

LUMNIA

WELL
Feature Guide



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01

INTRODUCTION

- 1. Goals
- 2. EXEO Office Campus
- 3. LUMNIA Building

1.

GOALS

This feature guide aims to raise the awareness of occupants and visitors of Lumnia building, about the implementation of measures regarding **WELL** certification from the concept design to the construction of the building.

We hope that the information contained herein, based on a successful case, will be widely disseminated, and can be taken as inspiration and motivation for the implementation of WELL certification in future projects.

It is also our intention to educate the occupants that use the building in a daily basis and the sporadic visitors, to gain more knowledge about the space they use and to have better understanding of the environmental aspects and the great impact that these changes of attitude can produce in our environment.

2.

EXEO
OFFICE CAMPUS

The EXEO Office Campus consists in three office buildings – AURA, LUMNIA and ECHO – with contemporary design and state-of-art facilities and several engaging public spaces as gardens, squares and supporting services.

3 Buildings

70,000
sqm Offices

7,000
aprox. Workers

13,000
sqm Gardens

688 Parkings

1,840
sqm Retail

2.

EXEO
OFFICE CAMPUS

EXEO redefines the work space
introducing a new concept
of **working** and **well-being**.



2.

EXEO
OFFICE CAMPUS

The new corporate spaces seek an essential balance for everyday work and personal life. Small ecosystems that offer everything in one place, ensuring the satisfaction and well-being of the employee.

In response to this new reality, EXEO invites to flexibility, freedom of movement, feeling good inside and outside the office, encourages to produce more, to be more creative, to be happier, invites to share, collaborate and to experience.



2.

EXEO
OFFICE CAMPUS

The Concept

The interconnection of indoors and outdoors in fluid, dynamic spaces were decisive in the concept of this office campus as well as the EXEO naming itself.



Originated in Latin, it portrays a space that offers freedom, movement and versatility to get out of the routine of the “cubicle workspace”.



Also, the names of each of the buildings, inspired by the gardens that unify this space, enclose in themselves the possibility of evasion, physical and mental, for greater efficiency at work.

2.

EXEO
OFFICE CAMPUS

The Gardens

EXEO is intersected by green spaces that delineate the campus environment and serve as a natural extension for workspaces, while simultaneously providing a natural refuge within the City. The gardens act as small retreats. These are spaces to recover energies, stages for gatherings and activities to involve the local community and galvanize the business hub, while also creating the perfect setting for outdoor sports.





3.

LUMNIA
BUILDING

LUMNIA was the first of the three buildings to be concluded and also the largest of **EXEO Office Campus** with almost 30,000 sqm of gross area.

Lumnia buildings brings together all the features and conditions to make a difference in a new generation of offices.

- 8 Floors
- 7 Rooftops
- 2 Parking Levels
Underground
- 300 Parking Spaces
- 70 Bike Docks
- 29.312 sqm Gross Area
- 831 sqm Retail
2 Stores

3.
LUMNIA
BUILDING

Architecture

Designed by RISCO Architects, the building features a modern façade, with contemporary lines where

glass with shade blades prevails, providing luminosity, transparency and unobstructed views.



3. LUMNIA BUILDING



Design Focused on Flexibility

The boundaries between interiors and exteriors were dissolved in fluid and dynamic spaces, in a dialogue with the surrounding landscapes through large glass facades,

transparencies and multifunctional terraces that immerse the spaces in natural luminosity. LUMNIA's architecture privileges the flexibility of workspaces with

the creation of co-working and collaboration opportunities, for performance to flow naturally anywhere.

02

WELL CERTIFICATION

1. Air

2. Water

3. Light

4. Movement

5. Thermal Comfort
6. Sound

7. Materials

8. Mind

9. Community

10. Innovation



The WELL Building Standard™ version 2 (WELL v2™) is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being. WELLv2 includes

a set of strategies—backed by the latest scientific research—that aim to advance human health through design interventions, operational protocols, policies and foster a culture of health and well-being.

WELL Core is a distinct pathway for core and shell buildings seeking to implement fundamental features to benefit tenants.

1. AIR



Features in LUMNIA

- Meet Thresholds for:
 - › Particulate Matter.
 - › Organic Gases.
 - › Inorganic Gases.
 - › Radon.
- Mandatory auditing of Indoor Air Quality (IAQ).
- Smoking and the use of e-cigarettes is prohibited in interior spaces within the project boundary.
- Adequate ventilation: flow rates 30% higher than those of ASHRAE 62.1.
- Installation of mats at entrances and respective cleaning.

1.

