ENGINEERING WELL: What is the WELL Building Standard and Why Does It Matter?

AUGUST 19, 2020

*Please use GALLERY VIEW

**Please have PAPER & SHARPIE

IF YOU HAVE ON YOUR VIDEO, YOU CAN PHYSICALLY RAISE YOUR HAND FOR OTHERS TO SEE
OUR TEAM

Dominique Arrieta, AIA
President and Chief Executive Officer

Jeff Fowler
Chief Financial Officer

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Director of Preconstruction Services

OUR LOCATIONS

SAN FRANCISCO  DENVER  NASHVILLE  SAN ANTONIO  JUPITER
ENGINEERING WELL:
What is the WELL Building Standard and Why Does It Matter?
QUESTION – THE WELL BUILDING STANDARD IS FOR …? 

1. Anyone 
   Because healthy buildings can benefit anyone.

2. Building Occupants 
   Because the occupants feel better and are healthier in WELL buildings.

3. Building Owners 
   Because it increases the value of their buildings.

4. Employers 
   Because their employees feel better in WELL Buildings and as a result are more productive, miss work less often and stay with the firm longer.

5. 2, 3 & 4 - Building Occupants, Building Owners & Employers 
   Because the WELL building standard benefits each of the building occupants, building owners and employers.
We spend approximately 90% of our time indoors, and our environment is the largest determinant of our overall health.

That means our health begins at home – and at work, and in all of the spaces we frequent on a daily basis.

INTEGRATION

COMMUNITY

ECOLOGY

WATER

ECONOMY

#1
Ranking of the built environment in determining happiness

90%
% of time people spend indoors

45%
Buildings as % of US greenhouse gas emissions

80%
Buildings as % of municipal water supply

87%
Buildings as % of global GDP

“TOP TEN REASONS BUILDINGS MATTER”

ENERGY

WELLNESS

RESOURCES

CHANGE

DISCOVERY

79%
Buildings as % of US electricity use

69%
% increase in risk of adverse health effects through poor indoor air quality

40%
Buildings as % of raw material use

40%
Return on investments in natural disaster preparedness

71%
Built environment % impact on student test scores
BETTER BUILDINGS

WELL positions building design and operations as agents of public health.

WELL measures, verifies and monitors building features that impact health and well-being.

QUESTION – THESE ACRONYMS STAND FOR....?

1. USGBC
2. LEED AP BD+C
3. IWBI
4. GBCI
5. USACE
DEVELOPMENT OF WELL

2014
IWBI launches the WELL Building Standard™ after a six-year, expert peer review process that spanned three phases: scientist, practitioner and medical.

2017
With the debut of the WELL Community Standard™ pilot, IWBI expanded its scope to set a new global benchmark for healthy communities at the district-scale.

2018
Condensing learnings from WELL users, project outcomes and the latest research, IWBI rolls out the WELL v2™ pilot. The next version of WELL represents a new paradigm for supporting human health through better buildings.

WELL Building Standard v1
WELL Building Standard v2
WELL Pilot Programs
WELL Portfolio
WELL Community
WELL Health-Safety Rating
### WELL v2 | 10 CONCEPTS

<table>
<thead>
<tr>
<th>Concept Type</th>
<th>Features</th>
<th>Preconditions</th>
<th>Optimizations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air</strong></td>
<td>14</td>
<td>4</td>
<td>10</td>
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<tr>
<td><strong>Water</strong></td>
<td>8</td>
<td>3</td>
<td>5</td>
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<tr>
<td><strong>Nourishment</strong></td>
<td>13</td>
<td>2</td>
<td>11</td>
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<td><strong>Light</strong></td>
<td>12</td>
<td>2</td>
<td>10</td>
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<td><strong>Movement</strong></td>
<td>15</td>
<td>2</td>
<td>13</td>
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<td><strong>Thermal Comfort</strong></td>
<td>7</td>
<td>1</td>
<td>5</td>
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<td><strong>Sound</strong></td>
<td>5</td>
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<tr>
<td><strong>Materials</strong></td>
<td>14</td>
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<tr>
<td><strong>Mind</strong></td>
<td>16</td>
<td>2</td>
<td>13</td>
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<tr>
<td><strong>Community</strong></td>
<td>16</td>
<td>3</td>
<td>15</td>
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</tbody>
</table>
HAVE YOU WORKED ON CERTIFICATION FOR A WELL v1 or v2 BUILDING OR BEEN INVOLVED AT ANY LEVEL WITH A WELL BUILDING?

