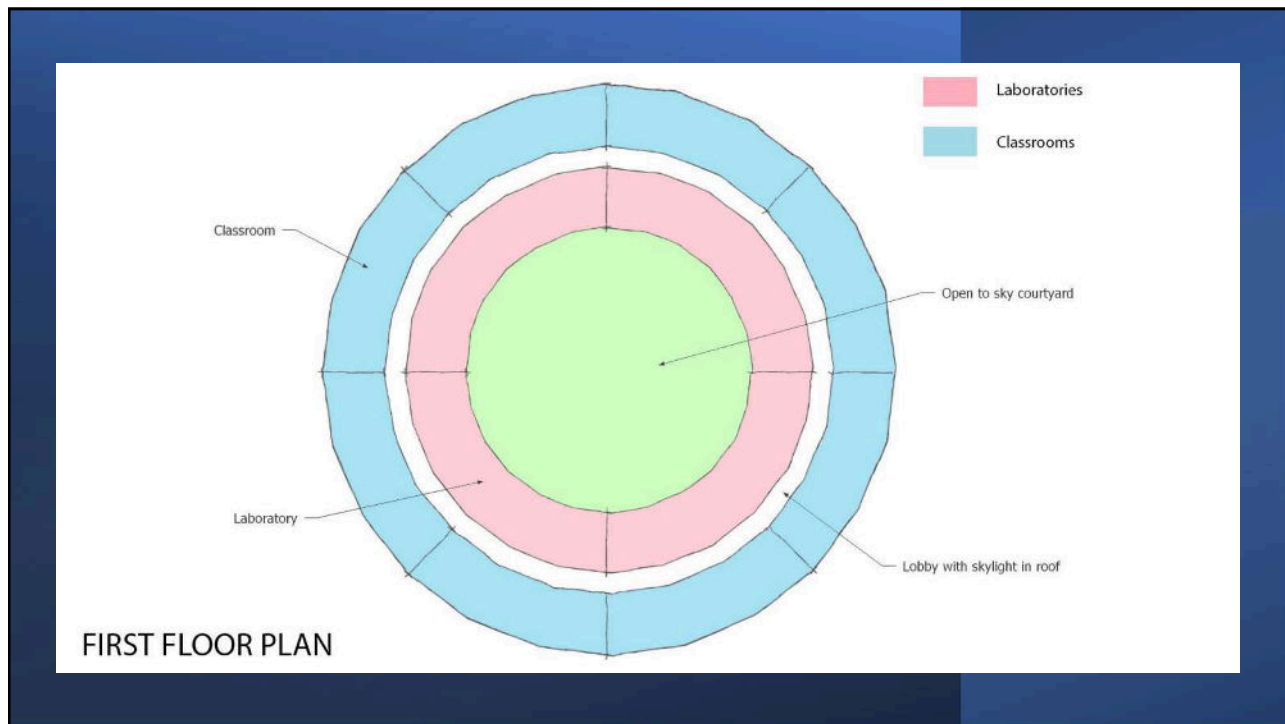
10



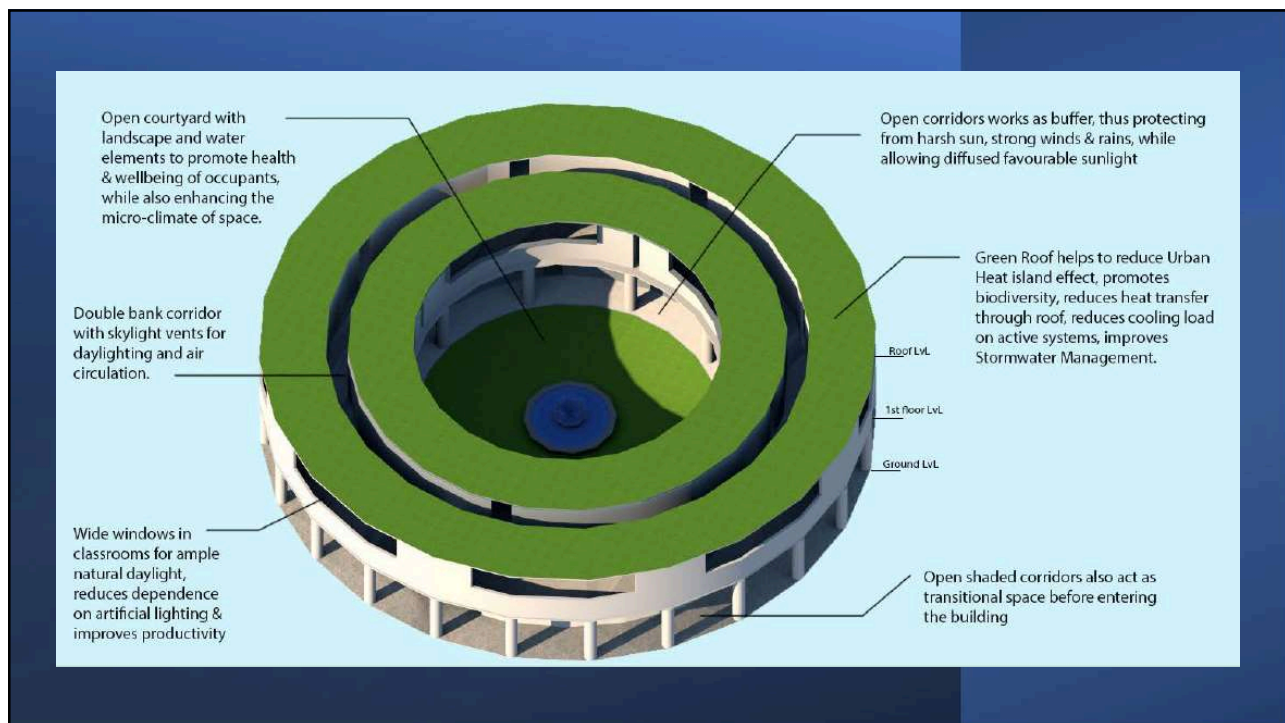
11



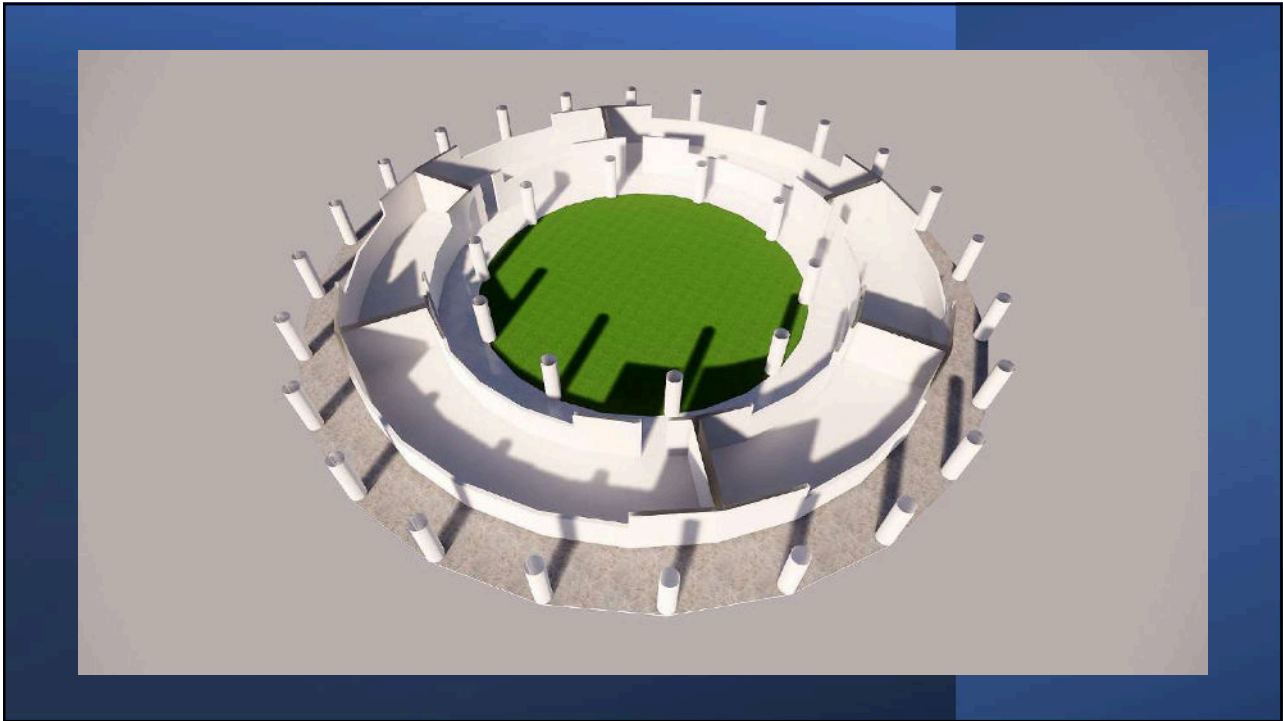
12



13



14

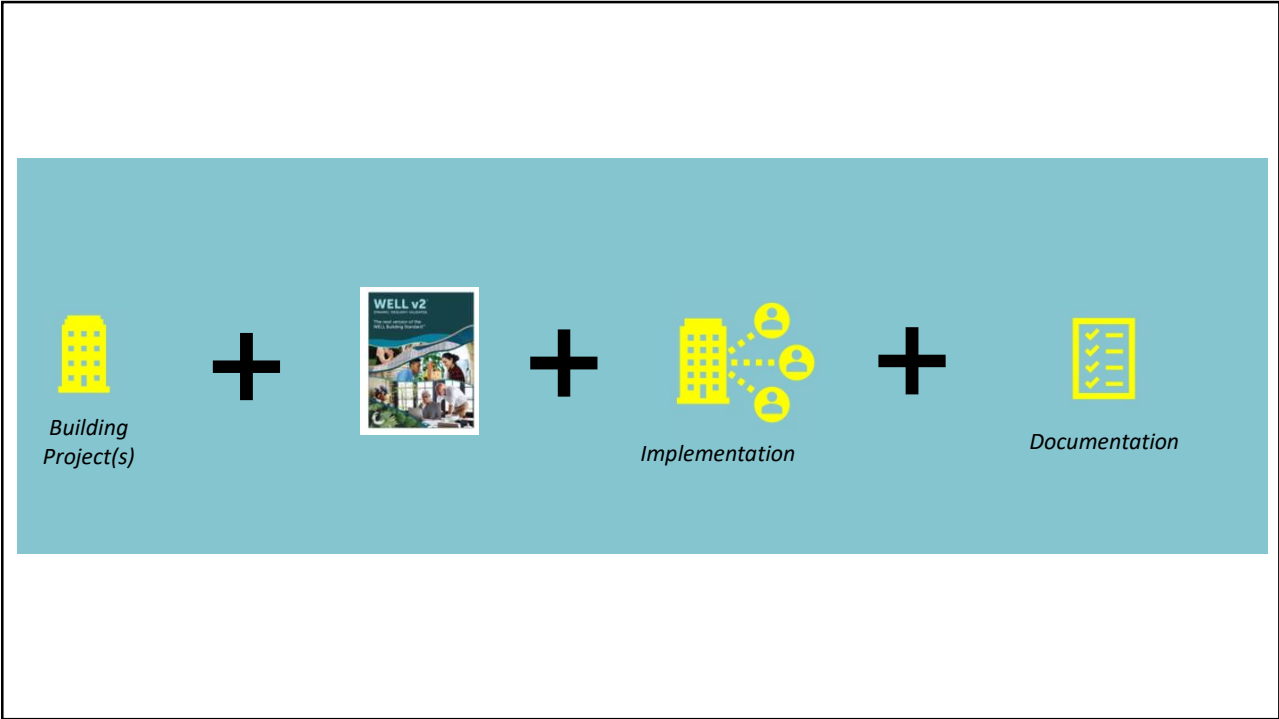


15

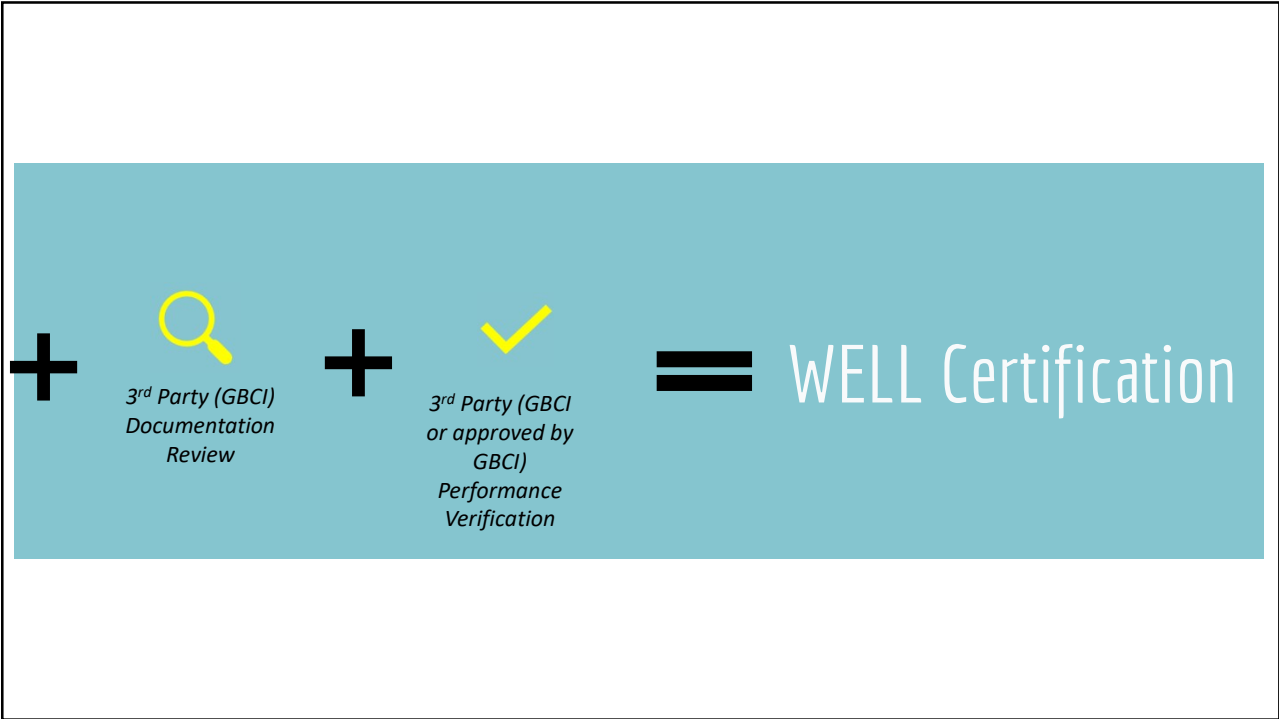
What is WELL Certification?

16

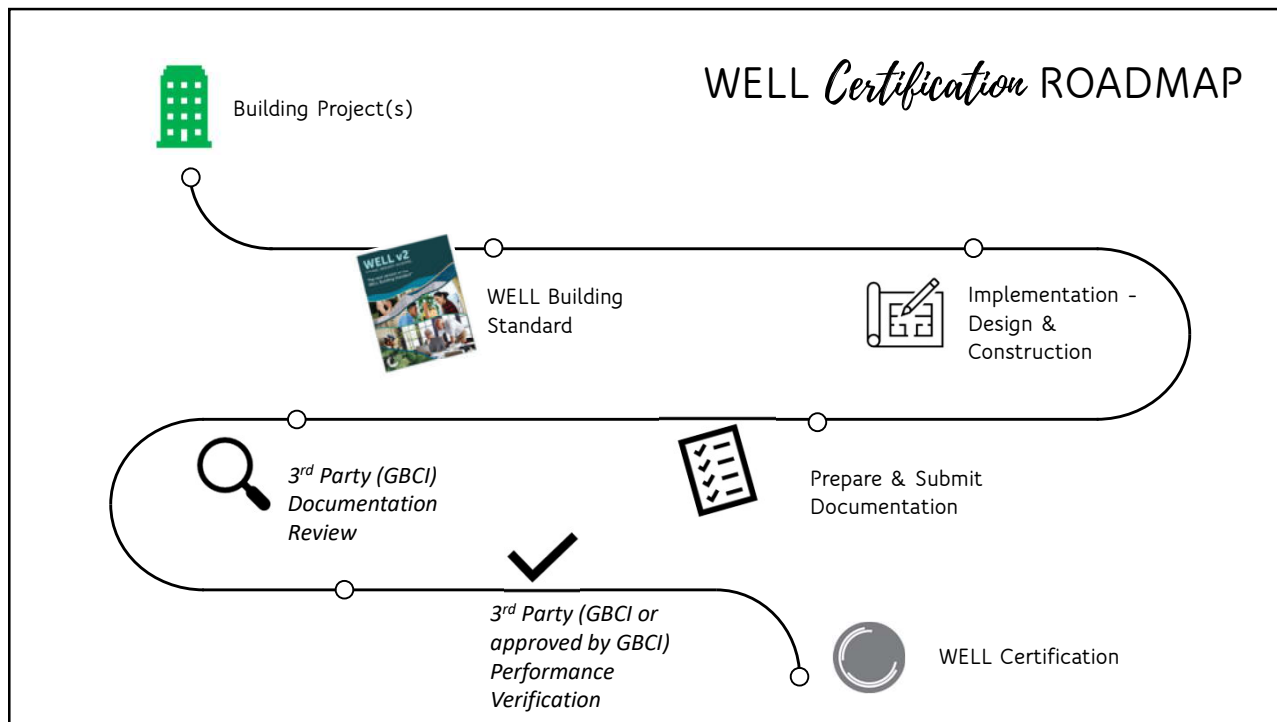




17



18



19

Why go for WELL or occupant wellness?

20

**“WE SHAPE OUR BUILDINGS, AND AFTERWARDS OUR BUILDINGS SHAPE US.”**

**WINSTON CHURCHILL**

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



25



26



# WELL Certification

- Preconditions (Mandatory)
- Optimizations (Optional pathways)

27

PRECONDITIONS	OPTIMIZATIONS
<ul style="list-style-type: none"><li>▪ 24 Preconditions</li><li>▪ Fundamental components of a WELL Certified space and mandatory for certification</li><li>▪ Universal</li></ul>	<ul style="list-style-type: