

M & M GLOBAL TRADING LTD.



	36	69
Sustainable Sites	9	14
Water Efficiency	2	5
Energy & Atmosphere	7	17
Materials & Resources	6	13
Indoor Environmental	7	15
Innovation & Design	5	5
	<input type="checkbox"/> Points Achieved	<input type="checkbox"/> Points Available
LEED POINT ACHIEVEMENT		

FAST FACTS

LEED Certification: Silver , New Construction (NC) V2.2

Gross Area: 64,290 Sq. ft. / Office & Warehouse

Neighborhood: Jebel Ali Free Zone, Dubai, UAE

Completed: October 2011

Date of Certification: September 17, 2013

BENEFITS

- **31.3%** Savings on Energy Use
- **36.4 %** Savings on Potable Water Use
- **80.7 %** Reduction on Potable Water for Landscape Irrigation
- **77.2 %** Construction Waste Diverted from Landfill
- **36.4 %** Use of Materials with Recycled Content
- **44.7 %** 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 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 "M & M GLOBAL TRADING LTD." has been awarded with **Prestigious LEED Silver Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI).



PROJECT PROFILE

M & M GLOBAL TRADING LTD. JAFZA, Dubai, UAE

THE NEW BUILDING

M & M Global Trading Ltd., JAFZA The new warehouse and office for M & M Global Trading Ltd. has a total of 64,290 square feet of gross area on a 112,891.90 square feet land area in Plot No. S30208, JAFZA Industrial area of Dubai, UAE. The new facility will be housing a total of 11 occupants on its full operation with 5 expected visitors during peak time on a daily basis.

Midas Safety M.E has constructed M & M Global which is a state-of-the-art high bay storage and distribution center in Jebel Ali, Dubai. This new facility triples the size of the previous warehouses and increases the storage capacity from 5,800 to 16,400 pallet positions. The company's continued growth has made it necessary to build this larger facility to meet the increasing demands of their customers.

INDOOR ENVIRONMENTAL QUALITY

- Efficient HVAC & Lighting System was installed to Optimize the building's Energy System
- Office Area has been planned and built considering occupant's access to views
- Construction IAQ Management has been implemented as per SMACNA Guidelines
- Reduced indoor air contaminants by using low-emitting materials as well as declaring the building as non-smoking

ENERGY EFFICIENCY AND RENEWABLE ENERGY

M & M GLOBAL TRADING LTD. utilized 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:

- Reduced internal & external power density through efficient lighting fixtures and installing Skylights at the Warehouse
- High-performance building envelope insulation
- High- efficiency glazing
- Reduced internal & external lighting power density
- Efficient AC units by installing AC units with better EER and environmental friendly Refrigerant
- High efficient fans, pumps and motors

OTHER GREEN FEATURES INCLUDE

- Native adaptive species was utilized for the vegetation
- Vegetated & Open area provided are larger than Local Authority's requirements
- Proper storm water drainage system was 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
- 100 % of the paved area was installed with high albedo material
- Use of building finishes with low VOC paints, coatings, adhesives and sealants
- Supports pollution reduction from Automobile Use through provision of preferred parking spaces of LEV & Car/Van Pool
- Shuttle Service has been provided so occupants would have access to mass transit such as metro rail and RTA bus
- Exemplary performance on Recycled Materials use and Regional Materials

LESSONS LEARNED

- Identify strategies early and set green building goals during the Design development phase
- Involvement of all the stakeholders in green building requirements to secure the certification

THE TEAM

Owner: M & M Global Trading LLC / Midas Safety

Design Consultant: Paradise Home Engineering Consultancy

Contractor: Multilink Contracting LLC

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

Chief Technical Officer: Thom Bohlen, Architect, LEED AP

LEED AP: Ms. Charity N. Pena

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: M & M Global Trading LLC

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