



THE WELL BUILDING STANDARD: BUILDING A HEALTHY, SUSTAINABLE AND PROFITABLE FUTURE BY FOCUSING ON THE TRIPLE BOTTOM LINE

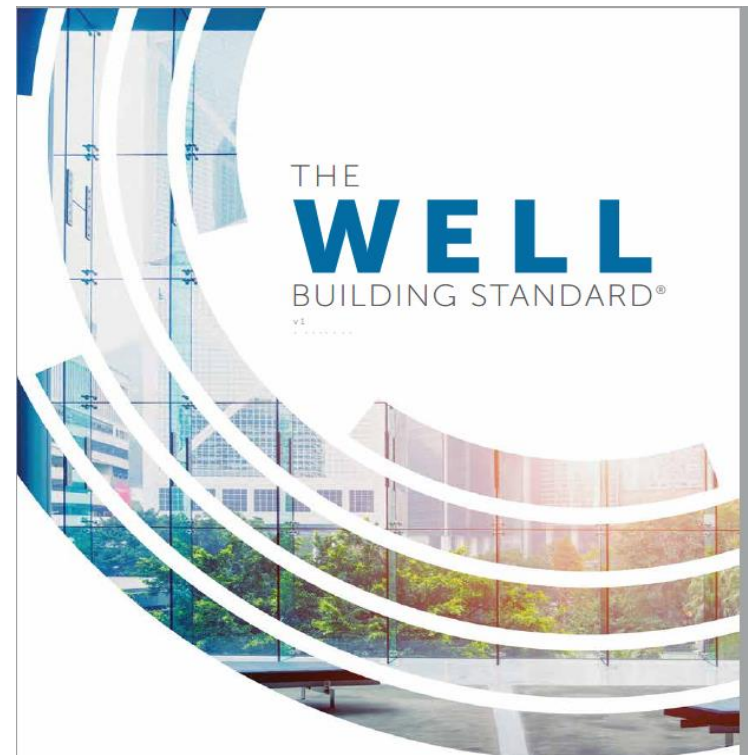
FAD



FUTURE?







*“You can think of it
like a Fitbit for a
building.”*

TRENDS
Mike Phillips

Global Well - Continued

- WELL spans more than 30 countries
- More than 2,500 WELL APs around the world
- More than 750 registered projects and 140 million square feet of space
- More than 168 WELL faculty/accredited professionals in over 20 countries
- Most number of projects in California followed by Shanghai, China
- Top markets for registered projects: United States, China, Australia, France, Canada, UK

THE WELL MOVEMENT: WORLDWIDE

Top six markets for project registrations:

United States, China, Australia, France, Canada, UK

More info on project registrations here:

<https://wellonline.wellcertified.com/community/projects>

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LEED CERTIFICATION



CERTIFIED
40-49 points

SILVER
50-59 points

GOLD
60-79 points

PLATINUM
80+ points

WELL CERTIFICATION

SILVER, GOLD OR PLATINUM



100 %
OF PRECONDITIONS



100 %
OF PRECONDITIONS

40 % +
OF OPTIMIZATIONS



100 %
OF PRECONDITIONS

80 % +
OF OPTIMIZATIONS

PEOPLE + PLANET

WELL works in conjunction with global green building rating systems to enhance building performance for human health and our environment.



**LIVING
BUILDING
CHALLENGE**

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**WE SPEND ABOUT 90% OF
OUR TIME INDOORS.**

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THE TEAM BEHIND WELL

IWBI is a public benefit corporation
whose mission is to improve human
health and well-being in buildings
and communities everywhere.



IWBI + GBCI

**Green Business
Certification Inc. (GBCI),
the same organization
that administers LEED
certification, provides
third-party certification
for WELL.**



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THE DEVELOPMENT OF WELL

IWBI undertook a comprehensive expert peer review process, which included three phases—a **scientific, medical and building expert review**—and culminated in the release of the WELL Building Standard.



