



# NESTLE DUBAI MANUFACTURING LLC



	45	69
Sustainable Sites	12	14
Water Efficiency	4	5
Energy & Atmosphere	7	17
Materials & Resources	5	13
Indoor Environmental	12	15
Innovation & Design	5	5
	Points Achieved	Points Available

LEED POINT ACHIEVEMENT

## FAST FACTS

**LEED Certification:** Gold, New Construction (NC) V2.2  
**Square Feet:** 181,094 sqft / Factory & Office Building  
**Neighborhood:** Techno park, Dubai, UAE  
**Construction Cost:** \$ 100 / square foot  
**Completed:** 2010  
**Date of Certification:** February 15, 2011

## BENEFITS

- 21% Savings on Energy Use
- 47.5% Savings on Potable Water Use
- 28.72% Materials Used 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 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 "NESTLE DUBAU MANUFACTURING 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 the 7<sup>th</sup> project in the UAE to achieve the LEED NC 2.2 Gold Certification.





## PROJECT PROFILE

### **NESTLE DUBAI MANUFACTURING LLC, Techno park, Dubai, UAE**

#### **THE NEW BUILDING**

Nestle Dubai Manufacturing LLC is a subsidiary of Nestle SA, which is already present in the Middle East region for several years, which is a confectionary manufacturing facility within techno park. The gross land area is populated in 3 phases. The first phase (Milk Powder conversion plant) was completed in 2009. The chocolate plant is the second phase. The total Phase II built up area is approximately split with one third as office to be used for white color plant staff as well as technical staff for the Customer Technical center. The rest of the area is used to house some conversion machinery's and equipment's to carry out the desired processes. In addition there is an on-site plant warehouse to store raw materials and packaging.

This is the 2<sup>nd</sup> LEED Gold factory building in UAE and MECSD's 15<sup>th</sup> LEED-certified building.

#### **SUSTAINABLE SITES**

- Encourages the employees to practice car and van pooling
- Provided access to public transportation
- Achieve exemplary performance in maximize open space credit
- Provided 100% of non-roof impervious surfaces on-site paved with SRI compliant pavers and tiles
- Provided 100% Roofing materials meet the SRI requirements

#### **ENERGY AND ATMOSPHERE**

- High-efficiency HVAC equipment
- Use of Building Management System (BMS)
- High-performance building envelope and insulation

#### **GREEN EDUCATION**

The Nestle Dubai Manufacturing is engaging in an on-going initiative to educate all of their own employees, professional organizations and the general public (i.e. Nestle consumers) to continuously promote awareness and increase adoption of sustainable products and design process.

#### **OTHERS GREEN FEATURES INCLUDE**

- The Project installed low flow features for toilets, urinals, faucets and showers which are standard practice in this water constrained region.
- It exceeded the projected water savings of 40% and therefore is eligible for exemplary performance.
- The project uses 26.46% materials extracted and manufactured regionally.
- The project has increased the breathing zone outdoor air ventilation rates to all occupied spaces by a minimum of 30% above the minimum rates required by ASHRAE 62.1-2004.
- The project uses low emitting materials

#### **LESSONS LEARNED**

- Incorporating green building requirements early on design stage
- Involvement of all the stakeholders in green building requirements to secure the certification
- Be sure to gain expert assistance in energy analysis

#### **THE TEAM**

**Owner:** Nestle Dubai Manufacturing LLC

**Design Consultant:** BADRI & BENSOUA Architectural Engineering Consultants

**Contractor:** AMANA Contracting

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

**LEED AP:** Krishnaji Pawar & Sheila Mateo

**Commissioning Authority:** Pacific Control Systems

**Photograph Courtesy of:** Nestle& MECSD