AIR



Important performance to share

- All audits of LUMNIA’s internal air quality or system maintenance must be shared internally by sending an e-mail or a newsletter to all tenants. The information should be also visualized in the building’s directories. These audits should take place on a yearly basis or whenever necessary.
- All the common areas ventilation system of LUMNIA building, must receive general maintenance throughout its entire infrastructure, including filter cleaning, annually or whenever there are activities such as fit-out works that could compromise the health and well-being of the occupants. This maintenance is carried out by professional companies that comply with the legislative standards for this activity.

2. WATER



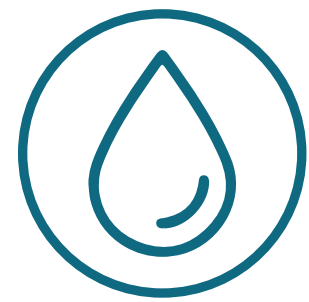
Features in LUMNIA

- Verify Water Quality Indicators & Meet Chemical Thresholds & Meet Thresholds for Organics and Pesticide & Meet Threshold for Drinking Water Quality & Assess and Maintain Drinking Water Quality.
- Monitor Chemical and Biological Water Quality.
- Implementation of a Legionella Management Plan.



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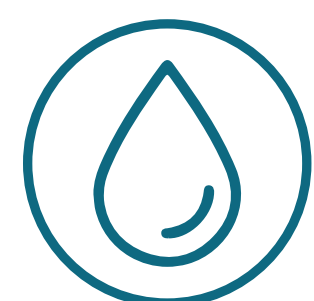
2. WATER



- Mandatory auditing of Water Quality.
- Promote Drinking Water Transparency with the results posted next to consumption points.
- Ensure drinking water access through contactless water dispensers.
- Implementation of a Mold and Moisture Management Plan.
- Implementation of a Recovered Water Management Plan: existence of a rainwater recovery system.

2.

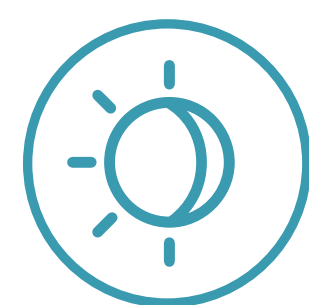
WATER



Important performance to share

- All audits of LUMNIA’s internal water quality or system maintenance must be shared internally by sending an e-mail or a newsletter to all tenants. The information should be also visualized in the building’s directories. These audits take place on a quarterly basis or whenever necessary.
- Regarding the water dispensers and purifiers, this equipment already has two filters installed: 1 sediment filter and 1 active charcoal filter. These dispensers are maintained every six months by a certified supplier in accordance with ISO 9001 and NSF standards. The equipment is cleaned daily by the internal cleaning team. Audits will be carried out quarterly on the quality of the water dispensed by this equipment.

3.
LIGHT



Features in LUMNIA

- Provide indoor light.
- Provide visual acuity.
- Implementation of a daylight plan: Visible Light Transmission (VLT) >40%.
- Integrate solar shading: existence of manual blinds on all floors.

