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# Welcome

**Sarah Aoun**  
Chair  
Middle East Chapter  
CoreNet Global



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# Follow us on Social Media



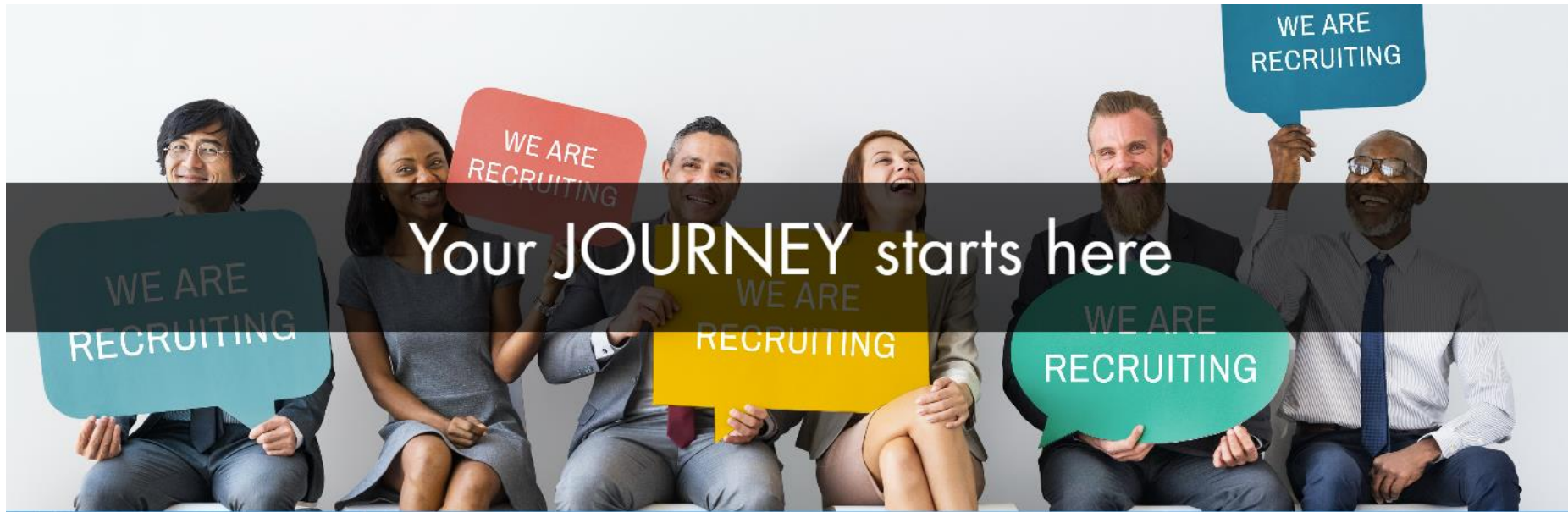
**CoreNet Global  
Middle East Chapter**



**@CorenetME**



# Careers Action Centre



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5 Job Postings FREE

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# The Sustainable Way



**Joshua Walker**  
Projects Director  
Summertown Interiors



**Krystal Fernandes**  
Project Manager  
Summertown Interiors



**Lindsey Malcolm**  
Associate Director &  
Sustainability Lead, Middle East  
Turner & Townsend





# THE SUSTAINABLE WAY



SUMMERTOWN



# Contents

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- Sustainable Programs and Certifications (Global, UAE, Dubai)
- Summertown Interiors Introduction
- Summertown Interiors Sustainability Journey
- Deep dive into LEED Certification
- DIFC case study
- Summertown Interiors LEED Certified projects
- Waste Management
- Any Questions and Download our 2023 Sustainability Report

A stylized illustration of the Earth, showing continents in light beige and oceans in dark green. The globe is surrounded by various green leaves and plants, including a large green leaf with a white vein, a small green plant, and several orange and white flowers. The background is a dark green color.

