

Building Type

Commercial / Retail

Size

210,000 m² BUA and 65,000 m² air-conditioned area

Project Highlights

- 4 x 1225 TR Central Plant with water cooled centrifugals.
- CPO monitoring control
- 110,000 l/s ventilation fresh air pre-cooled by general extract
- 398,000 l/s extract & make up air for ventilating G.F. and basement car parks.
- Primary/Secondary chilled water pumping systems.
- BMS for monitoring & control of building services & systems.
- 2,500 gpm fire pumps with 1600m³ fire water reserve.
- 5 Primary Pumps
18 Secondary Pumps
2 Tertiary Pumps
- LPG system with bulk storage, evaporizers & piping with leak detection system.
- 550 m³ make up water for cooling towers, using recovered condensate & treated waste water (TSE) & harvested stormwater.
- LED façade lighting
- LED luminaires
- 2400 m³ Stormwater retention tank
- 4 nos. of standby power generator
 - 2 - 1260 KVA
 - 1 - 800 KVA
 - 1 - 1736 KVA
- 16 nos, 1500 KVA each transformer
- 40 KVA CEBS
- Sewage treatment on premises with TSE used for cooling tower make up.



As a repeat Client for Mario Associates, lessons learnt, incorporation to continuously improve the project delivery & building services, the bench marks established from Mario Associates design of Ikea, Dubai Festival City were raised higher for Ikea, Yas Island and higher still for the Ikea, Doha and bar further raised for the 35,000 m² Ikea II, Dubai – a major anchor for the Festival Plaza.

In terms of energy consumption, water consumption, air conditioning energy required per m² of different areas. Ikea's and Client (AFGRE) own benchmarks and goals for improvement are matched or improved by Mario Associates continued improvements & design innovations incorporated.

Each Ikea project completion is followed by a exhaustive analysis & corrections (lesson learnt) documented with design goals & objectives bars, for specific KPI's, raised.

Mario Associates is proud to be a partner & team member & has undertaken design of Ikea Cairo, Ikea Thumama and Ikea Dammam in KSA and Ikea Bahrain.

The Festival Plaza Mall has, additionally, 30,000 m² of retail space with other anchors, F & B outlets, cinema etc. for which shell and core provisions were all part of MA's design & supervision responsibility. The AFGRE benchmarks for sustainability on all MEP requirements of operation and maintenance were matched or improved.

Mario Associates services included complete central plant and chilled water reticulation system; The complete black water, on site, treatment plant; The complete power distribution & standby generation; The complete LPG system; etc. with emphasis on cost driven engineering & innovation encompassing a total 30 months period from design commencement to project opening for commercial operations.

Architect / Client :

BSBG / Al-Futtaim Investment

