



MEDHEALTH MEDICAL CENTRE



39 69

Sustainable Sites	11	14
Water Efficiency	3	5
Energy & Atmosphere	7	17
Materials & Resources	3	13
Indoor Environmental	11	15
Innovation & Design	4	5

Points Achieved Points Available

LEED POINT ACHIEVEMENT

FAST FACTS

LEED Certification: Gold, New Construction (NC) V2.2
Gross Area: 39,685 Sq ft
Neighborhood: Jebel Ali Free Zone, Dubai, UAE
Construction Cost: \$27.86 / square foot
Completed: Feb 2012
Date of Certification: Aug 15, 2012

BENEFITS

- **20.50%** Savings on Energy Use
- **49%** Savings on Potable Water Use
- **2.82%** Offset by On-Site Renewable Energy
- **14.16%** Use of Materials with Recycled Content
- **27.37%** Use of Materials Regionally Available



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 "MEDHEALTH MEDICAL CENTRE" 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).



PROJECT PROFILE

MEDHEALTH MEDICAL CENTRE, JAFZA, Dubai, UAE

THE NEW BUILDING

MEDHEALTH MEDICAL CENTRE is constructed on a 129,723 sq. ft plot area located at plot no. S21301A of JAFZA's Industrial area in Dubai, UAE, which is adjacent to different Warehouse facilities, Factories and Offices. Medhealth's new facility is comprised of G+1 floor with a total gross area of 39,685 sq. ft. The new facility will be housing a total of up to 120 occupants with 80 expected visitors during peak time on a daily basis.

Medhealth Medical Centre aims to provide general health services.

INDOOR ENVIRONMENTAL QUALITY

- Efficient HVAC & Lighting System was installed to Optimize the building's Energy System
- Provides occupants with the ability to control their personal lighting needs
- Permanently installed entryway/foot path cleaning system and CRI Certified carpet
- Provides direct line of sight through exterior windows
- Reduce the quantity on indoor air contaminants by using low-emitting materials as well as declaring the building as non-smoking

ENERGY EFFICIENCY AND RENEWABLE ENERGY

Medhealth Medical Centre utilizes enhanced metering system helps to monitor building energy use.

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

- High-performance building envelope insulation
- High-performance glazing
- Efficient lighting fixtures and bulbs
- High efficient AC Units
- High efficient fans, pumps and motors

The project offsets 2.82% of its energy consumption through Solar Hot Water Collector as on-site renewable energy source.

OTHER GREEN FEATURES INCLUDE

- All parking spaces are covered and 100% of Paving Material are installed with material having SRI value of >29.
- Native adaptive species are utilized for the vegetation, AC condensate is also being utilized as well as efficient irrigation design
- Proper stormwater drainage system are in-place to limit disruption of natural hydrology
- 100% of roof area was installed with high albedo materials to maximize energy savings and avoid heat island effect
- Use of building finishes with low VOC paints, coatings, adhesives and sealants
- Carpet is CRI certified
- Shuttle Service has been provided so occupants would have access to mass transit such as metro rail and RTA bus

LESSONS LEARNED

- Must be firm on implementing ASHRAE compliance for Electro-Mechanical design
- Must establish right formats on documenting MR credits specially CWM

THE TEAM

Owner: MEDHEALTH MEDICAL CENTRE

Design Consultant: ORBIT Engineering Consultants

Contractor: JAMS Contracting LCC

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

Chief Technical Officer: Thom Bohlen, Architect, LEED AP

LEED AP: Mr. Loveleen Raval and Ms. Maryrose Anlacan

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: MEDHEALTH MEDICAL CENTRE

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