

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 ft²
Neighborhood: Plot of Land No. TP020201-National Industries Park
Construction Cost: \$294.82/ft²

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

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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 ft². 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.

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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

To
M/s GELTEC HEALTHCARE FZE
Dubai
UAE

Ref : EHS/GB/17/2264
Date : 07/03/2018

Attn: Dr. Shibu Varughese, Head – Manufacturing operations

Sub: Green Building Certification

Ref: Our Final review report EHS/GB/18/2262 dated 6 March 2018
Your e-mail acknowledgement dated 06 March 2018

Further to the above, we are glad to advise you that we have completed the certification process and accordingly your project is “**CERTIFIED**” as per the details below

Project Name	Workshop and Office at TP020201
Registration No	EHSCN2097

STATUS	CERTIFIED
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EHS would be communicating with your offices in due course to proceed with the certificate formalities. We strongly encourage you to work towards operational sustainability to maximize and reap the benefits of sustainable buildings. We reckon this plays a crucial role in the protection of the environment

Trakhees-EHS is committed to providing quality regulatory services to our business units and clients in protecting the environment, human health and safety. As always, we look forward to your cooperation, support and a very successful working relationship.

Should you have any queries, please feel free to approach the Green Buildings department or contact us at EHS.GreenBuilding@trakhees.ae

We wish the project team all the best.

Best Regards,

P.R.Jagannathan
Sustainability Manager
Trakhees - Environment, Health & Safety

Note

Please read the disclaimer clause of the EHS Green Building Certification program as stated in the procedure EHS-GBP-11

FINAL REVIEW SUMMARY

S.No	Credit Reference	Credit Description	Points Targeted	Status
1	SS P1	Construction Activity Pollution Prevention		Awarded
2	SSC1	Site Selection	1	Awarded
3	SS C4.1	Alternative Transportation - Public Transportation	6	Awarded
4	SS C4.4	Alternative Transportation - Parking Capacity	2	Awarded
5	SS C7.1	Heat Island Effect - Non - Roof	1	Awarded
6	SS C7.2	Heat Island Effect - Roof	1	Awarded
7	SS C8	Light Pollution Reduction	-	Denied
8	WE P1 & WE C3	Water use Reduction: 20% & 30%	2	Awarded
9	WE C 2	Innovative Wastewater Technologies	2	Awarded
10	WE C1.1 & 1.2	Water Efficient landscaping: Reduce by 50% & No potable water use	4	Awarded
11	EA P1	Fundamental Commissioning of Building Energy Systems		Awarded
12	EA P2, EA C1	Minimum Energy Performance & Optimize Energy Performance	7	Awarded
13	EA P3	Fundamental Refrigerant management		Awarded
14	EA C3	Enhanced Commissioning	2	Awarded
15	EA C4	Enhanced Refrigerant management	2	Awarded
16	EA C 5	Measurement and Verification	3	Awarded
17	MR P1	Storage and collection of Recyclables		Awarded

S.No	Credit Reference	Credit Description	Points Target ed	Status
18	MR C 2	Construction Waste Management	1	Awarded
19	MR C 4	Recycled Content - 10% & 20% (Post consumer + 1/2 Pre-consumer)	1	Awarded
20	MR C 5	Regional Materials - 10% & 20%, Extracted, Processed & manufactured regionally	1	Awarded
21	EQ P 1	Minimum IAQ Performance		Awarded
22	EQ P 2	Environmental Tobacco Smoke Control		Awarded
23	EQ C 1	Outdoor Air delivery monitoring	1	Awarded
24	EQ C 3.1	Const. IAQ Management - During construction	1	Awarded
25	EQ C 3.2	Const. IAQ Management - Before Occupancy	1	Awarded
26	EQ C 4.1, 4.2	Low Emitting materials - Adhesives & Sealants, Paints & Coating	2	Awarded
27	EQ C 5	Indoor Chemical & Pollutant source control	1	Awarded
28	EQ C 6.1	Controllability of Systems-Lighting	1	Awarded
29	EQ C 7.1	Thermal Comfort - Design	1	Awarded
30	EQ C 7.2	Thermal Comfort - Verification	1	Awarded
31	ID C 1.1	Innovation in Design - WE C 3: water use reduction	1	Awarded
32	ID C 1.2	Innovation in Design - SS C 7.1: heat island effect - non roof	1	Awarded
33	ID C 2	LEED Accredited Professional	1	Awarded
34	RP C 1.1, 1.2, 1.3, 1.4	EA C 3 ,EA C 1 , WE C 3 , EA C 5	4	Awarded

CREDITS SUMMARY

CREDITS TARGETTED	53
CREDITS ACHIEVED	52
CREDITS NOT ACHIEVED	1

Acknowledgement From Client / Consultant

We have reviewed your FINAL Review Report detailed above and hereby confirm our acceptance to the credit summary stated therein.

Name: Dr. Shibu Varughese

Signature:



Head-Operator

For EHS Use.

The Department has completed the Green Building Certification process.

Action:

- The project has complied with the requirements. To be processed for Certification.
- The project has not been able to comply with the requirements. NOT Certified.

Name:

Designation:

Signature: