

BUILDING
THROUGH
INNOVATION

**ABSAL
PAUL**
CONTRACTING

BUILDING
THROUGH
INNOVATION

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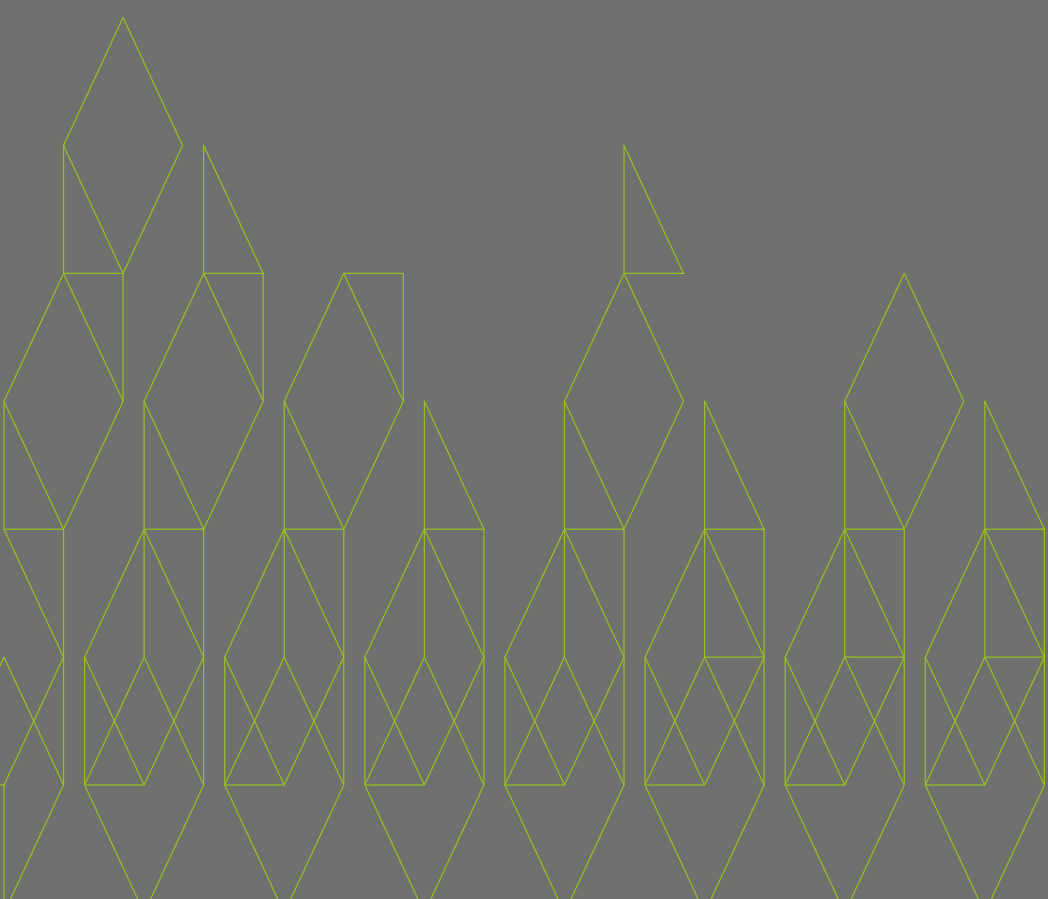
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ABOUT US /

intro

Absal Paul is a leading international specialist in construction, infrastructure and fit-out contracting. The Company brings together the collaboration and partnership of well renowned contracting businesses of the Absal Group and John Paul Construction Group to provide a comprehensive range of construction services to our clients in the Kingdom of Saudi Arabia. This partnership creates the strength of both local and international experience and combines a passion to deliver excellence in all facets of delivery for our clients.

Our philosophy is to build and maintain close relationships with our clients and our primary objective is to ensure client satisfaction. We achieve this by working closely with our clients, seeking to truly understanding their requirements and to deliver superior quality, innovation and value for money. Absal Paul leverages the combination of technical knowledge and experience in all sectors of the construction industry with a proven track record of delivering high quality turnkey solutions for our valued clients. We have a highly qualified and committed professional management team based in our KSA head office of Riyadh, our regional offices of Al-Khobar and Dubai along with our international offices of London and Dublin.



why
absal
paul

Absal Paul firmly believes the key to achieving client satisfaction and project success is through our commitment to a partnering and team focused approach with all our project stakeholders. The management and delivery teams operate within a culture of innovative thinking, problem solving and with the unwavering target of achieving defects free projects for our clients.

Absal Paul operates with a fully integrated in-house design and procurement support services that are also combined with effective cost and value management processes to ensure successful delivery on all projects.

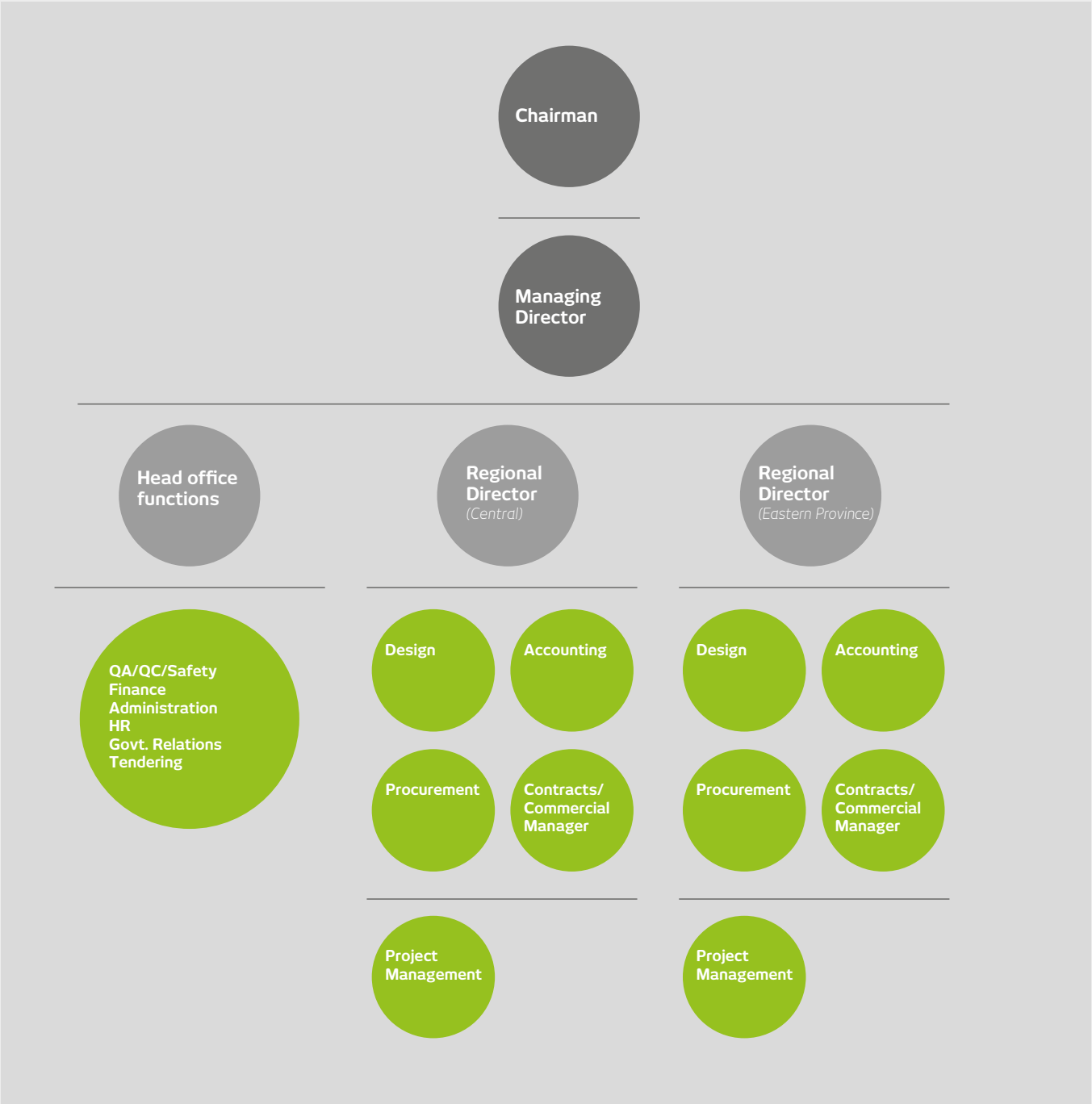
Our Quality Management System is designed and operated in line with the international standard of ISO 9001:2008, our process includes a project specific Quality Control Plan that is developed to ensure defects free delivery. Absal Paul is fully committed to Safety First at all times in all our operations and site activities. We institute safety processes in keeping with the internationally recognised OHSAS 18001 safety standard. We place Safety First in the protection and welfare of all our office staff, construction operatives and site labour.

the
management
team

Absal Paul have a highly qualified and committed professional management team based in our KSA head office of Riyadh, our regional offices of Al-Khobar and Dubai along with our international offices of London and Dublin. Our management team focus on the need to work closely with all the project stakeholders in a proactive and collaborative manner to develop the best solutions for the construction of every project.

The management team are accustomed to delivering premium grade technically challenging projects to tight programmes and budgets. Our team is client and solution driven with an absolute commitment to innovative thinking, problem solving and project delivery that exceeds the expectations of our clients. We always put our clients’ interests first and we are passionate about achieving their business needs in a way that provides them with the very best construction experience from start to finish.

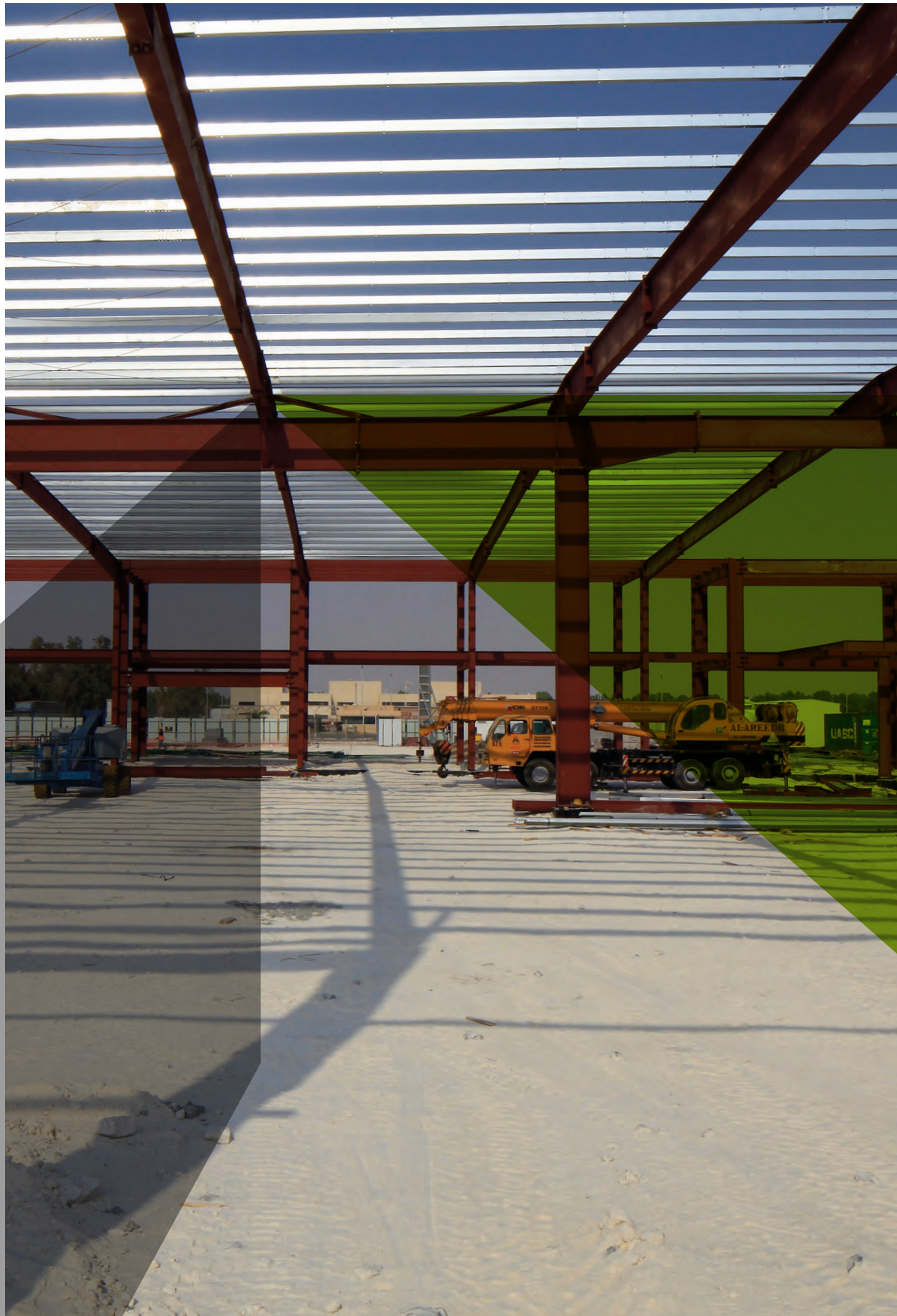
organization
chart



registration & accreditations

We believe that success is not purely driven by financial results but also the manner in which we conduct our business. Management is committed to maintaining the highest standards of corporate behaviour and complying with all applicable laws, regulations and operating standards.





SERVICES /

main contracting

The cornerstone of the Absal Paul construction offering is our main contracting service. We have vast experience across a range of construction and infrastructure related projects and employ rigorous management processes to control, manage and monitor on site activities. These include all aspects of the project from planning, cost control to the project management of vendors and trades and the communication of information to all the relevant parties involved throughout the entire course of a project.

We are dedicated to our client's needs and operate under international best practice at all times. Absal Paul strives to deliver excellence on every project with certainty on all deliverables for our clients. We have acted as a main contractor under a variety of contractual forms including Fixed Price / Lump Sum, Cost Plus, Unit Price and Incentive Contracts.

design & build contracting

The Design & Build (D&B) procurement route is a service offering that Absal Paul has executed both locally in KSA and internationally on numerous technically challenging projects. Our team is highly experience in this form of contracting. We understand the approach required, the importance of full collaboration between all parties and early contractor involvement to facilitate the integration of value engineering options.

We believe the attributes for the success of a D&B project includes the need to developing a clear understanding of project scope, project costs, fulfilling the end-user requirements, a demanding quality standard of finish and completion within the time frame as well as the allocated budget. Our strategies for executing D&B contracts also entail implementing effective information flow mechanisms which include planning, monitoring, coordinating, controlling and prompt decision-making in order to achieve project success.

project management contracting

Absal Paul is an experienced Project Management Contractor (PMC) and we are adept at managing large scale PMC projects for our clients. Our scope of PMC services include defining a contracting strategy for the project, selecting the required specialist contractors, agreeing and monitor project scope, cost, schedule and progress. We also place a great emphasis on the project procedures (quality plan, contracting plan, technical standards, etc.) with individual contractors.

We believe in facilitating and participate in meetings with suppliers and contractors to ensure project success. Absal Paul conducts technical reviews at all stages and approves designs, drawings and other technical documentation to ensure minimal change orders during the construction phase. Acting as a single point of contact for our clients, we apply PMC best practices and management skills to assist our clients in achieving their business objectives and outcomes.

engineer, procure & construct contracting

Under the Engineer, Procure and Construct (EPC) contract, Absal Paul is acting as a single point of contact for our clients, we will take full responsibility for all the detailed design and engineering, procurement of all materials / equipment and the specialist sub-contractors to construct and deliver the entire project for our clients. We have also extensive experience in Lump Sum Turn Key (LSTK) projects where Absal Paul will carry the project risk for schedule as well as budget to provide certainty to our clients.

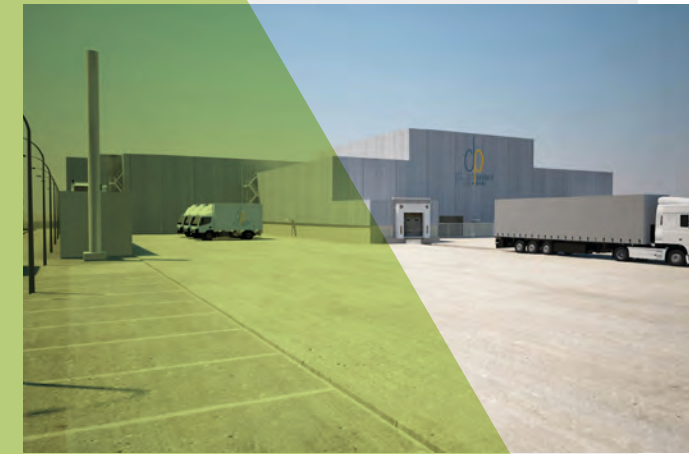


MANAGEMENT SYSTEMS /

delivery

Regardless of the procurement route chosen by our clients, Absal Paul focuses on the need to work closely with all the project team in a proactive and collaborative manner to develop the best solutions for the construction of every project. We are accustomed to delivering premium grade, technically challenging projects to tight programmes and budgets. Through a series of project workshops, our construction management team seeks to establish and identify any unique project specific challenges at the outset of every project. Our collaborative delivery methodologies on all projects include the following principles and procedures;

- PROJECT WORKSHOPS
- RIGOROUS PROGRAMMING / SCHEDULING
- FULL PROJECT INFORMATION MANAGEMENT
- PROCUREMENT MANAGEMENT
– SUBCONTRACTOR, MATERIALS ETC.
- PRO-ACTIVE MANAGEMENT OF SUBCONTRACTORS
- THOROUGH M&E CO-ORDINATION
- STRINGENT QUALITY MANAGEMENT
- PROJECT CLOSE OUT AND HANDOVER



collaboration tools

In order to combat the often geographically dispersed members of our project teams, Absal Paul employs web-based construction collaboration technology to manage the transfer of all project design information between parties. This software application (collaborative extranet) enables effective sharing of project-related information and ensures real-time information exchange. It acts as a centralised repository or data store of all information, documentation and drawings. It can be accessed by all authorised team members in real-time.

4d building information modelling

4D Building Information Modelling (4D BIM) technology is widely employed by Absal Paul. This software allows the intelligent linking of individual 3D CAD components or assemblies with time or schedule-related information.

