

# WOODHOUSE INTERNATIONAL FZE



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Points Achieved     Points Available

LEED POINT ACHIEVEMENT

## FAST FACTS

**LEED Certification:** Gold, New Construction (NC) V2.2  
**Square Feet:** 35,362 sq ft / Office & Warehouse  
**Neighborhood:** Jebel Ali Free Zone, Dubai, UAE  
**Construction Cost:** \$80.72 / square foot  
**Completed:** January 2011  
**Date of Certification:** July 15, 2011

## BENEFITS

- 34.2% Savings on Energy Use
- 35.9% Savings on Potable Water Use
- 25.60% Materials Use with Recycled Content

## 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 "WOODHOUSE INTERNATIONAL FZE" 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 ninth (9<sup>th</sup>) project in the UAE to achieve the LEED NC 2.2 Gold Certification.





## PROJECT PROFILE

### WOODHOUSE INTERNATIONAL FZE, JAFZA Dubai, UAE

#### THE NEW BUILDING

Woodhouse International FZE is a new office and warehouse building in Jebel Ali Free Zone – Dubai, designed and build to bring the company working standards on the higher professional level. The building is divided in two parts that are physically connected; warehouse with an area of approximately 22,155 sq ft and office with two floors, with an area of approximately 13,206.80 sq ft.

Since 1985, Woodhouse International LLC has provided quality support to Drilling Contractors and Oil Companies throughout the Middle East Gulf Region, Europe North Sea, Africa and Asia. As a leader in supplying equipment and material to the oilfield industry, Woodhouse International have one priority - the customers and their complete satisfaction.

#### INDOOR ENVIRONMENTAL QUALITY

To provide a comfortable and healthy environment, Woodhouse International FZE incorporated the following:

- Fresh air complying to ASHRAE 62.1-2004
- Developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan in reference to SMACNA guidelines
- Installed carbon dioxide (CO2) sensors
- Temperature, humidity and lighting controllability are available for all shared occupant spaces
- Use of building finish materials with low emission of volatile organic compounds (VOC) for adhesives, sealants, paints and coatings
- The office and warehouse windows are design to harvest daylight, wherein glare control devices are provided to ensure daylight effectiveness of all regularly occupied areas

#### ENERGY EFFICIENCY

Woodhouse achieved an energy cost savings of 34.2% using the ASHRAE 90.1-2004 Appendix G methodology.

Energy efficiency measures includes:

- High efficiency HVAC equipment
- Interior and exterior shading
- Automated sensors
- Solar Hot Water system

#### MATERIALS & RESOURCES

- 75.85% of on-site generated construction waste diverted from landfill
- 25.60% of materials use with recyclable content
- 38.08% of regional materials use
- Provide appropriately sized dedicated areas for the collection and storage of recycling materials

#### OTHER GREEN FEATURES INCLUDE

- 100% of non-roof hardscape paved with high-albedo materials
- 93% of the roofing materials used meet the SRI requirements
- Developed and implemented stormwater management plan
- Provides preferred parking for low-emitting and fuel-efficient vehicle

#### LESSONS LEARNED

- Teamwork and dedication certainly paved the way for it to achieve the certification
- Early decision and implementation of the LEED process is required for the success of a sustainable project
- Proper documentation and delegation of work is needed

#### THE TEAM

**Owner:** Woodhouse International FZE

**Design Consultant:** Al Jassim Engineering Consultants

**Contractor:** Saliheen Constructions

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

**Chief Technical Officer:** Thom Bohlen, Architect, LEED AP

**LEED AP:** Mr. Ashraf Ali Khan & Ms. Sheila Mateo

**Commissioning Authority:** Pacific Control Systems

**Photograph Courtesy of:** Woodhouse & MECSD