SCANIA CV AB MIDDLE EAST

42		**69**
Sustainable Sites	9	14
Water Efficiency	5	5
Energy & Atmosphere	7	17
Materials & Resources	6	13
Indoor Environmental	10	15
Innovation & Design	5	5

Points Achieved Points Available

LEED POINT ACHIEVEMENT

FAST FACTS

LEED Certification: Gold, New Construction (NC) V2.2
Square Feet: 34,030 sqft / Office & Warehouse
Neighborhood: Jebel Ali Free Zone, Dubai, UAE
Construction Cost: $ 97 / square foot
Completed: October 2009
Date of Certification: June 15, 2010

BENEFITS

- **27%** Less Energy Use
- **85%** Less Potable Water Use
- **100%** Covered Parking

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.

We are proud to inform that **"SCANIA CV AB MIDDLE EAST"** 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 second project in the UAE to achieve the LEED NC 2.2 Gold Certification.

PROJECT PROFILE

SCANIA CV AB MIDDLE EAST, JAFZA, Dubai, UAE

THE NEW BUILDING

Scania CV AB Middle East identified as Scania Delivery Center Dubai is a new 34,030 square feet facility that will deliver Scania Trucks into the Middle East Region. The building will be occupied in spring 2009 and encompasses a total plot area of 215,273 square feet in Jebel Ali Free Zone (JAFZA) in Dubai.

The new building is comprised of an assembly line and wash bay for truck vehicles, administrative offices and training space, a mezzanine storage area above the office and training area, a prayer room, and miscellaneous restrooms and utility spaces.

At the very beginning of design for this facility, Scania Corporation had determined that the new facility would be designed, constructed and operated in a sustainable manner to increase energy efficiency, reduce water consumption, and create a more healthy environment for its employees.

INDOOR ENVIRONMENTAL QUALITY

To facilitate quality IEQ, Scania implemented a good ventilation design and comfortable thermal environment, optimized energy efficiency and occupant's health. The facility uses more natural ventilation and building finish materials with low emission of volatile organic compounds (VOC), for adhesives and caulking, paint and coatings, carpeting, and compressed woods. Increased use of daylighting within the interior of the building through the use of skylights and shaded clerestory glazing, reducing the lighting power density for greater energy efficiency.

ENERGY EFFICIENCY AND RENEWABLE ENERGY

Energy efficiency is always taken into consideration by Scania when dealing with operational changes and the purchase of new equipment. Measures have been implemented and this leads to reduction of energy use.

The following are the key elements in Scania's strategy to help combat climate change:

- Utilization of the renewable resources like Solar PV Panels for exterior lighting.
- Select high quality, energy efficient lighting. Coordinate the control of the lighting and window coverings, to make best use of natural light, control glare and save energy.
- Put reasonable limits on the temperature controls for day-today use.
- Install an automatic shut-off system for equipment on standby.
- Install energy efficient heating, ventilation and air-conditioning systems that can monitor occupancy levels.

GREEN EDUCATION

Environmental education programs are provided within Scania's employees by giving training and regular information on the environmental aspects associated with their activities. The environmental education also includes more general information on how Scania's activities and products affect the environment.

The Scania CV AB Middle East educational program elected to includes a guided tour and program for visitors and employees to highlight specific green materials, energy efficient equipment, and water resource efficient systems. To further increase the educational elements of the building, Scania develop a comprehensive signage program to educate employees and visitors on the green features of the building and the LEED process. The project will develop a case study to share with USGBC.

OTHERS GREEN FEATURES INCLUDE

Scania earn an exemplary performance in water efficiency credit by implementing Water Management System on the site. It is a collection and treatment of grey water through a series of separate filter and treatment tanks into a final treated grey water tank for reuse in the building for flushing of water closets and urinals, and for vehicle wash bay, with little infusion of potable water for any replacement volume. The facility also use recycled grey water for irrigation.

LESSONS LEARNED

- Informed early decisions and planning can help project teams skirt common pitfalls in the LEED Process.
- Learn how to get started with LEED, what to expect, first steps, and how to develop a solid LEED Strategy.
- Learn ways to reduce waste production, tips on effective recycling or composting programs on how to green your construction waste practices.
- Learn about good options for rounding out your LEED strategy with "bonus points" from the Innovation and Design Credits category. In addition, get ready for the LEED submittal and review phase by learning documentation best practices and the problems that application reviewers see.

THE TEAM

Owner: Scania Group
Design Consultant: Al Gurg Consultants
Contractor: Ali Moosa & Sons Contracting Company
Green Building Consultant: Middle East Centre for Sustainable Development, Dubai, UAE
LEED AP: Mary Rose Anlacan & Loveleen Raval
Commissioning Authority: Pacific Control Systems
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