



AL  SUWEIDI

Engineering Consultants Bureau

Who We Are

Architects + Engineers

Full-service, Fully integrated

ALSUWEIDI is a pioneering Emirati architectural engineering firm established in 1988 providing comprehensive range of consultancy services in building construction and supporting infrastructure.

Integrating a wealth of experience with the latest advancements in design, engineering, and project management to provide the optimum solutions to our clients and build an excellent Emirati role model in the profession of engineering consultancy.

34 Years

From Abu Dhabi to Abu Dhabi

200+

Employees

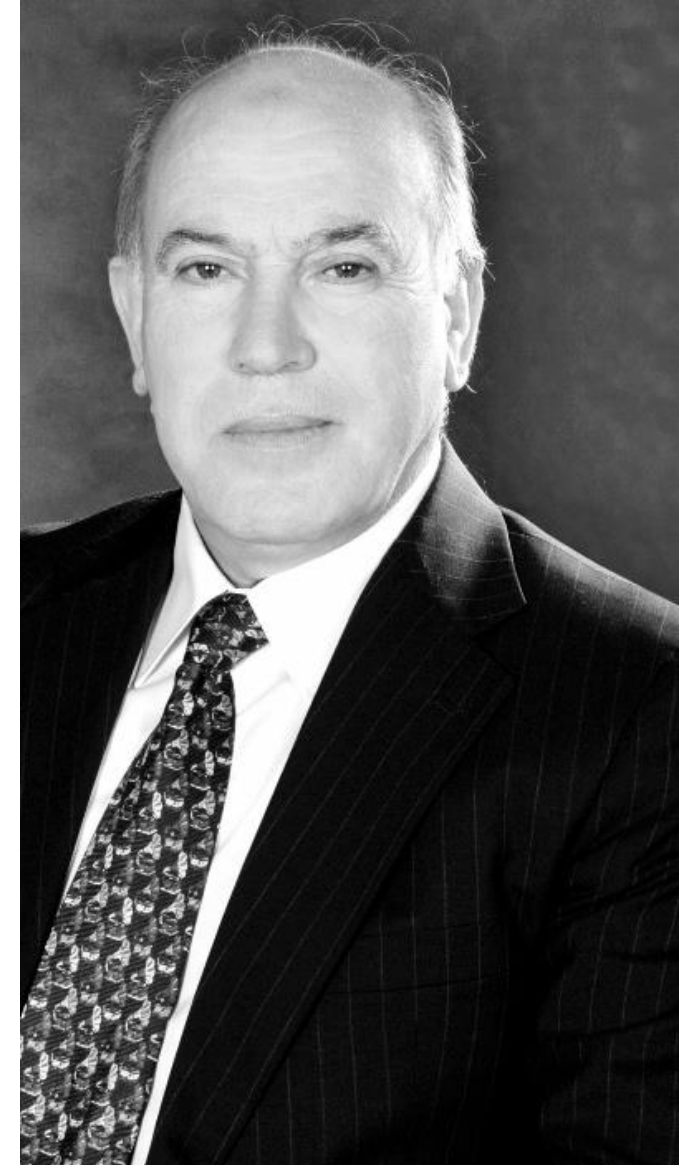
1000+

Projects

AED 30B+

Construction Cost

Al Suweidi Professional integrity and the desire to strive for excellence are the founding principles of ALSUWEIDI Engineering Consultants Bureau. The main office was established in Abu Dhabi in 1988 by Eng. **Mohammed Abdullah Saleh Al Suweidi** and Eng. **Maysara Diab** with the vision of developing an exemplary Emirati consultancy firm.



Our People

From Abu Dhabi, To Abu Dhabi

- 30 Architects, Engineers, drafters, and modelers delivering architectural, structural, MEP, Traffic, Infrastructure and other supporting services.
- Cumulative 500+ Years of multidisciplinary design experience in various disciplines, most of which in Abu Dhabi / UAE
- 150+ Supervision Staff covering buildings and infrastructure
- 70+ Professional certificates from international and local institutes.



Milestones

1988

- ALSUWEIDI Established in Abu Dhabi

1993

- Al Ain Branch Established

2011

- Pre-Qualified Traffic Impact Study Specialist

2013

- KSA, Jeddah Branch Established

2016

- UNLIMITED license Dubai
- 1st Pearl Rated Project Outside Abu Dhabi

2020

- Framework Agreement Signed with KIZAD

2022

- 1st Residential project with ALDAR
- 1st Data Center Certified

1990

- MEP Department established in house

1998

- Dubai Branch Established

2013

- Special Grade Classification
- First pearl rated project
- MUSANADA First Project Completed

2015

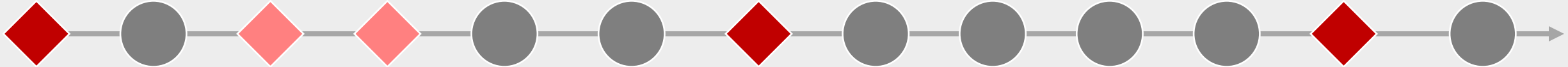
- UPC listed as Independent Commissioning Agent

2017

- Scored 99.96 % in Dubai Municipality Building Consultant Evaluation

2022

- Jordan, Aqaba Branch



What We DO

All In - House

In house services cover all core building design disciplines including Architecture, structures Mechanical, Electrical, plumbing as well as supporting traffic and infrastructure services.



ARCHITECTURAL DESIGN

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

SUSTAINABILITY CONSULTANCY

CONSTRUCTION SUPERVISION

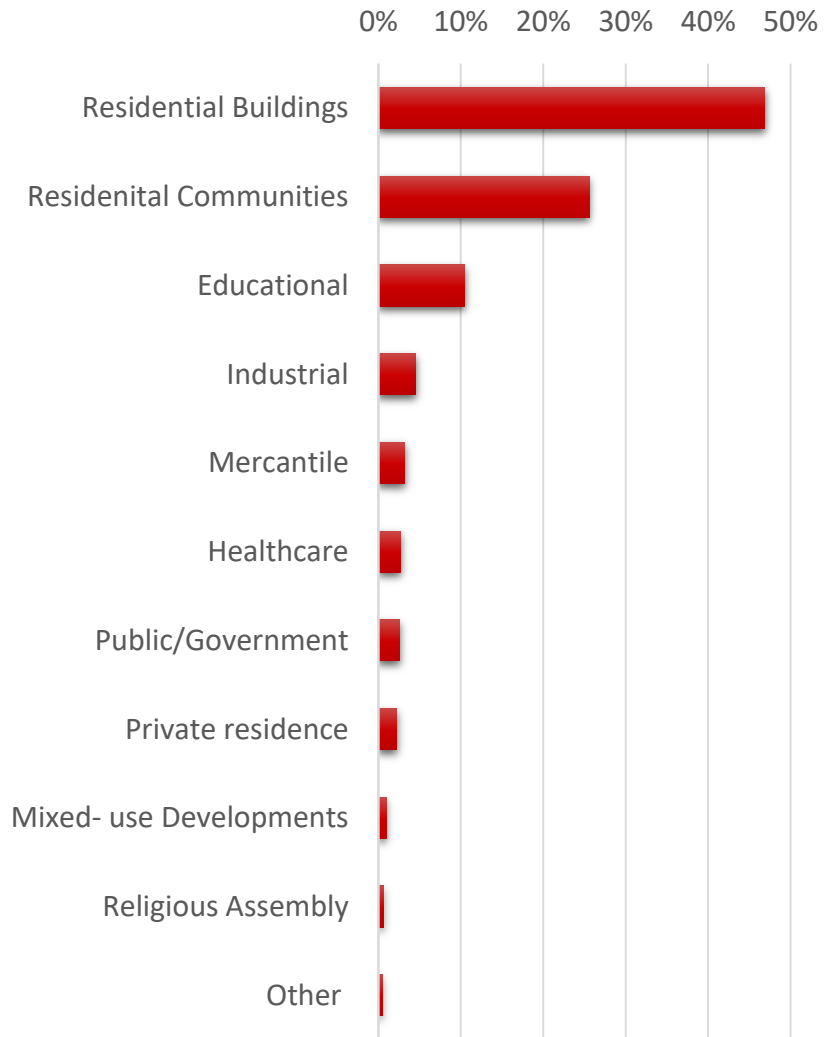
TRAFFIC ENGINEERING

COMMISSIONING MANAGEMENT

INFRASTRUCTURE DESIGN

1000+ Projects

30+ Billion Dirhams in Construction Cost



D&B Projects

30+ Billion AED in construction cost

Integrated Design

■ High end, fully detailed

□ Our teams have been involved in over 30 D&B projects of various types and scales . We have accumulated rich experience developing concept or preconcept designs and working closely with the contractor to achieve project objectives.