The construction of the 4D models enables the various parties of a construction project to visualize the entire duration of a series of events and display the progress of construction activities through the lifetime of the project. In essence the use of 4D BIM allows the 3D Model of the building to be fully integrated with the construction schedule and in effect affords the project team the opportunity to 'build the project twice' – virtually and on site. It also allows the team to learn how ongoing changes to the design and performance of the project can be tracked throughout the delivery process.

This BIM centric approach towards a project has a very high potential to improve the project management and delivery of construction project, of any size or complexity.



health & safety

Our primary goal is to provide safe and healthy work environments for all our employees. Absal Paul is fully committed to Safety First at all times in all our operations and site activities. Our safety systems are formulated in line with the internationally recognised OHSAS 18001 safety standard. We place Safety First in the protection and welfare of all our office staff, construction operatives and site labour. Our policies actively assist our management to deliver a work environment that is conducive to the highest levels of safety performance.

Through continual identification of potential hazards and the elimination of possible risks, we are totally committed to continuous improvement of our safety standards and performance with zero accidents always as our target on each of our sites. Our comprehensive safety management system provides an extensive framework for maintaining a safe working environment through:

- PLANNING AND MANAGEMENT
- RISK ASSESSMENT AND METHOD STATEMENT
- INDUCTION AND TRAINING
- MONITORING AND REPORTING
- MANAGEMENT REVIEW AND CONSULTATION

Our commitment to an accident free workplace is absolute and we believe that all accidents and safety related incidents are foreseeable and preventable.



cost management

Absal Paul recognises the importance of robust cost management on every project and we place this to the forefront of a successful project outcome with all our clients. To this end, we employ defined cost management methodologies to ensure our clients are protected from any unnecessary escalations in agreed project costs.

Our early involvement in the pre-construction phase, where we seek to work closely with the full design team, enables us to review the cost plan, carry out value engineering and develop a set of procedures for managing and controlling costs throughout the life of the project. During the construction phase itself, cost control measures include:

- REVIEW OF SUBCONTRACT TENDER PACKAGES PRIOR TO THEM BEING ISSUED TO SUBCONTRACTORS TO ENSURE SUBSTANTIAL COMPLIANCE WITH THE COST PLAN
- CARRYING OUT VALUE ENGINEERING EXERCISES WITH SUB-CONTRACTORS PRIOR TO APPOINTMENT
- OPERATING A CHANGE ORDER SYSTEM FOR ANY VARIATION
- EARLY IDENTIFICATION AND REGISTRATION OF RISK ITEMS
- HOLDING OF REGULAR DESIGN REVIEW/VALUE ENGINEERING WORKSHOPS AS THE PROJECT PROCEEDS
- HOLDING A WEEKLY / MONTHLY COST REVIEW MEETING

causeway project accounting system

Causeway's Corporate Project Accounting (CPA) provides accurate cost, value and performance management of projects along with enhanced financial management at enterprise level. CPA integrates the estimating and financial disciplines within our business providing detailed analysis of project performance. It combines accounting and commercial management functionality, providing the tools to optimise cash flow, manage project performance, achieve transparency of costs and identify process efficiencies.

Causeway is designed exclusively for the Construction industry. It provides tools to assist in planning, monitoring and executing construction projects while maintaining strict financial controls including the production of reports that help track costs and value throughout the life of a project, providing accurate project performance information required by the project management team and our clients.

quality

Absal Paul operates a Quality Management System (QMS) on all projects undertaken and this ensures we meet all Client expectations in regard to Quality. Our QMS is based and operates under the internationally recognised ISO 9001:2008 standard. The Absal Paul QMS procedures ensure that all management staff involved in the project, from director level to section foreman are responsible for Quality Control.

We instill a quality awareness culture from the outset of every project across the entire project delivery team including all subcontractors to ensure Quality Control and Assurance is always a key priority throughout the course of the project. The objectives of our Quality Control Measures are as follows:

- TO MEET AND EXCEED THE QUALITY STANDARDS SET DOWN BY THE CLIENT, THE PROJECT SPECIFICATION AND DOCUMENTATION
- TO SATISFY THE REQUIREMENTS BOTH CONTRACTUALLY AND OTHERWISE OF THE CLIENT AND THE DESIGN TEAM
- TO MINIMISE DEFECTS AND ULTIMATELY HANDOVER A DEFECTS FREE BUILDING UPON COMPLETION
- TO IMPROVE THE IMAGE AND REPUTATION OF ABSAL PAUL AS A COMPANY THAT CAN DELIVER A QUALITY PRODUCT WITHIN CONTRACT PROGRAMME



sustainability

At Absal Paul we take an active approach to sustainability and constantly strive to improve performance by going above and beyond compliance and industry best standards. Through detailed planning and sustainable construction techniques we minimise waste during the construction process and maximise reuse and recycling of materials where possible. We work closely with our clients, architects and engineers to determine how best to achieve sustainability objectives through:

- COMPREHENSIVE COST ANALYSIS
- DESIGN AND BUILD-ABILITY REVIEW
- MATERIAL PROCUREMENT
- EXPERIENCED LEAD CONSTRUCTION MANAGEMENT

As a responsible leading contractor we are committed to ensuring that all aspects of our business activities are undertaken in a manner that is safe, sustainable and socially responsible. We are proud of the contribution we make to enhancing local economies by supporting small suppliers and employing local people where possible.





SECTORS / PROJECTS

COMMERCIAL & RETAIL
EDUCATION
HEALTHCARE
RESIDENTIAL
TOURISM & LEISURE
INDUSTRIAL
FIT-OUT

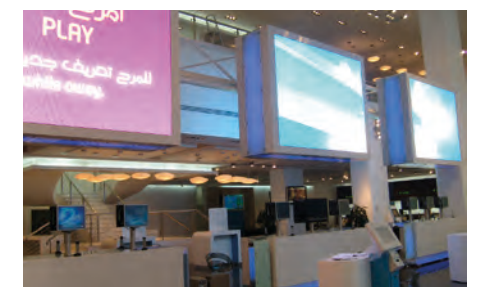
COMMERCIAL & RETAIL PROJECTS



COMMERCIAL & RETAIL PROJECTS

Etihad Etisalat Company (Mobily) Retail Outlets

Fast track multi-purpose fit out project including retail outlets and offices. The works extend all across all major cities in KSA and include both traditional execution and design and build contracts.