none"><li>▪ 84 Optimizations</li><li>▪ Optional pathways for projects to meet certification requirements in WELL</li><li>▪ Flexible</li></ul>

28



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.

			
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



[Projects.WELLCertified.com](https://Projects.WELLCertified.com)

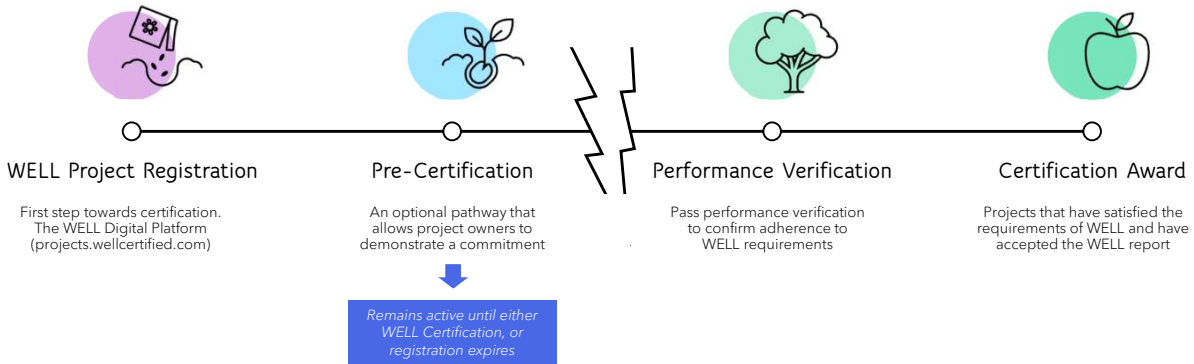
Registration is the first step  
towards WELL Certification



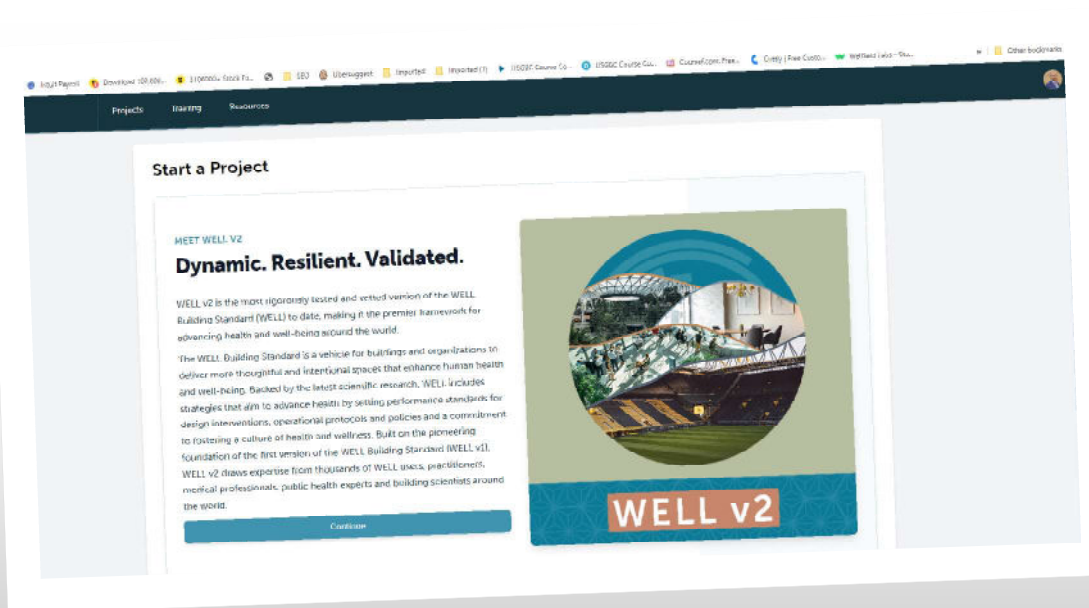
32



# WELL Certification STAGES



33



WELL Digital Platform screenshot

34

## WELL v2 Project Creation

01 NAME YOUR PROJECT   02 PROJECT LOCATION   03 PROJECT DETAILS   04 CHOOSE A PROGRAM

← Back to list


**What should we call your project?**

Enter a project nickname for this location.

Project nickname

Ex. Acme Headquarters, Empire State Building, etc.