SCIENTIFIC PRACTITIONER MEDICAL



7 Concepts – WELL Building Standard

The WELL Building standard is made up of features that address seven concepts:



AIR



WATER



NOURISHMENT



LIGHT



FITNESS



COMFORT



MIND

102 Features – WELL Building Standard

- **Air:** 29 features
- **Water:** 8 features
- **Nourishment:** 15 features
- **Light:** 11 features
- **Fitness:** 8 features
- **Comfort:** 12 features
- **Mind:** 19 features

ALL TYPES OF BUILDINGS

Choose from project types and pilot programs – or work with WELL for a custom approach to your unique building project.



Education (pilot)



**Multifamily
residential (pilot)**



**Commercial
kitchen (pilot)**



Restaurant (pilot)



Retail (pilot)



**New and
existing
buildings**



**New and
existing interiors**

VERIFIED PERFORMANCE

The WELL
differentiator: data-
driven environmental
assessments through
on-site performance
verification.



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The background of the slide features a photograph of three people walking on a modern, light-colored architectural structure, possibly a bridge or a walkway. The structure has a railing and is set against a dark, overcast sky. The text 'THE WELL COMMUNITY STANDARD™' is overlaid on the left side of the image in a large, white, sans-serif font.

THE WELL COMMUNITY STANDARD™

Key differences

- **Key differences between WELL Building and WELL Community Standards:**
 - **WELL Building requires re-certification every 3 years and WELL Community requires it every 5 years.**
 - **There are 7 Concepts and 102 features for WELL Building.**
 - **There are 10 Concepts and 110 features for WELL Community.**

NEW: BREAKING NEWS!

WELL 2.0

- **Just announced a couple of months ago – May 31, 2018**
- **3 years since WELL**
- **Shows the area is evolving**
- **Fewer preconditions**
- **Weighted optimizations**
- **New approach re: performance verification:**
 - **Use of local providers**

6 Guiding Principles of WELL 2.0

- 1. Equitable**
- 2. Global**
- 3. Evidence based**
- 4. Technically robust**
- 5. Collaboratively developed with WELL's community
of users**
- 6. Resilient**

10 Concepts of WELL 2.0

- 1. Air**
- 2. Water**
- 3. Nourishment**
- 4. Light**
- 5. Movement**
- 6. Thermal Comfort**
- 7. Sound**
- 8. Materials**
- 9. Mind**
- 10. Community**

“In these intervening three years since we launched WELL, there’s been an explosion of interest in this idea of buildings as health intervention tools. Better data, more research, additional evidence is demonstrating that the impact of our buildings and communities can be an even larger contributor to your health than we realized.”

WATER STREET

TAMPA



Project Designers:

- 1 Pickard Chilton
- 2 Gensler
- 3 Baker Barrios
- 4 Olson Kundig
- 5 Morris Adjmi Architects:
Interior Design by Roman
& Williams
- 6 Morris Adjmi Architects
- 7 CookFox Architects
- 8 CookFox Architects
- 9 HOK Architects
- 10 Kohn Pedersen Fox
Associates (KPF): Interior
Design by Cecconi Simone
- 11 Alfonso Architects
- 12 Nichols Brosch Wurst Wolfe
& Associates (NBWW):
Interior Design
by Champalimaud

WATER STREET

TAMPA



Infrastructure
Sustainability
Wellness
Technology

WATER STREET
TAMPA

Key Planning & Design Elements



CONNECTIVITY

Others
Nature
Culture
Experiences
Transportation
Technology



WELLNESS

Air
Water
Nourishment
Light
Fitness
Comfort
Mind



DIVERSITY

Places
Architecture
Design
Housing
Workspaces
Transportation



LIVABILITY

Al Fresco Lifestyle
Public Gathering Spaces
Easy Access to Everything
Sidewalk Cafes
Outdoor Rooms
Pedestrian Experience



SUSTAINABILITY

Water
Energy
Materials
Resources
Innovation
District Cooling System
Solar



VIBRANCY

Curated Happenings
Live Music
Arena Events and Sports
Fitness by Design
Calendar of Activities
Food, Drink and Shopping



DESIGN

Sense of Place
Ties with Nature
Community
Identity
Adaptability
Connections
Productivity
Creativity

