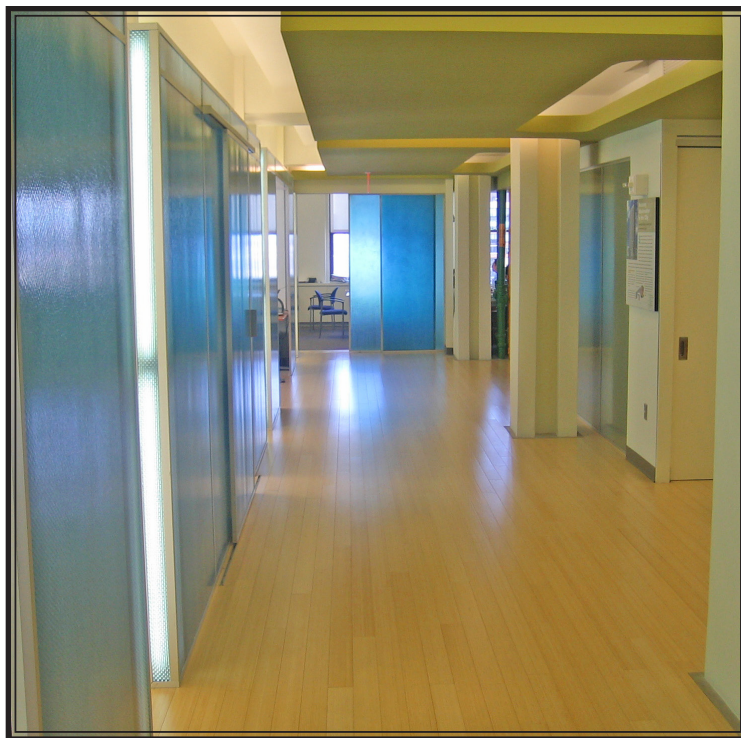


# DE Dagher Engineering

## LEED GOLD CERTIFIED OFFICE DESIGN AND CONSTRUCTION



Setting a Precedent for Sustainable  
Interior Commercial Design

We transformed our lower Manhattan office into one of the first **LEED Gold Certified Commercial Interiors (LEED-CI)** in the United States.

As a leader in the design of sustainable building systems, we take great pride in bringing home our commitment to green building.

In addition to **LEED Gold CI**, we have recently been awarded the prestigious Diamond Award in the Technology/Building systems category from the American Council of Engineering Companies of New York, the top award in its class.

Our office has also won the acclaim of our staff and clients for excellent indoor air quality and superior thermal comfort.

This project was completed in less than 16 weeks, modeling an efficient and cost effective way to incorporate sustainable electromechanical systems into an **aesthetically appealing** commercial office space.

It is a demonstration that even in the heart of historic Wall Street, a **modern green workplace** can emerge.

Elegant, innovative, and **sustainable** building designs. We make it possible.



### Development Density

Direct growth to urban areas to Preserve habitats & natural resources.

Site is in area with a minimum density of 60,000 SF per acre net.

### Public Transportation Access

Reduce pollution and land use impacts from automobile use.

Site is within a 1/2 mile of all public transportation.



### Water Use Reduction

We reduced the impact of the city water supply & wastewater system by maximizing the water efficiency within the space selected.

Space uses 42% less water than the water baseline calculated.

Achieved next incremental percentage threshold in water reduction.

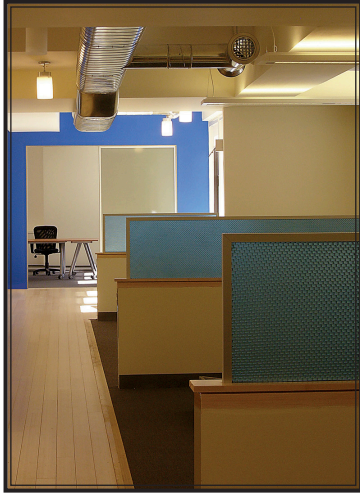
### Exemplary Performance

We achieved more than four-times the required density in twice the original area.

Increased MERV filters from 13 to 15. Provided UV lighting in both air handler units to minimize microbial & fungal growth.

Provided 100% green power for 2 years.





## Energy Conservation

Lighting Power: Reduced to 15% below the ASHRAE/IESNA Standard 90.1-2001.

Lighting Controls: Installed daylight responsive controls within 15 feet of windows in all frequently occupied areas.

93% of all appliances, office equipment and electronics are energy star rated.

Provide for the constant accountability & optimization of tenant energy & water consumption performance.

Support the development and use of renewable energy.

Engaged in a two-year renewable energy contract.

## Reduce, Re-use, Recycle

We made a commitment to remain on site selected for no less than 10 years. This protects resources, reduces waste and lessens environmental effects of occupancy.

Storage & Collection of Recyclables: Reduce the waste created by occupants.

Provided easily accessible recycling area for paper, corrugated cardboard, glass, plastics and metals.

80% of construction, demolition and packaging debris was recycled or salvaged and diverted from landfill disposal.

Reused 59% of furniture & furnishings.