# Sustainable Programs

# SUSTAINABILITY PROGRAMS OVERVIEW & ALIGNMENT

## Global

- UN Sustainable Development Goals
- Paris Agreement (COP 21)



## UAE

- UAE Energy Strategy 2050
- Green Agenda 2015-2030
- Net Zero Strategy 2050
- Environment Policy 2021
- Circular Economy Policy
- National Climate Change Plan 2017-2050
- We the UAE 2031
- UAE Green Growth Strategy



## Dubai

- Dubai Integrated Energy Strategy 2030
- Dubai Clean Energy Strategy 2050
- Dubai Industrial Strategy 2030
- Dubai Building Code
- Dubai Integrated Waste Management Strategy 2021-2041
- Al Sa'fat Green Buildings Evaluation System
- EV Green Charger by DEWA
- Dubai Demand Side Management Strategy
- Dubai Paperless Strategy
- Carbon Abatement Strategy Update (2021-2030) خطة دبي 2021 DUBAI PLAN 2021





# SUSTAINABILITY CERTIFICATION – Middle East & Regional

Certification is a **key driver for new buildings** and one of the most widely understood components of sustainability in region.

Local accreditation schemes have been developed and deployed in most states including:

- Estidama (Abu Dhabi)
- Al Sa'fat (Dubai)
- Barjeel (RAK)
- Mostadam (Saudi Arabia)
- GSAS (Qatar)

Many developers also understand the relative value of **international schemes such as LEED and BREEAM** for new construction.

Sustainability certification can be a **gateway to instigate client discussions around broader sustainability thinking**:

- identify and **develop strategy** for project or development programme
- **build supply chain capability** through procurement processes
- demonstrating **business case and value** from the stakeholder/shareholder perspective
- **storytelling** for client business or development community.



# SUMMERTOWN INTRODUCTION





# WHO IS SUMMERTOWN

For 26 years, Summertown Interiors has been among the UAE’s leading and most sustainable contractors, offering superior quality interior fit-out solutions. Reputed for its green expertise and exceptional client service, the company specialises in commercial, healthcare, and education projects for global Fortune 500 companies, government authorities and local businesses.

Summertown Interiors was the first fit-out contractor to occupy LEED Gold certified interiors in the UAE and has also been awarded the LEED gold certification for its existing building; operations and maintenance (LEED EBOM).

All projects are executed in accordance with the internationally recognised ISO 9001:2015 quality management system.