PROJECT TEAM

Client:
Etihad Etisalat Company (Mobily)
Design:
Various

PROJECT DETAILS

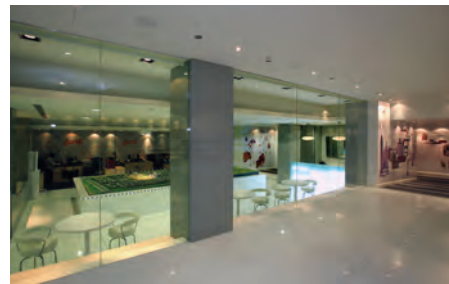
Contract Value: Confidential
Location: 100 units across major cities
of the Kingdom
Floor Area: Approx 100,000 sq.m
Duration: Various timescales



COMMERCIAL & RETAIL PROJECTS

Limitless Retail Outlet

High quality 'turn-key' fit out project for Limitless head office and showroom. The work comprised the design, procurement, supply and fixing of electrical, security, CCTV, CATV, mechanical and final furniture and fittings.



PROJECT TEAM

Client:
Limitless Saudi
Design:
Garden Dubai and others

PROJECT DETAILS

Contract Value: Confidential
Location: King Fahd Road, Riyadh, KSA
Floor Area: 1,800 sq.m
Duration: 7 months



COMMERCIAL & RETAIL PROJECTS

Kingdom Tower

Absal Paul has completed various projects extending over the 34 floors within the Kingdom Tower Centre. Individual client scope of works included detail design development from concept, procurement and turn-key fit out of all MEP, low voltage and finishing works. In some cases the client's scope also extended to include the supply and installation of bespoke furniture to private offices.



PROJECT TEAM

Clients:
McKinsey & Company, Mobily Head
Office, EFG, and Scottish Widows
Design:
Garden Dubai and others

PROJECT DETAILS

Contract Value: Confidential
Location: King Fahd Road, Riyadh, KSA
Floor Area: 43,000 sq.m
Duration: Various timescales



COMMERCIAL & RETAIL PROJECTS

Faisaliah Tower

Fit-out and refurbishment contracts extending over 16 floors providing head office facilities for various clients at Al Faisaliah Tower. The works comprised complete fit-out including MEP, final finishes and the management of client direct contractors.



PROJECT TEAM

Client:
Standard Bank, Ernst
& Young, CMA and Barclays Capital
Design:
Bluehaus and others

PROJECT DETAILS

Contract Value: Confidential
Location: King Fahd Road, Riyadh, KSA
Floor Area: 9,000 sq.m
Duration: Various timescales





COMMERCIAL & RETAIL PROJECTS

Beacon Court Development

This Landmark development in Sandyford set a new standard for large scale, multi-purpose developments in Ireland. The initial phase comprised own door offices and was followed by a mix of medical and retail units.



PROJECT TEAM

Client:
Landmark Developments
Architect:
TOTP Architects
Quantity Surveyor:
Peter A Curtin & Company
Structural Engineer:
Fahy Fitzpatrick
M&E Consultant:
Keaveny Engineering

PROJECT DETAILS

Location: Sandyford, Dublin 18, Ireland
Floor Area: 45,700 sq.m
Duration: 48 months (3 phases)

- 5 storey building centred on a full height glazed atrium with covered street area of 3,120 sq.m linking the various own door units
- Quality of finishes throughout, both external and internal are to exceptional standards with extensive use of stone, glass and timber
- 3 storey basement carpark excavated in rock
- Live gas mains necessitated vibration monitoring, temporary works, propping and regular inspections by Bord Gáis
- New public vehicular access required at two locations



COMMERCIAL & RETAIL PROJECTS

Ferrybank Shopping Centre

The Ferrybank District Centre is a significant new landmark in the South East and is one of the largest shopping centres in Ireland. Built to an exceptionally high standard the development also incorporates office and residential space.



PROJECT TEAM

Clients:
Deerland Properties
Architect:
Oppermann Associates
Quantity Surveyor:
Bruce Shaw
Structural Engineer:
PUNCH Consulting Engineers
M&E Consultant:
Noel Lawlor Consulting Engineers

PROJECT DETAILS

Location: Ferrybank, Waterford, Ireland
Floor Area: 66,000 sq.m
Duration: 18 months

- 30,000 sq.m of retail and commercial floor space over a two storey basement car park
- 36,000 sq.m of car parking for 1,200 cars
- Exceptionally high specification finishes to Mall and Office areas
- Composite panels and feature curtain wall glazing with enclosed roof plant room areas
- Residential element included apartments and live-work units

EDUCATION
PROJECTS



EDUCATION PROJECTS

SCTE Sipchem Dhahran

This project entails the full construction and commissioning of a high specification research and training facility Sipchem incorporating research laboratories, offices and an auditorium. The scope included full MEP design, internal construction, external finishing and final landscaping works.



PROJECT TEAM

Client:
Saudi International Petro
Chemical Company (SIPCHEM)
Intention Design:
Collage (Bahrain)

PROJECT DETAILS

Contract Value: Confidential
Location: Dhahran Techno Valley,
Al Khobar, KSA
Floor Area: 11,000 sq.m
Duration: 12 months



EDUCATION PROJECTS

Halliburton Research & Development Centre

The new Halliburton Research & Development Centre is located at King Fahd University of Petroleum and Minerals (KFUPM) in Dhahran Techno-Valley. It provides Halliburton with state-of-the-art research and development facilities to serve their clients in the Eastern Province of Saudi Arabia.



PROJECT TEAM

Client:
Halliburton Energy Services
Architect:
Gensler
M&E Consultant:
Buro Happold Consulting Engineers
Supervision Consultant:
Al Hamdan Consulting Office

PROJECT DETAILS

Location: Dhahran Techno-Valley, Eastern Province, KSA
Floor Area: 8,000 sq.m
Duration: 12 months

- Construction and fit-out of 8,000 sq.m research and development centre
- Two storey concrete frame
- High specification fit-out including MEP, laboratory furniture, conference facilities and training areas
- Co-ordination, installation, commissioning and validation of mechanical, electrical and ICT services



EDUCATION PROJECTS

University College Dublin – Science Research Centre

Project includes the upgrade and modernisation of existing 5,450 sq.m facility and construction of additional 3,800 sq.m research and laboratory wing.