4.
MOVEMENT



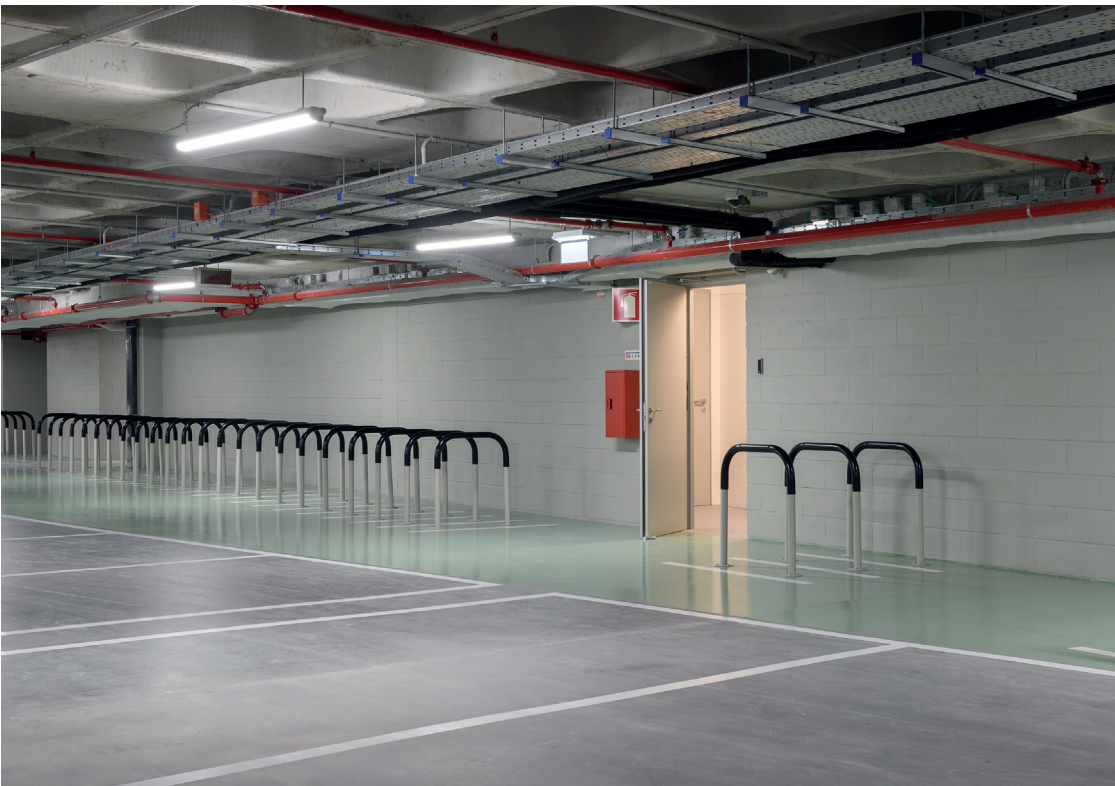
Features in LUMNIA

- Support visual ergonomics.
- Provide height-adjustable work surfaces, chair adjustability, and support at standing workstations.
- Provide workstation orientation.
- Encouragement of stairs use, through signage.

4.
MOVEMENT



- Cycling infrastructure with the availability in the building of lockers/shower room, bicycle racks, cycling network).



5.
THERMAL
COMFORT



Features in LUMNIA

- Provide an Acceptable Thermal Environment.
- Mandatory auditing of thermal environment.
- Provide Personal Cooling/Heating options.



6.

SOUND



Features in LUMNIA

- Label Acoustic Zones.
- Provide Acoustic Design Plan.
- Limit Background Noise Levels.



7.

MATERIALS



Features in LUMNIA

- Restriction of Asbestos, Mercury and Lead.
- Management of Asbestos, Lead Paint, PCB, and Lead Hazards.
- Assessment and mitigation of site hazards.
- Implementation of a Waste and Pests Management Plans.
- Improve cleaning practices.
- To avoid hand operation, the entrance doors, water dispensers, faucets, soap, and paper towels, and pedal containers are contactless.

8.

MIND



Features in LUMNIA

- Provide connection to nature and place: stone bas-relief artistic intervention in the reception – “LUMNIA wall” – and the existence of natural elements within the building (wood, stone, bamboo).



8.

MIND



- Provide nature access outdoors.



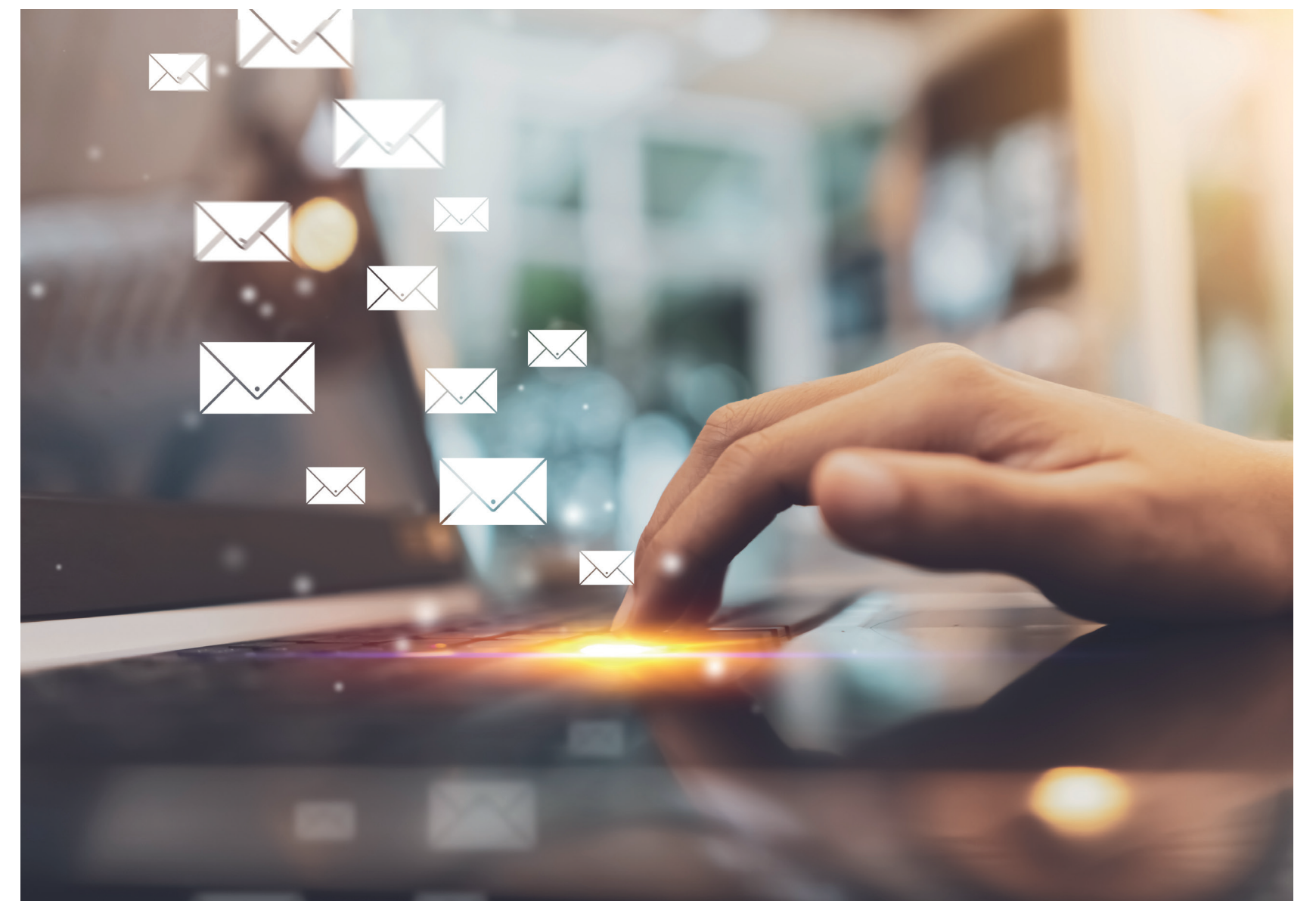
9.

