

# Automated Workshop G+1 OSD Facility & Ground only Office plus Allied Facilities



Completed: October 2016  
Date of Certification: 07 March 2018

	52	110
SUSTAINABLE SITES	11	26
WATER EFFICIENCY	8	10
ENERGY AND ATMOSPHERE	14	35
MATERIALS AND RESOURCES	3	14
INDOOR ENVIRONMENTAL QUALITY	9	15
INNOVATION IN DESIGN	3	6
REGIONAL PRIORITY CREDITS	4	4

 Points Achieved  Points Available

## FAST FACTS

EHS Certified Green Building  
Area: 91,579.35 ft<sup>2</sup>  
Neighborhood: Plot of Land No. TP020201-National Industries Park  
Construction Cost: \$294.82/ft<sup>2</sup>

## BENEFITS

**25.60%** Savings on Energy Use  
**62%** Savings on Potable Water Use  
**23.47%** Materials Use with Recycled Content  
**41.56%** Regional Materials Use  
**57%** Reduction in sewage conveyance

## PROJECT BACKGROUND

A new resolution on the implementation of green building specifications and standards in the emirates of Dubai has been issued by H.H. Sheikh Mohammed bin Rashid Al Makhtoum, Vice-President and Prime Minister of UAE and ruler of Dubai. As per the new resolution, effective on January 2008, all owners of residential and commercial buildings and properties in the emirates of Dubai must comply with the internationally recognized environment friendly specifications to turn Dubai into a sustainably developed city that meets the demands of best practices and benchmarks of environment friendly growth pattern.

In response to this resolution, we are proud to inform that the "Automated Workshop G+1 OSD Facility & Ground only Office plus allied facilities at Plot of Land No. TP020201 - National Industries Park" has been awarded with EHS Certification established by TRAKHEES.

The Organization who is the Owner of this Building is M/s Geltec Healthcare FZE, an established pioneer in the field of Softgelatin Capsules for more than 4 decades. Geltec has state of the art manufacturing facilities and has a strong position in the Softgel industry. Geltec's primary focus has been customizing drug delivery solutions for the healthcare industry. Today Geltec has evolved from being a contract manufacturer to a development partner for its customers. Geltec believes in working with the customer in every way possible, be it a new formulation or a product line extension. The company is eager to partner with its clients by providing a number of products in different segments tapping into its vast formulating experience and manufacturing expertise to customize as per the customer's requirements

# Automated Workshop G+1 OSD Facility & Ground only Office plus Allied Facilities

Geltec OSD is a new construction Facility project which was decided to target EHS certification during the design stage in 2014. The project is an Automated Workshop G+1 OSD Facility & Ground only Office plus allied facilities on Plot of Land No. TP020201 - National Industries Park, Dubai, UAE. The approximate gross floor area of the project is 91,579.35 ft<sup>2</sup>. Design development and construction completion happened during the period 2010-2013. The structure of the building consists of a ground floor and single floor without any roof. The building uses energy from electricity and uses water from a municipal potable water system.

## PROJECT PROFILE

### SUSTAINABLE SITES AND TRANSPORTATION

- ❖ Provides access to public transportation
- ❖ Provides preferred parking for car/van pool
- ❖ Roofing materials meet the SRI requirement avoiding heat island effect
- ❖ Provides landscaping with drip irrigation (despite requesting for credit exemption) show casing the client's strong vision towards a sustainable future.

### ENERGY, WATER AND MATERIAL RECOURSE CONSERVATION

Susnomics Engineering Systems FZ-LLC as a Sustainability Consultant for Geltec OSD, has created an energy model to evaluate the effectiveness of the building's energy conservation measures, in compliance with ASHRAE Std. 90.1-2007 Appendix G methodology.

The following are the Energy Efficiency Measures incorporated in the project:

- ❖ Giving the right orient for the building reducing the solar heat gain
- ❖ Highly insulated building envelope elements
- ❖ Optimized glazing and incorporation of skylights in the warehouse and workshops
- ❖ Efficient lighting design and controls with optimal power density
- ❖ Efficient HVAC systems
- ❖ Conducted enhanced commissioning to ensure results of holistic building energy system design

The following are the water and resource conservation measures incorporated in the project:

- ❖ Uses low flow fixtures in faucets, sinks and showers and dual flush water closets
- ❖ Incorporated recycled content in the building materials
- ❖ Boosting the local market and reducing the foot miles by purchasing more regional materials
- ❖ The Client has appointed *M/s Shalimar Biotech Industries LLC* as the waste recycling authority for product/pharmaceutical wastes in this project. These wastes are then converted into organic fertilizers/compost after recycling.

# Automated Workshop G+1 OSD Facility & Ground only Office plus Allied Facilities

## INDOOR ENVIRONMENTAL QUALITY

- ❖ The IAQ performance complies with the minimum requirements of ASHRAE Std 62.1-2007
- ❖ Installed air flow monitoring device for each mechanical ventilation to monitor the fresh air
- ❖ Developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan in reference to SMACNA guidelines
- ❖ Use of building finishes materials with low emission of volatile organic compounds (VOC) for adhesives, sealants, paints and coatings and had installed carpet which is CRI certified

## THE TEAM

Owner	Geltec Healthcare FZE, Dubai
Architectural Consultant	3rd Column Engineering Consultants, Dubai
MEP Consultant	Arnita Sez Consultants Pvt. Ltd, Mumbai
Contractor	Al Quoz Contracting L.L.C. Dubai – U.A.E
Green Building Consultant	Susnomics Engineering Systems FZ-LLC Dubai, UAE
LEED AP	Shyam Chandra V
Commissioning Authority	Susnomics Engineering Systems FZ-LLC Dubai, UAE