

INTRACO UAE LIMITED



	37	69
Sustainable Sites	8	14
Water Efficiency	4	5
Energy & Atmosphere	8	17
Materials & Resources	4	13
Indoor Environmental	10	15
Innovation & Design	3	5

Points Achieved
 Points Available

LEED POINT ACHIEVEMENT

FAST FACTS

LEED Certification: Silver, New Construction (NC) V2.2
Square Feet: 1,228 sq ft / Office & Warehouse (office area only)
Neighborhood: Jebel Ali Free Zone, Dubai, UAE
Construction Cost: \$81.69 / square foot
Completed: January 2010
Date of Certification: April 30, 2011

BENEFITS

- 21.9% Savings on Energy Use
- 42.5% Savings on Potable Water Use
- 10.9% Energy cost 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 "INTRACO UAE LIMITED" 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 tenth (10th) project in the UAE to achieve the LEED NC 2.2 Silver Certification.





PROJECT PROFILE

INTRACO UAE LIMITED, JAFZA Dubai, UAE

THE NEW BUILDING

INTRACO UAE LIMITED is a new office and warehouse building in Jebel Ali Free Zone, Dubai designed and build in accordance with the management vision and principles to work with the environmental sustainability. Intraco is by far the largest stockist of Float glass, Architectural High Performance glass used for Curtain Walls, Structural glazing, Skylights and Windows. The stock is maintained and stored in the Jebel Ali facility.

INDOOR ENVIRONMENTAL QUALITY

To provide a comfortable and healthy environment, Intraco UAE Limited incorporated the following:

- Provide proper ventilation system design above the minimum required by ASHRAE Standards 62.1-2004
- Developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan in reference to SMACNA guidelines
- 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
- Provide direct line of sight views for 99.54% of all regularly occupied areas

ENERGY EFFICIENCY

Intraco achieved an energy savings of 21.9% using the ASHRAE 90.1-2004 Appendix G methodology.

Energy efficiency measures includes:

- High efficiency HVAC equipment
- Superior building envelope insulation
- Provide windows with high efficient glazing
- Reduced interior lighting power density
- Solar external lighting

MATERIALS & RESOURCES

- 10.8% materials use with recyclable content
- 13.0% regional materials use
- Construction Waste Management Plan is properly implemented
- Provides 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
- 100% 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
- Earned an exemplary performance in water use reduction

LESSONS LEARNED

- Project teams submitted 37 credits and achieved 37 credits. It was a 100% of acceptance.
- Teamwork and dedication certainly paved the way for it to achieve the certification
- USGBC had informed that LEED is a whole building rating systems and prohibits partial building certifications. Certification of Intraco Office portion is one time exception.
- Proper documentation and delegation of work is needed

THE TEAM

Owner: Intraco UAE Limited

Design Consultant: Orion Engineering Consultants

Contractor: Talih Contracting Company LLC

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. Melanie Bacho

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: Intraco & MECSD