D&B Project experience include high-end premium residential and retail projects as well as highly detailed industrial projects fully modeled using BIM

33 D&B Projects

Residential – Retail - Industrial







12 Contractors

In the past 5 years

80%+ Design Revenue

From D&B Project in 2021

Selected Design and Build Projects

Project	Construction Cost (Est.)	Employer	Contractor	Concept Design	Detailed Design	BIM Design	Building Permit	Const. Supervision	Building Completion Certificate
Saadiyat Reserve - The Dunes 83 Premium Villas	220M				•	•	•	•	•
Abu Dhabi Fish Market FITOUT	N/A				• (fit-out)				
Data Center	N/A			•	•	•	•	•	•
ADNOC Group Service HUB	220M			•	•	•	•	•	•
ADNOC Flagship Petrol Station	45M			•	•		•	•	•
KIZAD Truck Plaza	90M			•	•		•	•	•
36 ADNOC Petrol Station	400M+		7 Contractors	•	•		•	•	•
Khazna Data Canter - Masdar	240M			•					



Our
Clients



Residential Communities

Selected Residential Compounds

Project	Number of Units	Employer	Location	Services	Sustainability Certification
Saadiyat Reserve - The Dunes Residential Compound	83 Units	ALDAR / ALFIRAS General Contracting	Abu Dhabi	Detailed Design and Construction Supervision EOR	2 Pearl Rated
Al Saad Residential housing Compound	306 Units	Musanada	Al Ain	Design Review and Supervision	2 Pearl Rated
Al Dimani Compound	40 Units	Sheikh Saif Bin Mohammed Al Nahyan	Abu Dhabi	Design & Permitting	2 Pearl Rated
Suweiha Residential Housing Compound	204 Units	Musanada	Al Ain	Design Review and Supervision	2 Pearl Rated
Shanteer Residential Compound	232 Units	Sheikh Zayed Housing Program	Umm Al Quwain	Design & Supervision	2 Pearl Rated
Al Mirfa Residential Compound	410 Units	Musanada	Abu Dhabi	Supervision	2 Pearl Rated
Al Quoz Residential Compound	159 Units	Sheikh Zayed Housing Program	Dubai	Design & Supervision	2 Pearl Rated
Al Muntazi Residential Compound	811 Units	Sheikh Zayed Housing Program	Ajman	Design & Permitting	2 Pearl Rated
Butain Al Sumar Residential Compound	534 Units	Sheikh Zayed Housing Program	Ras al Khaima	Design & Permitting	2 Pearl Rated

Saadiyat Reserve

The Dunes - Residential Compound

Saadiyat Reserve development contains a total of 83 units. It comprises of three base types of plot sizes

Client / Financing Party:

ALDAR Properties PJSC

Project Area: 58,956 Sqm.





AL DIMANI

Residential Compound



Client / Financing Party:

Sheikh Saif Bin Mohammad Al Nahyan

Location: Abu Dhabi

Scope: Full Design and Supervision

Project Value:

AED 132,000,000

Located in a broader city area of Abu Dhabi, the project comprises **40** luxury villas sharing sea and park views. Exclusive positions offer an elegant and luxurious lifestyle





Dubai Residential Compound -

ALQUOZ

This new development extends over a land area of 900,600 square meters providing **159** residential units. The proximity of major residential and commercial districts adds to the prestigious quality of the location

Scope: design and supervision



برنامج الشيخ زايد للإسكان
Sheikh Zayed Housing Programme



لؤلؤة 2
Pearl
استدامة



Building Department - Pre-Qualification Section
إدارة المباني - قسم تأهيل الاستشاريين والمقولين

السادة مكتب السويدي للاستشارات الهندسية أصحاب رخصة رقم 508136

نهدبكم أطيب التحيات وتمنياتنا لكم بالنجاح والتفوق ، وبناءا على التعميم رقم (219) و المرفق ، نرفق لكم تقييمكم لعام 2017

حسب نوع المبني - فلل ، مساحة - 500000 فأكتر

مقياس التقييم الاجملي	مقياس الاشراف	مقياس التراخيص	مقياس التأهيل
99.96	34.97		25

الفئة بالنجوم

★★★★★



Residential Compound - Um Al Quwain

Residential Compound

The Project is **232** Compound
Comprises of (4) Types

Project Period: 2014 -2017

Scope: Full design and supervision

Project Value: **AED 324,000,000**



برنامج الشيخ زايد للإسكان
Sheikh Zayed Housing Programme

لؤلؤة 2
Pearl
استدامة
Sustainability

Shanteer

Residential Compound

The project consists of **306** villa including 3 Mosque, commercial retail buildings, Community center, parks, substations, infrastructure works& pumping station

Client / Financing Party:
MUSANADA

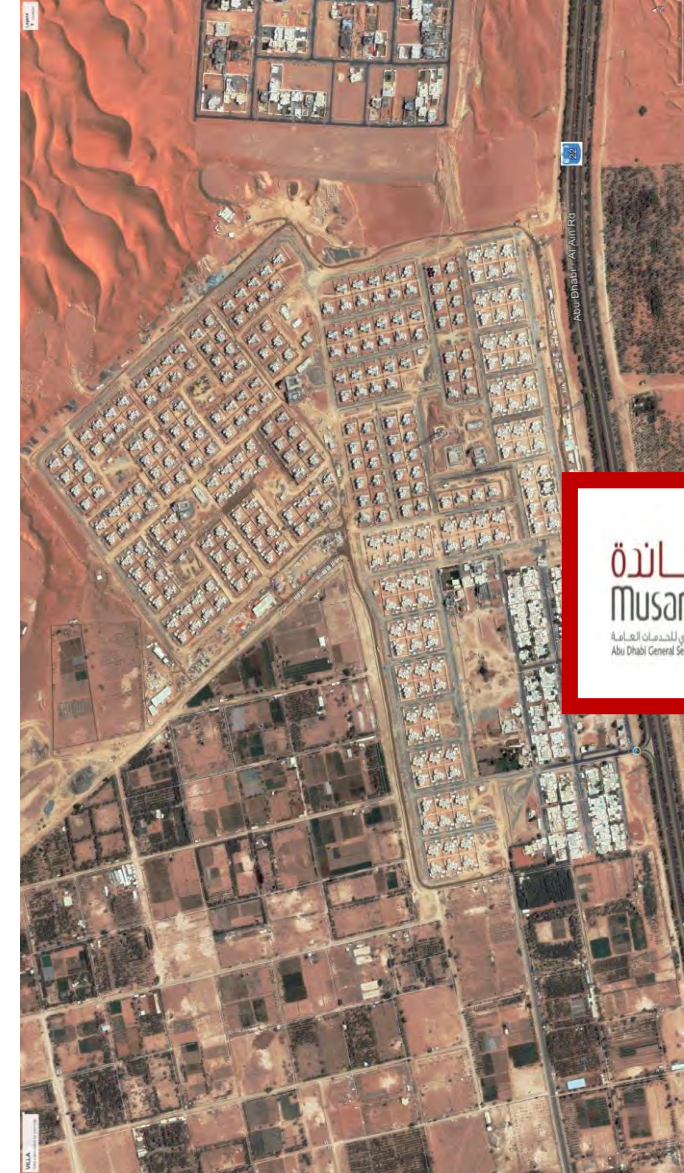
Scope: Supervision

Project Value:

AED 767,700,000

ALSAAD

Location: Al Ain



SUWEIHAN

Al Ain

Residential Compound

The project consists of **204** villa including Mosque, commercial retail buildings, Community center, parks, substations, infrastructure works

Client / Financing Party:

MUSANADA

Scope: Supervision

Project Area:

103,400 sqm.



Residential Community

Abu Dhabi Center for Housing & service Facility





Residential Buildings

■ Design and Supervision

- 34 floors
- AED 130M
- 32,000 sqm.



Residential Apartments, Al Otaiba Enterprises

Al Jazeera Tower

This astonishing design now stands as a landmark of a vibrant urban neighborhood, a crown jewel among abundant residential and office spaces, restaurants, and promenades

The available horizontal frame was utilized to its maximal limits, while providing a direct sea view for 75% of flats further elevated the project's value as a beachfront property.



SHAMS Abu Dhabi

Emirates National Investment, Al Reem Island

Scope:
Design and Supervision

Project Period:
2012- 2016

Project Value:
AED 149,552,000

Project Description:
Mixed Use building 31 Floors



ZCHF BUILDING

Zayed Higher Organization for People of Determination

Located in one of the fastest-growing neighborhoods in Abu Dhabi, this project takes advantage of the distinct seaside scenery as the most valuable asset to the project scope.



