



GEEPAS WORLD FZCO HQ OFFICE & WAREHOUSES



FAST FACTS

LEED Certification: Gold Certified, New Construction v2.2 for Multiple Buildings

Square Feet: 350,589 Sq. Ft / Office & Warehouse

Neighborhood: Techno Park, Dubai, UAE

Completed: May 2012

Date of Certification: 4 June, 2013

BENEFITS

- 25.7% Less Energy Use
- 46.1% Less Potable Water Use
- 91.4% Construction Waste diverted from Landfill
- 30.9% Regional Materials Use
- 35.11% Materials with Recycled Content Use
- 93.03% of Regularly occupied spaces with Access to Views
- 7,240 Sq Ft of vegetated area with native & less water consuming flora.



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 "GEEPAS WORLD FZCO" 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 **third project** in Techno Park to achieve the LEED NC 2.2 Gold Certification.

	41	69
Sustainable Sites	8	14
Water Efficiency	4	5
Energy & Atmosphere	8	17
Materials & Resources	6	13
Indoor Environmental	11	15
Innovation & Design	4	5

Points Achieved Points Available

LEED POINT ACHIEVEMENT



PROJECT PROFILE

GEEPAS WORLD FZCO TECHNOPARK, Dubai, UAE

THE NEW BUILDING

The project is an office and warehouse building, which achieved “Gold LEED Certification” for regularly occupied area of 19,393.0 sq ft and encompasses a total LEED boundary of 493,017.8 sq ft in Techno Park, Jebel Ali, Dubai.

Geepas World FZCO is the flagship brand of Western International Group and was established in 1984 in Bahrain. Headquartered in Dubai, the group has offices in UAE, Bahrain, Saudi Arabia, Qatar, Kuwait, Oman, Hongkong, China, Thailand and India.

The Group is a diversified business conglomerate, which owns and manages several reputed brands under their belt like GEEPAS (Electronics Products), ROYALFORD (Household Products), YOUNGLIFE (Garments & Innerwear), PARAJOHAN (Luggage and travel accessories), NESTO (Retail Chain with several Hypermarkets and Department stores in the region), SHOEPPOINT (Footwear Retailer) and BRANDZONE (Fashion and Household Retailer)

The Group's products are exported to over 80 countries in European Union, Africa, Middle East, CIS Countries and many others through its distributor and dealer network.

The new building is intended as environmentally friendly Office & Warehouse facility for its occupants and visitors.

INDOOR ENVIRONMENTAL QUALITY

To facilitate quality IEQ, **Geepas World FZCO** installed automatic electric timers for automatic shut off of lighting after office hours and huge windows in office spaces for daylight. Thermostats and operable windows has been provided for comfort control and MERV 13 filter in AC duct for better indoor air quality. The facility uses building finish materials with low emission of volatile organic compounds (VOC), for adhesives and paints and coatings, and carpets - CRI Green Label Plus Program certified. This attention to energy use at the design stage reduced the consumption and associated financial costs, plus the related carbon emissions.

ENERGY EFFICIENCY AND RENEWABLE ENERGY

The main goal of the project for energy efficiency is to save at least 21% of energy from the baseline.

The following are the key elements in **Geepas World FZCO** strategy to help combat climate change:

- Complied with ASHRAE 90.1-2004 building energy efficiency standards.
- Lighting system offers cost effective energy savings potential, and lighting fixtures and / or controls has been selected to exceed ASHRAE 90.1-2004 minimum efficiency requirements by 10% or greater.
- High efficient HVAC equipment offers cost effective energy savings, and HVAC equipment selected that exceeds ASHRAE 90.1-2004 minimum efficiency requirements by 10% or greater.
- Utilization of renewable resources like Solar Hot Water System for domestic hot water requirements.

OTHERS GREEN FEATURES INCLUDE

Geepas World FZCO earned an exemplary performance in water efficiency credit by installing water efficient fixtures in the facility. The project has provided vegetated open spaces to exceed local zoning requirements by 25% , which meets the exemplary performance requirement and employs native trees which requires less irrigation.

LESSONS LEARNED

- Timely discussions with stakeholders to procure materials as per LEED standards are necessary to achieve the certification.
- Inform the stakeholders about exemplary credits and formulate strategies to achieve them in the earlier stage of the project.
- The civil contractor is responsible for the photographic documentation of project progress and credit requirements.
- Inform and educate the civil contractor on the recycle / reuse strategies of construction waste management.

THE TEAM

Owner: Geepas World FZCO

Design Consultant: Orion Engineering Consultants

Civil Contractor: Dolphin Steel Construction LLC

MEP Contractor: Al Shirawi Electrical & Mechanical Engineering Co. LLC

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

LEED AP: Gurjeet Kaur & Loveleen Raval

Commissioning Authority: Pacific Control Systems (PCS)

Photograph Courtesy of: Geepas World FZCO & Orion Engineering Consultants