



# PARK ROTANA



## Concept & Location

The Park Rotana Complex is a joint venture between TDIC and Al Mada Tourism Investment Company and is managed by Rotana.

Integrated in a contemporary mixed use business and residential complex, the 5-star Park Rotana Complex provides a combination of deluxe accommodation, diverse culinary experiences with signature dining venues, state-of-the-art meeting and recreational facilities. Designed in a vibrant modern style and conveniently located near Khalifa Park on the Eastern side of Abu Dhabi city, the property is an ideal address for business travellers and city breaks.

Sharing space with the famous Sheikh Zayed Mosque, the Abu Dhabi National Exhibition Centre and the Ministry of Labour, The Park Rotana complex comprises of 318 luxurious rooms and suites and 172 serviced hotel apartments. Besides these, the Park Rotana also offers a modern Business centre, 6 food and beverage venues, an Outdoor swimming pool, a Bodylines Leisure & Fitness centre, 6 meeting rooms for businesses, and a large Ballroom.

Located 14km from downtown Abu Dhabi on the Eastern Ring Road, The Park Rotana has signature restaurants on the ground floor, that offer thematic grand interiors featuring Venetian masks, chandeliers and velvet curtains. Highlights of the restaurants include soft lighting and comfortable seating, with modern telecommunication systems available on all levels for the convenience of the guests.

Equipped with high class finish and luxurious space, the Park Rotana complex achieved its target of becoming the premier business meeting place of choice for Abu Dhabi's buzzing business community.

Owing to the prestigious profile of the project as well as the complexity of the MEP works involved, DSE were invited to carry out the complete MEP works for the Park Rotana project, based on DSE's strong track record of delivering projects of similar nature and importance well in time, for well over 4 decades.

Upon completion, the Park Rotana was widely praised for its facilities, convenience and ambience and has become one of highlights of UAE's capital. The Park Rotana project remains an outstanding feather in DSE's cap and a memorable milestone in the company's history in the region.



## Scope of Work

Drake & Scull's initial scope of work covered the provision of MEP facilities to the premises, which included

- The 5 Star Hotel Building (G+10) with 318 Guest rooms,
- The 5 Star Serviced apartment Building (G+10) with 172 Apartments,
- A Rental apartment Building (G+11) with 200 Apartments
- The Office Building (G+10)

Two basement floors connected the entire area under the buildings while also containing 960 car parking spaces, the main service rooms like H.V/L.V rooms, AHU rooms, Pump rooms, boiler rooms, services operation rooms, main kitchen, laundry and the main control rooms.

In addition to the basic MEP services, Drake & Scull also had to undertake the installation of the following systems on site:

- Steam boilers and Steam Network to service Hot water Calorifiers and Laundry.
- Synthetic Natural Gas (SNG) System and distribution Network to service Kitchens and Steam boilers.
- Guest Room Management System for Hotel building.

- Hotel Inter Active system (HITV).
- Mobile radio system for Staff paging.
- The District Cooling Plant.
- The Public Address, Intercom, SMATV, structured Cabling system and CCTV system
- Access controls
- Gate Barriers,
- CO detection
- Lighting control & Dimming

The District Cooling plant had its own scope which required Drake & Scull's extensive DCP experience to be utilized. Drake & Scull undertook the complete Design, Build and installation of the DCP, whose specifications were:

- 5 Chillers of 1000 TR each
- 3 Secondary Chilled Water Pumps
- 5 Primary Chilled Water Pumps
- 5 Condenser Water Pumps in the Basement floor
- H.V Switchgear, L.V switch gear, 2 Transformers and all necessary electrical systems.



## Innovation

To undertake the massive scope of works, Drake & Scull had a team of 1200 staff and subcontractors to work on the site over 3 years to achieve the vision of the clients. Nearly 2.1 million sq feet were constructed as Drake & Scull overcame considerable setbacks that threatened to disrupt the flow of activities.

Drake & Scull had to contend with the changes in Authority Regulations which occurred midway through the project. Also, as Drake & Scull's scope of work was expanded later on, there was a delay in providing the MEP Design for areas that were excluded from the initial scope and awarded to the company at a later stage. Also unexpected was a sudden shortage of concrete and cement blocks in the market which proved to be a challenge for the procurement teams.

The initial Electrical design was revised by ADDC (Abu Dhabi Distribution Company), which required major changes on the project with significant cost impact. Also, as per original design, the chilled water for the HVAC system was to be supplied by a district cooling provider to an ETS (Energy Transfer Station) room in the project. However, after progress had been achieved on site, the previous district cooling provider expressed their inability to supplying this service which became a major problem for the clients.

Drake & Scull held consultations with the client and the engineering team and proposed an alternative design which proved more practical and cost less than the original design provided by the consultant. To take care of the cooling problem, DSE acted as a lead company in the EPC aspect of the District Cooling Plant, and undertook the complete Design, Build and Installation of the same.

The DCP, with its large equipment, had to be housed in the project premises without affecting the overall look of the project. Also, the Health and Safety aspects of the DCP had to comply with the nature and location of the project. While the Park Rotana was designed to be a mixed use development, it was situated next to the Sheikh Khalifa Park, which is frequented by thousands of visitors each week. DSE held several meetings with the clients and the engineering teams tweaked the plans and designs to ensure that the final design of the plant occupied the smallest area possible in the car parking area of the basement. The 4 distinct cooling towers were placed on the 10th floor and all associated piping (including the riser pipes) was enclosed by Aluminium cladding to maintain the overall look of the project.

Drake & Scull were able to complete the MEP work on site within the reasonable timeframe and the Park Rotana was opened to the public in 2010. The complex quickly became renowned for its ambience and tasteful elegance. DSE's work was widely appreciated within the industry and the Park Rotana became a proud member of Abu Dhabi's bustling mixed use skyline.