A l R e e
m



Khor AlRaha

Building for Emirates National Investments





Al Kharbash Real Estate Corp - Dubai

Dubai

The project challenge was oriented toward efficient utilization of available space, defined by the irregular contours of the plot. Finding the best proportion between the layout and its profitability

Project: Residential Apartments

Services: Design, Supervision

Project Scale : 21,600 sqm

Al Raffa

Business Bay

Building for Emirates National Investments



Project:
Residential Apartments

Location:
Dubai

Services:
Design, Supervision

Project Scale
22,400 sqm

D u b a i



AL RIYAD Building

Residential Building for Dr. Abdulla Mohamed Aljneibi



Residential Apartments

9,000 sqm

Design & Supervision



Al Bawardi Building

Residential Building for H.E. Juma Ahmed Al Bawardi



Residential Apartments

14,500sqm

Design



Omeir Building

Residential Building for Omeir Bin Yousef Group

Scope:

Design and Supervision

Location :

Dubai -Al Barsha 1

Project Value:

AED 70,000,000

Project Description:

The project is a residential building consisting of 2 Basement, Ground, 2 Podium, and 12 Typical floors





Dubai



Al Jadaf Building

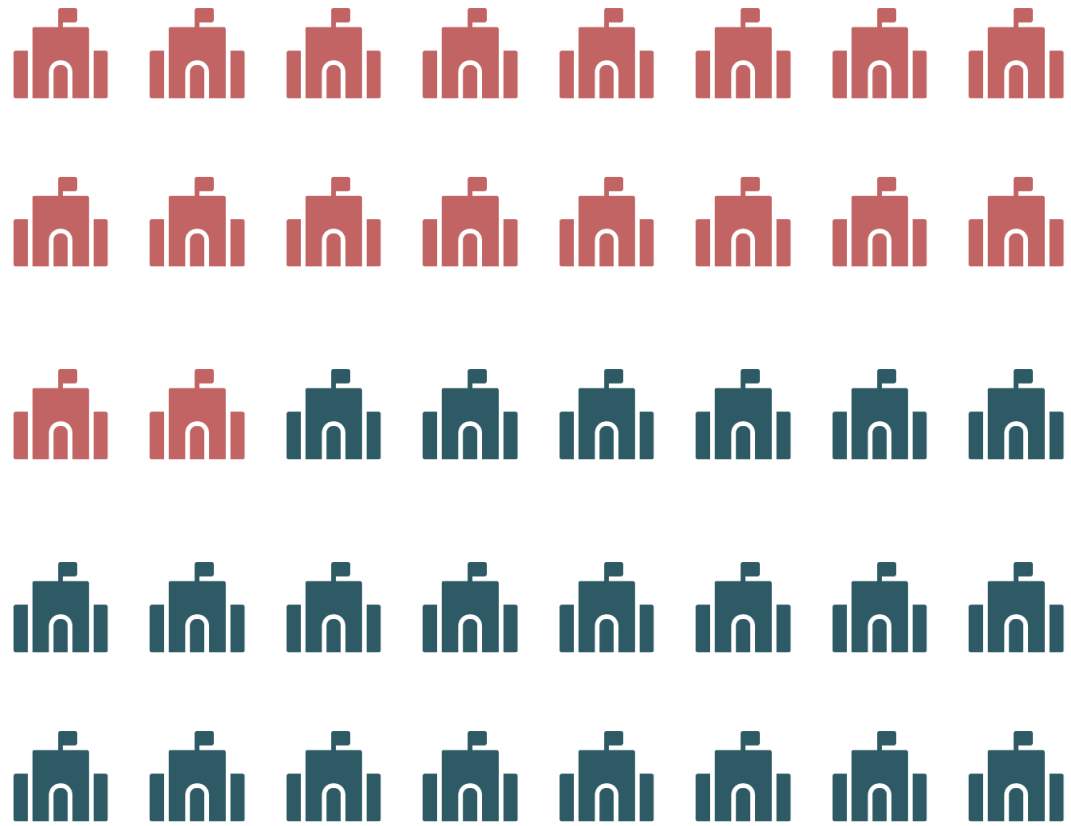
Residential Building for Omeir Real Estate Investment L.L.C



Educational Projects

40

Schools



GOVERNMENT



PRIVATE



School Experience

12

Full- Service
(Design/Permitting/
Construction Supervision)

18

Comprehensive Design Review/
Construction supervision

10

Traffic and/or Green Building
Studies



MBZ - Ajyal School

Bin Omier Education Foundation

The project challenge was to create a logical and functional space dedicated to both studying and social activities

As a result, the layout is shaped to protect the kindergarten area, defining two entities as independent yet integral parts of the whole

Location: MBZ, Abu Dhabi
Services: Design, Supervision
Project Scale: 22,200 sqm
Capacity : **2100 Students**



MBZ



ALFALAH - Ajyal School

Bin Omier Education Foundation

The projected host over **3000** students of different levels. comprising 105 classrooms for KG and grades 1 to 12.

The key project challenges were determined by the untypical shape of the plot. Trapezoid, rather than square

The logical distribution of activities implied using the short side of the plot for the main entrance and administration area, leaving the more expansive back zone to ideally accommodate spacious facilities

Al Falah





Abu Dhabi Future Schools Program

Completed **12 schools** as part of the Abu Dhabi Future Schools Program

Location: Abu Dhabi and Al Ain

Services: Design review and Supervision

Capacity : **1200/ 2300 Students**

Musanada Schools



AD Future Schools Program



No.	Project Name/Title	Location	Capacity	Construction Value	Project Status	DLP Status
01	Al Dhaher School	Al Dhaher, Al Ain	1,610 Students	134,925,000	Completed (2021)	On Going (2024)
02	Al Nahdah School	Baniyas, Abu Dhabi	1,610 Students	139,654,090	Completed (2021)	On Going (2024)
03	Al Rayaheen School	Shaib Al Ashkar, Al Ain	2,280 Students	170,490,000	Completed (2021)	On Going (2024)
04	Al Rayana KG	Al Falah City, Abu Dhabi	360 Students	40,599,296	Completed (2019)	On Going (2022)
05	Al Walaa KG	Al Falah City, Abu Dhabi	360 Students	44,418,532	Completed (2019)	On Going (2022)
06	Al Mleih School	Shakhbout City, Abu Dhabi	2,100 Students	128,727,000	Completed (2019)	On Going (2022)
07	Al Rayana School	Al Falah City, Abu Dhabi	2,225 Students	153,061,200	Completed (2019)	Completed (2021)
08	Al Narjes School	Ain Al Faidah, Al Ain	1,490 Students	112,492,877	Completed (2017)	Completed (2020)
09	Al Saa'da School	Al Quaa, Al Ain	1,240 Students	117,500,000	Completed (2017)	Completed (2020)
10	Al Jena'en School	Al Shuaibah, Al Ain	1,490 Students	109,800,000	Completed (2017)	Completed (2020)
11	Shaikha Bint Suroor School	Al Waha, Al Ain	1,490 Students	107,700,000	Completed (2017)	Completed (2020)
12	Al Danah School	MBZ City, Abu Dhabi	1,740 Students	114,987,441	Completed (2018)	On Going (2022)



Indian School

International School

Client: Sheikh Mohamed Bin Sultan Bin
Sorour Al Dhaheri

Location: Abu Dhabi

Services: Design, Supervision

Project Scale: 12,800 sqm

Project Description:

Education Building, British / Mixed

1600 Students

Al Basma British School

AL Bahya, Abu Dhabi

The initial project was aimed at hosting around **2200** students of all levels. After the stellar success within the first couple of years, the main building was extended to accommodate **700** more students.

Built-up Area :15,100 sqm

Project Description:

Education Building, British /

Mixed – **2200** Students.





Industrial Projects

ADNOC Service Hub

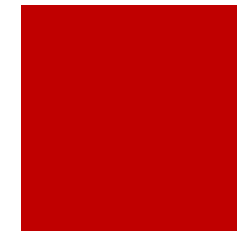
Al Dhafra – Abu Dhabi



2023 final project animation

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Service Hub

Al Dhafra - Abu Dhabi

Group Services Hub comprising 5 warehouses, Core Store Library and a Lab Facility including racking system together with roads and infrastructure covering planned and future expansion

The total BUA is about 55,000 sqm
in a plot of 210,000 sqm
Design Scope: Full Design
Supervision Scope: EOR

KIZAD Truck Plaza

ABU DHABI PORTS / KHALIFA INDUSTRIAL ZONE



Apart from supporting local customers and transporters, the KIZAD Truck Plaza provides services to the broad segment of Abu Dhabi's industrial and logistics supply chain. Fuel station for small and medium vehicles is strategically positioned to support uninterrupted transit, independent of the truck station, with a separate circulation flow.

Data Center Experience



Uptime
Institute®



AUTODESK®
REVIT®



3 Data Center projects

3 Accredited Tier Designers /ATD

12 Revit Autodesk Certified

6 Pearl Qualified Professionals/ PQP

3 LEED AP and LEED GA

8 ASHRAE and CIBSE qualifications

2 Advanced Elec & Mech Solutions Certifications

Masdar

Data Center

proposal

Employer:

M/s Khazna Data Centers Limited

Location:

Masdar City – Abu Dhabi

Scope:

Architectural & AOR Design Services

Project Description:

New PODs 1 to 3 to be able to support higher IT load, Each POD constitute a common IT load infrastructure fed by 5 power lines of 1.6MW/each In distributed redundancy formation.