PROJECT TEAM

Client:
University College Dublin
Architect:
RKD Architects
Quantity Surveyor:
Bruce Shaw
Structural Engineer:
Arup
M&E Consultant:
Delap & Waller Consulting Engineers

PROJECT DETAILS

Location: University College Dublin,
Belfield Campus, Dublin 4, Ireland
Floor Area: 9,160 sq.m
Duration: 14 months

- Category 2 and 3 laboratories, Class 10,000 cleanroom, autoclave and cold and warm room facilities for bio-nano and bio-pharma research
- Co-ordination, installation, commissioning and validation of mechanical, electrical and ICT services
- Full turnkey service including furniture, fixtures, fittings and equipment fit-out of laboratories
- BREEAM “Excellent” Design



EDUCATION PROJECTS

Dublin City University – Science & Research Faculty Building

This four storey faculty building with basement, houses the new science block on the DCU campus and includes pharmaceutical research and engineering laboratories for both undergraduate and postgraduate use.



PROJECT TEAM

Client:
Dublin City University
Architect:
Murray O’Laoire Architects
Quantity Surveyor:
Healy Kelly Turner Townsend
Structural Engineer:
O’Connor Sutton Cronin
M&E Consultant:
VMRA

PROJECT DETAILS

Location: Dublin City University Campus,
Dublin 9, Ireland
Floor Area: 11,300 sq.m
Duration: 18 months

- Flagship building creating a gateway to the university campus
- Category 2 & 3 laboratories, lecture theatre, classrooms and administration Offices
- Cleanrooms to 100,000 and 10,000 standard
- Fitted out to replicate industrial pharmaceutical standards
- Curtain wall façade with stone cladding and feature zinc clad pod at entrance



EDUCATION PROJECTS

University College Dublin – Quinn School of Business

The Quinn School of Business was Europe's first e-learning building with full wireless infra-red technology, designed throughout the fabric of the building.



PROJECT TEAM

Client:
University College Dublin
Architect:
RKD Architects
Quantity Surveyor:
Boyd Creed Sweett
Structural Engineer:
Horgan Lynch & Partners

PROJECT DETAILS

Location: University College Dublin,
Belfield Campus, Dublin 4, Ireland
Floor Area: 7,500 sq.m
Duration: 14 months

HEALTHCARE
PROJECTS



HEALTHCARE PROJECTS

St Vincent’s Private Hospital

This is the largest private hospital in Ireland consisting of 236 in-patient beds, 30 daycare beds, 22 oncology daycare beds, operating theatres, endoscopy suites, angiography, MRI, CT scan, ultrasound, mammography, dexta scanning, intervention radiology, pulmonary lab, urodynamics, cardiology facilities, a high dependency unit, A&E and X-ray departments.



PROJECT TEAM

Client:
St Vincent’s Private Hospital
Architect:
Scott Tallon Walker
Project Manager:
Bruce Shaw
Quantity Surveyor:
Bruce Shaw
Structural Engineer:
Arup
M&E Consultant:
Buro Happold

PROJECT DETAILS

Location: St. Vincent’s Medical Campus,
Dublin 4, Ireland
Floor Area: 44,500 sq.m
Duration: 24 months

- 288 bed private hospital and operating theatres
- Scope included full fit-out and fixtures, fittings and equipment with commissioning, validation and end user training
- Pre-fabricated bathroom pods
- Defect free delivery allowed hospital to open to the public 2 weeks after handover
- Constructed to latest HTM standards
- BREEAM design achieved “excellent” rating



HEALTHCARE PROJECTS

St Vincent’s University Hospital – New Ward Block

Design, build and finance of new 8 storey ward block over basement on the St Vincent’s Healthcare Campus. This 120 bed ward block houses specialist healthcare units including: Cystic Fibrosis, Liver Disease and Oncology.



PROJECT TEAM

Client:
St. Vincent’s Healthcare Group
Architect:
Scott Tallon Walker / Keppie Design
and Keogan Architects
Quantity Surveyor:
Bruce Shaw
Structural Engineer:
O’Connor Sutton Cronin
M&E Consultant:
Homan O’Brien Associates

PROJECT DETAILS

Location: St. Vincent’s Medical Campus,
Dublin 4, Ireland
Floor Area: 10,600 sq.m
Duration: 18 months

- 120 bed ward block (8 levels over basement)
- Design, Build and Finance contract
- Scope included full fit-out and fixtures, fittings and equipment with commissioning, validation and end user training
- Constructed to latest HTM standards
- The project was undertaken on the very confined and busy St Vincent’s Hospital campus site
- BREEAM ‘very good’ design



HEALTHCARE PROJECTS

St James's Hospital – Haemophilia and Hepatology Unit

St James's Hospital Haemophilia and Hepatology Unit which includes the Welcome Trust HRB Clinical Research Centre, the facility consists of a mix of 14 inpatient/day case beds, a neurophysiology suite, exercise physiology and clean room as well as consultations and examination rooms.



PROJECT TEAM

Client:
St James's Hospital
Architect:
Equator
Quantity Surveyor:
AECOM
Structural Engineer:
Buro Happold / Thomas
Garland Partners
M&E Consultant:
Buro Happold /
Engineering Environments

PROJECT DETAILS

Location: James's Street, Dublin 8, Ireland
Floor Area: 3,600 sq.m
Duration: 13 months

- Design & Build contract
- In-patient and isolation accommodation block
- Specialist Haemophilia and Hepatology research and treatment
- High specification laboratories and clean rooms including clinical research and administration areas
- Project undertaken on very confined and busy hospital site



HEALTHCARE PROJECTS

Beacon Hospital

Beacon Hospital is a private 186 bed, acute healthcare facility, built over six floors above a double level basement of 4,000 sq.m. The contract included consultation, procurement, co-ordination and installation of all specialist equipment from radiology and radiotherapy through to theatre pendants and ward beds.