Please use Reactions at the bottom of your zoom screen (put cursor on screen and it appears) or click on Participants or Chat to interact with the group.

DYNAMIC SCORECARD

- Leverage the WELL v2 digital platform to create a custom scorecard
- Enter your project details and browse a selection of suggested features tailored to help you achieve your project’s unique goals.
ALTERNATIVE ADHERANCE PATHS

Alternative adherence paths enable you to apply new, novel and creative ways of achieving WELL features.

AIR

Experience high-level indoor air quality across a building’s lifetime.

- Performance metrics
- Ventilation and operable windows
- Filtration
- Construction pollution management
- Source of concern protection
- Smoking ban
- Maintenance and operations
- Microbe and mold control
WATER

Access to high quality drinking water and water management.

- Performance metrics
- Legionella control
- Treatment
- Drinking water promotion
- Moisture management
- Handwashing

NOURISHMENT

Encourage better eating habits by creating food environments where the healthiest choice is the easiest choice.

- Fruits and vegetables
- Nutritional transparency
- Ingredient restrictions
- Portion management
- Accommodating special diets
- Food advertising and education
- Mindful eating spaces
- Food preparation guidelines
- Food production and sourcing
Benefit from daylight and lighting systems designed to increase alertness, enhance experience and promote sleep.

- Occupant controls
- Visual acuity
- Circadian lighting design
- Glare control
- Daylighting access
- Visual balance
- Light quality
- Light exposure and education

Promote active living through environmental design strategies, policies and programs.

- Active buildings and communities
- Ergonomics
- Active furnishings
- Movement and circulation
- Active commuting
- Site planning and selection
- Physical activity space
- Physical activity promotion
- Self-monitoring
Maximize your productivity through improved HVAC system design and by meeting thermal preferences.

- Performance metrics
- Thermal zoning
- Individual controls
- Radiant thermal comfort
- Ongoing monitoring
- Humidity control

Improve your experience with optimal acoustical comfort parameters.

- Performance metrics
- Mapping
- Barriers
- Absorption
- Masking
Reduce human exposure to hazardous building materials.

- Lead, Asbestos, PCB and Mercury safety
- Outdoor structures
- Waste management
- Site remediation
- Pesticide use
- Cleaning products and protocols
- VOC reduction
- Long-term emission control
- Enhanced material precautions
- Material transparency

Support cognitive and emotional health through design, technology and treatment strategies.

- Access to nature
- Focus support
- Sleep support
- Business travel
- Tobacco prevention and cessation
- Substance use education and service
- Opioid emergency response plan
WHAT QUESTIONS DO YOU HAVE ABOUT THE TEN CONCEPTS OR ANYTHING ABOUT THE WELL BUILDING STANDARD?
THE WELL COMMUNITY STANDARD™ PILOT

The premier global standard for supporting health and well-being through inclusive, integrated and resilient communities.

WELL PORTFOLIO

Apply the world’s leading health-focused building standard – WELL – across multiple buildings in a streamlined and cost-effective approach.

Designed to maximize the positive outcomes related to human health and well-being along with the value of your buildings, WELL Portfolio is a program for companies at the leading edge of the movement to improve global health.
WHAT GREEN OR SUSTAINABLE RATING SYSTEMS HAVE YOU WORKED WITH?

PLEASE USE CHAT SO EVERYONE CAN SEE ANSWERS
Other Types of Certifications *(in addition to LEED and WELL Building Standard)*

- **FSC**: A standard for responsible forest management.
- **GREEN SEAL**: Certification for proven green products and services.
- **GREEN CIRCLE CERTIFIED**: 3rd-party verification of sustainable cleaning products.
- **GREEN GLOBES**: Certification for sustainable resources.

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**A MOVEMENT OF LEADERS
JOIN THE WELL AP COMMUNITY**

The WELL Accredited Professional™ (WELL AP™) credential denotes expertise in the WELL Building Standard and a commitment to advancing human health and wellness in buildings and communities.

**GROW YOUR KNOWLEDGE • ADVANCE YOUR CAREER • MAINTAIN LEADERSHIP**
The majority of slides in this presentation were obtained from www.wellcertified.com and are used with permission by IWBI.

QUESTIONS

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**ADDITIONAL INFORMATION**

- World leading, multidisciplinary building science center
- Mission: Build a better world together
- Translating research into products, services, standards and qualifications used around the world
- Over 650 employees globally
- Reinvestment of profits into research and supporting education.
BREEAM®

- The world’s first and still the most widely used environmental assessment method for buildings
- The trusted mark of sustainability in over 78 countries
- Over 561,000 certificates issued, over 2.2 million projects registered
- Network of over 4,000 independent licensed assessors across the world.