AMANA



Design District Data Center

Concept Proposal

Employer:

Confidential

Location:

D3 and IBN BATTUTA

Scope:

Architectural & AOR Design Services

Project Description:

POD 1: 5MW (2.0MW Ground Floor Data Hall, 3.0MW First Floor Data Hall)

POD 2: 5MW (2.0MW Ground Floor Data Hall, 3.0MW First Floor Data Hall)

POD 3: 5MW (2.0MW Ground Floor Data Hall, 3.0MW First Floor Data Hall)

POD 4: 5MW (2.0MW Ground Floor Data Hall, 3.0MW First Floor Data Hall)



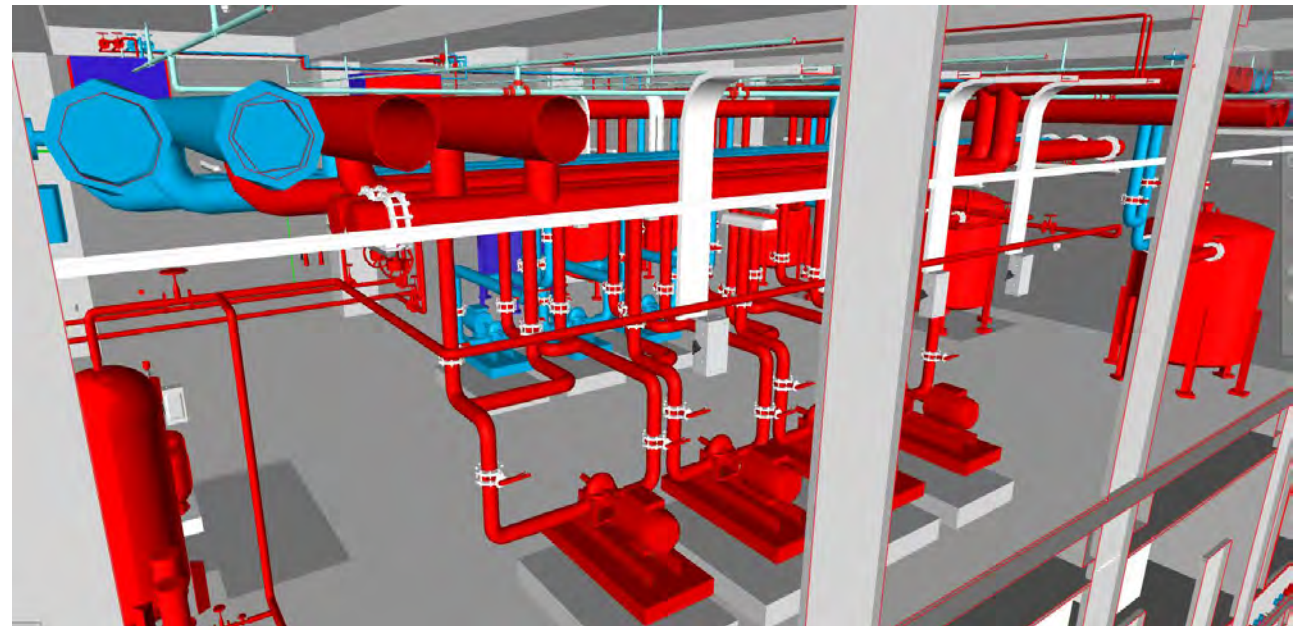
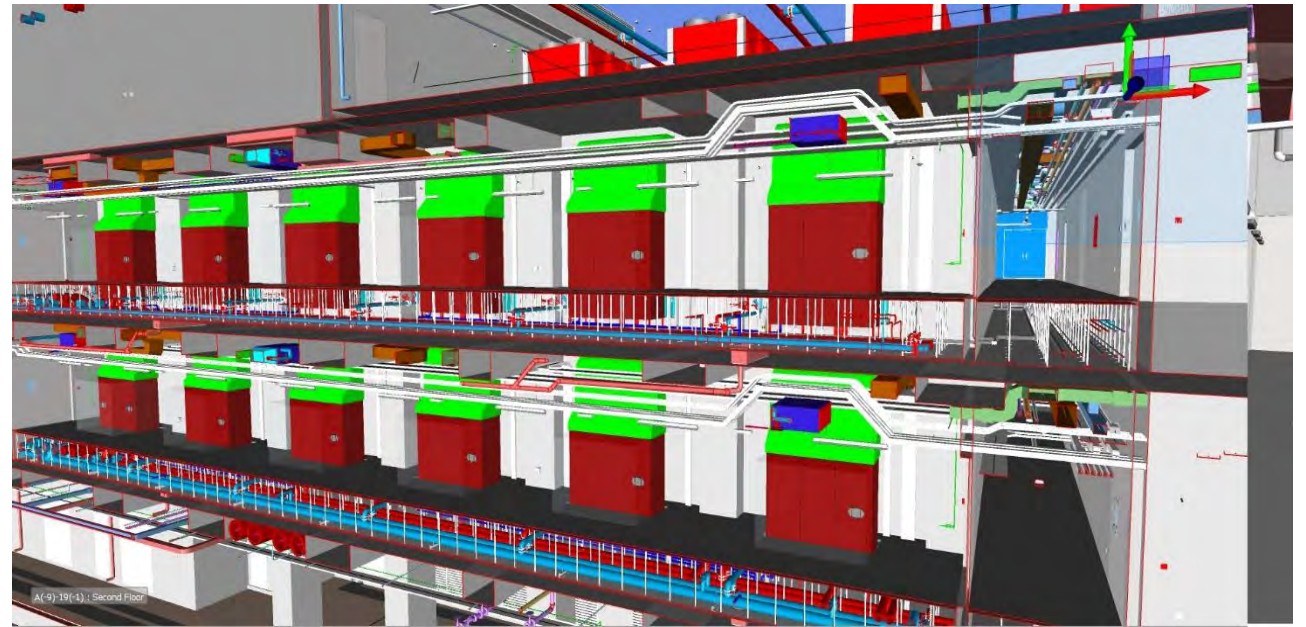
Data Center

Key Component:

The major components of the Data Centre have been grouped into the following:

1. Building services, including general building services along with the particular provisions in relation to data systems operational requirements
2. Server Rooms / Data Centre & UPS Room as the core function of the facility
3. Administration & Visitor Reception block including provisions for staff to facilitate Data Centre operations and attend necessary maintenance activities. In addition, the administration block will accept scheduled visitors to access designated areas in accordance with pre-established security procedures.

Limited information provided honoring confidentiality agreements





Petrol Stations

Al Maqam

Remraam

Nadda Al Shiba

Satwa

Khawaneej

Muhaisnah

Al Quoa

Al Qusais

Akoya

Jabal Ali

Wadi Alamardi

Mirdif

Nuzul

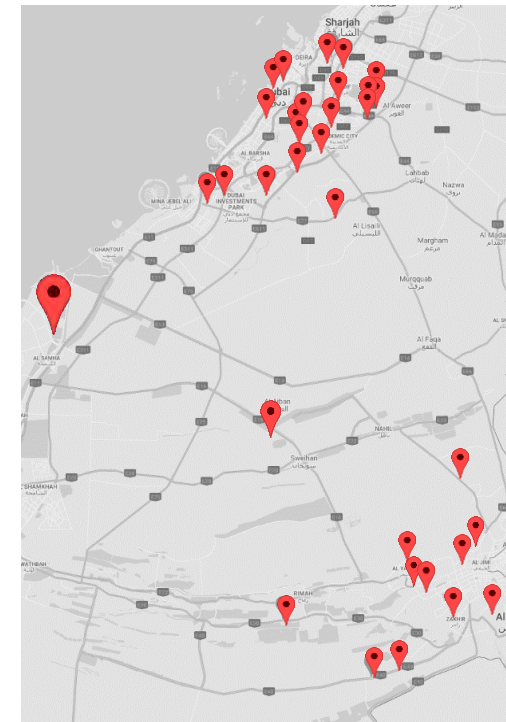
Al Roudah

Al Ajban

Belhasa

52


Petrol stations
in The Last 3 Years



Petrol Stations

Ongoing Projects



An aerial, grayscale photograph of a city waterfront development project. The image shows a long, narrow strip of land along a body of water, with a bridge visible in the background. The land is densely packed with various buildings, including residential houses, commercial structures, and parking lots. A road runs along the waterfront, with cars visible. The overall scene depicts a large-scale urban planning or retail development project.

Retail Projects

Fisherman Wharf

Abu Dhabi

Fisherman's Wharf has developed into a clear zoning plan, The Masterplan for phase 1B includes the following plots.