**OFFER SUSTAINABLE SOLUTIONS**



**PRODUCT QUALITY**



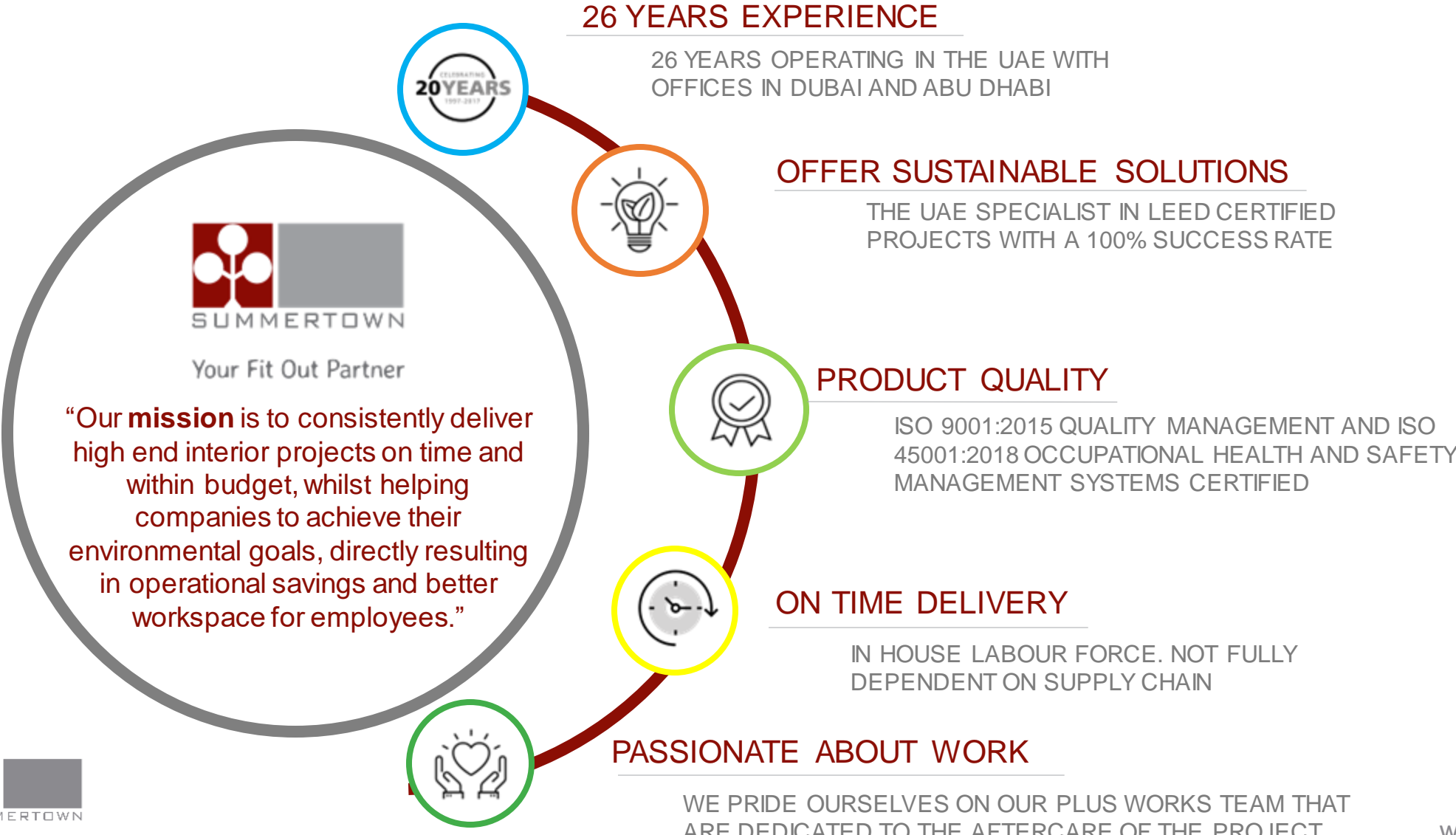
**ON TIME DELIVERY**



**PASSIONATE ABOUT OUR WORK**



# OUR STRENGTHS



# OUR SUSTAINABILTY JOURNEY

<p>Our initial 'green' thinking was based on water and energy savings using the LEED certification process, when we were building our office.</p>	<p>First in our industry to achieve LEED Gold certification for our office interiors.</p>	<p>We started our CSR program using the Dubai Chamber of Commerce framework &amp; established a green committee.</p>	<p>Achieved LEED gold EBOM for our office and produced our 1<sup>st</sup> Sustainability Report.</p>	<p>JOURNEY 2030 goals launched based on the areas where can have the most impact.</p>	<p>Achieved WELL H&amp;S rating for our office.</p>	<p>Today our sustainability committee continues to lead the development of annual Sustainability Report and initiatives.</p>
<p>2008</p>	<p>2009</p>	<p>2012</p>	<p>2016</p>	<p>2019</p>	<p>2021</p>	<p>2022</p>

8 ANNUAL SUSTAINABILTY REPORTS PRODUCED 2016 - 2023

# OUR Sustainability Strategy



UNDER OUR GOAL TO “**DELIVER 100% SUSTAINABLE PROJECTS**” WE WILL OFFER OUR CLIENTS **FREE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFIED LEVEL CERTIFICATION FOR INTERIOR PROJECTS OVER 2,000SQM.**



# OUR PEOPLE LEED



## LEED Green Associate Training & Exam

- Face-to Face training
- 25 attendees
- Congratulations to the 20 people who passed the exam with an additional 5 in progress



# PREFERRED CERTIFICATION – UAE

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- LEED is an International certification system whereby Estidama is specific to the Gulf Region, particular UAE
- Both certificates emphasize sustainable building practices, resource efficiency and environmental responsibility
- Preference of each depends on project specific requirements, goals and local regulatory environment





# DEEPDIVE INTO LEED CERTIFICATION



A modern office interior with people sitting in a meeting area, overlaid with a dark blue tint and white text. The scene shows a group of people sitting around a circular table in a bright, open-plan office space. A large potted plant is visible on the left, and a person is walking in the background on the right. The overall atmosphere is professional and collaborative.

**LEED is the most widely used green building rating system in the world. It works for all buildings at all phases of development, from new construction to existing buildings, and all building sectors, from homes to hospitals to corporate headquarters.**



# BENEFITS – LEED



-  **Save money**
-  **Consume less energy**
-  **Use less water**
-  **Use fewer resources**
-  **Better indoor environmental quality**

U.S. GREEN BUILDING COUNCIL



# KEY FACTS – LEED

Every day,  
**1.8 million**  
square feet  
of building space  
is LEED certified.

