WHAT'S NEW IN WELL v2?

A unified approach: One WELL

- *For all project types:* The next version of WELL is designed to be applied by all buildings, streamlining and unifying several existing pilot programs (multifamily residential, commercial kitchen, retail, education facilities and restaurants) and remaining flexible enough to accommodate novel project types. Building upon the pathways that WELL v1 currently offers through alternative adherence paths, equivalencies and the "All Projects In" program, WELL v2 makes flexibility native to the standard itself. All projects leverage a universal set of preconditions and an expansive library of optimizations that can be applied to many different building types by incorporating different pathways and thresholds for achievement. We look forward to collaborating with WELL users of all project types to build new pathways and parts into this infrastructure as WELL evolves.

- *WELL Core:* The next version of WELL also adds more value for WELL Core projects (known as Core & Shell in WELL v1) across all building sectors. One of our key objectives for WELL Core is to motivate and support tenants in their own pursuit of health and wellness strategies. We want to help owners do more on behalf of their tenants and ensure that improvements addressing health and wellness are readily transferable to tenants seeking WELL Certification. For these reasons, in WELL v2, WELL Core will become the new base level of certification. Projects can achieve WELL Certified Core at 40 points, with the option to pursue additional points in order to achieve WELL Certified Core Silver, WELL Certified Core Gold, and WELL Certified Core Platinum.

- *Existing buildings:* The IWBI team crafted the WELL v2 feature set with a specific focus on feasibility for existing buildings and commercial interiors. We set a goal that all well-intentioned projects would be able to meet the preconditions without major capital expenditures. And we added new features and pathways that address building operations and maintenance as well as organizational policies and programs that have a significant impact on the health and wellness outcomes that are fundamental to WELL.

Localized

- Through close collaboration with technical experts around the world, our goal is to build pathways into WELL that represent local perspectives. WELL v2 will proactively suggest equivalencies and regionally appropriate pathways for meeting health intents based on where projects are located. We've revamped the statistics and feature requirements throughout WELL v2 to improve global relevancy, and have begun work to identify the most pressing health issues in different geographies around the world to ensure we can continuously adapt WELL to address local opportunities and imperatives. This work, along with translation of the content into languages relevant to our top markets, is already underway and will be released on a rolling basis.

10 WELL concepts

- The next version of WELL expands the seven concepts that make up WELL v1 to more clearly highlight and differentiate WELL's range of approaches to advancing human health in the spaces where we live, work, learn and play. This approach allows us to better acknowledge significant aspects of health that have always been a part of WELL.

  We have expanded the original seven concepts (*Air, Water, Nourishment, Light, Fitness, Comfort and Mind*) to 10 concepts: *Air, Water, Nourishment, Light, Movement, Thermal Comfort, Sound, Materials, Mind and Community.*
  - o The original *Comfort* concept has been broken out into *Thermal Comfort* and *Sound*. Features pertaining to ergonomics have been incorporated into the *Movement* concept (known as Fitness in WELL v1) throughout the framework.
  - o *Materials* has been separated out from the original *Air* and *Mind* concepts.
  - o *Community* is a new concept we're introducing that emphasizes equity, social cohesion and engagement. The WELL Community Standard will continue as a separate district-scale tool.
- *Numbering:* You'll also notice that features are numbered, starting at one, within each concept and given a concept-specific code. This reflects strong user feedback to organize and number features for easy reference.

A re-imagined scoring system

- *Reduced number of preconditions for optimum flexibility:* We've reduced the number of preconditions required for certification by half to remove barriers to entry for diverse project types, resulting in a set of preconditions that we believe should be achievable for *any* project type. Fewer preconditions means more flexibility for project teams to focus on optimizations that reflect project wellness goals and interests, without sacrificing the holistic rigor that makes WELL the global market's premier building standard focused on the health and wellness of people in buildings.

- *100 possible points based on weighted optimizations:* WELL v2 introduces a 100-point scoring system. Preconditions are mandatory, and therefore do not have point values. Rather, projects achieve points through optimizations, which are weighted by potential for health impact, thus rewarding projects that apply high-impact features (projects must pursue a minimum of 50 points in optimizations to reach WELL Silver).

  Additionally, parts within optimizations can now be pursued individually. Each part carries a distinct point value and can be used to achieve points towards the maximum points allocated to the optimization. Since WELL is a comprehensive approach to health and well-being, we've assigned a minimum number points that must be achieved in each concept to ensure that projects have a balanced impact on the people in each space.

