

Bagader Trading Establishment Warehouse Plot S30225

Jebel Ali Free Zone, Dubai

RAMBOLL



Total Points: 30

Certification Level: Certified

Rating System: LEED NC 2.2

Gross Floor Area: 361,258 ft²

Location: Jebel Ali Free Zone, Dubai

Energy Savings: 15%

Water Use Reduction: 42.5%

Waste diverted from landfill: 50.75%

Materials Recycled Content: 15.54%

PROJECT FACTS:

PROJECT BACKGROUND:

- The Project is a large logistics hub, serving Middle Eastern countries like KSA
- The Bagader Trading Establishment was started 40 years ago
- It is specialized in importing and exporting tyres, batteries, and tubes to Africa, Iran, and Iraq
- The Project cost is AED 77,135,909
- The Project was completed in June 2011

POINTS FOR EACH CATEGORY:

- Sustainable Sites: 9
- Water Efficiency: 4
- Energy & Atmosphere: 4
- Materials & Resources: 2
- Indoor Environmental Quality: 8
- Innovation & Design Process: 3

SUSTAINABLE SITES:

- The Project conforms to the 2003 EPA Construction General Permit, and has also implemented an erosion and sedimentation plan during construction
- Encourages low emitting vehicles through having two preferred parking spaces designated for such vehicles
- Encourages alternative transportation through having 4 bicycle racks and 2 showers



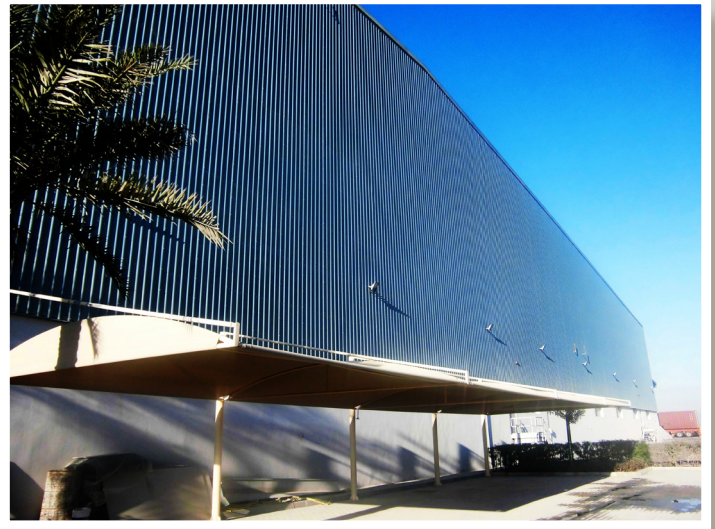
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INDOOR ENVIRONMENTAL QUALITY:

- Complies with ASHRAE 62.1-2004 Fresh Air requirements
- Complies with LEED Indoor Smoking Policy
- Zero use of VOC containing adhesives, sealants, and paints
- Individual lighting control
- Provides thermal comforts to the occupant in compliance with ASHRAE 55-2004



ENERGY & ATMOSPHERE:

- Reduces the energy consumption by 15% according to ashrae 90.1-2007 through an optimized envelope, solar water heaters, and efficient mechanical systems.

MATERIALS & RESOURCES:

- The project provided appropriate storage areas for collecting items as cardboards, paper, plastic, glass, and metals for recycling.
- Diverting 50.75% of the construction waste from the landfill
- 15.4% of the materials used on the project, by cost, contain recycled content

LESSONS LEARNED:

- Coordination between the design team helps reduce the delivery time and enhances the quality of the project
- Implementation of LEED requirements from project start reduces construction cost and decreases time for delivery
- On going workshops and meetings make all the team members aware of the LEED requirements and allows them to easily implement it in their design

PROJECT TEAM:

Architect: 3Dimensions Architectural Design

Engineer: Belco Electro Mechanical LLC

Green Building Consultant: Ramboll Middle East Ltd.

Commissioning Agent: M.A.H.Y. Khoory & Co.

Owner: Bagader Trading Est.

LEED AP: Doyoon Kim, Bashar Al Shawa

Contractor: Majed Hilal Contracting