



SIMBA TOYS MIDDLE EAST GMBH



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|-------------------------------|-----------------|------------------|
| | 33 | 69 |
| Sustainable Sites | 11 | 14 |
| Water Efficiency | 2 | 5 |
| Energy & Atmosphere | 6 | 17 |
| Materials & Resources | 2 | 13 |
| Indoor Environmental | 8 | 15 |
| Innovation & Design | 4 | 5 |
| | Points Achieved | Points Available |
| LEED POINT ACHIEVEMENT | | |

FAST FACTS

LEED Certification: Silver, New Construction (NC) V2.2
 Square Feet: 33,243 sq ft / Office & Warehouse
 Neighborhood: Jebel Ali Free Zone, Dubai, UAE
 Construction Cost: \$33 / square foot
 Completed: April 2009
 Date of Certification: September 19, 2010

BENEFITS

- 29.5% Energy Cost Savings
- 24.9% Savings on Potable Water Use
- 96.9% Of Construction Waste Diverted from the Landfill
- 5.15% Offset by On-Site Renewable Energy

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 "SIMBA TOYS MIDDLE EAST GMBH" has been awarded with **Prestigious LEED Silver Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI). It is the 7th project in the UAE to achieve the LEED NC 2.2 Silver Certification.





PROJECT PROFILE

SIMBA TOYS ME GMBH, JAFZA, Dubai, UAE

THE NEW BUILDING

Simba Toys Middle East (STME), is part of German Simba-Dickie Group, a toy company in Jebel Ali, which intends to set up a new warehouse and office in the Jebel Ali Free Zone. The new warehouse will served as a regional headquarter and distribution center for the Middle East, North Africa and India.

Simba Toys Middle East is following a stakeholder focused management approach, inspired by German Corporate Governance standards, equally balancing the interests of employees, customers, the environment, as well as the shareholders' interests.

INDOOR ENVIRONMENTAL QUALITY

To provide a comfortable and healthy indoor environment, Simba Toys incorporated the following:

- During construction and before occupancy, an indoor air quality management system was developed and followed
- Use of skylights for daylighting
- Use of low voc adhesives, sealants, paints and coatings
- Provide sufficient thermal control for all shared occupant spaces
- Provide direct line of sight views for 98.28% of all regularly occupied areas
- Specify thermal comfort criteria that meet ASHRAE Std. 55-2004

ENERGY EFFICIENCY AND RENEWABLE ENERGY

MESCD Sustainability Consultant for Simba Toys ME, has created an energy model to evaluate the effectiveness of the building's energy conservation measures.

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

- High efficiency HVAC system
- High-performance building envelope
- High-performance glazing
- Lower exterior and interior lighting power density
- Utilization of onsite renewable energy – Solar PV panel for external lighting

Simba Toys ME offsets 5.15% of its energy consumption from Solar PV Panels, an on-site renewable energy source.

OTHER GREEN FEATURES INCLUDE

- Provided landscape with indigenous vegetation
- Provided storage area for bicycles
- Provided shower and changing areas
- Provided preferred parking for low-emitting and fuel efficient vehicles
- Provided vehicle access to support car and vanpooling
- Provided 100% of roofing materials with SRI greater than 78
- 100% of on-site parking stalls are covered with a shadecloth meeting the SRI requirement
- Developed and implemented a stormwater management plan
- Use of low-flow water fixtures

LESSONS LEARNED

- Early involvement with the project team is necessary to secure the certification
- Identify strategies early and set green building goals
- Learn ways on how to reduce construction wastes thru recycling and other green strategies

THE TEAM

Owner: German-Simba Dickie Group

Design Consultant: Planquadrat Middle East

Contractor: Albanna Hallenbau Contracting LLC / Matar Star Technical Works

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

LEED AP: Mr. Loveleen Raval & Ms. Mary Rose Anlacan

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: SIMBA & MECSD