Continue



**WELL Digital Platform screenshot**

35

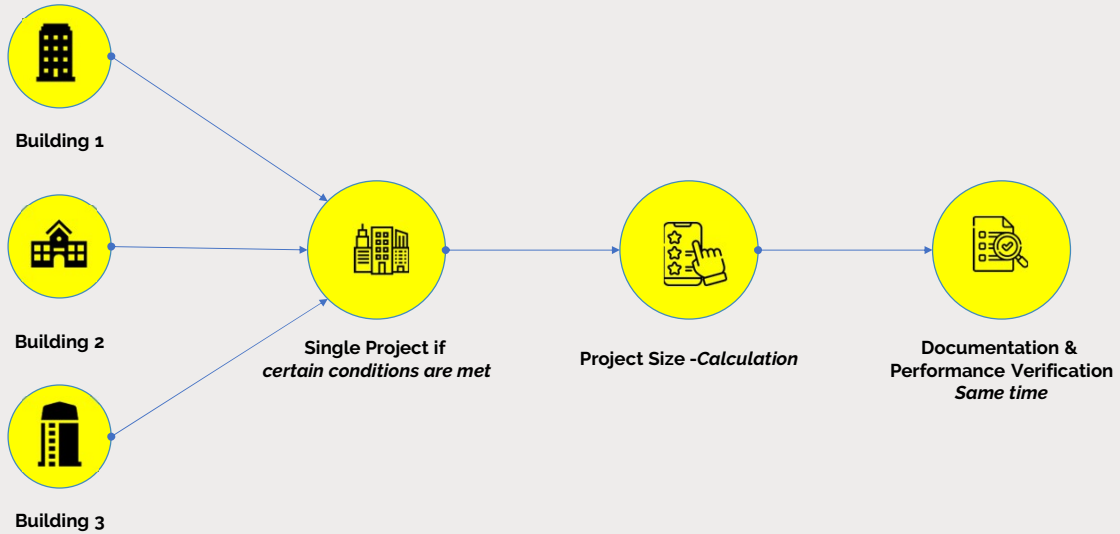
Project Details

**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.



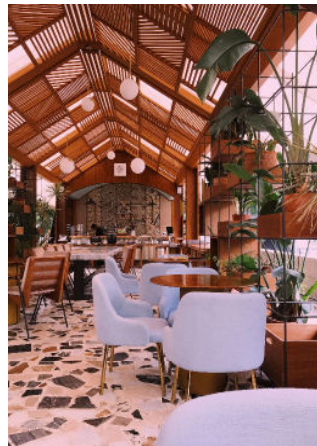
## WELL v2 & WELL v2 Pilot

WELL Core projects  
Other projects - NO specific project type

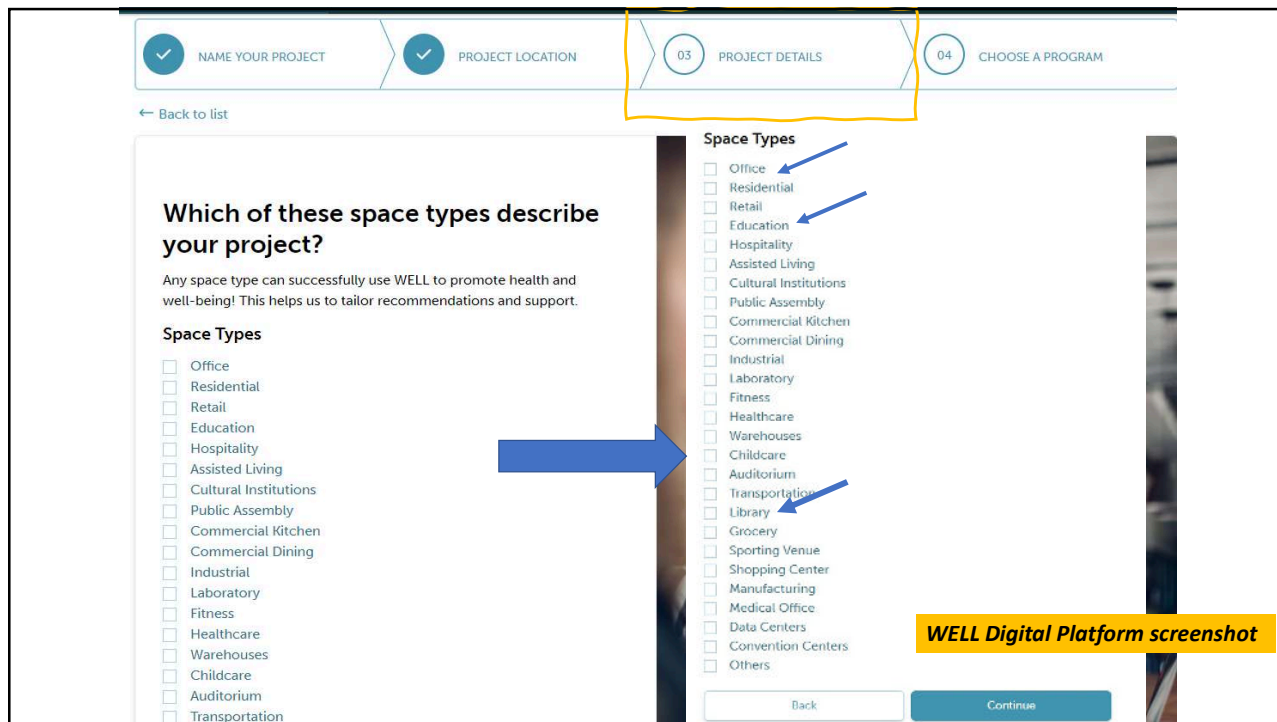
39

## WELL FOR ALL SPACES

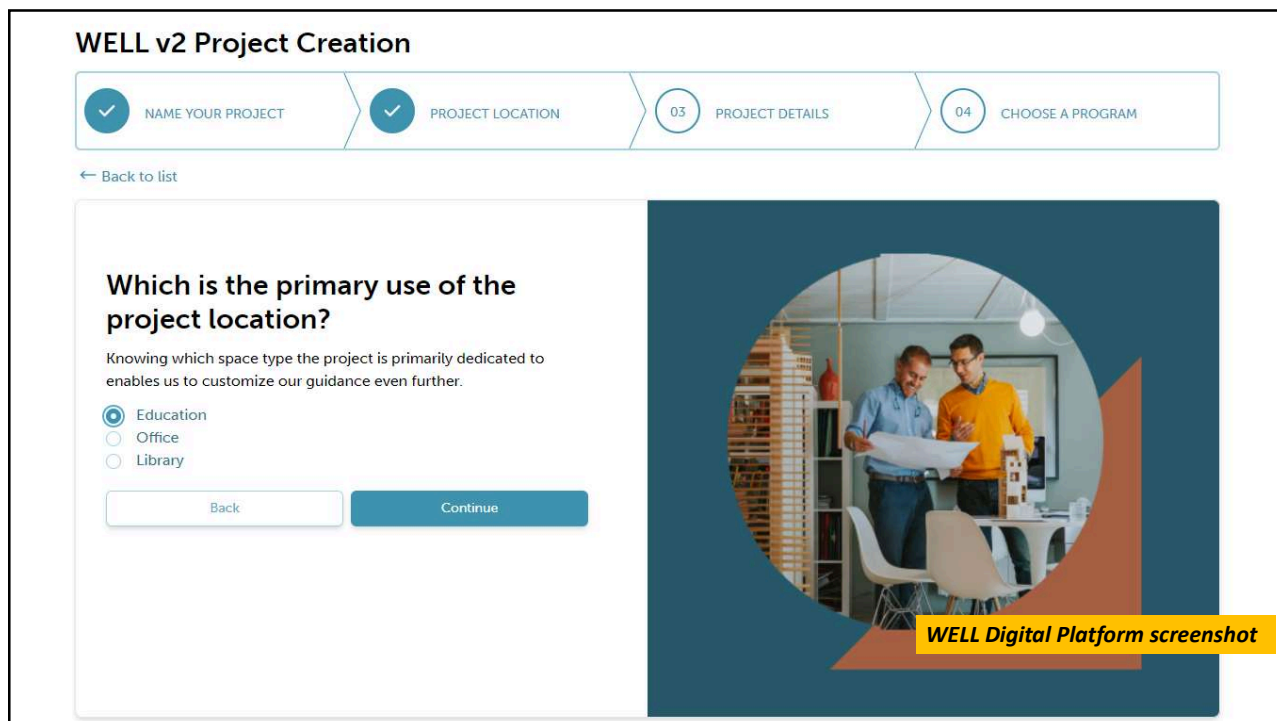
WELL v2 is designed to work with all types of building projects, from commercial buildings to warehouses, stadiums to hotels, schools to hospitals.



