

# COMMISSIONING

THOUGHT LEADERSHIP FOR THE BUILT ENVIRONMENT



We are a provider of sustainable green building consultancy services, headquartered in Masdar City, Abu Dhabi.

Over the past several years, our sustainability team members have had the privilege of engaging several U.S., European, and Middle Eastern development teams in various tenets of building commissioning and sustainability, and have worked to build strong foundations for long-term relationships.

In simple terms, our aim is to be a fully integrated, proactive member of your project team, providing creativity and

innovation through practical and commercial solutions.

### THE ALPIN APPROACH

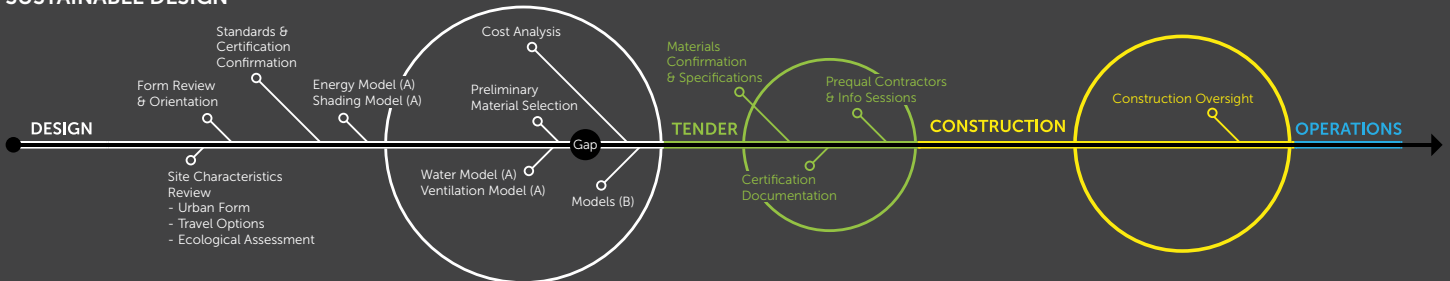
Whether for LEED, Estidama or QSAS, Alpin ensures that all requirements for commissioning are met, so that you may feel confident that your building certification will be achieved. Recognizing each project's unique requirements, we tailor the commissioning process to our clients'

needs, providing services ranging from simple operational assessments to complete integration with the design team on more complicated facilities.

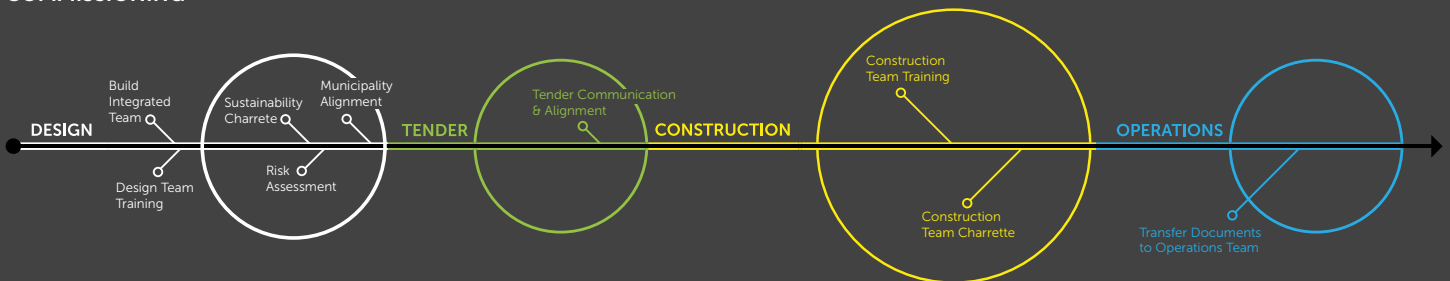
Alpin's commissioning approach relies on strong project management and the formation of a cooperative commissioning team involving the building owner, the design team, and the construction team, to design and deliver a reliable and efficient building.

# THOUGHT LEADERSHIP FOR THE BUILT ENVIRONMENT

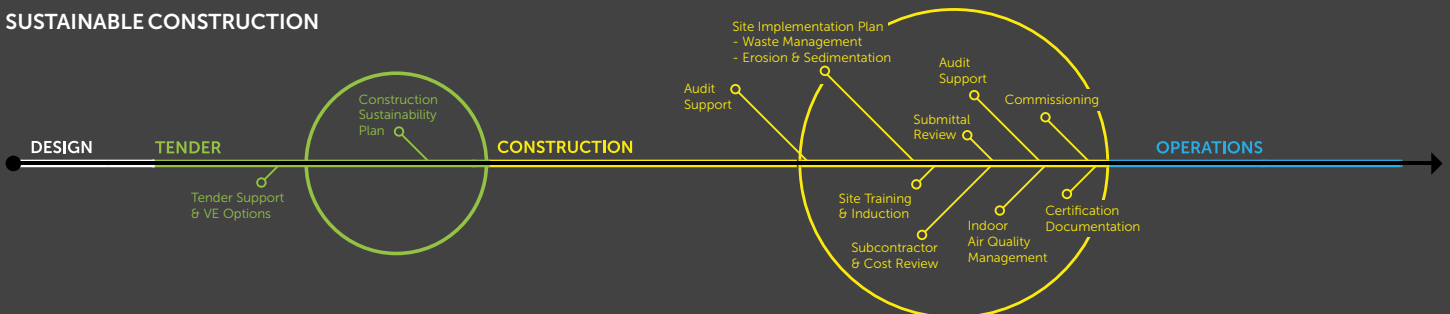
## SUSTAINABLE DESIGN



## COMMISSIONING



## SUSTAINABLE CONSTRUCTION



# COMMISSIONING DEFINED

Commissioning is our core service, and clients have engaged our experts for projects ranging from high-performance schools to laboratory facilities to a 450,000 m2 critical status financial center.

Mandatory LEED, Estidama and QSAS commissioning assures that all systems and components of a building are designed, installed, tested, operated, and maintained according to the operational requirements of the owner.

Commissioning activities, in the broader sense, are applicable to all phases of the project, from early stage design, procurement, construction and assembly, to the final handover of the unit to the owner, often including an assisted operation phase.

*"It continues to be my pleasure to work with Alpin and to experience your level of integrity, service and expertise"*

– **Bob Wolstenholme**

Wates & Al Fara'a JV (Abu Dhabi Future Schools Project)

## ALPIN IN THE PRESS

*"Alpin named design phase commissioning authority for Expo"*

## ME CONSTRUCTION NEWS

*"Alpin Limited (Masdar City) Appointed Design Phase Commissioning Authority for Expo 2020 Dubai"*

– **YAHOO FINANCE**

## COMMISSIONING SERVICES:

Alpin Limited provides multi-disciplinary commissioning management and inspections for buildings. Our knowledge, expertise, processes, qualified and trained personnel allow us to deliver a bundled solution to manage and resource inspection, commissioning and start up for construction projects.

### Building Certification Commissioning

We support the client in the development of the OPR, guide the design team in the creation of the BOD and then review both to ensure alignment with critical design stage documents. During the construction process, we are there to support the contractor and their associated sub-contractors in the achievement of a professionally commissioned building.

### CxA (Commissioning Authority)

LEED Commissioning: We manage both Fundamental and Enhanced Commissioning for LEED

Estidama Commissioning: We manage both basic and re-commissioning for Estidama

GSAS Commissioning: We manage the commissioning process for QSAS.

### Retro-Commissioning

Walk-through Energy Audit / ASHRAE Level I Energy Audit

Retro-commissioning / ASHRAE Level II Energy Audit

Investment Grade Audits with Energy Modeling / ASHRAE Level III Energy Audit





# CASE STUDIES

In any significant construction project, there are many elements that must combine to ensure a development's success; from meeting intended operating procedures, to ensuring the entire journey is meticulously documented so that facilities management can take over after construction. Alpin confidently supports your development plans from design and construction, to completion and beyond.

## TECHNICAL EXPERTISE

We work with superior caliber team members who have the competency, skills and experience to perform inspections, commissioning and startup at the highest of levels. Combine this with our patented technology/work flow process and you can rest assured that your development will be ready for operations without compromise.

## PROJECT MANAGEMENT

We provide the best in class team to assist in or fully define and execute independent advisory audits, commissioning, start-up and completions. We approach projects by combining the skills of our highly experienced personnel, with our proven and highly productive way of working. We also employ standard project management tools such as BIM asset tagging software, Primavera and Aconex.

## THE RESULT

**Better project outcomes, delivered on-time at lower cost.**

# COMMISSIONING CASE STUDIES



## BURJEEL MEDICAL CITY

### ABU DHABI, UNITED ARAB EMIRATES

ESTIDAMA PBRS - ONE PEARL  
2017

The project will comprise of a 466 bed Hospital, Long-Term Care Facility, Long-Term Care Villas, an Administrative Building and a Mosque – all covering a ground floor area of 82,000m<sup>2</sup>.

**Type of Project:** Healthcare

**Client:** VPS Healthcare Group

**Contractor:** Commodore Contracting

Photo courtesy of AMS Project Development



## AL AIN STADIUM & MASTERPLAN

### AL AIN, UNITED ARAB EMIRATES

ESTIDAMA-PBRS/ PCRS/ PVRS - 2 PEARL  
2017

Spread over an area of five hundred thousand sqms consisting of 25,000-seats football stadium, a sports center, a commercial center, a 5 star hotel offering 200 rooms and residential buildings.

**Type of Project:** Mixed use development

**Client:** AAFAQ Islamic Finance

**Architect:** Broadway Maylan

**Contractor:** BAM



## DOHA METRO

### DOHA, QATAR

GSAS D+B RAILWAYS  
ONGOING

Alpin are engaged on seven packages over four major lines. The Doha Metro is a planned rapid transit system in Qatar's capital. It will have four lines with an approximate overall length of 300 km and 100 stations.

