



	40	69
Sustainable Sites	10	14
Water Efficiency	2	5
Energy & Atmosphere	7	17
Materials & Resources	5	13
Indoor Environmental	12	15
Innovation & Design	4	5

Points Achieved Points Available

LEED POINT ACHIEVEMENT

FAST FACTS

LEED Certification: Gold, New Construction (NC) V2.2
Square Feet: 79,422 sqft / Office & Warehouse
Neighborhood: Jebel Ali Free Zone, Dubai, UAE
Construction Cost: \$274 / square foot
Completed: April 2010
Date of Certification: October 23, 2010

BENEFITS

- 19.3% Savings on Energy Use
- 44.5% Savings on Potable Water Use
- 3.09% Offset by On-Site Renewable Energy
- Incorporate **Sunpipes** to harvest natural light

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 Maktoum, 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 healthy city that meets the demands of best practices and benchmarks of pollution-free sustainable development.

Implementing this resolution, Dubai becomes the first city in the Middle East to adopt green building specifications and requirements. The resolution falls in line with Sheikh Mohammed's keen interest in dealing with the current environmental challenges.

In response to this resolution, we are proud to inform that "EASY HOTEL" has been awarded with **Prestigious LEED Gold Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI). It is the 1st hotel project in the Middle East to achieve the LEED NC v2.2 Gold Certification.





PROJECT PROFILE

EASY HOTEL , JAFZA, Dubai, UAE

THE NEW BUILDING

Easy Hotel is a 79,422 square foot budget hotel serving business and industry corporate travelers to JAFZA. The building was constructed in 2009 and opened for guests in 2010. The facility will accommodate a total of 436 occupants from places all around the globe.

INDOOR ENVIRONMENTAL QUALITY

- Energy Management Systems (EMS) has been provided to improve occupant comfort which operates in 5 different modes for lighting and temperature
- Provides occupants with the ability to control their personal thermal environment
- MERV 13 filters has been selected and installed
- Permanently installed entryway/foot path cleaning system
- Housekeeping rooms, store, janitor's room and other has a deck to deck partition and separate ventilation system
- Reduce the quantity on indoor air contaminants by using low-emitting materials

ENERGY EFFICIENCY AND RENEWABLE ENERGY

Easy Hotel utilizes enhanced metering and sophisticated Building Management System to closely monitor building energy use and identify opportunities in real time for adjustments.

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

- Each guest room provided with energy saving module to control lighting and AC
- High-performance building envelope insulation
- High- performance glazing
- Efficient lighting fixtures and bulbs
- High efficient chillers with higher COP
- Heat recovery systems
- High efficient fans, pumps and motors
- Variable speed pumps on chilled water and domestic water systems

Easy Hotel offsets 3.09% of its energy consumption through Solar Hot water Panels as on-site renewable energy source. The solar thermal supply creates enough hot water for all of the hotel's needs for guests and staff.

OTHER GREEN FEATURES INCLUDE

- Total of 96 rooms are surrounded with sun-pipe. No running costs, sun pipe is the most efficient daylight system of its kind.
- 15.48% Materials use with recyclable content
- 22.90% Regional materials use
- 96.00% Construction waste diverted from landfill
- 100% of roof area have SRI of 79.5 to maximize energy savings and heat island effect
- Use of building finishes with low voc paints, coatings, adhesives and sealants
- Carpets are CRI certified
- Rain water garden utilizing cobble stones to promote stormwater infiltration
- Highly accessible to mass transit such as metro rail
- A Green Educational Program was developed to further increase educational elements of the building and the LEED process

LESSONS LEARNED

- Early involvement with the project team are necessary to secure the certification
- Identify strategies early and set green building goals
- Develop working relationship and teamwork, it plays a vital role in achieving the certification

THE TEAM

Owner: Istithmar Budget Hotel LLC

Design Consultant: Archcorp Architectural Engineering

Contractor: Khansaheb

Green Building Consultant: Middle East Centre for Sustainable Development (**MECSD**), Dubai, UAE

LEED AP: Mr. Pushkar Dwivedi & Ms. Charity Pena

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: Istithmar Budget Hotel & MECSD