40



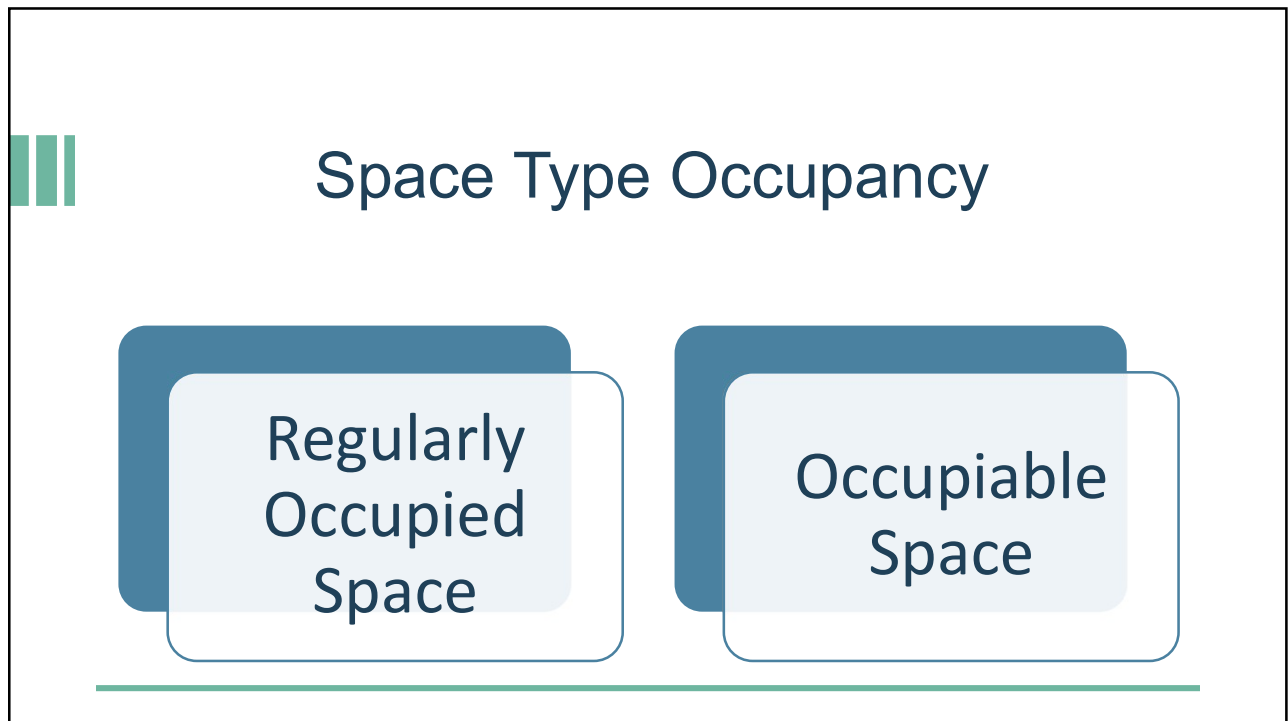
41



42



43



44

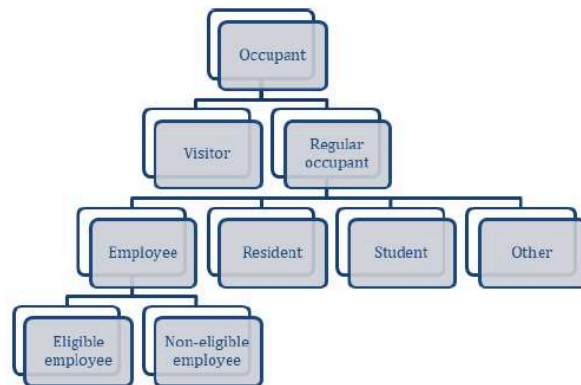


# Occupant Types

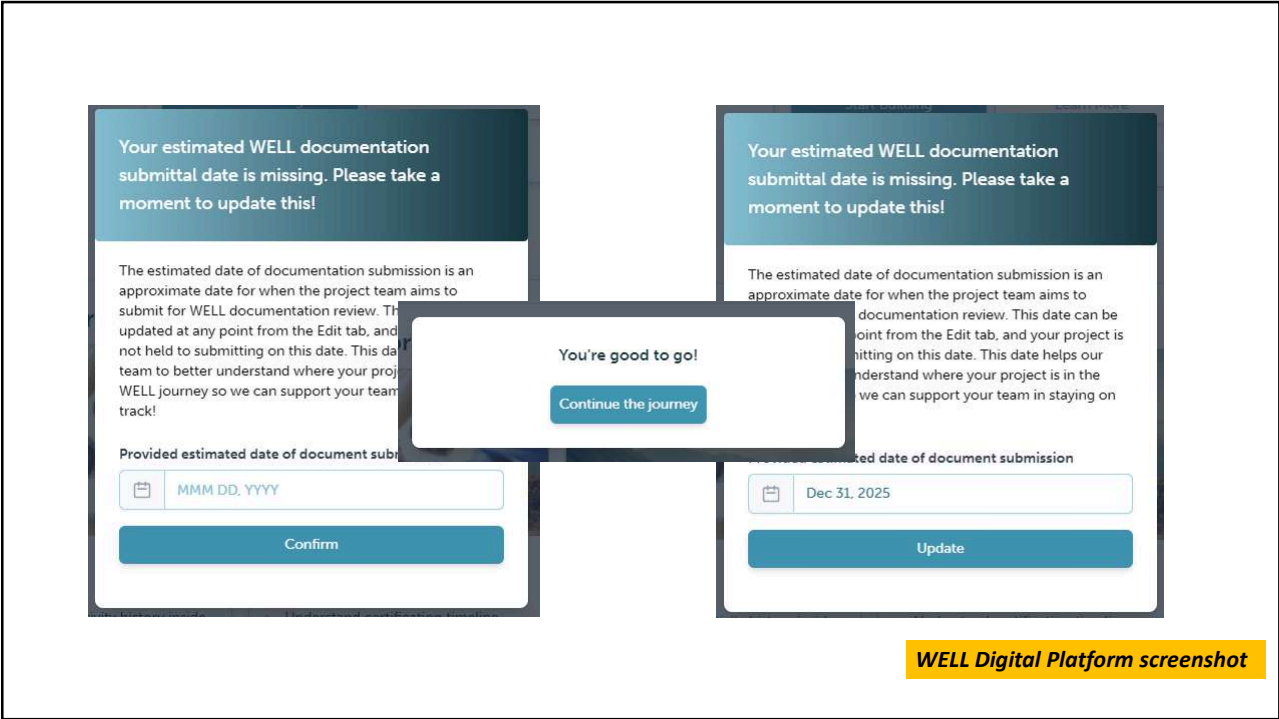


45

# Occupant Types




46

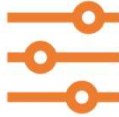


47

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



**Single-cycle Certification**

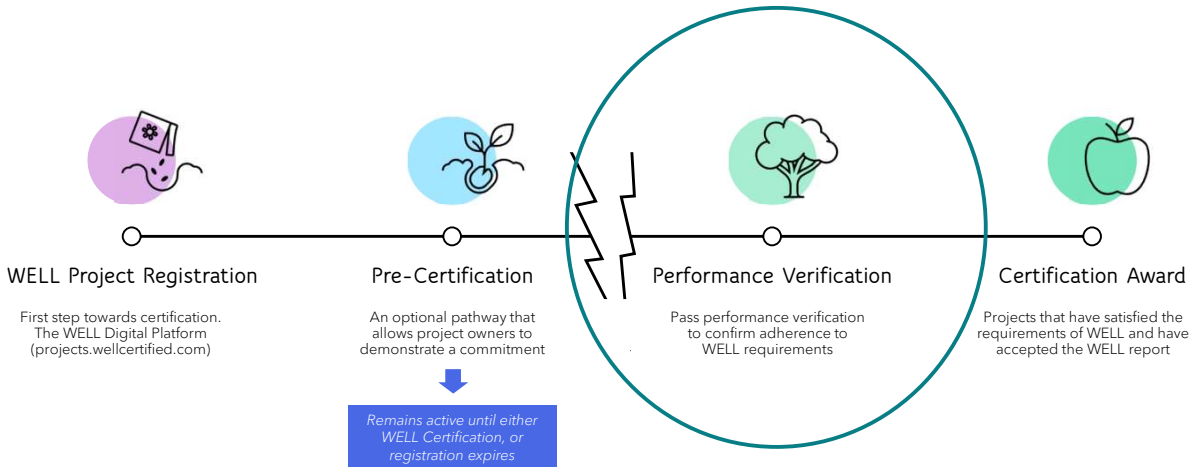


**3-year or 5-year Subscription (WELL v2 only)**

48



# WELL Certification STAGES



49

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

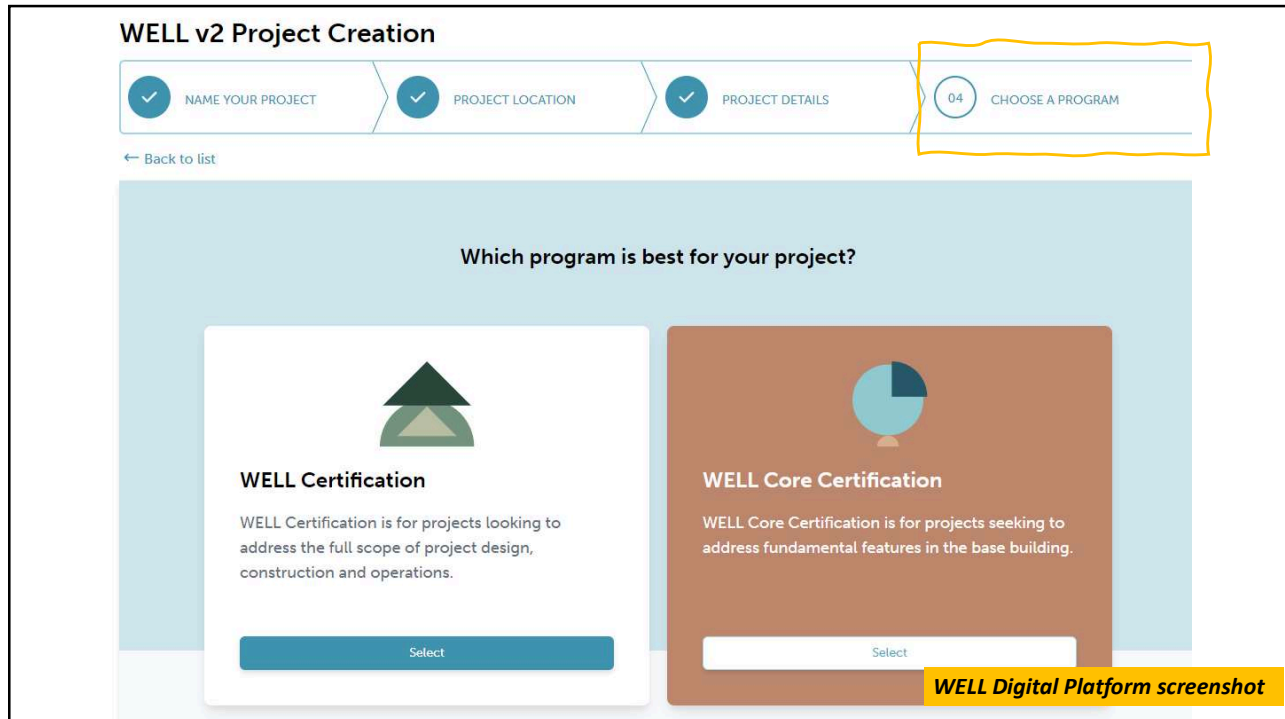


Within **five years** of the date of registration

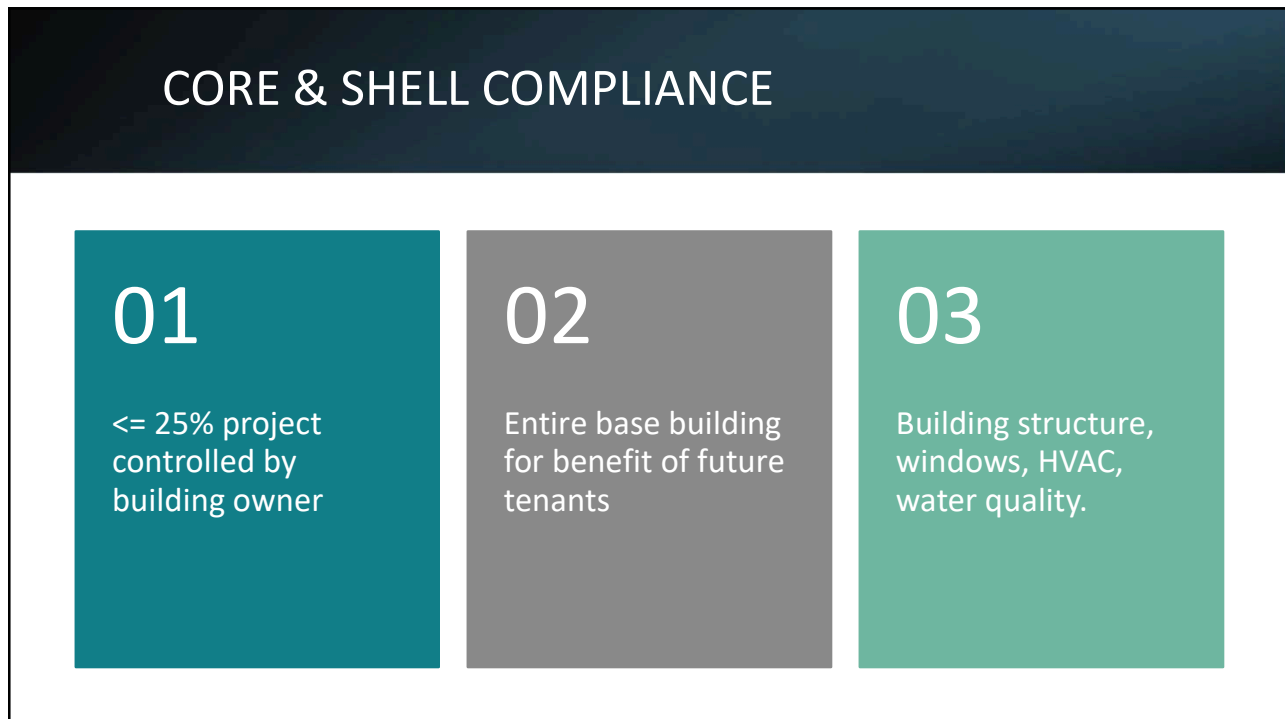


Within **five years** of the date of registration, or while their **subscription is active, whichever is longer.**