**Type of Project:** Rail

**Client:** CCC, Midmac, Samsung, Socotec, TonyGee Steel

# COMMISSIONING CASE STUDIES



## KAUST RESEARCH FACILITIES

**JEDDAH, KSA**

INDEPENDENT COMMISSIONING  
2017

Alpin are engaged on the expansion of this prestigious campus. KAUST was Saudi Arabia's first LEED certified project and is the world's largest LEED Platinum campus. Designed by international architecture firm HOK, it was also chosen by the American Institute of Architects (AIA) Committee on the Environment (COTE) as one of the 2010 Top Ten Green Projects. The University Library received the 2011 AIA/ALA Library Building Award for accomplishments in library architecture.

**Client:** Aramco

**Project Manager:** SNC Lavalin



## PEPSI COLA MEGA PLANT

**JEDDAH, KSA**

LEED CONSULTANCY, ENERGY MODELING & COMMISSIONING SERVICES  
(LEED SILVER)  
2018

The 100,000 m2 project is the largest of its kind in the world and involves construction of a factory for the production of soft drinks and juices, healthy water, gas water cylinders and cans manufacturing.

**Client:** Pepsi (Sibco)

**Project Manager:** UK Engineering

**Architect/Engineer:** Hyder (Arcadis)

**Contractor:** ACC



## YAS ISLAND ZONE JA

**ABU DHABI, UNITED ARAB EMIRATES**

ESTIDAMA PBRs (2 PEARL) & PCRS (1 PEARL) INDEPENDENT COMMISSIONING SERVICES

The Yas Island, Zone JA Golf Course Residential Development is home to apartments in addition to retail and community facilities. The four residential blocks are connected by a lush central garden that residents can enjoy and a safe play area for children.

**Client:** Aldar

**Engineer:** Khatib & Alami

# COMMISSIONING CASE STUDIES



## REPTON SCHOOL

**ABU DHABI, UNITED ARAB EMIRATES**

ESTIDAMA PBRS (1 PEARL), COMMISSIONING SERVICES  
2013

Repton School is located at Shams Abu Dhabi on Reem Island. The school has spread across two campuses, and its facilities include two multi-purpose halls and a swimming pool.

**Client:** Evolvence Capital



## SKMC DIALYSIS CENTER

**ABU DHABI, UNITED ARAB EMIRATES**

ESTIDAMA COMMISSIONING (2 PEARL)  
2015

The Sheikh Khalifa Medical City (SKMC) Dialysis Center will be part of the New Sheikh Khalifa Medical City Master Plan. The facility is comprised of two stories with a total of 68 dialysis stations. An underground basement parking for 79 cars and surface parking for 76 cars will be provided for patients and visitors to the facility.

**Client:** Musanada (SEHA)

**Contractor:** Al Fara'a



## KIZAD WAREHOUSES

**ABU DHABI, UNITED ARAB EMIRATES**

ESTIDAMA PBRS (2 PEARL) CONSULTANCY, ENERGY MODELING &  
COMMISSIONING SERVICES

KIZAD, the new industrial and logistics zone situated next to Khalifa Port has started construction of its pre-built warehousing (PBWH). The PBWH project has been divided into three phases, with a total of 105 units, covering 118,965 m<sup>2</sup>. The first phase covers an area of 46,453 m<sup>2</sup>.

**Client:** Abu Dhabi Ports Company



## OUR TEAM

### Internationally Experienced

Our consultants have worked in nearly every region of the world. They represent five continents and between them speak eleven languages. Having lived and worked in different countries, they fundamentally understand the dynamics within and between markets. All of our consultants have hands-on emerging markets experience.

## COMMISSIONING TEAM LEADERS

### Jourdan Younis

Managing Director (American)

Jourdan continues to build a robust consulting firm known for its commitment to quality and professionalism. Jourdan holds an MBA from London Business School and a BSc in Construction Management from California Polytechnic. He takes great pride in making a positive impact in the cleantech industry, exceeding client expectations and making Alpin a truly exceptional organization to be part of.

### Rami Ghanem

Technical Operations Manager

Rami is a Mechanical Engineer who holds a Master's Degree in Building Services Engineering from Heriot Watt university Edinburgh UK with 11 years In Design, Supervision and Commissioning of Building services. He is deeply specialized in Commissioning, Energy Value Analysis, Renewable Energy Studies (Solar Cooling and Solar Heating) and has strong experience in project management and in electromechanical systems.

### Nareg Oughourlian

Strategic Consultant

Nareg is a Construction Professional with a background in Mechanical Engineering who has advised developers, consultants, and contractors on the integration of sustainability in the built environment. With extensive experience in Sustainability and Commissioning for the built environment, he is leading our business unit and to leverage our value added services to partners and clients while ensuring that Alpin's core values are reflected and manifested.

## CONTACT INFORMATION

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