The new WELL scorecard

- *Feature improvements:* Case studies and customer feedback demonstrate that WELL is seeding positive outcomes and success across the world. To further increase WELL's ability to improve human health and well-being, IWBI has revisited and reviewed all features to reflect the latest understanding of health research and the applicability of interventions. A better balance between building-related interventions and wellness programming makes for a more comprehensive approach to health and wellness. IWBI will continue to learn from the research and design communities to incorporate new

understandings into an expanded feature library that will grow over time to reflect the latest thinking on how buildings can advance human health.

- Upon registration via WELL Online, project teams will input their project details and the platform will produce a recommended custom scorecard based on project parameters, optimizations pursued by other projects, health imperatives where the project is located, and the project's own priorities. The recommended scorecard is based on a new 100-point structure, with 10 additional points reserved for innovations, and is intended to be a helpful starting point for projects as they're defining their goals and further tailoring their scorecard.

Evolving performance verification

- *Improved processes, protocols and equipment:* All WELL v2 projects will benefit from an improved Performance Verification process, a critical step in ensuring that WELL buildings are performing as intended and an important part of what establishes WELL as the market standard for leadership.

- *Sophistication and accuracy:* The new version of WELL introduces greater sophistication and accuracy to testing protocols and equipment used in WELL Performance Verification. IWBI is also introducing adjustments to testing protocols based on the findings of lab testing conducted on air quality, daylight and electric light, and other environmental parameters.

- *The opportunity to engage with new marketplace providers:* Performance Verification is evolving to be a more seamless process, including a new option for WELL v2 project teams to contract with local service providers, called performance testing agents, for on-site performance testing. This summer, Green Business Certification Inc. (GBCI) will begin training performance testing agents for this important new role in the certification process. Project teams will either contract with these providers directly, or will engage GBCI, to execute WELL performance testing on their projects. Fees associated with this step will be contracted directly with the performance testing agent. These results, along with additional information about the performance testing (including equipment types, all raw data collected, photographs of testing locations, etc.) are reported to GBCI, which will then conduct a comprehensive review, called the Performance Review, of all design and operational documentation, along with raw data from performance tests and results analysis. The combination of the on-site performance testing along with the Performance Review, constitutes WELL Performance Verification.

New milestones along the way

- Our experience with WELL v1 has proved to us that projects should approach the Performance Verification milestone with patience and adequate preparation to be successful. Performance Verification is a key component of the WELL process, focused on accountability and benchmarking real-world performance. To encourage projects to take their time prepping for a successful Performance Review, we have created a new interim designation that can be used for promoting a project's progress on the way toward certification. In WELL v2, project teams can now submit for an early phase review by GBCI and, when successful, earn a WELL Design & Operations designation (WELL D&O™). WELL D&O is available to all buildings. While this does not constitute a full certification, or earn a plaque, it will be a recognizable mark and an official designation of achievement that

projects can utilize to communicate an interim achievement in the journey toward WELL Certification.

Continuous monitoring

- Continuous monitoring, both through sensors to measure building performance, as well as surveys to assess the human experience, is the next step in the advancement of healthy, high-performing buildings. WELL v2 asks the market to take incremental steps toward this goal of understanding real-time building performance through the collection and reporting of performance data. For measured environmental parameters, WELL v2 requires annual submissions through WELL Online. Our aspiration is to prepare the market for a future state in which buildings and people can be in direct dialogue, in real-time. For ongoing monitoring, WELL v2 projects may use available consumer-grade products; projects that contract with GBCI-trained performance testing agents can utilize the results for purposes of recertification.

WELL v2: Terminology

- NEW TITLE: WELL v2™ pilot, the next iteration (or version) of the WELL Building Standard™.
    - When distinguishing between versions, use WELL v2 or WELL v1.
    - Not necessary to mention pilot on second reference.
    - OK to use WELL in general to refer to the general principles and ecosystem of WELL.

- NEW: WELL Design & Operations Review will result in a new designation (WELL D&O™) that will be an optional interim mark that projects can use on their way to certification.

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- NEW: performance testing agents (includes GBCI performance testing agents and GBCI-trained performance testing agents)

- NEW: WELL Reviewer (GBCI) The term "WELL Assessors" is being phased out.

- NEW: WELL Core | OLD: WELL Core & Shell – a new pathway that will result in a WELL Core plaque.

- Performance testing + Performance Review = Performance Verification (PV)
  [optional WELL D&O Review] + Documentation Review + Performance Verification = WELL Certification