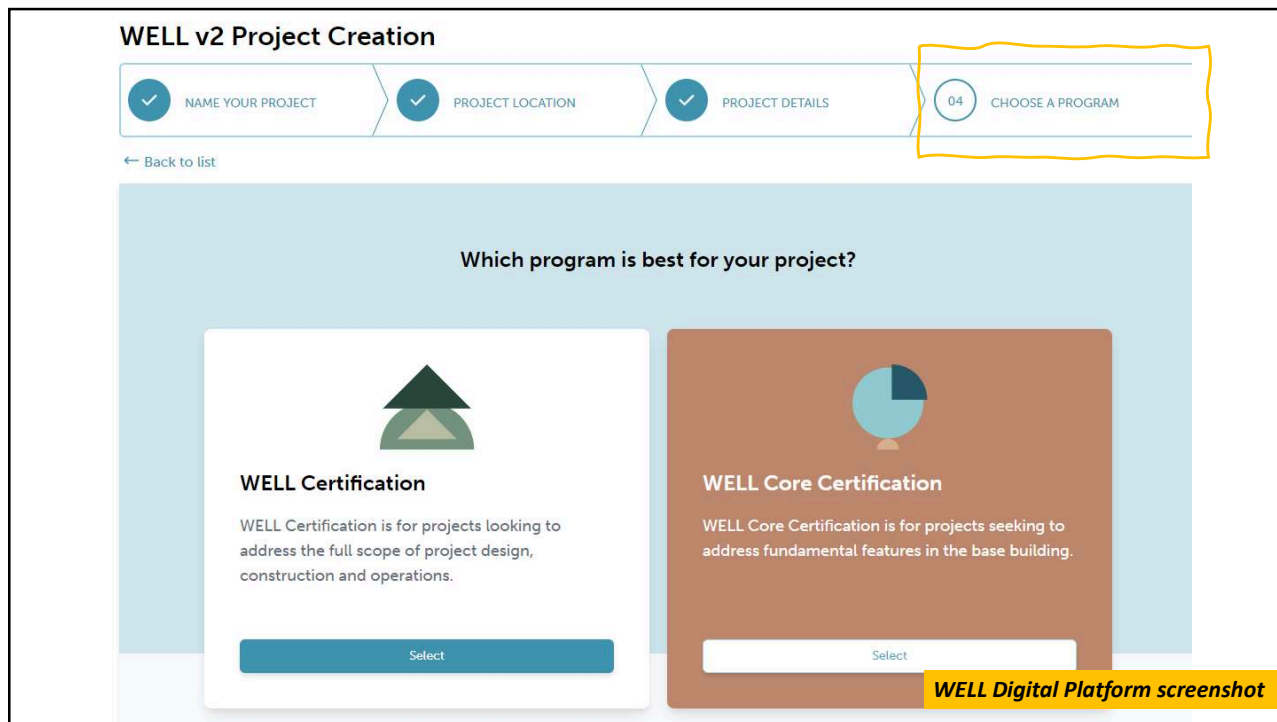
50



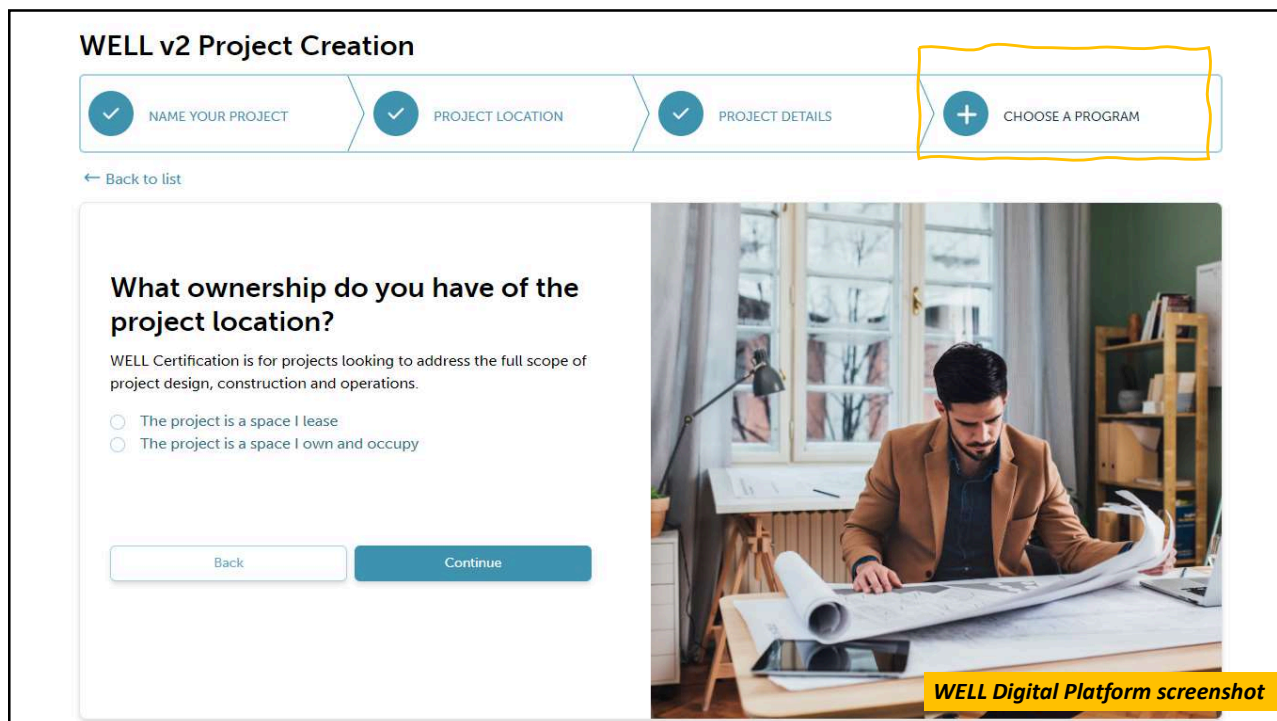
51



52



53



54

## 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



ITEM	PRICING	
Enrollment fee Initial 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**

56

# 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

57

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

58

## ROLES



OWNER



PROJECT  
ADMINISTRATOR



WELL Reviewer



OR



WELL Performance  
Testing Agents

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\*


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\*

Anticipated date of construction completion\*

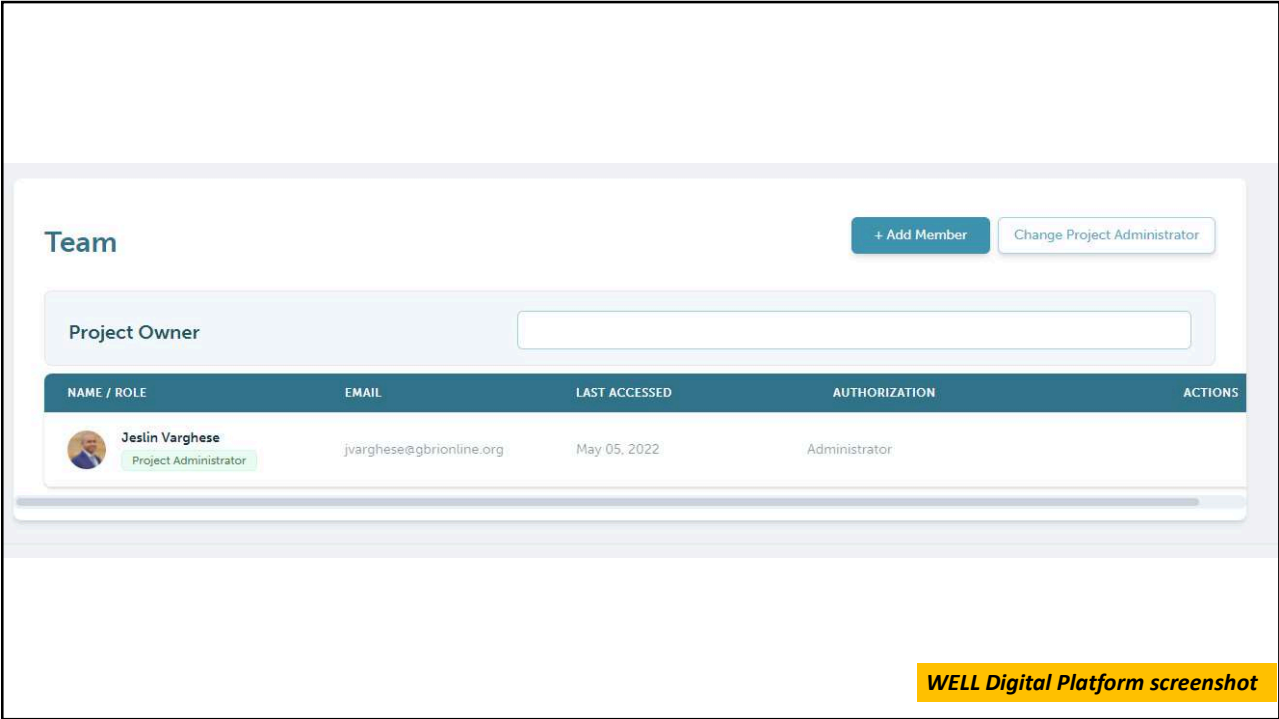
Does your project qualify for any of the following market sectors? ⓘ

