



STARWOOD HOTEL AT NILE CORNICHE, CAIRO



Concept & Location

The Nile Corniche Project is a mixed use development which includes the construction of a Starwood Chain Hotel and Serviced Apartments, situated on the River Nile Corniche in Downtown Cairo. The Nile Corniche is a 197,000 m² mixed-use development along the Corniche on the east bank of the Nile River in Cairo, Egypt. This Hotel marks the ultimate expression of contemporary luxury in Egypt's thriving capital city and will be an important component of a high-rise hospitality and residential complex.

As a full-service ultra-premium hotel and serviced apartments, the Hotel will be well positioned to provide first-class hospitality and amenities in the rapidly developing cultural capital of the Arab world.

The luxury property, poised to become the most exclusive address in the city, is organized as two towers above a joint podium and below-grade services and parking. The development consists of a four-level subterranean car park, an eight-level podium structure and two high rise concrete framed towers, consisting of 37 and 38 levels, respectively.

The location and configuration of the towers, which are set back from the street, maximize views of the historic Nile. The towers are treated as distinct volumes, breaking down the scale of this large building and distinguishing its several uses. Tower 1 contains offices at its base while the L-shaped Tower 2, with retail at its base, contains a six-star Starwood Chain Hotel with 283 residential and 93 serviced apartments. The project covers 37 floors above grade and four underground levels.

The North Tower will house 102 luxury Serviced Apartments with four penthouse levels, while the South Tower consists of 226 standard rooms, 60 hotel suites, 98 serviced apartments and 16 luxury residential apartments. The Podium Structure will consist of eight levels of functions rooms, restaurants, main reception, and service accommodation, and will also be the location of Qatari Diar's Regional Offices.

The hotel will feature stimulating meeting spaces encompassing a space of 2,339 m², including a main 963 m² ballroom, indoor and outdoor swimming pools and a health centre.

The Nile Corniche Project is a vital part of Qatari Diar Real Estate Investment Company's plans for the region and the company, through the main Contractor CCC engaged Drake & Scull International to carry out the complex MEP works for the Nile Corniche project. In partnership with the consultants, DSE is leading the rapid development on site and the Nile Corniche will become a proud addition to the rich architectural tapestry of Egypt.



Scope of Work

Drake & Scull Engineering are responsible for carrying out the Supply, Installation, and Testing & Commissioning for the complete MEP works for the Nile Corniche project, which covers the following elements:

- Basement and Garage
- Main Podium
- North and South Towers
- Luxury apartments
- Hotel units and suites
- Luxury serviced apartments

Drake & Scull Engineering is actively undertaking the provision of necessary labour, materials, equipment, and services necessary to execute the MEP works for the Nile Corniche Project.

Drake & Scull's active scope of works includes:

- The complete Heating, Ventilation and Air Conditioning system, including all Chillers, Heat Exchangers Cooling Towers, Boilers and Fuel systems
- MV Power Supply distribution network including MV emergency distribution network & MV generators
- Transformer substations in addition to the LV Normal Emergency Distribution Networks
- The HV, MV, LV Systems including Busbars, Wiring Devices, UPS, Lighting and Lighting Control Systems

- Extra low voltage systems including Security, TV MATV and IPTV), Data & Telephone, Vehicle Management, AV and Ambient music system
- Security systems including CCTV, Access Control, Intercom, Search Scanning X-ray equipment, Guard Tour, Disabled Alarm System, Bollard Systems
- Fire Detection, Alarm, Fighting, Suppression and Evacuation Systems
- All Plumbing and Drainage systems
- The building BMS (Building Management Systems) and its interface with other core systems
- Complete Utility installation including connections to existing services
- Full coordination with the mandatory LPG Local subcontractor as per the latest codes and regulations of Egyptian authorities
- Interconnecting Cables, Cable Trays, Trunking, Pipe Work And Engineering Coordination as required to connect to or from other sub-contract systems such as Lifts, Kitchen, Car park management systems etc
- The Earthing system, Lighting Protection System, Navigation Lights and containment and wiring for Façade Lighting Systems



Innovation

The Nile Corniche project requires a very high level of proactive risk assessment and project management for DSE, especially in light of the recent political developments in Egypt. DSE undertook an extensive study of the internal & external environments before commencing their activities on ground for this mega project.

The contract terms were reviewed, studied and verified clearly before work commencement to clearly define the opportunities and threats during the lifecycle of the project.

The far sighted planning has ensured that the MEP works will be executed smoothly, to allow for the project to progress as planned and as scheduled by the clients. In consultation with the clients, the target schedules are being revised suitably to take into consideration the obstacles & obstructions that are caused by the external environment.

The Nile Corniche project is also remarkable for the BMS & LV Systems integration strategy adopted by DSE. This modern approach of construction facilitates ease of sharing of information about the various components on site, between the several teams working in tandem in parallel. This integration requires extensive use of networking technology, embedded within the construction plan, to monitor & control elements of the construction for exchange of information between users, systems and buildings.

DSE has also honed its synchronization with the civil contractors, through a qualified teamwork approach that rationally analyses current objectives and targets, and through joint consultation with the civil teams, identifies the most efficient method to realize the same without disrupting the activities and goals of the other teams working on site.

DSE leads the Conflict Resolution activities on site, to achieve minimal work interruption and to ensure that a harmonious environment is realized on site, without affecting project progress beyond cause.

DSE's leadership skills during the verification of the design drawings, are demonstrated by the work undertaken by the technical office team and the results of this comprehensive study were shared with the main contractor and the consultant for formal approval. The design issues highlighted by DSE's teams have also been accompanied with effective solutions to overcome the challenges posed by the limitations and shortfalls of the design.

The perfect mix of DSE's experience and technical skills have proved to be a major difference in the realization of the Nile Corniche Project and the MEP works will be an outstanding flagship testament of DSE's capabilities for the important Northern African region.