



EMIRATES WORLD SCAFFOLDING TRADING LLC



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Sustainable Sites	8	14
Water Efficiency	3	5
Energy & Atmosphere	9	17
Materials & Resources	4	13
Indoor Environmental	11	15
Innovation & Design	5	5

Points Achieved Points Available

LEED POINT ACHIEVEMENT

FAST FACTS

- LEED Certification:** Gold, New Construction (NC) V2.2
- Square Feet:** 6,915 sq ft (Office Block)
- Neighborhood:** Techno Park, Dubai, UAE
- Construction Cost:** \$ 116/ square foot
- Completed:** Feb 2011
- Date of Certification:** February 11, 2012

BENEFITS

- **100%** Covered Car Parking
- **24.5%** Less Energy Use
- **46.3%** Reduction in Water consumption for sewage
- **21.4%** Regional Materials Use
- **77.7%** Water saving from irrigation
- **97%** Spaces with access to views

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 "EMIRATES WOLRD SCAFFOLDING TRADING LLC" 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 Second in Techno Park and thirteenth project in the UAE to achieve the LEED NC 2.2 Gold Certification.





PROJECT PROFILE

EMIRATES WORLD SCAFFOLDING TRADING LLC, TECHNOPARK, Dubai, UAE

THE NEW BUILDING

The project is an office building, which achieved "Gold LEED Certification" for regularly occupied office area of 6,915 sq. ft. which encompasses a total LEED Boundary of 21,996.3 sq. ft. in Techno Park, Jebel Ali, Dubai.

Emirates World Scaffolding Trading LLC (EWST) is operating in Al Quoz, Dubai as a Trading and Leasing of construction scaffolding. The new building is intended to function and be used as an environmentally friendly office facility.

INDOOR ENVIRONMENTAL QUALITY

To facilitate quality IEQ, EWST installed automatic electric timers for automatic shut off of lighting after office hours and huge windows in office spaces for daylight. Thermostats and operable windows has been provided for comfort controls and MERV 13 filter in AC duct for better indoor air quality. The facility uses more natural ventilation and building finish materials with low emission of volatile organic compounds (VOC) for adhesives and sealants, paints and coatings, and carpets - CRI Green Label Plus Program certified. This attention to energy use at the design stage reduced the consumption and associated financial costs, plus the related carbon emissions.

ENERGY EFFICIENCY AND RENEWABLE ENERGY

The main goal of the project for energy efficiency is to save at least 24.5% of energy from the baseline.

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

- Complied with ASHRAE 90.1-2004 building energy efficiency standards.
- Lighting systems offer cost effective energy savings potential, and lighting fixtures and / or controls was selected to exceed ASHRAE 90.1-2004 minimum efficiency requirements by 10% or greater.
- High efficient HVAC equipment offers cost effective energy savings, and HVAC equipment selected exceeds ASHRAE 90.1-2004 minimum efficiency requirements by 10% or greater.
- High performance glazing constructions.
- Utilization of the renewable resources like Solar Hot Water System for domestic hot water requirements.

GREEN CLEANING

The EWST incorporates a comprehensive Green Cleaning Program, which emphasized on training and usage of Green Seal's GS-37 standard products. The Green Cleaning Program includes the use of green cleaning chemicals, cleaning processes that benefit public health and the environment, and purchasing environmentally preferable janitorial products. This is to reduce exposure of building occupants and maintenance personnel to potentially hazardous chemical contaminants that adversely affect air quality and health of the occupants.

OTHER GREEN FEATURES INCLUDE

EWST earned an exemplary performance in SS c7.1- Covering 100% car parking and water efficiency credit by installing water efficient fixtures in the facility. The project has provided vegetated open space of 9,328 Sq. Ft, which meets the exemplary performance requirement and employs native trees which saved 77.7% potable water from irrigation.

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: Emirates World Scaffolding Trading LLC

Design Consultant: Al Hilal Engineering Consultants

Civil Contractor: Fabtech Contracting LLC

MEP Contractor: Unibras Electromechanical LLC

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

LEED AP: Gurjeet Kaur

Commissioning Authority: Pacific Control Systems (PCS)

Photograph Courtesy of: MECSD & Fabtech