- Plot 01 – Plant and Pet Souq
- Plot 03 – Fruit & Vegetable Market, Meat Market, and Date & Spice Souq (Main Souq) including F&B units
- Plot 04 – Seasonal Market
- Plot 05 – Facility Management Buildings



MÜDON





Al-Jimi Mall

Feasibility Study - Refurbishment

Project was carried out with Integra in two stages:

Stage 1 : High-Level Engineering Viability Appraisal

Stage 2 : Engineering Feasibility Study

for the proposed upgrade and seeks to investigate the viability of enhancing the food & beverage (F&B) offering at the mall, including more contemporary cuisines and dining experiences



Fish Market

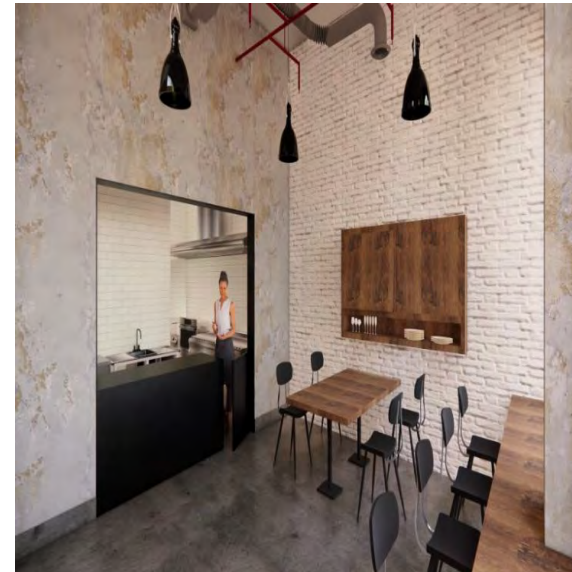
Fit-out design- Mina Zayed

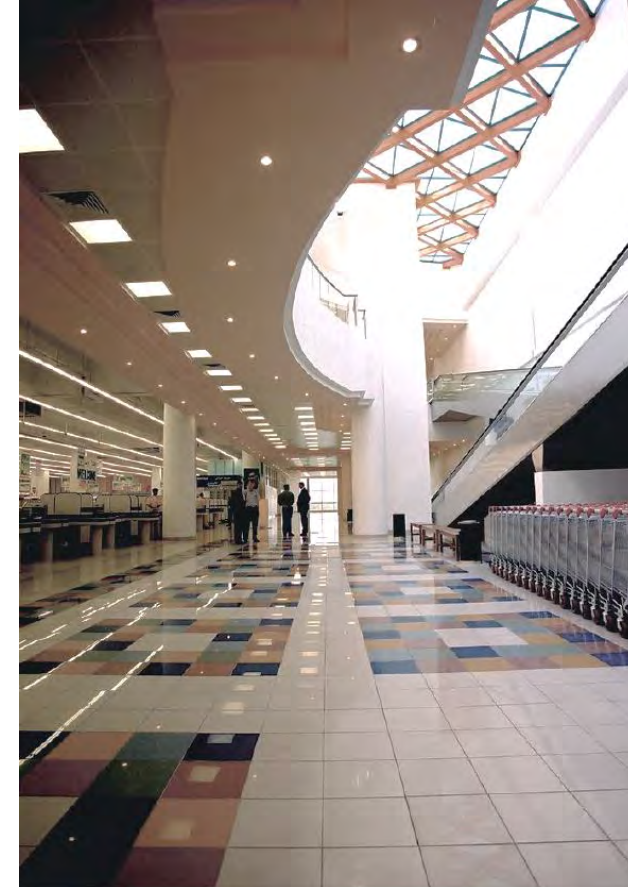
design services for 7 F&B units, cooking stations and a retail unit

The Interior design is based on vintage pastel palette which will add depths and richness to a building that represents one of the local heritages

The New Fish market comes under the future vision for the redevelopment of Mina Zayed Area

MÜDON





Shopping Center

Carrefour

Union Coop

Al Khawaneej, Dubai

The latest technology was used for shaping the facade to deliver the desired visual effects. As a result, unique curved shaping softens the structure's extensive dimensions and predominantly horizontal orientation, providing dynamic, eye-catching modern appeal.





Office Buildings

One of the UAE market's most renowned groups subsidiary, ABB Industries, needed a prominent new HQ office building that will help them keep evolving.

The design had to mimic the client's identity, driven by influential industrial policies while maximizing efficiency and productivity flow for over **300** employees.

ABB

OFFICE

Musaffah, Abu Dhabi



Office

Ministry of Finance

Building for Emirates Real Estate corp

Gray cladding office exterior highlighted modern color glass, and modular openings chosen by the designer perfectly reflect the formal use of the building. The double-height main entrance adds a dimension of luxury, while premium materials and finishes take the impression to a new level.

EREC building is one of the most successfully operated office buildings in the area for over a decade.





Dubai



Ministry of Health

Emirates Real Estate Crop

General Authority of Sports

The building includes a basement, ground floor, and 3 floors.

The total built-up area is 9,754 square meters.

Client / Financing Party:

EREC (Emirates Real Estate Corporation)

Location:

Dubai - Al Nahda first

Use: Government Institute

Scope: Design & Supervision

Project Appointment Date: 2007

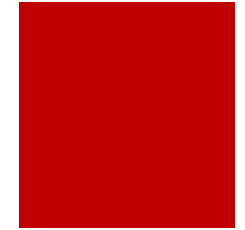
Project Value: 74,000,000

Emirates Real Estate Corporation



Ministry of Interior

Office Building - Al Sharjah





Etisalat - Hor Al Anz

Office Building for Etisalat - Dubai

Location: Dubai – Hor Al Anz

Scope: Design & Supervision

Project Appointment Date: 2000

Project Value: 36,050,000

Project Description:

The project consist of 2 basement, 2 floors office including public area and telecom halls



Office Building - Dubai



Project
Office Building (G + 4)

Client
Etisalat

Location
Al Warsan 2 - Dubai

Services
Design (Proposal)

Project Value
AED 80,000,000

Etisalat

ADIB Offices

Bani Yas - Abu Dhabi

Client / Financing Party: Abu Dhabi Islamic Bank

Location: Baniyas, Abu Dhabi

Scope: Design & Supervision

Project Period: 2018

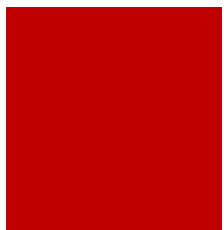
Project Value: AED 7,850,000





ADEC Headquarter

Abu Dhabi Educational Council Offices



ADAC Offices

Abu Dhabi Airports Company

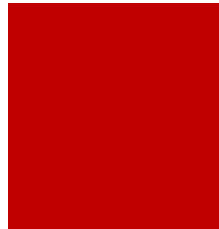
An architectural rendering of a modern building complex, likely a university or corporate campus. The building features a mix of light-colored concrete and large glass panels. A prominent curved glass section is visible. The complex is surrounded by lush landscaping, including numerous palm trees and green lawns. In the foreground, there are paved walkways, a few small trees, and a parking area with a few cars. The background shows a hazy, distant cityscape under a clear sky. A semi-transparent red vertical bar is on the right side of the image, and the text "Other Selected Projects" is overlaid in white.

Other Selected Projects

Nation Hospital

Nation Hospital is designed to be a **144 bed** hospital spanning a total of 40.000m² in 7 blocks, Located in a prime location of Abu Dhabi near the Sheikh Khalifa Medical City

Nation Hospital has been designed to meet the UAE's increasingly complex medical needs, providing new choices for people in search of expertise and clinical excellence



■ 2013

□ Full Design

□ AED 89M

□ 13,500 m2



Family Development Foundation



design of new branches to accommodate all the current employees of FDF while also providing for future expansions.

The design was invented as a prototype, unique but easily adapted for use in every branch, in order to create a strong visual identity.

THE FDF

Al Habtoor

Mitsubishi Showroom and Warehouse



Al Habtoor Royal Car



2013 - 2014



AED 70,000,000



Design & Supervision



Mitsubishi

Al Habtoor Motors

Located at the prominent corner of a major UAE highway raises a new showroom and workshop, dedicated to providing full services for Mitsubishi cars

The new showroom and workshop project had to stand in line with the client's best business practices. The project offers a remarkable shopping experience accompanied by a range of services in Musaffah and the South-West region. The multi-level, three-storied complex expands over an area of 13,933 sqm and presents one of the prominent automobile exhibitions in the Middle East





Al Futtaim Motors

Client: Al Futtaim Private Company LLC

Location: Abu Dhabi

Services: Design and supervision

Project Scale: 7800 sqm



Workshop and Showroom





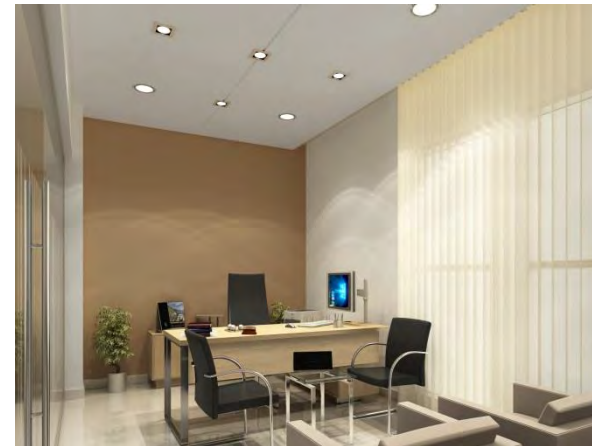
Police Stations

Abu Dhabi General Service Company

شرطة أبوظبي
ABU DHABI POLICE

The design of the police station is founded on concepts of security, reliability, and approachability.

The structural frame and all accompanying details comply with the highest security level necessary for the object. At the same time, the design ensures sufficient capacity to satisfy the needs of the center committed to administering a growing community of an extensive regional areas.





