

Case Study



Tourist Development & Investment Company (TDIC)

Headquarters Office Building, Abu Dhabi UAE FM Design Review

Green File

The new TDIC HQ building is being designed with the aim of achieving a Platinum LEED rating.

Thiess Services have worked in conjunction with the project design team to review the design criteria and the evolving design outcome and to ensure adequate consideration is given to Operations and Maintenance matters.



Location

Abu Dhabi UAE

Client

TDIC Abu Dhabi

Value

AED\$ 1 Billion (Contract)
AED\$ 500,000 (Review Costs)

Duration

Completion 2Q 2010

Contract Type

Alliance

Referee

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Background

Thiess Services Middle East currently has six major projects underway with TDIC spanning Facilities Management, Waste Services, FM Design Review Services, MAXIMO asset management system and maintenance and operations.

Thiess Services Middle East is providing on-going facilities management consultancy during the design development process for the new TDIC HQ Building in Abu Dhabi and is reviewing the design in terms of the long-term care and maintenance strategies and life cycle costs.

The review is being carried out as the design process progresses through its various stages from concept and schematic through to detail. Our involvement has helped the Design team appreciate and understand the FM requirements and therefore incorporate them into the building design. A major aspect of this is ensuring that the design provides adequate and safe access for maintenance activities. The completed concept and schematic reviews addressed the following areas:

- FM Accommodation
- General Access
- Plant Access
- Primary Service Routes
- Equipment

The reviews process included a series of workshops, focusing on the following disciplines:

- Building
- Landscape
- Mechanical
- Plumbing



- Electrical
- Vertical Transportation

The review examined the following design aspects:

- Design Criteria
- Methodology
- Space Allowance and Planning
- Zoning
- Spatial Coordination
- Calculations
- Life Cycle Costing

Challenges

Keeping all stakeholders and the Project Team briefed on the FM operational impact of design or space decisions were the main challenges faced. Making sure that the design review process runs in tandem with the design development time schedule was another challenge.

Key Results

Thiess Services Middle East has established a position as an active member of the Project Team and has been invited to contribute on all key decisions in relation to Operation and Maintenance in an increasing number of other projects.

In addition to the design review services, TSME is providing advice on associated matters such as Commissioning and O&M Manual production.

TSME involvement has provided significant added value to the project by reducing various capital costs and improving solutions for access provisions with equipment such as BMU (cleaning cradles) in the Atria and providing insight and recommendations in support of alternative building operational strategies.