



MEOS WORKSHOP SERVICES

Office & Workshop Facility, JAFZA Dubai



FAST FACTS

LEED Certification: GOLD, New Construction v2.2
Square Feet: 23,494 ft² / Office & Workshop Building
Neighborhood: JAFZA, Dubai, UAE
Completed: 2013
Date of Certification: 23 December 2014

BENEFITS

- **21.40%** Annual Energy Use Savings
- **36.80 %** Annual Water Use Reduction
- **75.76 %** Construction Waste diverted from landfill
- **11.49 %** Use of Materials with Recycled Content
- **25.73 %** Use of Regional/Locally available materials
- **100 %** Covered Parking with SRI of more than 29 reducing the impact of Heat Island Effect
- Exemplary performance exceeding 50% of local zoning's vegetated open space requirement promoting biodiversity

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 **"MEOS WORKSHOP SERVICES – OFFICE & WORKSHOP BUILDING"** has been awarded with **Prestigious LEED Gold under LEED for New Construction(LEED NC)** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI).

LEED for New Construction v2.2

GOLD

39

Sustainable Sites	11	14
Water Efficiency	4	5
Energy & Atmosphere	7	17
Materials & Resources	5	13
Indoor Environmental Quality	9	15
Innovation & Design	3	5

Points Achieved Points Available

*** Out of Possible 69 Points**



PROJECT PROFILE

MEOS WORKSHOP SERVICES JAFZA, Dubai, U.A.E.

PROJECT BACKGROUND

MEOS WORKSHOP SERVICES is the new facility located at the Jebel Ali Free Zone Area (JAFZA) Dubai, United Arab Emirates. It is built to have a fully integrated machining, fabrication and maintenance/ repair in aid for providing Drilling Equipment & Services, Fluid Instruments, Rotating Equipment, Inspection & Marine Products & Services, Process Control & Field Instruments, Pipeline Products and Forecourt Supplies and services to the Gulf region and internationally. The new building was constructed on Plot # B060E03, MEOS Jebel Ali Compound adjacent to its other existing facilities in JAZA North industrial zone covering a portion of plot area that is about 58,631 sq. ft. The building has a built-up area of 23, 494 sq. ft. which are subdivided into administrative and Workshop. It has offices (ground and mezzanine), workshop and a welding shop which is not fully enclosed.

MEOS WORKSHOP SERVICES in JAFZA, Dubai was built implementing green building practices that reduces negative environmental impacts on its environs, achieves energy & water consumption savings, encourages use of sustainable building materials and promotes indoor comfort and welfare among its occupants. As an added benefit, the MEOS Workshop Services facility operates and manages to reduce operating costs, enhance building energy performance, and produce less waste.

SUSTAINABLE SITE & TRANSPORTATION

- **100%** of Parking spaces under cover and has material with SRI value of 29
- **98%** increase in vegetated open space from the code requirement
- **90%** of the roof materials with SRI of 78
- Promotes mass transportation which reduces CO2 emissions and accessibility to public transport

WATER EFFICIENCY

The total calculated performance case for annual water used is less than the LEED NC Baseline case

- **36.80 %** water use reduction in all fixtures compared to baseline
- **Zero use** of potable water for permanent irrigation.

ENERGY & ATMOSPHERE

The building features effective building design and strategies that enhances energy performance through:

- Selection of high performance equipment, building insulation & glazing
- Optimizing the efficiency of Building Systems through Commissioning and Measurement & Verification
- Energy Conservation Measures that yields **21.40%** Whole Building Energy Use

MATERIALS & RESOURCES

Manages & Promotes reduction of waste in construction until operation by:

- Selecting Sustainable Materials
- Practicing Waste Reduction Strategies
- Maintaining waste segregation practices for recycling

INDOOR ENVIRONMENTAL QUALITY

Improves and promotes a healthy indoor environmental quality; occupant's health, safety and comfort through the following strategies:

- Improving Ventilation by complying with ASHRAE 62.1-2004 Ventilation for Acceptable Indoor Air Quality
- Developed and Implemented Construction Indoor Air Quality Management Plan as per SMACNA guidelines
- Selection of Interior painting & adhesive materials with low Volatile Organic Compound (VOC) during construction
- Being a Smoke-free building
- Addressing Thermal comfort in the facility through accessible individual thermal controls and survey plans
- Use of daylighting and accessible individual lighting controls
- Improving air quality through Building Flush-out



PROJECT PROFILE

MEOS WORKSHOP SERVICES - OFFICE & WORKSHOP FACILITY JAFZA, Dubai, U.A.E.

LESSONS LEARNED

- Full cooperation and good coordination of all stakeholders is very essential in completing the project successfully.
- A well-informed project team members can effectively deliver LEED practices throughout the project
- Communication is critical to success. Develop a process to all the team members, including key subcontractors, can communicate often and effectively.
- Consistent gathering of information and documentation is a must.

THE TEAM

Owner: MEOS Workshop Services

Design Consultant: Vision Engineering Consultants

Main Contractor: Hadeed Emirates Contracting

MEP Contractor: Four Star Electro Mechanical Contracting, Green Sandal Electro Mechanical Works LLC

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

LEED AP: Ms. Pauline P. Bernardo, Mr. Sameer Abdul Salam

Commissioning Authority: Pacific Control Systems (**PCS**)

Photograph Courtesy of: MEOS Workshop Services

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