Private Retreats

Western Region



Accommodation Projects

AL RAHA

Worker Accommodation

Client / Financing Party:
Al Raha Village Real Estate LLC

Scope:
Design and Supervision

Project Period:
2007- 2009

Project Value:
AED 662,500,000

Population:
30,000 Staff





AL RAHA

Worker Accommodation

AL SALAM

Worker City

Project Description:

The project is a compound of residential blocks for workers, supervisors, and technicians with a height of the ground floor and two typical floors in addition to service blocks, the built-up area is 171,889 sq. m. all to serve around **18,000 Staff**



MAFRAQ

Staff Accommodation

The project is for workers' residential units for occupancy of 10,368 staff to be accommodated in three blocks of 4-level buildings, all connected with internal roads and pedestrian walkways

Total project BUA is **138,500 sqm**. And the estimated cost is 240 million



Student Dorms

Student accommodation - Emirates University

Services: Design Proposal

Project Scale: 1008 Units

Built-up Area: 29,443 sqm.



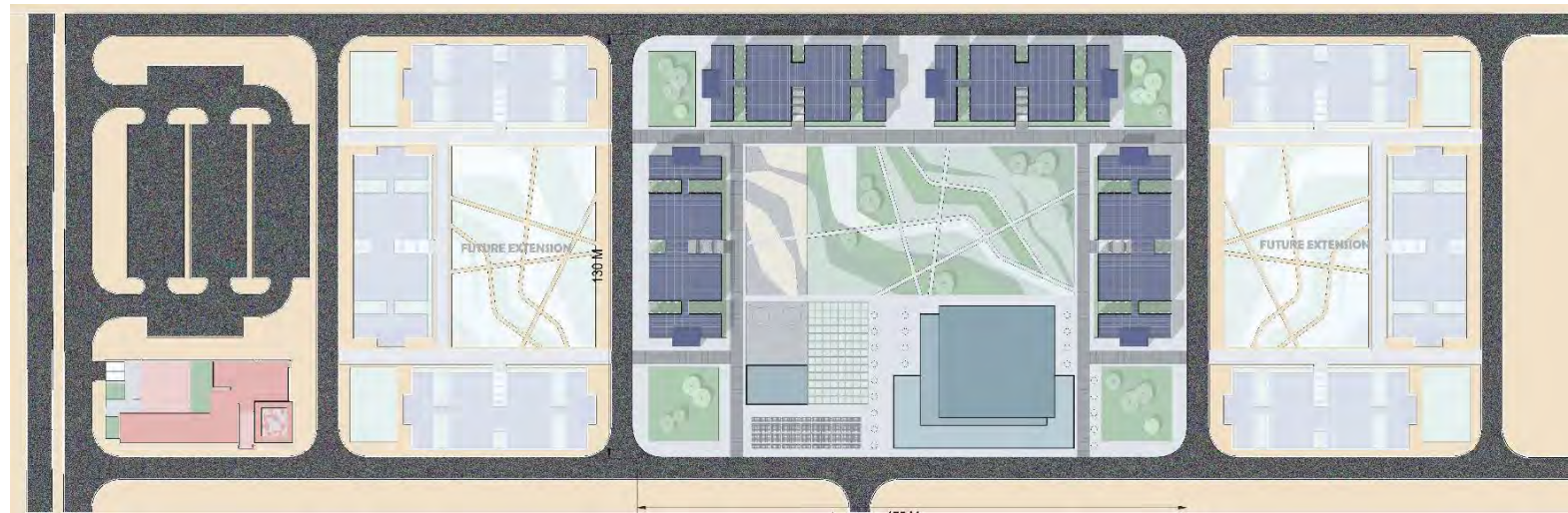
Student Dorms

Client / Financing Party:
Emirates University

Scope:
Design Proposal

Project Area:
BUA 29,443 sqm.

Project Scale :
1008 Units



ITTIHAD

Staff Accommodation

Client / Financing Party:
Ittihad International Investment

Scope:
Design and Supervision

Project Period:
2010- 2011

Project Value:
AED 137,000,000

Population:
9,600 Staff



KIZAD

Workforce Accommodation

Client / Financing Party:
Abu Dhabi Ports Company

Scope:
Design and Supervision

Project Period:
2009- 2012

Project Value:
AED 243,000,000

Population:
15,000 Staff



Abu Dhabi Ports





rdo



International
Collaboration



Building Complex for Tamouh

project
Residential Apartments

Client
Tamouh Investments

Location
Al Reem Island - Abu Dhabi

Services
Partial Design and Architect/Engineer of Record

Project Scale
206,100 sqm

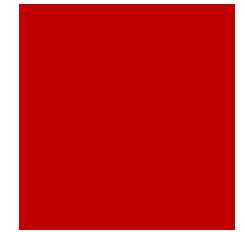
PEARL BAY

49 | GROUP

UPC

Urban Planning Council Headquarters

The UPC Headquarters project is a display of design's ability to make a structure a vital asset of city identity. The facade's aesthetic flair is highlighted in a juxtaposition of privacy shields in traditional Islamic patterns



UPC

Urban Planning Council Headquarters

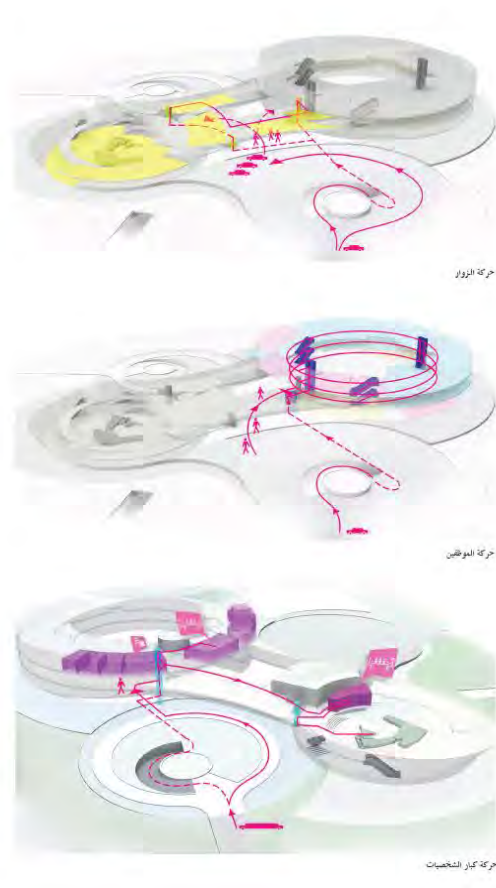
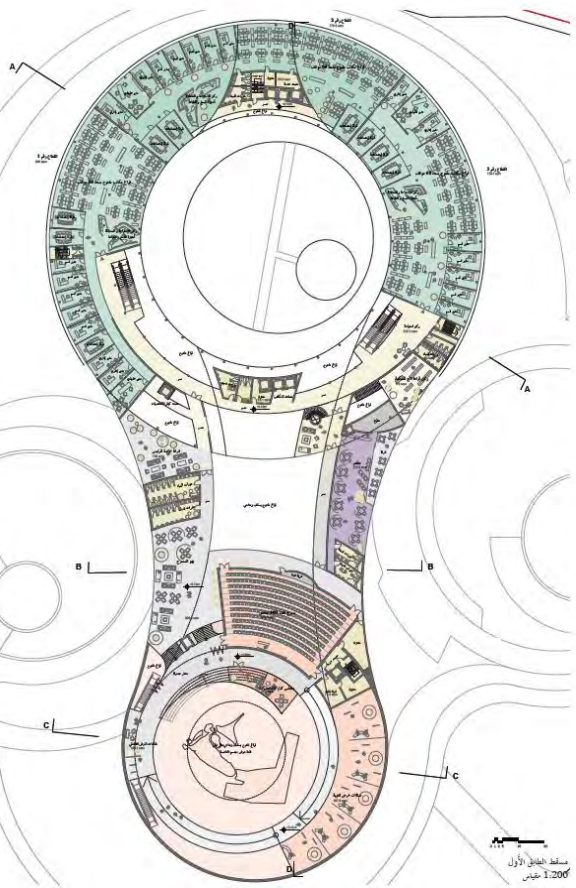
The layout design comprises the highest security standards for all occupants and visitors. Traffic flow efficiency is enhanced through clearly distinguished VIP areas, with glamorous features such as separate driveways, parking areas, transit corridors, and executive offices.



UPC

Urban Planning Council Headquarters

The concept design for the Abu Dhabi Urban Planning Council (UPC) highlights the essential features of the strategic planning center while promoting an efficient and enjoyable workspace for its occupants. The concentric layout revolves around the moquette of Abu Dhabi Vision 2030, reflecting the idea of the creation and spatial evolution of an Emirate-wide strategic framework plan.





Corniche Tower

Mixed Use Tower – Abu Dhabi

Scope:
Proposal for Mixed-Use Tower

Client
Al Saqer Property Management

Location
Plot C40 Sector E5

Services
Design Proposal





Etisalat Offices

Proposal For Etisalat New Head Office - Dubai



Etisalat Offices

Proposal For Etisalat New Head Office - Dubai



An aerial view of a modern building's interior courtyard. The courtyard is a central blue water feature, possibly a fountain or a small pool, surrounded by green landscaping and various plants. A glass-enclosed elevator shaft is visible in the center of the courtyard. The surrounding building has a modern design with large glass windows and a curved facade. The word "Sustainability" is written in white text across the bottom right of the image.