Continue

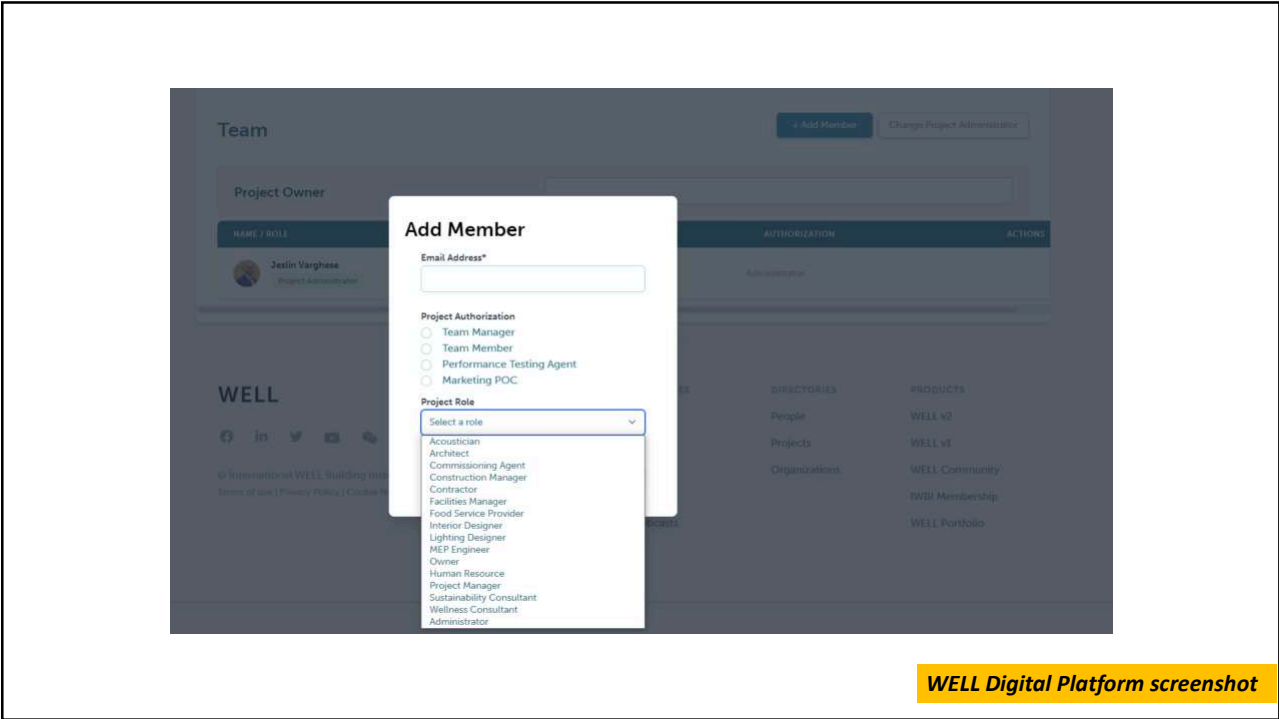


**WELL Digital Platform screenshot**

62

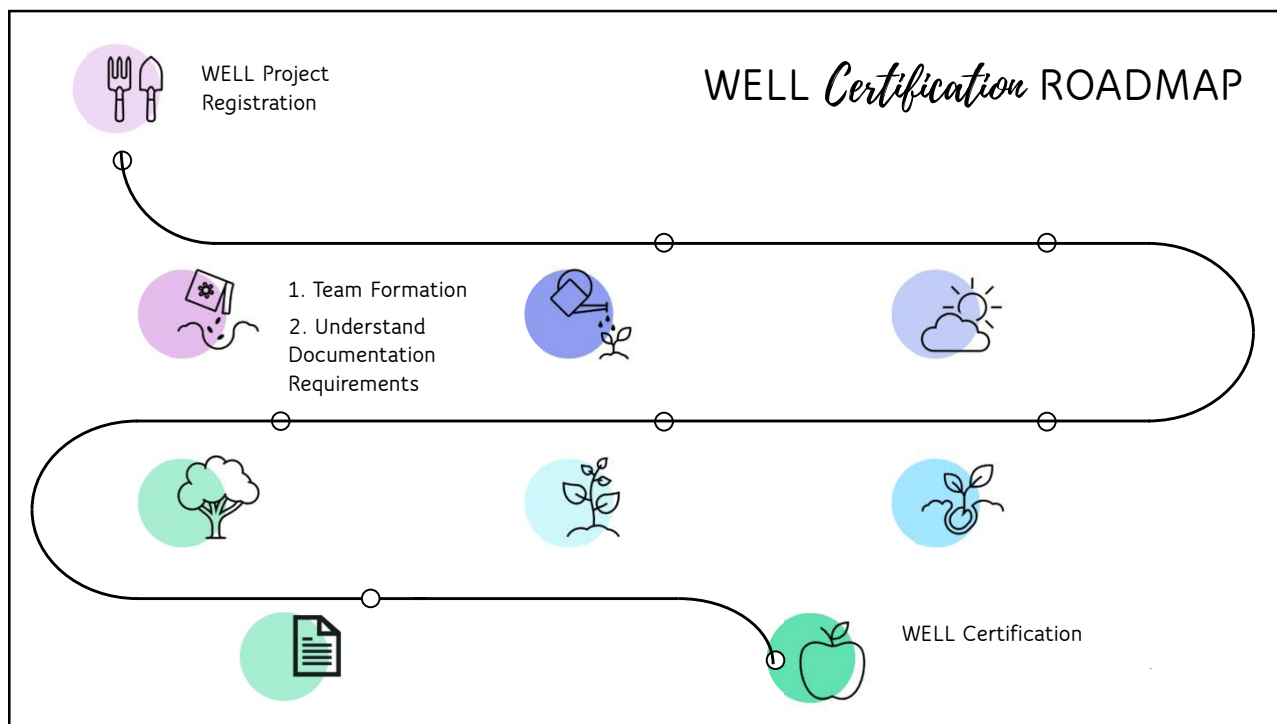


63

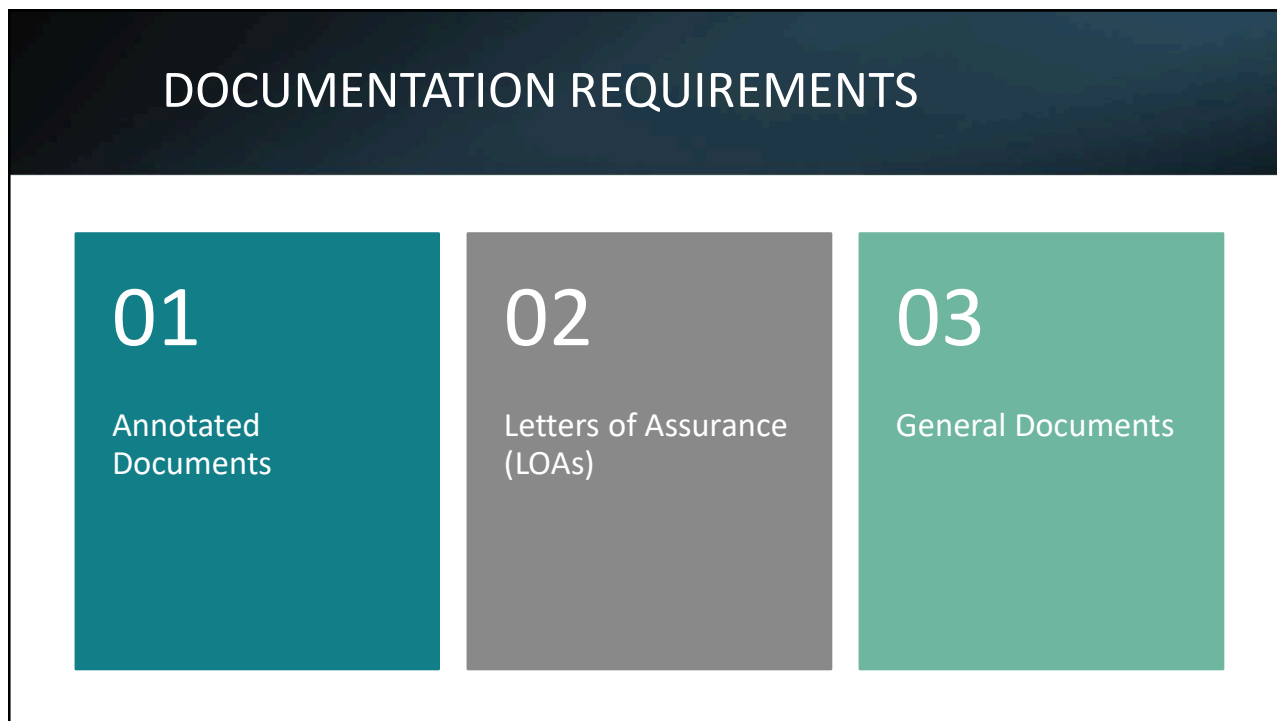


64





65



66

# DOCUMENT STAGES

01

Intent Stage

02

Implementation Stage

67

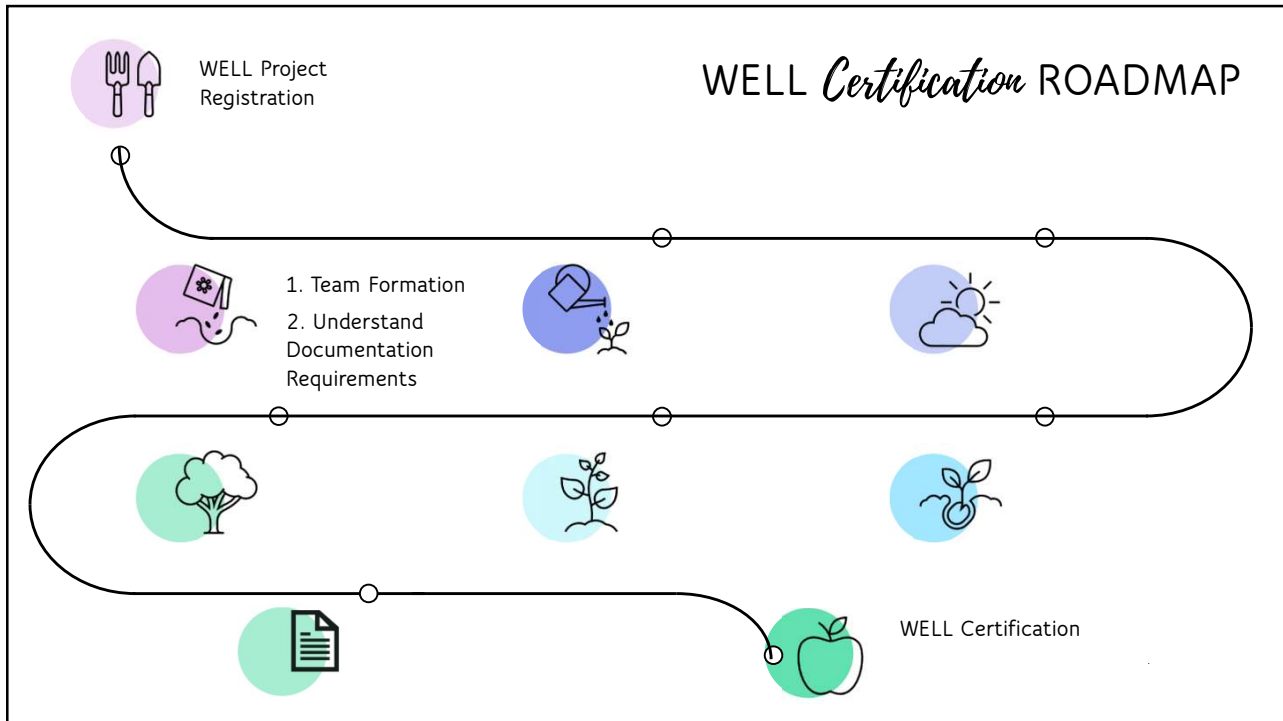
## DOCUMENT STAGES

Table 1: Description of documentation type for each stage.

Document	Intent-Stage	Implementation-Stage
<b>LOAs</b>		
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
<b>Annotated documents</b>		
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*
<b>Performance</b>		
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.