PROJECT TEAM

Client:
Beacon Medical Group
Architect:
TOTP Architects
Quantity Surveyor:
AECOM
Structural Engineer:
PUNCH Consulting Engineers
M&E Consultant:
Ethos Engineering
Medical Consultant:
The Healthcare Partnership

PROJECT DETAILS

Location: Sandyford, Dublin 18, Ireland
Dublin 4, Ireland
Floor Area: 26,000 sq.m
Duration: 24 months

- Private 186 in-patient bed, acute healthcare facility
- 8 operating theatres, 2 Linear Accelerators, CT simulators and radiography equipment
- Pre-fabricated high quality bathroom pods
- Scope included full fit-out and fixtures, fittings and equipment
- Fit-out with commissioning, validation and end user training
- Defect free delivery allowed hospital to open to the public 4 weeks after handover
- Delivered within a confined environment on live commercial campus

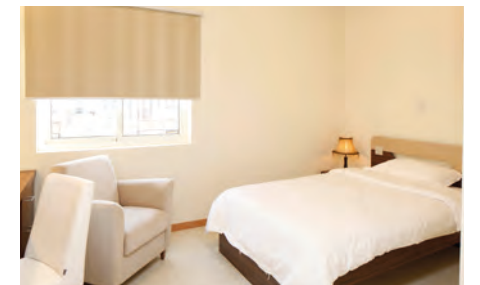
RESIDENTIAL PROJECTS



RESIDENTIAL PROJECTS / INDUSTRIAL

Halliburton SAIHAT Expansion

This was a new development within the existing Halliburton Saihat Base. The project consisted of 343 bedroom personnel accommodation in 4 large residential blocks with recreation and dining facilities for residents. The scope of works also included centralised MEP area, warehousing, workshops, perimeter blast wall and associated external works.



PROJECT TEAM

Clients:
Halliburton Energy Services
Architect:
Al Hamdan Consulting Office
M&E Consultant:
Al Hamdan Consulting Office

PROJECT DETAILS

Location: Siahat, Eastern Province, KSA
Floor Area: 15,000 sq.m
Duration: 12 months

- Project consists of 343 bedroom accommodation building, warehousing, workshops, recreation and dining building along with centralized MEP area
- All associated external works and infrastructure of circa 18,000 sq.m



RESIDENTIAL PROJECTS

Beacon South Quarter Mixed Development

This high profile commercial development includes a mixture of commercial, retail and residential units on a large scale within an overall floor area of 105,000 sq.m. The scheme also incorporates an important culture element with civic amenities. Finishes both external and internal, are to the highest standards.



PROJECT TEAM

Clients:
Landmark Developments
Architect:
TOTP Architects
Quantity Surveyor:
AECOM
Structural Engineer:
PUNCH Consulting Engineers
M&E Consultant:
Ethos Engineering

PROJECT DETAILS

Location: Sandyford, Dublin 18, Ireland
Floor Area: 105,000 sq.m
Duration: 32 months

- Mixed Use Development – 750 apartments (fully fitted out), retail warehousing and convenience shopping
- 13 separate structures, ranging in height from 7 to 15 storeys
- 2 levels of underground parking with 950 car park spaces
- Structure is reinforced concrete frame with precast concrete slabs
- Cladding includes large architectural precast panel, double glazed curtain walling and screens with feature areas of stone, timber and zinc-sheet cladding
- Core constructed in reinforced concrete with climbing frame formwork system



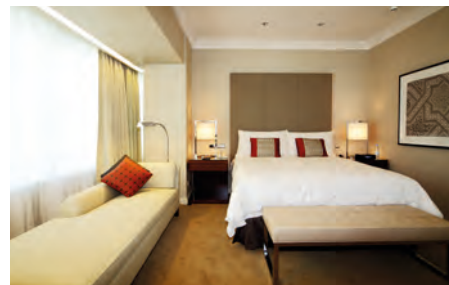
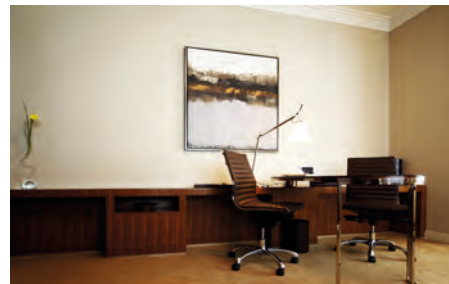
TOURISM & LEISURE PROJECTS



TOURISM & LEISURE PROJECTS

Four Seasons Hotel

This project included a major refurbishment of the prestigious Four Season hotel in Riyadh. The works included the alteration and refurbishment to all existing 249 guest rooms as well as adding a further 54 guest rooms at levels 48 and 50. The renovation works also extended to include all three restaurants, spas and the lobby areas.



PROJECT TEAM

Clients:
Four Seasons Hotel
Design:
GA Design, UK and EDG Design, USA

PROJECT DETAILS

Contract Value: Confidential
Location: Riyadh
Floor Area: 20,000 sq.m
Duration: 24 months





TOURISM & LEISURE PROJECTS

Doonbeg Lodge

The Lodge at Doonbeg is a deluxe 5-star resort development with a signature Greg Norman golf course built to an exceptional standard with every conceivable amenity and convenience.



PROJECT TEAM

Client:
The Lodge at Doonbeg
Architect:
CCH Architects
Quantity Surveyor:
Tom McNamara & Partners
Structural Engineer:
Hendrick Ryan & Associates
M&E Consultant:
Don O'Malley & Partners

PROJECT DETAILS

Location: Doonbeg, Co. Clare, Ireland
Floor Area: 12,900 sq.m
Duration: 20 months

- 100 bedrooms located in 47 suites and lodges
- Façade of cut stone with natural timber windows and natural slate roof creates 'Castle Stronghold' exterior
- High specification bespoke furniture, fixtures and fittings used throughout
- M&E, ICT and Security installation
- Sophisticated high-tech global communication network

INDUSTRIAL PROJECTS



INDUSTRIAL PROJECTS

Dammam Pharma

A 'turn-key' from tablet manufacturing to packaging pharmaceutical plant. The project included the refurbishing of the existing building, the addition of a new internal floor, new warehouse extension, 53 clean rooms, 800 tonnes of new structural steel along with all the associated process plant and MEP installations.