The Edge, Amsterdam, NL

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WELL HEALTH-SAFETY RATED 2020

Prioritize health and safety in a post-COVID-19 world with the third-party verified WELL Health-Safety Rating
The WELL Health-Safety Rating is an evidence-based, third-party verified rating focused on operational policies, maintenance protocols, emergency plans, and stakeholder education and engagement to address a post-COVID-19 environment now and broader health and safety-related issues into the future.

Operational Policies
Adoption of policies and procedures to facilitate a healthy and safe workplace or facility.

Maintenance Protocols
Implementation of facilities management and maintenance protocols designed to reduce the risk of infectious disease transmission.

Emergency Plans
Development of emergency plans and protocols that, when applied, help to safeguard building users.

Stakeholder Education and Engagement
Regular communications, education and signage that capture important updates, activities and information.

Why this rating matters now
Created in response to the COVID-19 pandemic and consisting of operational interventions that can be made to help mitigate its spread, including the five key themes covered in the rating:

- Cleaning and Sanitization Procedures
- Emergency Preparedness Programs
- Health Service Resources
- Air and Water Quality Management
- Stakeholder Engagement and Communication
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<thead>
<tr>
<th>Task</th>
<th>Yes</th>
<th>Maybe</th>
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<tbody>
<tr>
<td>Support Mental Health Recovery</td>
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<td>Promote Flu Vaccines</td>
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<td>Promote a Smoke-Free Environment</td>
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<td>Assess Ventilation</td>
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<td>Assess and Maintain Air Treatment Systems</td>
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<td>Develop Legionella Management Plan</td>
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<tr>
<td>Monitor Air and Water Quality</td>
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<td>Manage Mold and Moisture</td>
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<tr>
<td>Promote Health and Wellness</td>
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<td>Share Food Inspection Information</td>
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<td>Innovation I</td>
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Develop Emergency Preparedness Plan

The following requirements are met:

- A risk assessment is undertaken to address at minimum the following:
  1. Identify project assets (e.g., employees, facilities).
  2. Establish pathways for vulnerable occupants or groups (e.g., older adults, people with disabilities, pregnant women, children) to confidentially identify their specific needs in an emergency.
  3. Evaluate potential impacts of relevant hazards and identify high-risk hazards.
  4. Determine emergency management planning priorities.
- An emergency management plan is in place outlining response in the case of emergency situations within the building or surrounding community, addressing at minimum the following hazards:
  1. Natural (e.g., flood, tsunami, wildfire, earthquake, hurricane).
  2. Fire.
  3. Health (e.g., acute medical emergency, infectious disease pandemic).
  4. Technological (e.g., power loss, chemical spill, explosion).
  5. Human-caused (e.g., civil unrest, act of terror, terrorism).
- The emergency management plan meets the following requirements:
  1. Incorporates an annual (at minimum) inventory and maintenance of building emergency response resources (e.g., first aid kits, automated external defibrillators, emergency notification systems, personal protective equipment) and operations capabilities (e.g., backup power, remote management systems).
  2. Includes a list of specific personnel (by updated availability at minimum) and includes roles and contact information of the emergency response teams.
  3. Plan is reviewed and updated (as needed) on an annual basis and is easily accessible to all building occupants.
- Regular building occupants are provided education and training on emergency preparedness and response, including the following:
  1. Communications about the emergency management plan and related resources, including guidance by relevant local, state, regional, or global-level emergency response agencies (e.g., WHO, FEMA or equivalent), annually (at minimum), to employees during new employee onboarding and during all emergency events.
  2. Practice drills or other operations-oriented exercises conducted annually (at minimum) for each high-risk hazard identified in the risk assessment and conducted every two years (at minimum) for other hazards covered under the emergency management plan.

Verified by Policy and/or Operations Schedule

WELL Core Guidance:
Verifiable by Policy and/or Operations Schedule

WELL Core Guidance:
To earn this feature, the requirements should be met in the whole building.

Resources

- OSHA | How to Plan for Workplace Emergencies and Evacuations
- WHO | Work in Emergencies: Prepare, Prevent, Detect and Respond - Annual Report 2018
- WHO | Managing Epidemics: Key Facts About Major Deadly Diseases

Next Steps

Look for the SEAL

Communicate to Build Confidence

The WELL Health-Safety seal can be placed on every space that has earned the rating as a visual mark to indicate the work an organization has done to apply measures mapped to scientific evidence that help to support the health of individuals in a post-COVID-19 world.
QUESTIONS

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