WELL BUILDING

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

WIREDSCORE CERTIFIED 2022

VIA LAIETANA, 26

Year after year,
Núñez i Navarro's steadfast
commitment to sustainability
extends to all areas of its
activity, and priority is always
given to the development of its
teams, safety and wellbeing at
work and the implementation
of social and environmental
indicators.

Committed in every m²

WELL
Well Building Stantard™
NN Via Laietana, 26

24,000 PROJECTS COVERING MORE THAN 4.57 TRILLION SQUARE METRES ARE APPLYING THE WELL CERTIFICATION IN MORE THAN 124 COUNTRIES.

The WELL™ certification programme of the International WELL Building Institute (IWBI) is the tool to improve the health and wellbeing of buildings and people around the world from a holistic standpoint.

WELL certification is an equitable, global, evidence-based, third-party reviewed, technically robust and resilient model focused on the building user.

For more information, see **wellcertified.com**

/ Health objectives

AIR QUALITY, WATER QUALITY, HEALTHY FOOD AND ENVIRONMENTALLY-FRIENDLY MATERIALS
The building provides a healthy environment through the following strategies:

IMPROVED AIR QUALITY.
LOW LEVELS OF PARTICULATE MATTER, ORGANIC GASES, INORGANIC GASES AND RADON

Ventilation ratios according to Ashrae standard 62.1-2010. Control of CO_2.

Monitoring of air pollutant parameters.

HEALTHY AND ORGANIC FOOD SUPPLY

Installation of posters and training to promote healthy eating.

Proximity to food shops.

DRINKING WATER PURITY GUARANTEE

Installation of osmosis equipment, with microfiltration and disinfection.

Monitoring of water pollutant parameters.

Humidity and legionella control.

Safe hand-washing Limitation of contact with surfaces.

USE OF NATURAL BUILDING MATERIALS

Restriction on the use of asbestos, lead and mercury beyond local regulations.

Preferential use of environmentally-friendly cleaning products.

Installation of low-emission materials to avoid the presence of VOCs.

Preferential use of materials with statements that they contain natural ingredients.

/ Comfort and wellbeing objectives

LIGHT, ACOUSTIC AND THERMAL COMFORT, PHYSICAL ACTIVITY AND MENTAL FITNESS
A number of measures to improve comfort and wellbeing have been included in the design and strategy.

THERMAL, LIGHTING AND ACOUSTIC COMFORT

Thermal comfort (PPD, PMV) of Ashrae standard 55-2013.

Acoustic comfort study.

Thermal zones.

Natural light and circadian rhythms.

Monitoring of thermal comfort parameters.

Quality artificial light (LED, low flicker, high CRI, low UGR).

PHYSICAL ACTIVITY-FRIENDLY ENVIRONMENT.
PRESENCE OF OPEN STAIRWAYS AND NATURAL OUTDOOR ENVIRONMENT

Installation of ergonomic furniture in the building's reception area.

- PC monitors adjustable in height and horizontal distance to the user.
- Height-adjustable tables. Alternation between sitting and standing.
- Chairs adjustable in height, depth, seat angle, back angle and armrests.

Visible, open staircase design with comfortable conditions (natural light, views, vegetation).

20 bicycle racks and changing rooms with 4 showers.

Outdoor space conducive to exercise (proximity to services, public transport, bicycle paths, landscaped outdoor spaces).

MENTAL HEALTH AND COMMUNITY-BUILDING

Access to nature (indoors and outdoors).

Restorative and rest areas.

/ **LEED**

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LEED®
Leadership in energy and environmental design
NN Via Laietana, 26

220,000 SQUARE METRES CERTIFIED PER DAY, IN MORE THAN 165 COUNTRIES. SAVING ENERGY, WATER AND RESOURCES, REDUCING WASTE AND BOOSTING WELLBEING.