68



69



70

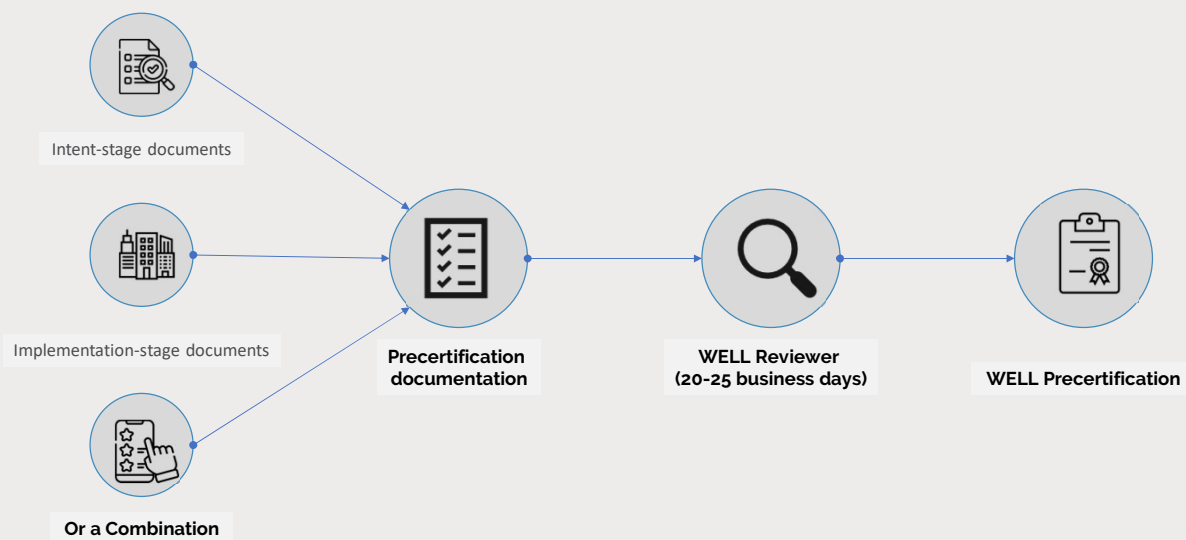
# PRECERTIFICATION FOR WELL v1

- 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

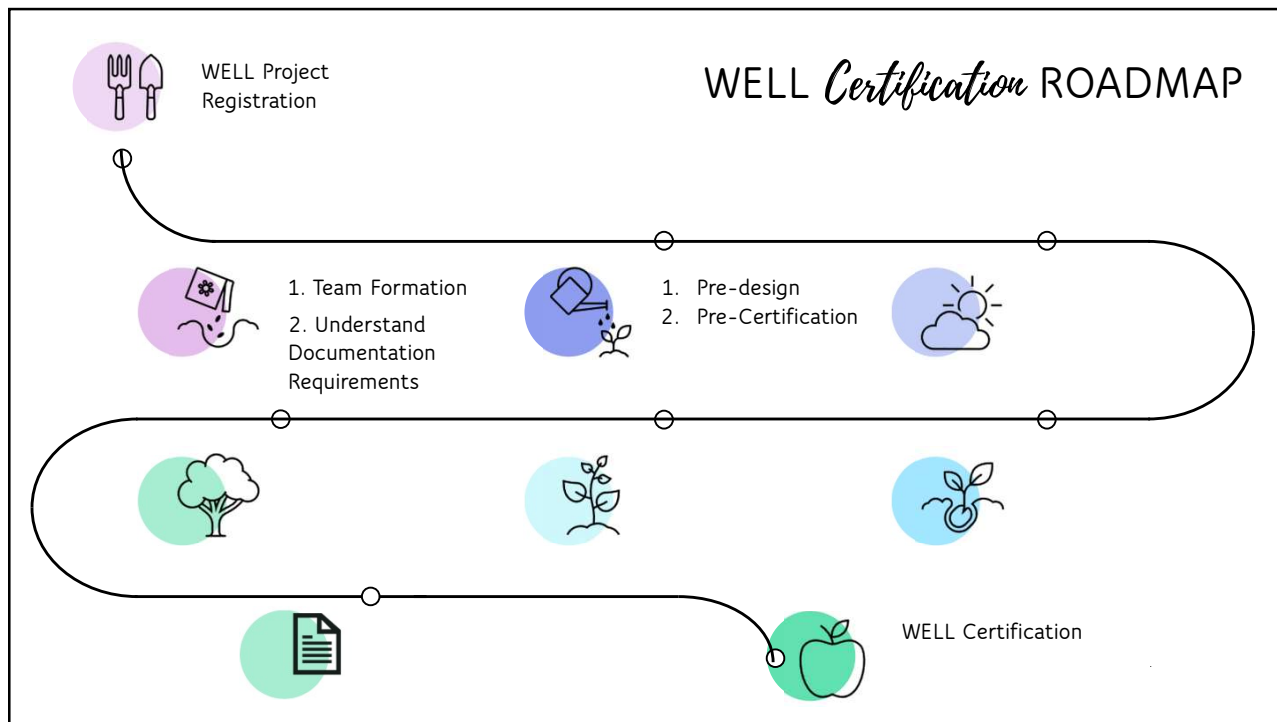


71

## 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.

74

AAPs

---

**WELL v1 and WELL v2 projects: 3 Free AAPs.**

---

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

75

AAPs

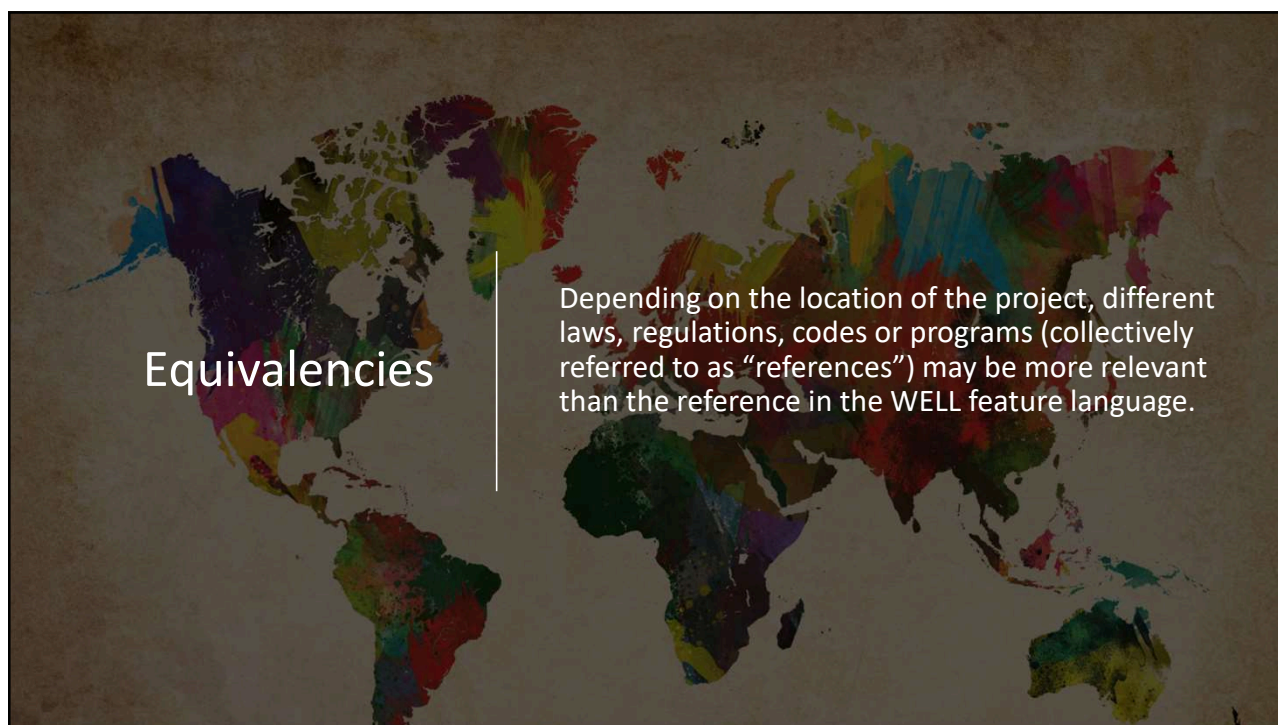
**WELL v1 and WELL v2 projects: 3 Free AAPs.**