A community for wellness



Integrating Wellness and Sustainable Features into Buildings

Dual Strategy LEED Strategy WELL Strategy

COMMUNITY

Connections to Pedestrian & Bicycle-friendly Paths,
Bicycle Storage & Changing Rooms, EV & ACEEE Vehicle Parking,
Accessible Water Fountains, Location Room

AIR QUALITY

Carbon & MERV 13 Filtration, DOAS, Increased
Ventilation Rates, Low-VOC Materials, UV Lamps,
Healthy Entryway Systems, Pesticide Management

LIGHT QUALITY

Building Automated Shades,
Access to Daylight, Full-Spectrum Glazing,
Electric Glare Control

COMFORT

Programming for Accoustical Consideration, Accoustical
Lining at Mechanical Systems, Automated Shades,
Universal/ADA Design

WATER QUALITY

Sediment Filters,
Risers for Tenant Water Fountains

MIND

Health & Wellness Library, Art
Integration, Biophilic Design,
Material Transparency

FITNESS

Active Stair Design, Tenant
Accessible Fitness Center,
Bicycle Storage & Support

NOURISHMENT

Healthy Vending & Food
Advertising

WATER EFFICIENCY

Water Sense Fixture
Water Efficient Landscaping
Stormwater Collection



ENERGY

High-Performance Façade, DCV,
Renewable Energy – PV on Roof, ERV,
Commissioning, Tenant Submetering



SITE

Stormwater Collection, Green Roof, Reflective
Roof, Access to Public Transportation, Bicycle
Storage & Changing Room, EV & ACEEE Vehicle
Parking



MATERIALS

Stormwater Collection, Green Roof, Reflective
Roof, Access to Public Transportation, Bicycle
Storage & Changing Room, EV & ACEEE Vehicle
Parking




INNOVATION

Green Education, Beekeeping,
Pesticide Management, Circadian
Lighting, IOT integration



IEQ

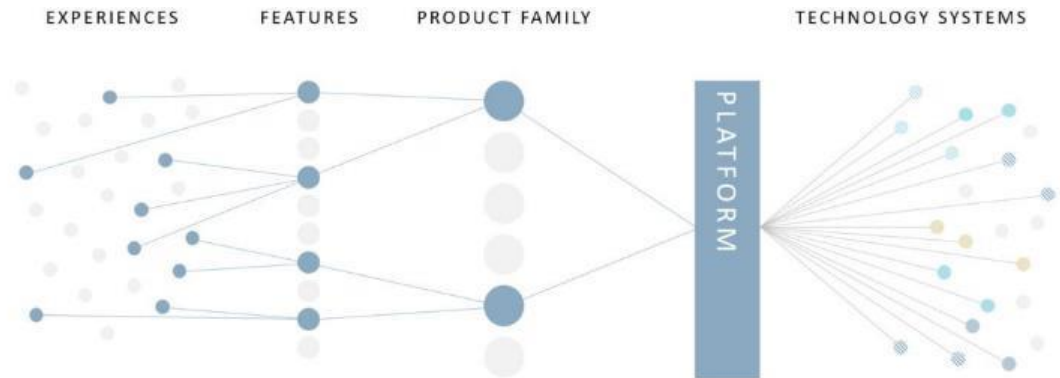
DOAS, Increased Ventilation, Access to
Daylight, Low-VOC Materials, Healthy
Entryway Systems

 Dual Strategy

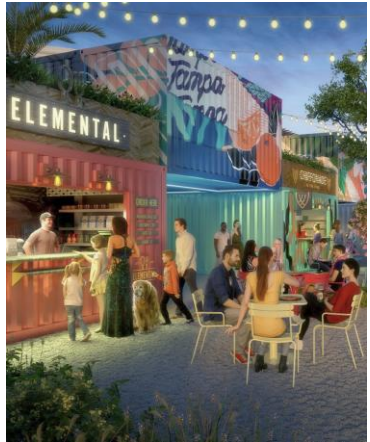
 LEED Strategy

 WELL Strategy

Smartly connected



Sparkman Wharf



Vertical Construction Underway