The LEED®, Leadership in Energy and Environmental Design certification programme of the US Green Building Council is a recognised programme in the design, construction, maintenance and operation of energy-efficient and sustainable buildings.

For more information, see the website **usgbc.org/LEED**

/ Energy efficiency measures

LOW ENERGY DEMAND, ENERGY CONSUMPTION SAVINGS, RENEWABLE ENERGY, ENERGY MANAGEMENT

31.7% IN OVERALL ENERGY SAVINGS*

**LIMITATION OF ENERGY DEMAND
REDUCTION IN THE DEMAND FOR HEATING AND COOLING**

Limitation of energy demand.
Efficient envelope design.

- Restoration of protected historic façade while maintaining its composition.
- Thermally insulated roofs in previous projects.
- Windows with low-emission treatment and argon gas chambers.
- Highly airtight exterior carpentry to protect against air leaks.

OBJECTIVE: A RATING FOR CO₂ EMISSIONS AND EPNR CONSUMPTION

Limitation of energy consumption.
Design of efficient installations.

- **Highly efficient production system.**
  Aerothermal energy through individual heat pumps per floor.
- **Highly efficient primary air equipment.** *Free-cooling and heat recovery.*
- **Efficient LED lighting.** Low energy consumption and longer light bulb lifetimes.
- **Centralised management system.** Individual company metres per floor.
- ***Commissioning of installations*** to ensure proper implementation. Measurement and verification to check the building's sound energy performance.
- **Low environmental impact coolants.**

**2.89% CONTRIBUTION
BY RENEWABLE ENERGIES**

Photovoltaic
solar energy.

- 28 photovoltaic solar panels (P=400 W / area 1.77 m²).
- 71.8 m² catchment area.
- 11.2 kWp total power to install.

**100% OF ELECTRICITY CONSUMPTION
FROM RENEWABLE PRODUCTION**

Green Energy
Power Contract.

Contracting 100% of the electricity consumption of the building's non-rental areas from renewable energy production companies.

* Calculations with respect to the Baseline building according to ASHRAE standard 90.1-2010.

/ Sustainability measures

SAVINGS IN WATER CONSUMPTION, WATER REUSE, HEALTHY ENVIRONMENT

QUALITY OF OUTDOOR SPACES. BIOPHILIA

Implementation of sustainability measures on the building plot.

- **276 m² of accessible outdoor space** (>30% of the plot).
- **78.60 m² of green surface** (biophilia, access to natural elements).
- **Heat island reduction.** Surfaces highly reflective to solar radiation.
- **Reduction of light pollution at night.**

42.58% SAVINGS IN THE BUILDING'S OVERALL WATER CONSUMPTION
53% SAVINGS IN WATER CONSUMPTION TO WATER PLANTS

Low water consumption faucets/toilets.

- **1,240 m³ annual water savings** (2.35 m³/person).
- **51% wastewater reduction** (faucet and toilet efficiency / water reuse).
  - Faucet 1.9 l/min
  - Showers 6 l/min
  - Toilets d/d 3– 4.5 l
  - Urinals 0 L/desc.

Native vegetation / efficient watering.

- **53% savings in water consumption to water plants.** 47.45 m³ annual water savings to water plants.
- Native vegetation. Low water consumption.
- Efficient drip irrigation.
- Hourly and seasonal programming of irrigation. Humidity – rain – wind sensors.

INTEGRATED PROJECT DESIGN AND PROCESS

Design objectives

At the advanced design stage, energy study to set targets for lowering the building's energy demand and consumption. Conducting the water balance.

LOCATION AND ENVIRONMENT PROMOTION OF SUSTAINABLE TRANSPORT / PROXIMITY TO SERVICES

- **Proximity to services** (school, theatre, chemist, supermarket, restaurants, fitness centres, shops, etc.).
- **Access to public transport** (underground, bus, train, streetcar), with a total of approximately 432 daily services.
- **20 bicycle racks** and 4 showers.