LEED buildings  
command rents  
as much as  
**10%**  
above market value.

Lease up rates  
as much as  
**20%**  
above average.

U.S. GREEN BUILDING COUNCIL

Nearly  
**15**  
**billion**  
square feet of  
building space  
has been  
LEED-certified

**30-40%**  
savings on energy and water

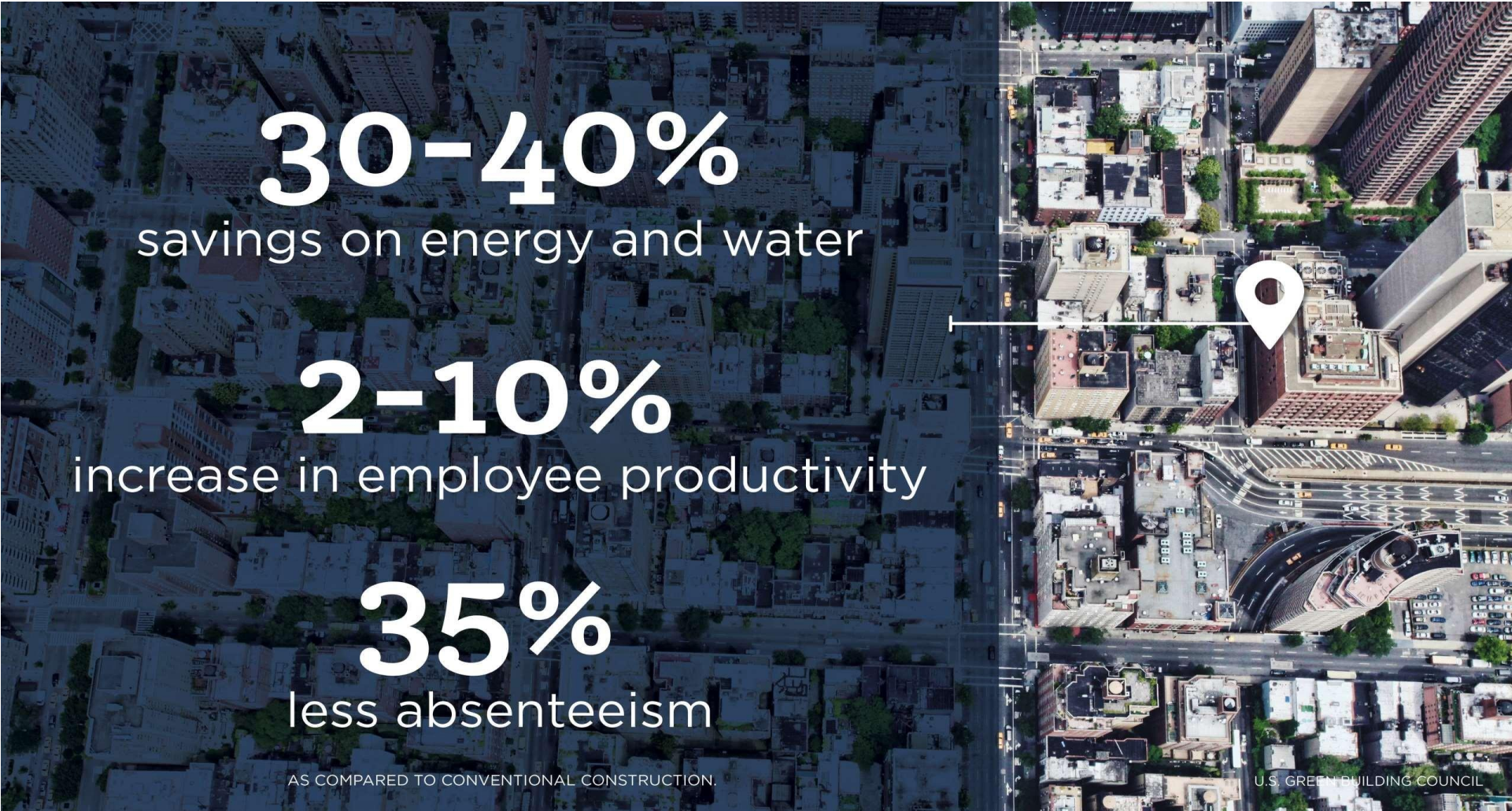
**2-10%**  
increase in employee productivity

**35%**  
less absenteeism

AS COMPARED TO CONVENTIONAL CONSTRUCTION.