PROJECT TEAM

Client:
Dammam Pharma
Design:
M&W (Austria)

PROJECT DETAILS

Contract Value: Confidential
Location: Dammam Industrial City 1, Dammam, KSA
Area: 9,000 sq.m
Duration: 15 Months



INDUSTRIAL PROJECTS

TNT Distribution Centre

This new TNT Express facility based at Dammam's King Fahd International Airport will increase the size of TNT's current sorting and customs clearance space in Dammam Airport. At completion, the facility will provide 5,200 sq.m of sorting and customs clearance space within a 10,000 sq.m plot with air and landside access.



PROJECT TEAM

Client:
TNT Express
Architect / Engineer:
MZECH
Client Rep:
AECOM

PROJECT DETAILS

Location: King Fahd International
Airport Plot, Dammam, KSA
Floor Area: 5,200 sq.m
Duration: 8 months

- Turnkey Design & Build project
- Pre-engineered building with sandwich panel cladding





INDUSTRIAL PROJECTS

NABISCO Arabia Co. Ltd

Expansion of the Nabisco Arabia plant in Dammam (First Industrial City) with a new bakery production line and improved infrastructure and facilities. Undertaken for Nabisco, (a subsidiary of Mondeley International).



PROJECT TEAM

Client:
NABISCO Arabia Company Ltd
Designer:
Al Hamdan Consulting Office
M&E Consultant:
Al Hamdan Consulting Office

PROJECT DETAILS

Location: Dammam 1st Industrial City,
Eastern Province, KSA
Floor Area: 3,000 sq.m
Duration: 8 months

- Expansion spans approximately 3,000 sq.m and includes a brand new state-of-the-art production facility that adds more production capacity
- Works also entailed infrastructure enhancements enabling further floor space utilization
- New food production hall with extensive renovations and alterations to existing building
- All works being undertaken whilst existing plant continues with daily production



INDUSTRIAL PROJECTS

Alcon Laboratories

Multiple projects on a live research, development, manufacturing and distribution campus producing eye health care products such as intra ocular lens, solutions and equipment.



PROJECT TEAM

Client:
Alcon Ireland BV
Project Manager:
JODA Engineering Consultants
Architect:
Coughlan De Keyser Associates
Quantity Surveyor:
AKC Chartered Surveyors
Structural Engineer:
JODA Engineering Consultants
M&E Consultant:
JODA Engineering Consultants

PROJECT DETAILS

Location: Cork Business & Technology
Park, Model Farm Road, Cork, Ireland
Floor Area: Various
Duration: 8 months

- Manufacturing Facility Extension & Upgrade
- Finishing Centre, Logistics and Administration Building
- Ocular Lens Production Facility
- AcrySof Project
- Full co-ordination, installation, commissioning and validation of all specialist services
- Phased works to allow continuous operations and successful achievement of Client incentive programme bonuses which involves working within live manufacturing building during production
- Maintaining all critical live services, utilities and plant



INDUSTRIAL PROJECTS

Merck Millipore

This Chromatography Transfer Project entailed a phased project to double production capacity at this FDA approved site whilst maintaining existing production levels as main contractor.



PROJECT TEAM

Client:
Merck Millipore Ireland BV
Project Manager:
Callaghan Engineering
Architect:
Horgan Lynch
Quantity Surveyor:
Ken Quinn & Associates
Structural Engineer:
DJ Fitzgibbon & Co Horgan Lynch
M&E Consultant:
Callaghan Engineering

PROJECT DETAILS

Location: Tullagreen, Carrigtwohill,
Cork, Ireland
Floor Area: Various
Duration: 19 months

- Production areas, cleanrooms and laboratories
- New tank farms, utility buildings, solvent recovery area, cooling tower facilities, waste treatment and fire water ponds and pump house
- Full co-ordination, installation, commissioning and validation of all specialist services
- Phased works to allow continuous operations which involves working within live manufacturing building during production



INDUSTRIAL PROJECTS

ALDI Distribution Centre

ALDI Distribution Centre project involved the construction of a 38,000 sq.m regional distribution warehouse complete with 2 levels of high specification administration offices.



PROJECT TEAM

Client:
Aldi Ireland
Architect:
RGP Architects
Quantity Surveyor:
George Corderoy & Company
Engineers:
Jenkins & Potter Consulting Engineers

PROJECT DETAILS

Location: Naas, Kildare, Ireland
Floor Area: 38,000 sq.m
Duration: 12 months

- 69,000 sq.m overall site included: 32,000 sq.m road areas and car parks, 5,000 sq.m attenuation ponds, 24,000 sq.m goods yard
- Facilities include dry stores, cool goods areas, waste compaction and waste water treatment systems
- Site works, landscaping, external services and attenuation ponds



INDUSTRIAL PROJECTS

Independent News & Media

An iconic printing plant incorporating a press hall, mailroom, general storage, plate-making, control rooms, plant-rooms, offices and staff cafeteria, with a floor area of approximately 6,240 sq.m. This is a landmark building located on the main southern exit from Dublin city.



PROJECT TEAM

Client:
Independent News & Media Plc
Architect:
RKD Architects
Quantity Surveyor:
Bruce Shaw
Structural Engineer:
Arup
M&E Consultant:
VMRA

PROJECT DETAILS

Location: Saggart, Citywest,
Dublin 24, Ireland
Floor Area: 6,240 sq.m
Duration: 15 months

- State of the art newspaper printing facilities
- Integrated fixtures, fittings and equipment co-ordinated to the highest standards
- Corporate headquarters fit-out
- Distinctive curved all glazed façade topped with feature roof design
- External works included delivery / dispatch docks, site roadways, surface water retention pond, sprinkler tank and pump-house
- Integration of Client appointed installation contractors within complex co-ordinated programme deadlines



FIT-OUT
PROJECTS



FIT-OUT PROJECTS

Business Gate

This project involved the complete fit out offices for various clients at the Business Gate in Riyadh city. The works included internal walls and partitioning, finishes, MEP including HVAC, lighting and power, sanitary ware and signage. All fit-outs were high end specification with fast track delivery programmes. The scope also included the coordination and management of client appointed specialist contractors for security and IT systems.



PROJECT TEAM

Client:
SAS, Boeing and Al Faisaliah Group
Design:
Bluehaus & City Escape

PROJECT DETAILS

Contract Value: Confidential
Location: Business Gate Estate,
Exit 9 Ring Road, Riyadh, KSA
Area: 15,000 sq.m
Duration: 12 months