/ Sustainability measures

INDOOR ENVIRONMENTAL QUALITY AND ENVIRONMENTAL IMPACT

INDOOR ENVIRONMENTAL QUALITY COMFORT

Appropriate ventilation ratios. Monitoring primary air and CO_2 spaces.

Thermal and light comfort. Design through the study of loads and light. Controls available to users.

100% low-emission adhesives, sealants, paints, flooring and wood (cov / formaldehyde).

- VOC emissions according to California Department of Public Health (CDPH).
- ULEF - NAF certification for formaldehyde content.

More than 90% of occupied spaces with natural light.

More than 90% occupied spaces with access to quality views.

- Vegetation and human activity.
- Free of obstacles.
- Multiple lines of sight.

10% REDUCTION IN ENVIRONMENTAL IMPACTS LIFE CYCLE ANALYSIS / LIFE CYCLE COSTING

Life cycle analysis / Life cycle costing

**10% Reduction in environmental impacts life cycle analysis.**

- Global warming.
- Ozone layer depletion.
- Water acidification.
- Eutrophication.
- Formation of tropospheric ozone.
- Use of non-renewable resources.

Study of the structure and envelope of the building. Significance of the study to 60 years of useful life of the building.

Sustainable materials / Waste assessment

- 20 Products with environmental product declaration.
- Incorporation of regional materials, recycled and biodegradable content.
- Incorporation of FSC-certified wood (sustainably managed forests).
- 75% recovery of construction site waste.
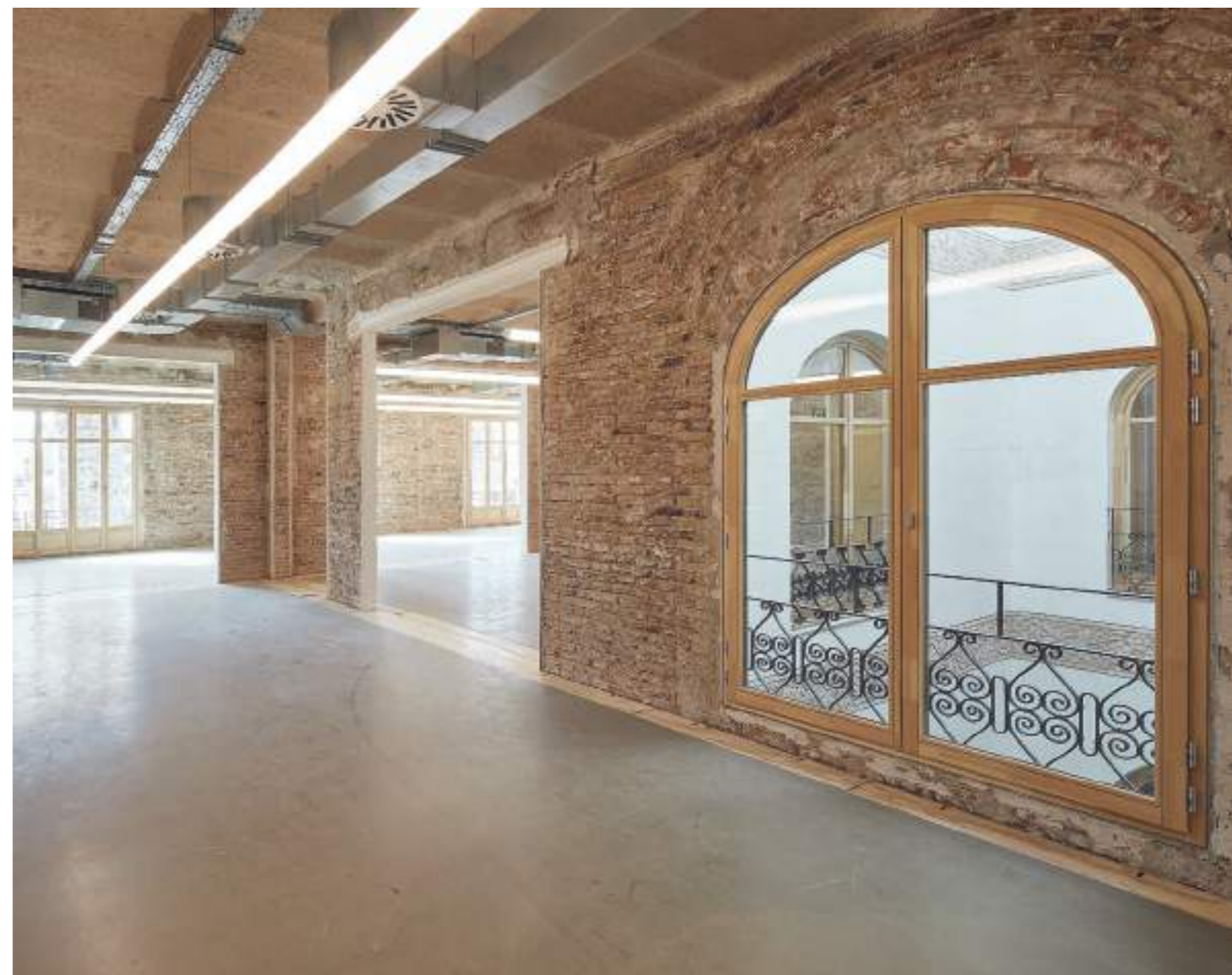
/ Building Management Systems