# KEY FACTS – LEED



**30-40%**  
savings on energy and water

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increase in employee productivity

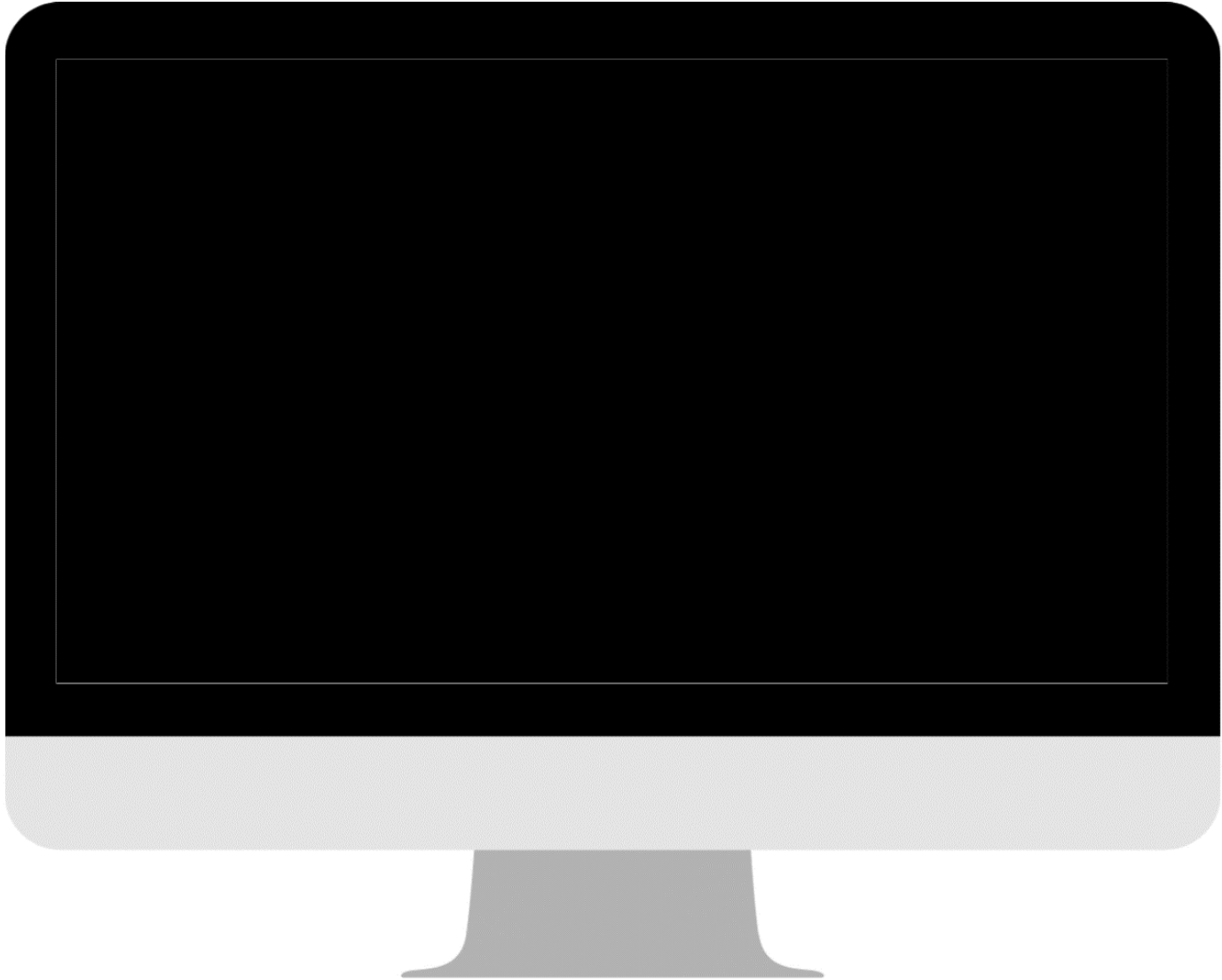
**35%**  
less absenteeism

AS COMPARED TO CONVENTIONAL CONSTRUCTION.