Sustainability

Experienced

15
PQP
Certifications

26
Pearl Rated
Projects

First
2 Pearl Rated
Project Outside
Abu Dhabi

ICA
+
EM

ALSUWEIDI was among the pioneering consultants in the region to integrate sustainable principles in building design and construction. The Sustainable Engineering Section was established in **2010** to support the expansion of the sustainability team and implementation of the Pearl Rating System, one of the key initiatives mandated by Abu Dhabi Urban Planning Council.

- Design Pearl Rating Services
- Construction Pearl Rating services.
- Independent Commissioning Services
- Energy Modelling Services



Pearl Rated Projects

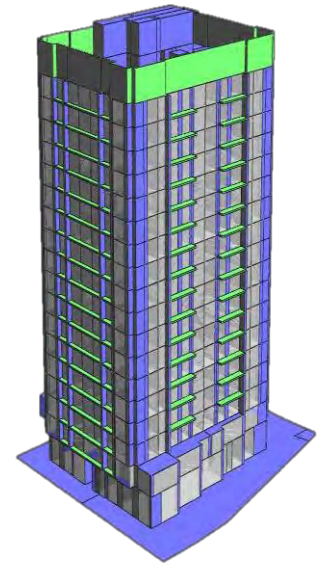
	Project Name	Location	PBRs (Pearls)	PVRs (Pearls)	PCRS (Pearls)	Design	Construction
1	Abu Dhabi Future School Program - Phase 7, Package 6 - MUSANDA	Shiebat Al Watah, Al Ain	2				√
2	Residential Housing Complex - 306 Villas – MUSANADA	Al Saad, Al Ain	2	2	1		√
3	Residential Housing Complex - 204 Villas – MUSANADA	Suweihan, Al Ain	2	2	1		√
4	ABB HeadOffice	Mussafah, Abu Dhabi	1			√	√
5	Kindergarten (P3)- Phase 8/Package 1 – MUSANADA	Al Falah, Abu Dhabi	2				√
6	Kindergarten (P8) - Phase 8/Package 1 – MUSANADA	Al Falah, Abu Dhabi	2				√
7	Shanteer Residential Complex - 232 Villas - SZHP	Umm Al Quwain		2		√	√
8	Abu Dhabi Future School Program – Phase 8 Package 6 –MUSANADA	Baniyas – Abu Dhabi	2				√
9	Abu Dhabi Future School Program – Phase 8 Package 7 –MUSANADA	Al Dhaher - Al Ain	2				√
10	Public Amenities in Emirati Housing Development (Juma Mosque)	Jabel Hafeet , Al Ain	2				√
11	Residential Compound at Al Qouz, Dubai(159) Houses – SZHP	Al Qouz- Dubai		2		√	√
12	Residential Complex for Sheikh Saif Bin Mohammad Al Nahyan	Al Maqta , Abu Dhabi		2		√	√
13	Abu Dhabi Future School Program - Phase 6, Packages 1, 5, 6, 7,8,10 & 13 – MUSANADA	Abudhabi, Al Ain	2			√	√
14	Family Development Foundation (3 branches):	Ghayathi, Madinat Zayed, and Suweihan	2			√	
15	Mosque for Alya Helal Al Hamli	Al Shahama New, AD	2			√	√
16	Mosque for Mohammad Abdalla Al Suweidi	Al Bahya Old, AD	2			√	√
17	Ajyal International School – Al Falah	Al Falah , Abu Dhabi	1			√	√
18	Mosque for Mohammed Al Bowardi	Khaleej Al Arabi , AD	2			√	√
19	Ajyal School	MBZ, Abu Dhabi	1			√	√
20	International Indian School	Abu Dhabi	1			√	√
21	Al Basma English School	Al Bahya, Abu Dhabi	1			√	√
22	Additional Office Building, Workshops & Stores for M/S Omeir Bin Yousef Group	Musaffah, Abu Dhabi	1			√	√
23	Store and Workshop for Training Village	Al Hafar, Abu Dhabi	2			√	
24	ENI Shams Abu Dhabi Tower	Al Reem Island, AD	1			√	√
25	ENI Danah Tower	Abu Dhabi	1			√	
26	Building for Omeir Bin Yousef Group	Musaffah , Abu Dhabi	1			√	√

Qualified

14 Pearl Qualified Professional
Architects and Engineers in Design
and Execution

Certified in-house LEED AP and LEED
GA – US Green Building Council

Qualified Energy Modelers
completed and approved 20+
Energy models for 1-Pearl and 2-
Pearl projects

