

# SHUAIBA PAPER PRODUCTS CO.



	27	69
Sustainable Sites	7	14
Water Efficiency	2	5
Energy & Atmosphere	4	17
Materials & Resources	5	13
Indoor Environmental	6	15
Innovation & Design	3	5

Points Achieved     Points Available

**LEED POINT ACHIEVEMENT**

## FAST FACTS

**LEED Certification:** Certified, New Construction (NC) V2.2  
**Square Feet:** 120,286 sq. ft. / Office & Warehouse  
**Neighborhood:** Jebel Ali Free Zone, Dubai, UAE  
**Completed:** May 2012  
**Date of Certification:** March 12, 2013

## BENEFITS

- **17.3%** Savings on Energy Use
- **59.4%** Savings on Potable Water Use
- **76.75%** Of Construction Waste Diverted from Landfill

## 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 **"SHUAIBA PAPER PRODUCTS CO."** has been awarded with **Prestigious LEED Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI).



## PROJECT PROFILE

### SHUAIBA PAPER PRODUCTS CO. , JAFZA, Dubai, UAE

#### THE NEW BUILDING

**Shuaiba Paper Products Co.**, a new construction project is setting in a plot area of about 199,617 sq. ft. located at the Industrial Area of Jebel Ali Free Zone Dubai UAE. The building comprises of Ground and Mezzanine Office with a built up area of 17,457 sq. ft. and the warehouse facility with a built up area of 102,829 sq. ft.

The new office and warehouse construction is designed to be environmental friendly distribution facility in Jebel Ali Free Zone which will be the distribution hub for supplying cement bags and building material products in Middle East and North Africa. Shuaiba wants to ensure that the health and the safety of its staff is considered in the design of the building.

#### INDOOR ENVIRONMENTAL QUALITY

To provide a comfortable and healthy indoor environment, Shuaiba Paper Products Co. incorporated the following:

- During construction and before occupancy, an indoor air quality management system was developed and followed
- Use of low VOC adhesives, sealants, paints and coatings.
- Provide sufficient thermal control for all shared occupant spaces

#### ENERGY EFFICIENCY

Shuaiba Paper Products Co. achieved an energy cost savings of 17.3% using the ASHRAE 90.1-2004 Appendix G methodology.

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

- High efficiency HVAC system
- High-performance building envelope insulation
- High efficiency glazing
- Reduced interior and exterior lighting power density

#### OTHER GREEN FEATURES INCLUDE

- 15.4% Materials use with recyclable content
- 37.8% Regional materials use
- 85.3% of the roof surface having an SRI value of 89
- 59.4% Water use reduction which meets an exemplary performance
- Provide shower and changing rooms
- Provide preferred parking space for low emitting and fuel efficient vehicles
- Provide vehicle access to support car and van pooling
- Provide appropriately sized and dedicated areas for collecting and storing recyclable materials

#### LESSONS LEARNED

- Consider the importance of fresh-air in the system.
- Pre-planning helps in optimizing investment towards green building.
- Early decision and implementation of the LEED process is required for the success of a sustainable project.

#### THE TEAM

**Owner:** Shuaiba Industrial Co. (JAFZA)

**Design Consultant:** Chawla Architectural & Consulting Engineers

**Contractor:** Loyal Building Contracting LLC

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

**MECSD Chief Technical Officer:** Thom Bohlen, LEED AP, BD +C

**LEED AP:** Mr. Loveleen Raval & Ms. Sheila Mateo

**Commissioning Authority:** Pacific Control Systems

**Photograph Courtesy of:** Shuaiba Paper Products Co.

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