## Occupant Comfort

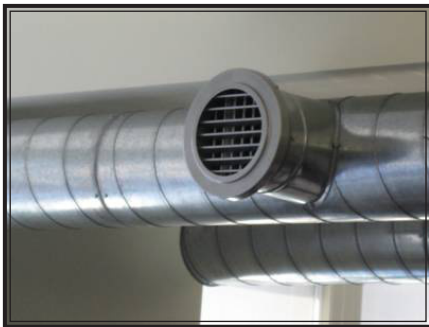
Radiant Cooling Panels : silent cooling, free of drafts.

We selected **Low-Emitting Materials, Adhesives & Sealants** to reduce the quantity of indoor air contaminants that are potentially harmful to the installers & occupants.

Occupant controllability of systems promotes productivity, comfort and well-being.

Lighting controls are provided to at least 90% of occupants and all shared multi-occupant spaces.

Daylight & Views for over 90% of Spaces.



## Indoor Air Quality

Minimum indoor air quality performance to enhance the space.

Installed a computerized HVAC system that includes automatic monitoring & adjustment.

Designed to meet standards outlined in ASHRAE 55-2004 BMS control system to maintain optimum temperature & humidity level for occupants.

Additional air ventilation to help improve indoor air quality.

Indoor chemical & pollutant source control was designed to minimize & control entry of pollutants into regularly occupied areas through the use of permanent entryway systems (grilles) to capture dirt & particulates, & filters used meet the MERV requirements.



Resource Reuse

- Refurbished Furniture



Construction Waste Management

- Construction Debris recycling program



Low-Emitting Materials

- Low & Zero VOC paints, adhesives, sealants, & carpet



Natural Daylighting

- Adaptive Controls
- Reduced Energy Consumption



Water Conservation

- Dual Flush toilets
- Waterless urinals



Recycling Area



Renewable Energy

- Green Energy



Environmental Control System

- Zero CFC-based Refrigerants
- Increased Air Filtration w/UV technology
- Indoor Air Quality Monitoring



Rapidly Renewable Materials & Recycled Content

- Bamboo Flooring
- Linoleum Flooring
- Recycled Denim Insulation



Energy Star Rated Appliances & Office Equipment (92%)



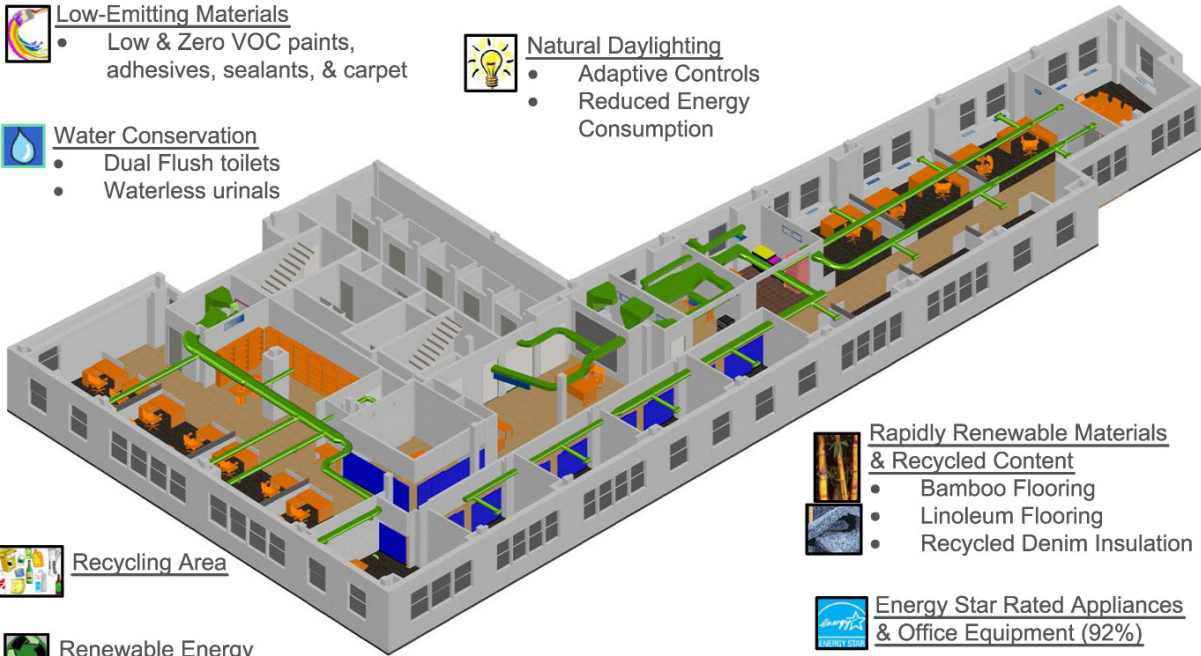
Public Transportation Access

- Within 1/2 mile



Daylight & Views

- Occupancy Comfort



**Dagher Engineering, PLLC**

**29 Broadway**

**New York, NY 10006**

**t. 212-480-2591    f. 212-489-2654**

**www.dagherengineering.com**