



# DUBAI MULTI COMMODITIES CENTRE DTTC – TEA TAG PRINTING FACILITY



## FAST FACTS

**LEED Certification:** Gold, New Construction v3  
**Square Feet:** 42,659.27 Sq.Ft. / Printing & Office Facility  
**Neighborhood:** South JAFZA, Dubai, UAE  
**Completed:** December 2012  
**Date of Certification:** 6 Aug , 2013

## BENEFITS

- 21.31% Less Energy Use
- 50.78% Water Savings
- **No New parking** provided; shuttle service to Jebel Ali Metro Station
- 98.4% Construction Waste diverted from Landfill
- 22.11% Regional Materials Use
- 10.51% Materials with Recycled Content Use
- 70% of Wood based materials are certified wood
- 98.91% of Regularly occupied spaces with Access to Views
- 99.01% of Regularly occupied spaces with Day Lighting

## 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 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 "DTTC Tea Tag Printing Facility" 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).

	60	110
Sustainable Sites	12	26
Water Efficiency	10	10
Energy & Atmosphere	13	35
Materials & Resources	6	14
Indoor Environmental	9	15
Innovation & Design	6	6
Regional Priority	4	4
60 Points Achieved 110 Points Available		
<b>LEED POINT ACHIEVEMENT</b>		





## PROJECT PROFILE

### DTTC – Tea Tag Printing Facility, JAFZA, Dubai, UAE

#### THE NEW BUILDING

The project is a Printing, office and warehouse building, which achieved “Gold LEED Certification” for regularly occupied area of 19,300.12 sq.ft and encompasses a total LEED boundary of 78,438.4 sq.ft in South JAFZA, Jebel Ali, Dubai.

**DTTC Tea Tag Printing Facility** is the vertical of Dubai Multi Commodities Centre. DTTC is a dedicated facility offering its members warehousing, blending and packaging solutions. Through this facility, DTTC allows international tea producers and merchants to hold stocks of tea to be readily available to meet the immediate requirements of importers in the Middle East and adjacent regions. This availability is beneficial for both exporters and purchasers, giving them the convenience of obtaining a variety of teas from multiple origins.

The new building is designed and constructed as an environmentally friendly Printing, Office & Warehouse facility for its occupants and visitors.

#### INDOOR ENVIRONMENTAL QUALITY

To facilitate quality Indoor Environmental Quality, the **DTTC Tea Tag Printing Facility** installed automatic electric timers for automatic shut off of lighting after office hours and large windows in office & printing spaces for day lighting. Thermostats and operable windows are provided for comfort controls and MERV 13 filters are provided in the AC ducting for better indoor air quality. The facility uses building finish materials with low emission of volatile organic compounds (VOC) for adhesives, paints, and coatings, and carpets are CRI Green Label Plus Program certified. The attention to energy use reduction at the design stage reduced the consumption and associated financial costs for operations, plus a significant reduction in carbon emissions.

#### ENERGY EFFICIENCY AND RENEWABLE ENERGY

The main goal of the project for energy efficiency is to save at least 21% of energy from the baseline.

The following are the key elements in **DTTC Tea Tag Printing Facility** strategy to help combat climate change:

- Complied with ASHRAE 90.1-2007 building energy efficiency standards.
- Lighting systems offer cost effective energy savings potential, and lighting fixtures and / or controls were selected to exceed ASHRAE 90.1-2007 minimum efficiency requirements by 10% or greater.
- High efficient HVAC equipment offers cost effective energy savings, and HVAC equipment was selected that exceeds ASHRAE 90.1-2007 minimum efficiency requirements by 10% or greater.
- Utilization of renewable resources like a Solar Hot Water System for domestic hot water requirements.

#### OTHERS GREEN FEATURES INCLUDE

**DTTC Tea Tag Printing Facility** earned an exemplary performance in water efficiency credit by installing water efficient fixtures in the facility. The project has implemented both a Green Cleaning Policy and Green Educational Outreach Program.

#### LESSONS LEARNED

- Timely discussions with stakeholders to procure materials as per LEED standards are necessary to achieve the certification.
- Inform the stakeholders about exemplary credits and formulate strategies to achieve them in the earlier stage of the project.
- The civil contractor is responsible for the photographic documentation of project progress and credit requirements.
- Inform and educate the civil contractor on the recycle / reuse strategies of construction waste management.

#### THE TEAM

**Owner:** Dubai Tea Trading Centre/ DMCC

**Design Consultant:** Chawla Architectural & Engineering Consultants

**Civil Contractor:** Systems Construct LLC

**MEP Contractor:** Climate Control Co LLC

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

**MECSD Chief Technical Officer:** Thom Bohlen, LEED AP, BD+C

**LEED AP:** Gurjeet Kaur & Loveleen Raval

**Commissioning Authority:** Pacific Control Systems (**PCS**)

**Photograph Courtesy of:** MECSD & Systems Construct LLC