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

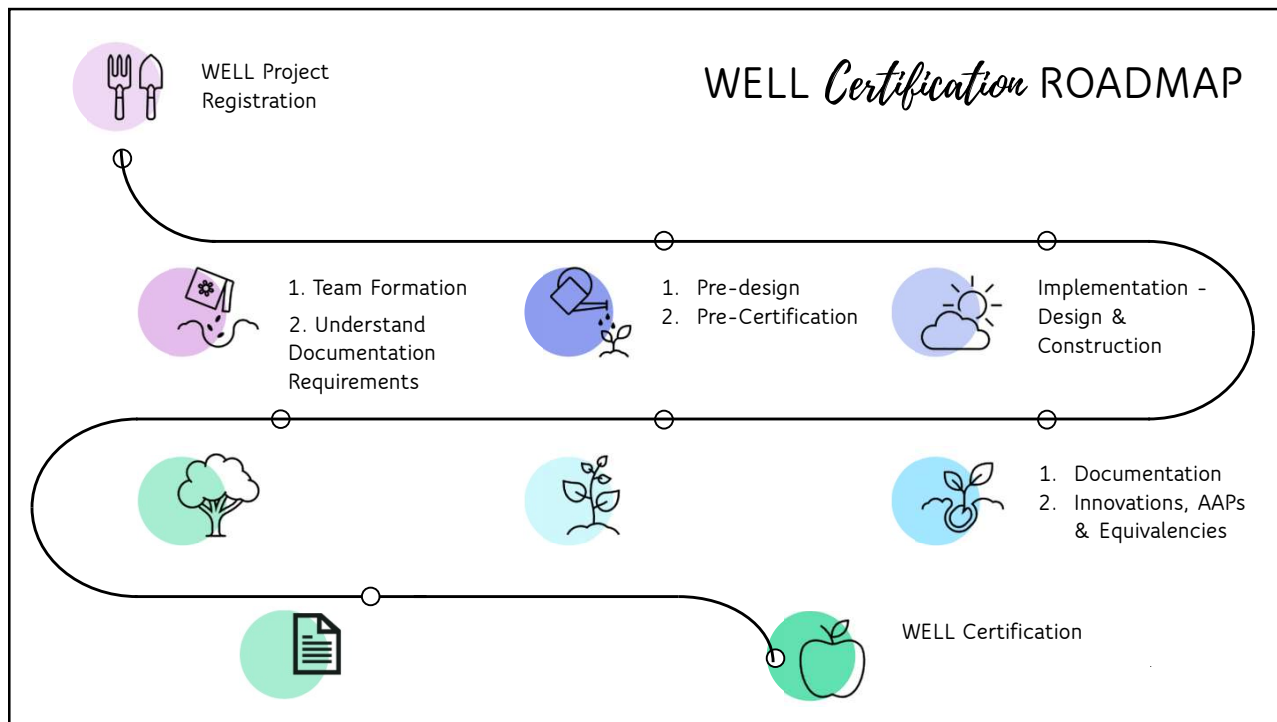
76



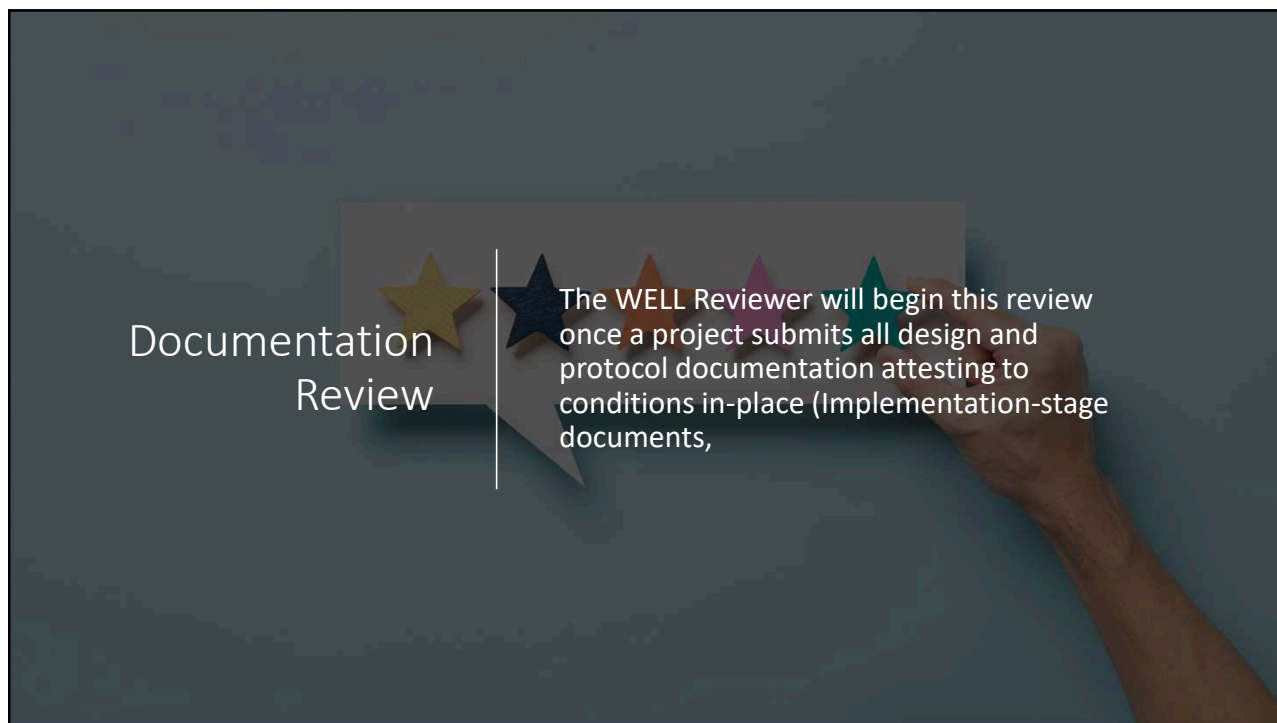
77



78

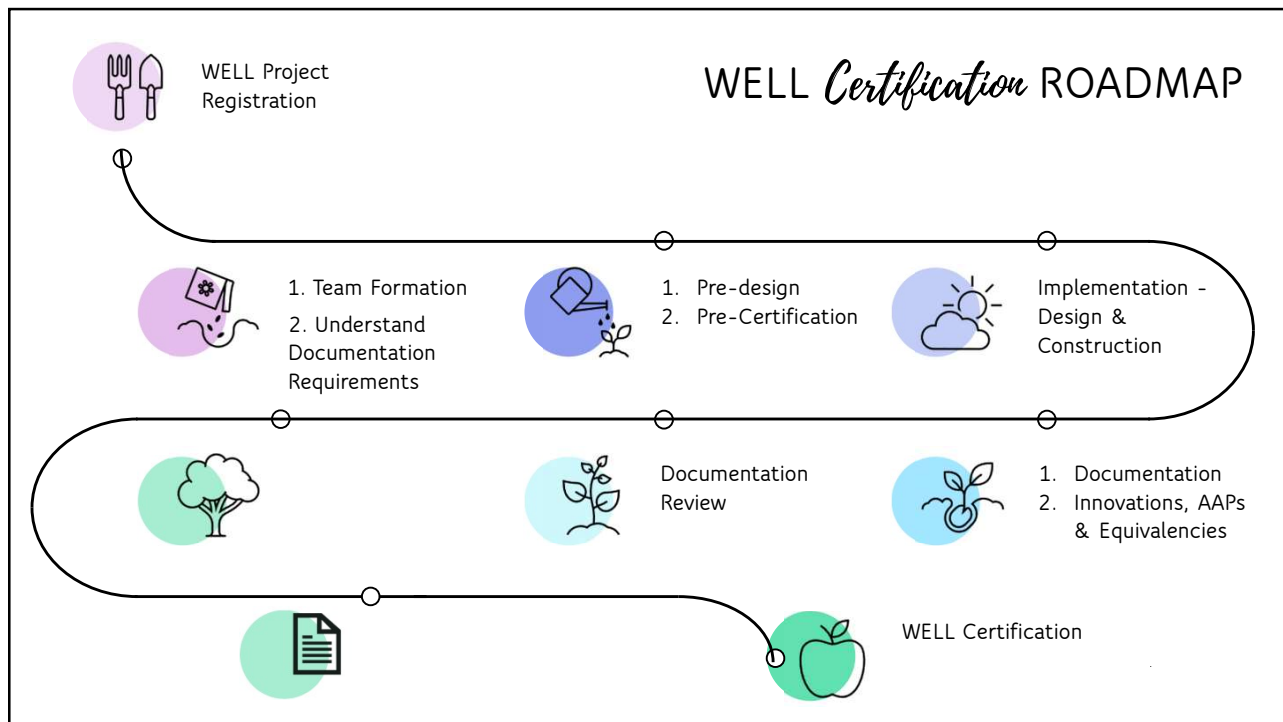


79



80





81

## 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.

82

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	Yes	Yes	Yes	Yes
WELL v1 New and Existing Interiors				
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

83

## Performance Testing Agents



Performance Testing by GBCI



Performance Testing by other Agents



84

## VERIFIED PERFORMANCE

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

ONSITE TESTING



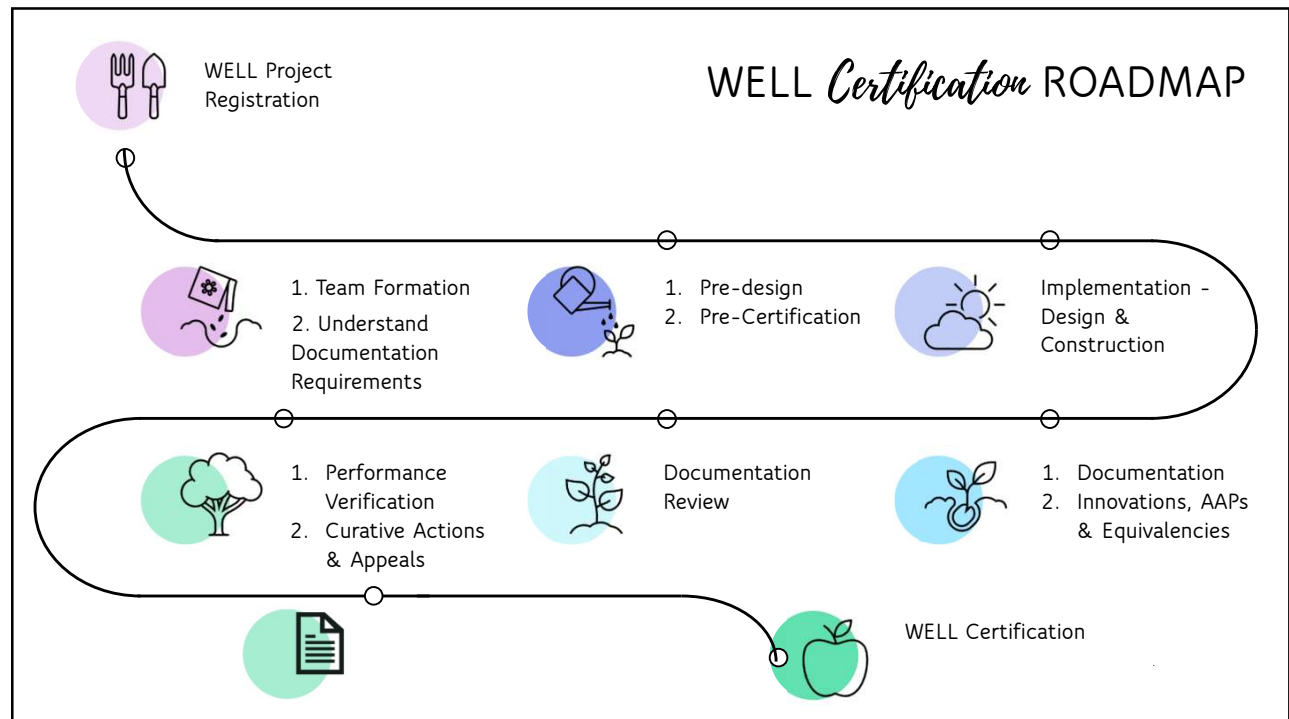
PERFORMANCE REVIEW



PERFORMANCE VERIFICATION

Copyright ©2020 International WELL Building Institute (IWBI). All Rights Reserved.

85



86



## WELL Report

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

87

## CURATIVE ACTIONS AND APPEALS

---

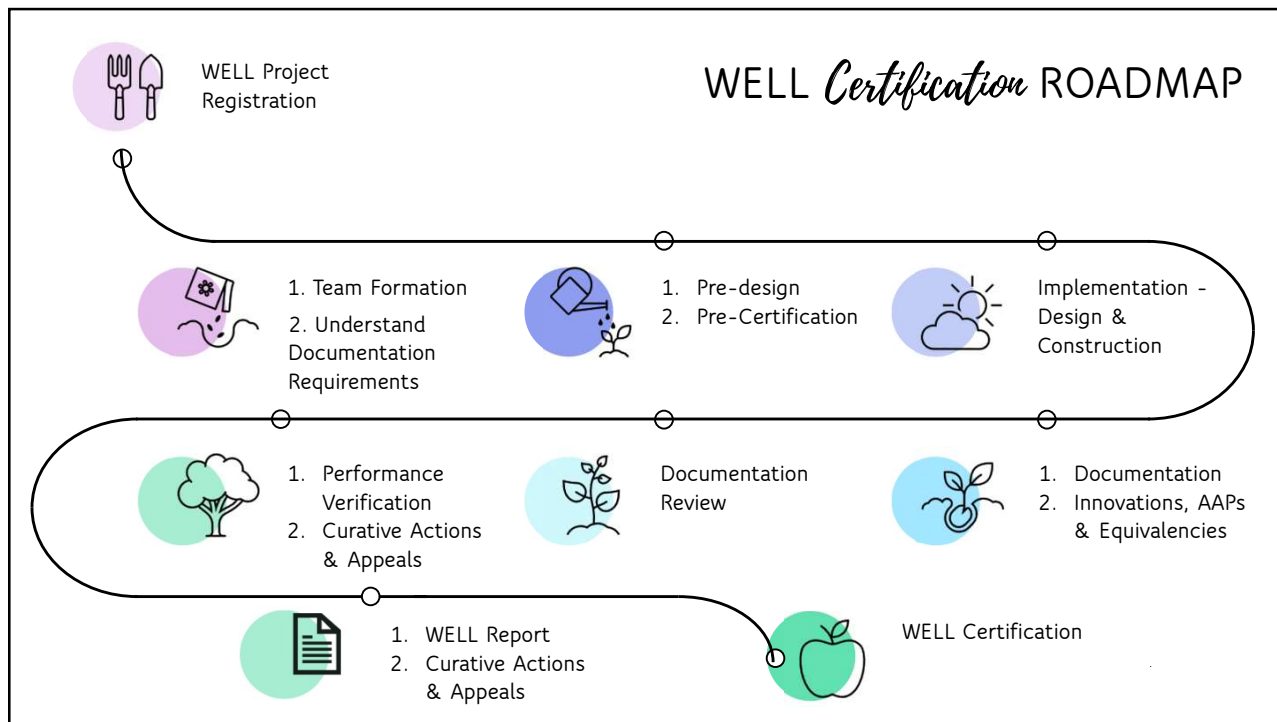


Curative action is available to project teams that wish to undertake corrective measures to address unmet performance testing criteria and schedule follow-up performance testing.



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

88



89



90

### 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.

91

## 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,

92

## Recertification

93


## 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



94



## 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.

95



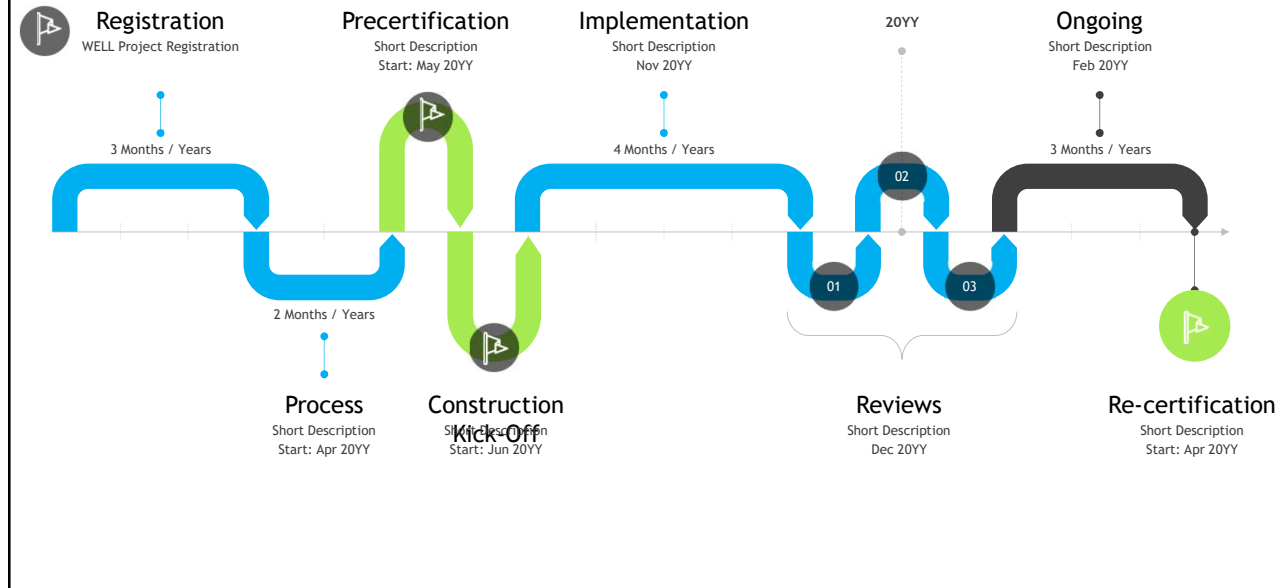
## Newly Installed Products

## Foods And Beverages

96



# WELL Certification Timeline



97



## 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.



98

# 02.

## WELL Portfolio

---

99

### *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.



100

**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.

