

## Fitwel vs. WELL



This document compares two common, yet different, healthy-building certifications in order to provide guidance on selecting the appropriate certification type for each need. Marx|Okubo is committed to providing realistic solutions for property investments, which includes ensuring that the healthy building certification selected complements the priorities of the owner/investor/lender. The time requirements and cost of healthy building certifications are not a one-size-fits-all approach; the certification chosen should reflect the project scope, schedule, budget, team and sophistication level.

### HEALTHY BUILDING CERTIFICATION COMPARISON



#### GENERAL DESCRIPTION

<p>A building certification standard, created in 2017 by the U.S. Centers for Disease Control Prevention (CDC) alongside the General Services Administration (GSA), which includes design and operational strategies to optimize occupant health and productivity.</p>	<p>A building standard created by Delos and the International WELL Building Institute in 2014, which administers the rating system. It was the first standard to focus solely on human health and wellbeing in the built environment.</p>
<p>The rating system is managed and reviewed by the Center for Active Design.</p>	<p>Green Business Certification Inc. reviews materials to confirm compliance.</p>
<p>Projects may include new construction or existing buildings for workplace, retail, residential and community.</p>	<p>Projects may include new and existing buildings, core and shell, and new and existing interiors.</p>
<p>All credits are voluntary.</p>	<p>Prerequisites are required in each credit category.</p>
<p>Three levels of certification: 1, 2 and 3 stars</p>	<p>Three levels of certification: Bronze, Silver, Gold, Platinum</p>
<p>Created in 2017</p>	<p>Created in 2014</p>

	
<b>SCHEDULE</b>	
<b>Certification:</b> 12 weeks (Ambassadors and Champions) to 16 weeks	<b>Certification:</b> 7 months plus 2 months per extension
Re-certification is required every three years.	Annual reporting: occupancy surveys, proof of maintenance, ongoing air/water quality monitoring.
<b>COST</b>	
New Construction Certification: \$12,500+/- <ul style="list-style-type: none"> <li>▪ Commercial sites: \$500 for registration, and \$12,000+\$100/acre&gt;20, based on acres</li> <li>▪ Multifamily residential, retail, workplace: \$500 for registration, and \$5,500-\$10,000 for scorecards</li> </ul>	Update for WELL V2: Enrollment: \$2,500 Program Fee: \$0.16/SF (Min \$6,500 and capped at \$98,000) (\$0.08/SF for industrial) Onsite Performance Testing: \$6,500+
Existing Building Certification: \$500 + 80% certification rate, required every three years	\$0.14 - 0.17/SF for new and existing buildings, depending on size. Minimum: \$6,525.
	Consulting fees are estimated to be twice that of Fitwel.
<b>CONSIDERATIONS</b>	
<b>Pros:</b> <ul style="list-style-type: none"> <li>▪ Fitwel was designed to be simple to implement and document.</li> <li>▪ No prerequisites allows flexibility for choosing desired strategies.</li> <li>▪ GRESB points awarded for certifications.</li> <li>▪ Low cost</li> <li>▪ Relatively short certification timeline</li> <li>▪ Easily scalable to existing building portfolios</li> </ul>	<b>Pros:</b> <ul style="list-style-type: none"> <li>▪ Some view as having higher quality due to increased complexity and onsite performance testing.</li> <li>▪ Format understood by design and construction firms, designed for new construction.</li> <li>▪ GRESB points awarded for certifications</li> </ul>
<b>Cons:</b> <ul style="list-style-type: none"> <li>▪ Some view as "too easily obtainable" due to lack of onsite performance testing, lack of prerequisites and low certification thresholds</li> <li>▪ Not as well suited for new construction, as WELL is more familiar to design and construction firms. (Set up similar to LEED).</li> </ul>	<b>Cons:</b> <ul style="list-style-type: none"> <li>▪ Certification is complete and requires high levels of documentation. Onsite validation is required. Prerequisites in each credit category.</li> <li>▪ High costs</li> <li>▪ Not easily scalable or replicable for existing portfolios</li> <li>▪ Long certification timeline</li> </ul>
<b>Recommended application:</b> Existing buildings and portfolios, lower budget projects	<b>Recommended application:</b> New construction, higher budget projects

## CONTACT US

Questions about evaluating your building's health? We have professionals accredited in Fitwel and WELL that would be happy to help.

Contact [jamie\\_rivera@marxokubo.com](mailto:jamie_rivera@marxokubo.com) or [jessica\\_weyandt@marxokubo.com](mailto:jessica_weyandt@marxokubo.com).