COMMUNITY



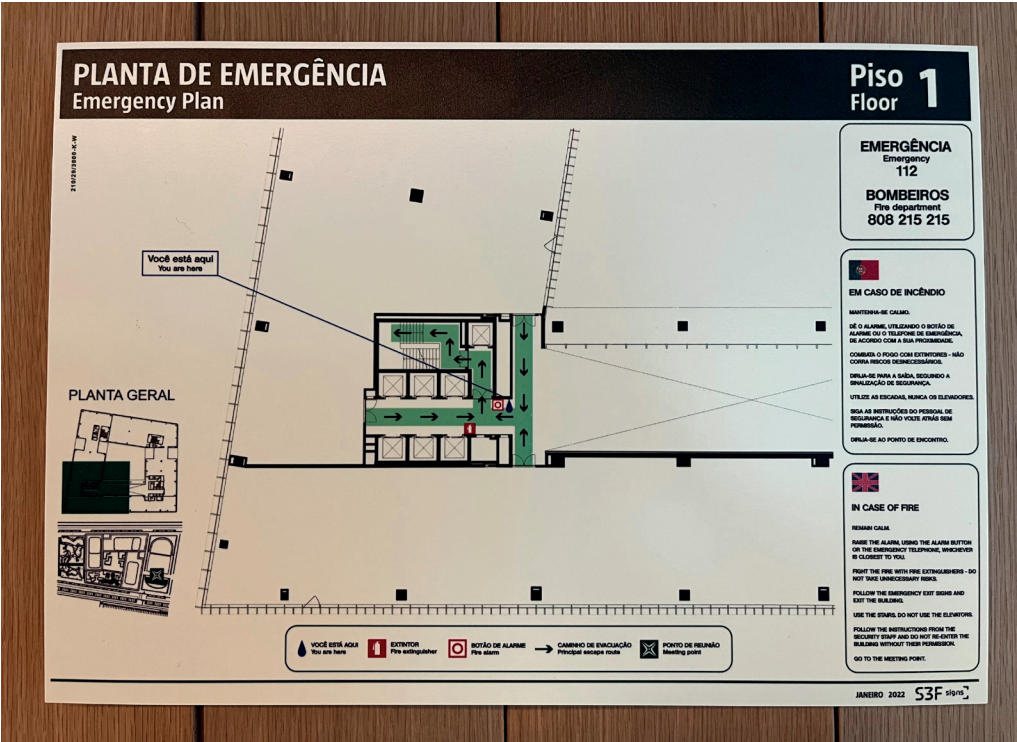
Features in LUMNIA

- Provide a WELL Feature Guide.
- Stakeholder Charrette from the very beginning of the design project till the end of construction of the building.
- Promote Health-Oriented Mission.



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9.
COMMUNITY



- Emergency Preparedness Plan.
- Integrate Universal Design.

10.
INNOVATION



Features in LUMNIA

- WELL Educational Tours available in the building.
- LUMNIA building is also LEED certified .

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