The building has a computerised building management system (BMS) that controls and automates its mechanical, electrical and technological elements , such as air quality, air-conditioning and heating, lighting, utilities, lifts, fire-prevention systems, etc.

BENEFITS OF HAVING A BMS

It provides satisfactory information to enable the building to be controlled and monitored while providing a suitable working environment for its occupants, through:

Total control: allows centralised control and monitoring of the building.

The BMS not only provides access to and control of all building operations but also allows it to be controlled from anywhere. This means that staff can turn systems on or off, or adjust their settings, from any location and device, including smartphones and tablets. The automation of supervisory tasks increases staff productivity.

It facilitates the rapid detection of incidents for preventive maintenance.

Incidents can be detected more quickly and fixed more quickly, which allows for preventive building management and maintenance and lowers the time and cost of corrective maintenance.

It provides detailed consumption information that promotes **energy efficiency.**

- Energy reduction: a BMS allows the building's HVAC systems to be automated and pre programmed to cool, heat or ventilate the building to the ideal temperature at all times. This allows the maximum comfort levels for its occupants, in addition to lowering the costs of heating and cooling the building, **which limits waste and lowers the building's energy costs.**

- The information related to the building's consumption and the readings from probes in it are they key to complying with sustainability certifications such as WELL and LEED.

Improved management increases building users' comfort and safety.

Improving comfort, the ability to control the safety and temperature of the building, productivity and the quality of life of its occupants. Maintaining CO_2 levels within the building is also an important factor related to the health and productivity of the people who live there. High CO_2 levels cause drowsiness and damage the health of the building's inhabitants.

It enables technology upgrades.

Once a BMS is implemented, upgrading systems to new technologies is simpler and cheaper, as most building technology is designed to be integrated into existing systems and protocols.

BMSs not only make a building easier to maintain but also allow it to become self-managed according to the parameters defined by those in charge, and they alert only when there is an incident or an important decision has to be made about the management of the building.

WIREDSCORE
Wiredscore office new development
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75,000 CERTIFIED SQUARE METRES IN MORE THAN 3,000 BUILDINGS. ORE THAN 900 CUSTOMERS WITH MORE THAN 8,000 PEOPLE WORKING IN CERTIFIED BUILDINGS.

WiredScore certification recognises and promotes the best digitally connected buildings. With WiredScore Development, design is optimised during planning and construction, avoiding future retrofitting costs and ensuring a technologically advanced project.

