

NASSER AL SAYER Warehouse, Showroom and Office



FAST FACTS

LEED Certification: **Gold, New Construction (NC) V3**
 Square Feet: **368,250 sq ft / Warehouse, Showroom & Office Building**
 Neighborhood: **Jebel Ali Free Zone North, UAE**
 Construction Cost: **\$17.38 / square foot**
 Completed: **June 2012**
 Date of Certification: **15 June 2013**

BENEFITS

18.45% Savings on Energy Use
1.24% Renewable Energy
41.00% Savings on Potable Water Use by Water Fixtures
61.38% Materials Used with Recycled Content
27.18% Regional Materials Use
77.10% Diverted on-site generated construction waste from landfill

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.

In response to this resolution, we are proud to inform that **"NASSER AL SAYER (Warehouse, Showroom & Office Building)"** 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).

NASSER AL SAYER – is a new construction Facility Complex project which comprises of **Warehouse, Showroom & Office Building** with a total built-up area of **368,250 sq. f t**. The warehouse area which is composed of 2 basement will be used to store luxury cars and ground floor with 11 individual offices and car storage. While the main area of the building will be used for showroom and office staff. A portion of the ground floor is also allocated for car workshop..

The project was submitted to USGBC LEED-NCv3 for certification vying for Gold Rating.

	68	110
Sustainable Sites	24	26
Water Efficiency	6	10
Energy & Atmosphere	12	35
Materials & Resources	6	14
Indoor Environmental	11	15
Innovation & Design	5	6
Regional Priority	4	4
	Points Achieved	Points Available
LEED POINT ACHIEVEMENT		



PROJECT PROFILE

NASSER AL SAYER (WAREHOUSE, SHOWROOM & OFFICE BUILDING), Jebel Ali Free Zone North, Dubai, UAE

SUSTAINABLE SITES AND TRANSPORTATION & WATER EFFICIENCY

The project team sought to encourage sustainability. The following are strategies to support it:

- The Project was developed near urban areas with existing infrastructure.
- Provides preferred parking and low-emitting and fuel-efficient vehicles on-site
- Provides car/van pool parking
- 100% of the car parking are covered
- Installed water efficient landscaping
- Installed efficient water fixtures which consume less amount of potable water.
- Installed water recycled plant for car washing

MECSD as the Sustainability Consultant of Nasser Al Sayer, did energy modeling of the project during the design phase to evaluate the effectiveness of the building's energy conservation measures, in compliance with ASHRAE Std. 90.1-2004 Appendix G methodology.

ENERGY EFFICIENCY

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

- Highly insulated mass walls
- Optimized glazing and incorporation of skylights in the office and warehouse
- Efficient lighting and incorporating motion sensors in corridors and timer control for the internal and external lighting warehouse.
- Efficient HVAC systems (use of efficient FAHU, FCU)
- Installation of solar water heater
- Incorporating Building Management Systems to automatically control the HVAC and lighting of the facilities

MATERIAL AND RESOURCES

- had diverted more than 77.1% (by weight) of the construction waste from landfill.
- Had used construction materials with recycled content. About 61.38% of construction material used has recycled content.
- Used regional materials – means those materials which are within 500miles radius from the Nasser Al Sayer Site of about 28.18%

INDOOR ENVIRONMENTAL QUALITY

- The IAQ performance complies with the minimum requirements of ASHRAE Std. 62.1-2004, Ventilation for Acceptable IAQ
- Installed air flow monitoring device for each mechanical ventilation to monitor the fresh air
- Installed CO2 sensors to monitor the carbon dioxide concentration in the densely occupied spaces
- Developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan in reference to SMACNA guidelines
- Use of building finishes materials with low emission of VOC for adhesives, sealants, paints and coatings

OTHER GREEN FEATURES INCLUDES

- Earned an exemplary performance in with recycled content construction materials use, water efficient, heat island effect, and maximize open space.
- Provides appropriately sized dedicated areas for the collection and storage of recycling materials
- Provided Green Education Program for the visitors through providing LCD in the reception area and green tab in the NAS websites.

THE TEAM

Owner: **Nasser Al Sayer**

Design Consultant: **Al Jassim Engineering / J.M. Regnault & Partners**

Contractor: **SAM Building Contracting**

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

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

LEED AP: **Melanie Bacho, Pauline Bernardo & Loveleen Raval**

Commissioning Authority: **Pacific Control Systems**

Photograph Courtesy of: **MECSD**