U.S. GREEN BUILDING COUNCIL

# WHY LEED?

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# LEED

## Leadership in Energy and Environmental Design



- LEED is a point based green building rating system certified by us green building council (USGBC).
- Applicable to both to new construction and existing buildings (interiors & buildings).
- Each project has category has pre-requisites (mandatory) and credits (earn points).
- The total points awarded by USGBC across all credit categories determines final certification level (certified, silver, gold or platinum).



# WHY IS LEED IMPORTANT?



# LEED BENEFITS

LEED CERTIFIED INTERIORS DELIVER SOCIAL, ECONOMIC AND ENVIRONMENTAL VALUE AND BENEFITS TO AN ORGANISATION AND ITS PEOPLE.

## SOCIAL

- Better indoor work environment – air, thermal and light comfort
- Increases employee productivity & happiness
- Attracts best talent
- Enhances your brand & establishes you as a leader in green workplaces



## ENVIRONMENTAL

- Reduces water and energy consumption
- Reduces carbon footprint (GHG emissions)
- Reduces waste sent to landfills
- Preservation of scarce resources

## ECONOMIC

- Operational cost savings (reduced energy & water consumption)
- Improved profitability
- Improved employee productivity
- Higher ROI (building & sales)

# LEED CERTIFICATION LIFECYCLE



**01 Project Kickoff**

- Initiate the LEED certification process by registering the project with U.S. Green Building Council
- Goal setting and LEED team formation
- Project governance and LEED data collection techniques identified

**02 Design Process**

- Sustainable design practices
- Identify strategies for achieving LEED credits
- Research and continue to collect LEED documents

**03 Procurement Phase**

- Implement sustainable procurement practices
- Supplier and contractor engagement

**04 Construction Phase**

- Focus on maintaining and recording LEED practices
- Conduct commissioning activities to ensure building systems operate efficiently
- LEED documentation gathering continued

**05 Certification Submission**

- Compile and submit the LEED certification application to USGBC
- USGBC will review the submission and supporting documents

**06 Certification Decision**

- Receive a LEED certification level (Certified, Silver, Gold or Platinum)
- Receive feedback from USGBC on the certification submission

**07 Ongoing Operations**

- Monitoring and optimisation of building performance
- Occupant education - sustainable practices
- Re-Certification (Optional)





# LEED CERTIFICATION COST

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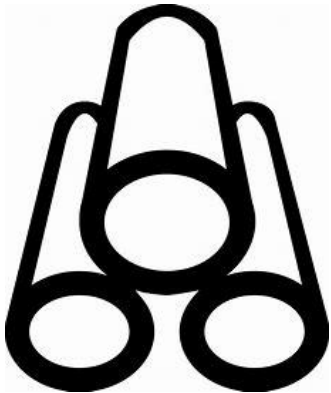


- Project size and complexity
- LEED level certification
- Location and market conditions
- Design and documentation process
- Experience and expertise



- Studies and industry reports suggest that the initial construction cost increase for achieving LEED certification range from **0.5%** to **5%**

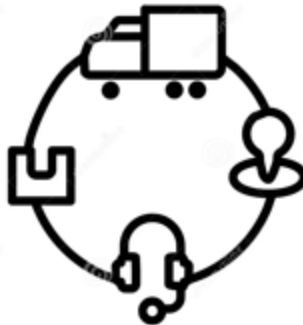
# CONTRACTORS ROLE



Material Selection



Transportation Considerations



Supply Chain Management



Energy & Water Efficiency



Waste Management



LEED Accredited Professionals



Employee Health & Wellbeing



Documentation

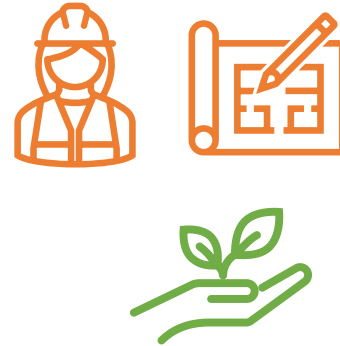


# TIPS TO ACHIEVING LEED CERTIFICATION

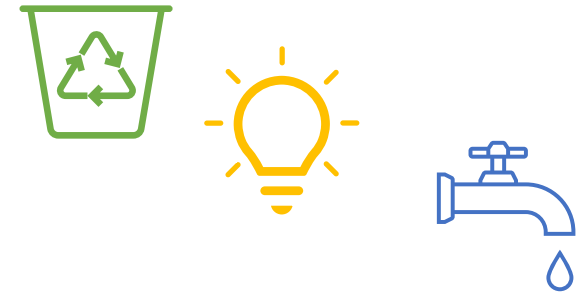
# TIPS FOR ACHIEVING LEED



- Lease office space in a LEED certified building
- Encouraging employees to commute on public transport/ car share to reduce the carbon footprint.



