

INTERNATIONAL MEDIA & PRINT ZONE (IMPZ)

Dubai, U.A.E

Building Type

Industrial

Infrastructure

Size

136,000 m² GFA with 14 buildings

5,000 TR cooling provisions

Approx Construction Cost

AED 261,000,000

Project Highlights

- Seed project of IMPZ
- All chilled water reticulation within each of 14 buildings
- 16 Substations
- Total 36 MVA connected load with provision for additional 30 MVA
- Site wide storm drainage collection & reticulation with retard chambers controlling discharge
- Site wide sanitary waste collection
- Site wide forced domestic water mains
- Site wide close circuit security monitoring
- Ring mains with external hydrants plus sprinklers etc within warehouses/offices
- Site wide 0.4 kV distribution with street lighting etc.

Client / Owner Developer

System Construct / IMPZ



This was the first completed 'seed' project of the International Media Print Zone (IMPZ) comprising of offices and warehouses for logistics or manufacturing purposes.

The requirement to provide utmost flexibility for future tenants without maximizing infrastructure bulk load or distribution network sizing was a major challenge.

Mario Associates involved, from inception, with Owner Developer and the Design Build Contractor Client to develop concept providing utilities for these 14 buildings spread over a 23 Ha site as a High End Business Park, for the complete engineering, design & supervision of the MEP services for these 14 buildings plus the interconnecting infrastructure & interface to Authorities provided services.

Services installed included chilled water ring water mains to permit upto 5,000TR chilled water (630 l/s) to be used from external network of District Cooling Services provider, at any warehouse unit which so required. Internal chilled water with F.C.U's & A.H.U's provided for office areas.

Power distribution from sub-stations with space for additional transformers located at two ends of each building terminated at SMDB's with enough spare breakers in LV panels to cater enhanced future demand or requirements.

Site wide storm drainage run offs, due full build up of 23 Ha site, required retardation to allow regulated discharge. All of this alongwith the sanitary waste disposal; forced mains for upfeed supply of domestic potable water; fire fighting network within the site from common fire water reserve of 570 m³ provided as part of Mario Associates design engineering & supervision services on the project.