For more information, please visit **wiredscore.com**

/ **Building benefits and improvements**

WiredScore helps owners, developers and tenants understand, improve, compare and promote digital connectivity in their buildings, ensuring a high level of connectivity every time.

Find the best buildings.

Locate buildings that have the digital infrastructure to meet the demands of modern businesses.

Streamline your building search.

Check WiredScore documentation, both from their reports and their operations team, to resolve connectivity queries efficiently and find a building that meets your expectations.

Ensure an optimal tenant experience.

The advantage an owner that understands and maintains the connectivity of its buildings.

Simplify tenant move-in.

The building's internal telecommunications infrastructure allows for a broad, simple move-in process.

Improve connectivity.

Identifying room for improvement in buildings and mitigate technical obsolescence.

Effectively promote the building and brand.

The WiredScore team helps you to highlight and promote your certified buildings.

Boost the value of the property.

Use the benefits of excellent connectivity to highlight the quality of buildings.

BUILDING IMPROVEMENTS

A WiredScore certified building stands out for its digital quality, which is reflected in the parameters required by this certification. What WiredScore measures in buildings is:

Resilience
A resilient infrastructure is able to mitigate or cancel potential service disruptions.

Tenant experience
You always have an efficient and seamless digital connection experience.

Choice of operators
Among the different options available.

Future-readiness
Buildings that are flexible and able to adapt to new technologies.

By pursuing and targeting the aforementioned parameters, WiredScore guarantees the following connectivity features in buildings:

Capacity of the telecommunications infrastructure
Ease of installation, access and maintenance of the installations.

RITI
Dedicated space for telecommunications equipment.

Streamlined network operator procurement process
Simplified process to allow new operators to provide services.

Choice of fixed or wireless providers
Sufficient bandwidth to meet business needs.

Different connection routes for tenants
Increased resilience of the building for tenant use and the possible functionalities of a Smart building.

Wi-Fi in communal areas
Uninterrupted Internet access.

SUSTAINABILITY

WiredScore certification also has a strong environmental impact with respect to the ESGR (Environmental, Social, Governance, Resilience) strategy, which is used to assess the sustainability of an investment.

More specifically, **what does WiredScore contribute to the ESGR strategy?**

ENVIRONMENTAL – ENERGY EFFICIENCY OF BUILDINGS AND THEIR EMISSIONS

- It ensures that buildings have the digital technology and connectivity to monitor, measure, report and automate the improvement of environmental parameters (energy, water, emissions, renewables, etc.).
- It ensures that buildings have the right infrastructure and capacity in place from the outset to minimise retrofitting and reduce the building's carbon footprint over time.

SOCIAL – IMPACT OF BUILDINGS ON WELFARE AND SOCIETY

- It supports digital inclusion by rewarding buildings that provide adequate free Wi-Fi to create spaces where communities can work and collaborate more effectively.
- It ensures that buildings have the digital connectivity needed to deliver essential user benefits and experiences.

GOVERNANCE – DIVERSITY, CULTURE AND REPUTATION OF OWNERS, OCCUPIERS AND TELEOPERATORS

- It avoids Internet monopolies and abusive clauses in the market while rewarding buildings that offer a range of available providers.
- It provides transparency to all building users, from investors to occupants, through a third-party assessment.

RESILIENCE - PROTECTING PROPERTIES FROM PHYSICAL RISKS AND PROTECTING BUSINESSES FROM TRANSITIONAL

- It enhances buildings' climate resilience with specific protection measures and adds redundancy of buildings' digital infrastructures (flood protection, backup power, temperature controls, diversity of cabling, etc.).

Precisely because it contributes so much to the ESGR strategy, WiredScore certification is recognised by GRESB[1] as a 'Green Building Certification', which allows it to gain points in performance and development indicators.

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[1] GRESB is an independent organisation that provides investors and managers with validated data on ESGR performance (environmental, social, governance, resilience) – https://www.gresb.com/nl-en/

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LEED

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