- Appoint a fit-out company with proficient experience in obtaining LEED certifications
- Incorporate materials and products within the fit-out which are compliant to LEED (i.e. have recycled content, sustainably sourced and have low emissions)



- Manage and track construction waste during fit-out - reuse and recycle to reduce waste to landfill
- Optimize energy performance – use lighting control systems
- Reduce water usage via low water consuming sanitary fixtures.



GAME ON

READY SET GO

DIFC  
TION  
HUB  
N DIFC  
DIF  
FC

# DIFC FUTURE OF FINANCE LEED CERTIFICATION



# DIFC FUTURE OF FINANCE LEED CERTIFICATION OVERVIEW



## LEED Scorecard

Silver 51/110

▼ SUSTAINABLE SITES	16/20	
▼ WATER EFFICIENCY	11/12	
▼ ENERGY & ATMOSPHERE	17/38	
▼ MATERIAL & RESOURCES	3/13	
▼ INDOOR ENVIRONMENTAL QUALITY	3/17	
▼ INNOVATION	1/4	



# DIFC INNOVATION HUB GREEN FEATURES



## ENERGY

- **15%** energy savings in comparison with ASHRAE base-case. Energy efficiency measures included efficient district cooling system, reduced lighting power and automatic lighting controls.

## WATER

- **47%** annual water savings of over LEED base-case. Use of low water consuming sanitary fixtures.

## AIR

- Ultra-efficient MERV 13 rated air filters in fresh air handling units.
- Optimum thermal comfort level & fresh air supply as per ASHRAE 62.1 standard.

## WASTE

- Effective operational waste storage & collection facilities.

## DURING CONSTRUCTION

- **75%** of construction waste has been recycled or reprocessed.
- Implemented construction indoor air quality plan.
- On-site IAQ testing confirmed interior materials are low emission compliant.
- Policy in place for green cleaning and integrated pest management.
- The project is located in well-connected place with access to public transportation and basic services.

