

# Bagader Trading Establishment Warehouse Plot S30225

Jebel Ali Free Zone, Dubai

RAMBOLL



**Total Points:** 30

**Certification Level:** Certified

**Rating System:** LEED NC 2.2

**Gross Floor Area:** 361,258 ft<sup>2</sup>

**Location:** Jebel Ali Free Zone, Dubai

**Energy Savings:** 15%

**Water Use Reduction:** 42.5%

**Waste diverted from landfill:** 50.75%

**Materials Recycled Content:** 15.54%

## PROJECT FACTS:

### PROJECT BACKGROUND:

- The Project is a large logistics hub, serving Middle Eastern countries like KSA
- The Bagader Trading Establishment was started 40 years ago
- It is specialized in importing and exporting tyres, batteries, and tubes
- The Project cost is AED 77,135,909
- The Project was completed in June 2011

### POINTS FOR EACH CATEGORY:

- Sustainable Sites: 9
- Water Efficiency: 4
- Energy & Atmosphere: 4
- Materials & Resources: 2
- Indoor Environmental Quality: 8
- Innovation & Design Process: 3

### SUSTAINABLE SITES:

- The Project conforms to the 2003 EPA Construction General Permit, and has also implemented an erosion and sedimentation plan during construction
- Encourages low emitting vehicles through having two preferred parking spaces designated for such vehicles
- Encourages alternative transportation through having 4 bicycle racks and 2 showers



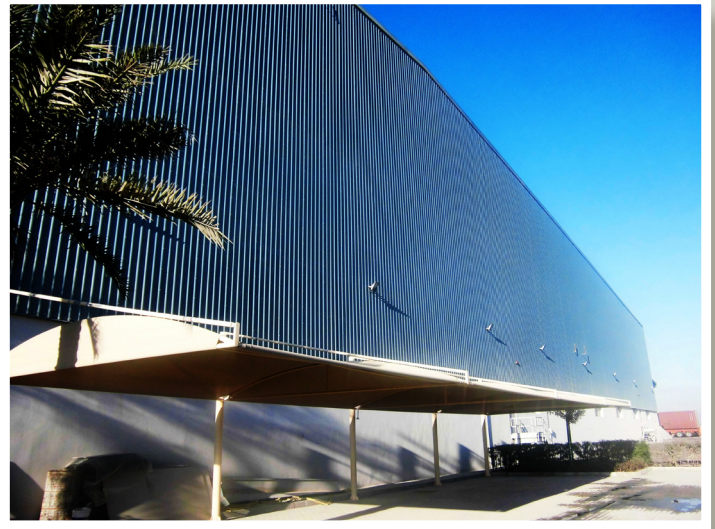
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## INDOOR ENVIRONMENTAL QUALITY:

- Complies with ASHRAE 62.1-2004 Fresh Air requirements
- Complies with LEED Indoor Smoking Policy
- Zero use of VOC containing adhesives, sealants, and paints
- Individual lighting control
- Provides thermal comforts to the occupant in compliance with ASHRAE 55-2004



## ENERGY & ATMOSPHERE:

- Reduces the energy consumption by 15% according to ashrae 90.1-2007 through an optimized envelope, solar water heaters, and efficient mechanical systems.

## MATERIALS & RESOURCES:

- The project provided appropriate storage areas for collecting items as cardboards, paper, plastic, glass, and metals for recycling.
- Diverting 50.75% of the construction waste from the landfill
- 15.4% of the materials used on the project, by cost, contain recycled content

## LESSONS LEARNED:

- Coordination between the design team helps reduce the delivery time and enhances the quality of the project
- Implementation of LEED requirements from project start reduces construction cost and decreases time for delivery
- On going workshops and meetings make all the team members aware of the LEED requirements and allows them to easily implement it in their design

## PROJECT TEAM:

**Architect:** 3Dimensions Architectural Design

**Engineer:** Belco Electro Mechanical LLC

**Green Building Consultant:** Ramboll Middle East Ltd.

**Commissioning Agent:** M.A.H.Y. Khoory & Co.

**Owner:** Bagader Trading Est.

**LEED AP:** Doyoon Kim, Bashar Al Shawa

**Contractor:** Majed Hilal Contracting