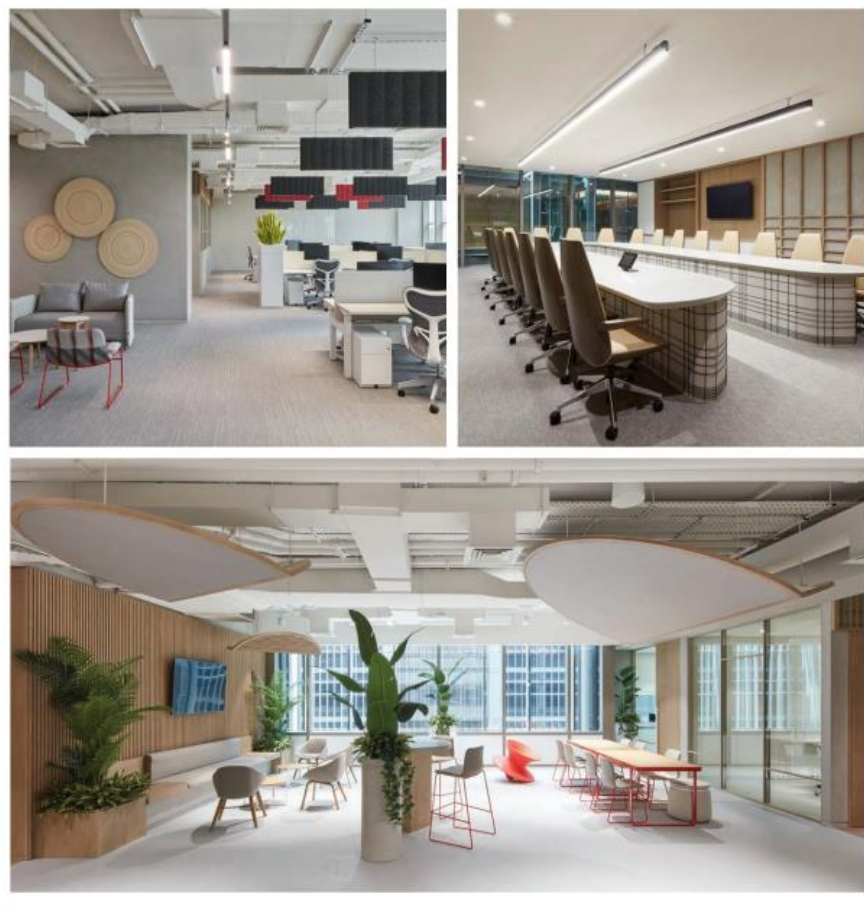




# OUR LEED CERTIFIED PROJECTS



# LEED CERTIFIED



**Size:** 2,075 sqm

**Location:** One Central Development, DWTC

**Sector:** Commercial

**Designer:** Roar

**Certification:** LEED Silver



**Size:** 1,865 sqm

**Location:** Abu Dhabi

**Sector:** Commercial

**Designer:** Roar

**Certification:** LEED Silver

# LEED CERTIFIED



**Size:** 2,500 sqm

**Location:** JLT One, DMCC, Dubai

**Sector:** Commercial

**Designer:** Bluehaus Group

**Certification:** LEED Silver



**Size:** 1,850 sqm

**Location:** Dubai Design District

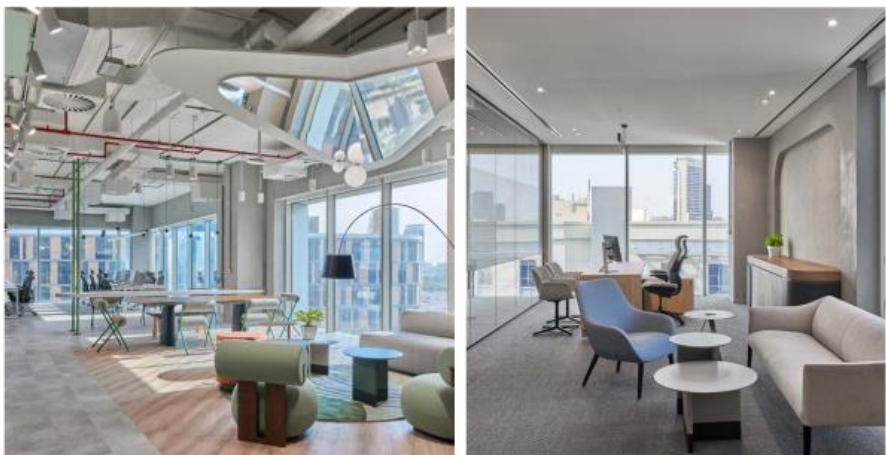
**Sector:** Commercial

**Designer:** DWP Design

**Certification:** LEED Gold



# LEED CERTIFIED



**Size:** 2,000 sqm

**Location:** Dubai Internet City

**Sector:** Commercial

**Designer:** Roar

**Certification:** LEED Silver



**Size:** 1,600 sqm

**Location:** Business Central Tower, Dubai

**Sector:** Commercial

**Designer:** SAY Studio

**Certification:** LEED and WELL Gold

# WASTE MANAGEMENT





# PROJECT WASTE MANAGEMENT



## ZERO WASTE

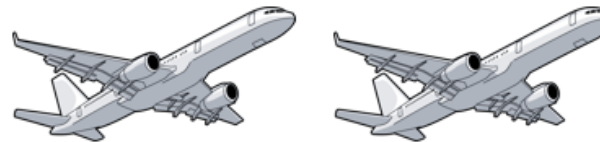
Our JOURNEY2030 waste goal is for **ZERO** waste to landfill (office and project waste)

Project Waste	2020-21	2022-23	2023-24	2025-26	2029-30
Target (based on volume of total project waste in tonnes diverted from landfill)	20% (baseline target set)	30%	40%	50%	100% (ZERO waste our JOURNEY2030 target)
Performance	9%	38%	60.82%		

**263,656kg** total waste **disposal** from April – November 2023



**160,313kg** total waste **recycled** from April – November 2023





THANK YOU

Any Questions?



# Q & A

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# Thank You!