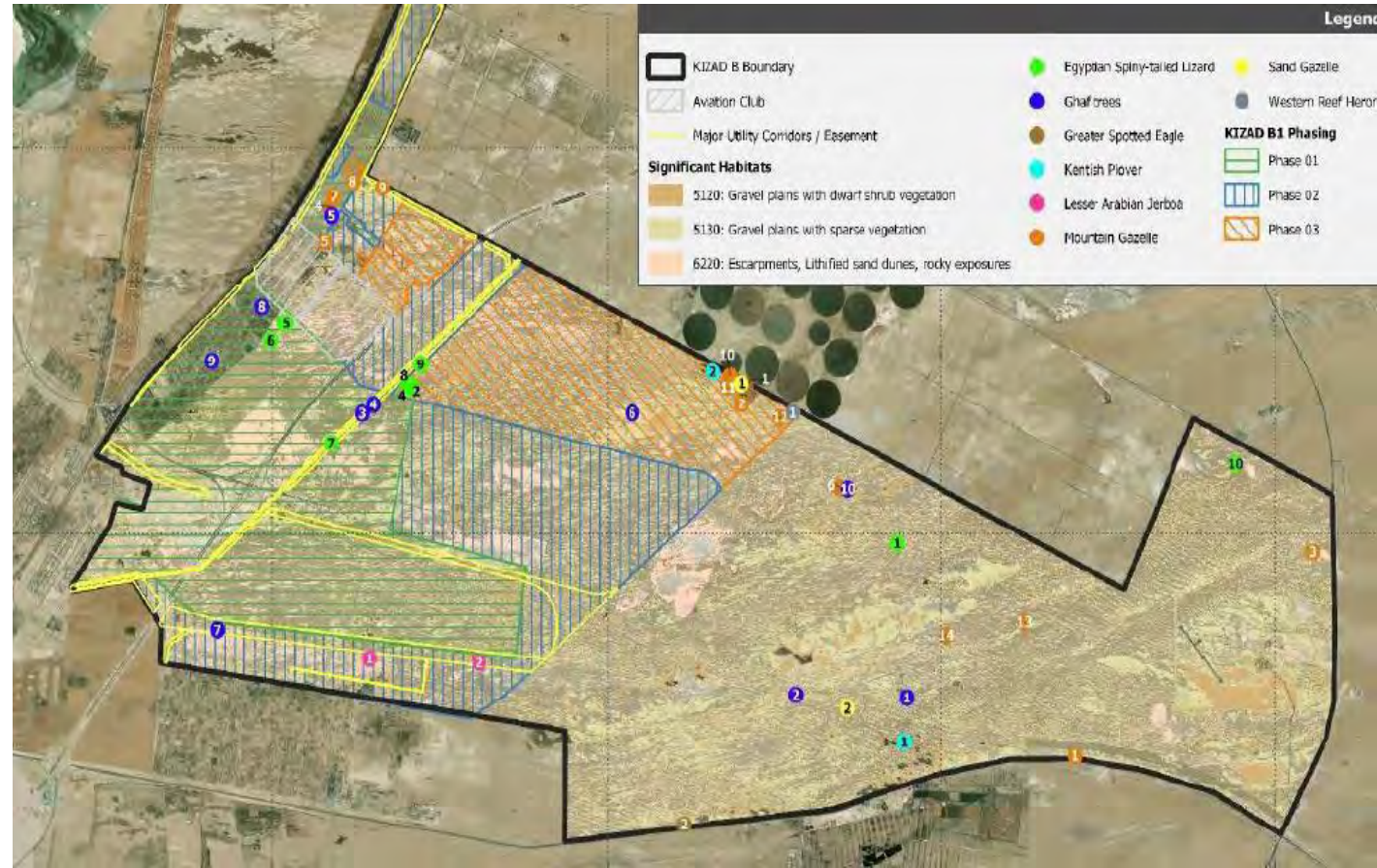


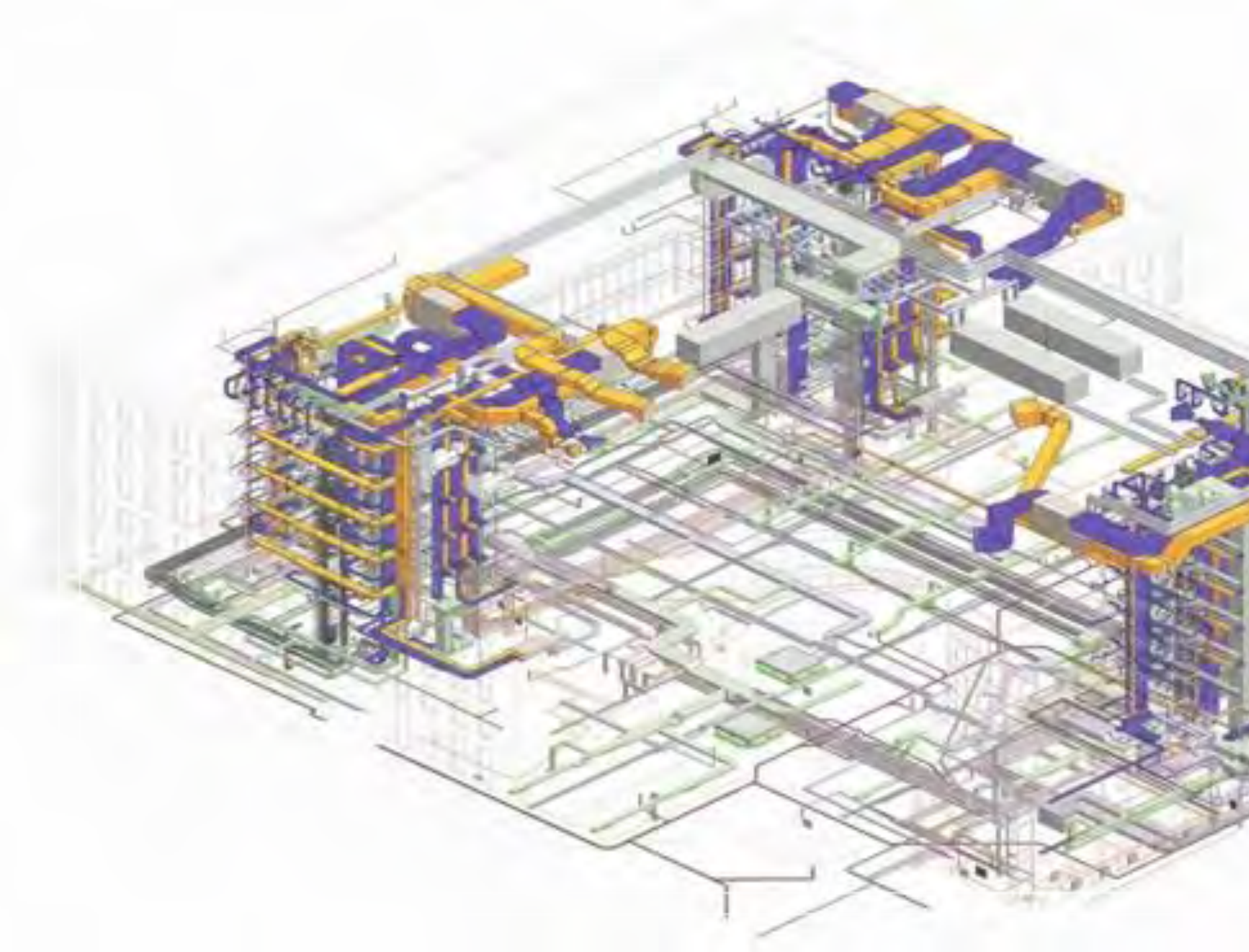
KIZAD CEMP

Environmental Management Plan

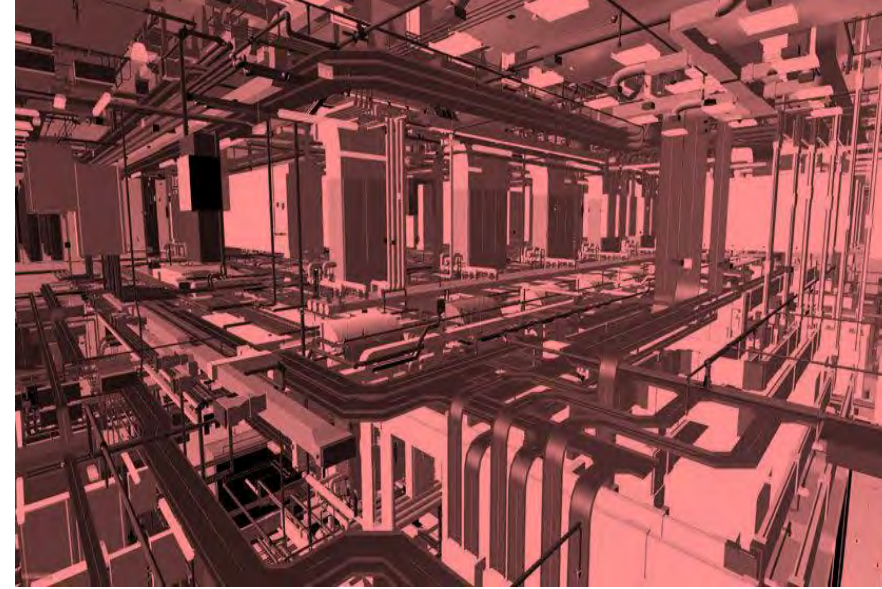
The project is to provide Construction Environmental Management Plan, obtain Environment Agency – Abu Dhabi (EAD) approval and to provide training session to the contractor.

The project comes in support of the future vision of Kizad Area B, which falls under the vision of Abu Dhabi Ports in developing Kizad Areas by 2050.





BIM



BIM. In-house

In house capability
including 14 certified BIM
modelers to develop BIM
for all disciplines
(Architectural, Structural &
MEP) using AutoDesk
Revit ®.

Inhouse experience
delivering full project
designs in BIM.

Full time BIM Manager
with Global Masters'
degree in BIM
management



BIM Qualified

Pre- Qualified consultant - Abu Dhabi Municipality

ARCHITECTURAL

- | | |
|-----------------------------|-----------------|
| 1. Naseeb Shaheen | BIM Manager |
| 2. Rihab Zaglout | BIM Coordinator |
| 3. Ahmed Hassan El Haddad | BIM Engineer |
| 4. Osama Hasan | BIM Engineer |
| 5. Salahuddeen Bappantakath | BIM Modeler |
| 6. Mirsa Afsal | BIM Modeler |

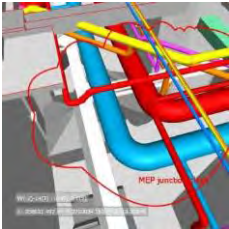
STRUCTURAL

- | | |
|----------------|--------------|
| 7. Osama Numan | BIM Engineer |
| 8. Nowfal AH | BIM Modeler |

MEP

- | | |
|----------------------------|---------------------------|
| 9. Jemnath Maneendranathan | MEP BIM Coordinator |
| 10. Ahmad Dyab | BIM Engineer – Mechanical |
| 11. Salaheddin Kelani | BIM Engineer – Mechanical |
| 12. Firas Sanjakdar | BIM Engineer – Electrical |
| 13. Yousef Aboushamalah | BIM Engineer – Electrical |
| 14. Gerard Guce | BIM Modeler |





BIM Uses

- 3D & 4D Visualization
- Design Authoring
- 3D Coordination (Clash detection and resolution)
- Engineering Analysis
 - Cooling Analysis
 - Structural Analysis
- Lighting study
- Energy Modeling
- Design Review
- Cost Estimation
- Existing Conditions Modeling (Scan to BIM)
- COBIE Extraction

The background of the slide features a blurred image of a hand pointing at a screen. On the screen, there is a network diagram with several person icons connected by lines. In the center of the network is a document icon with a lock symbol below it. The right side of the slide is a solid dark red vertical bar.

Management System

Informed. Integrated

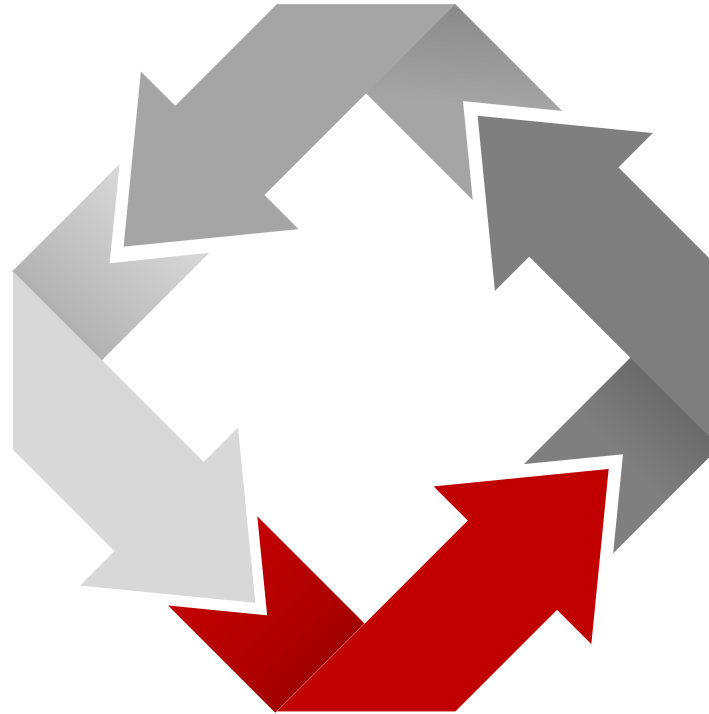
Real-time coordinated data make better decisions

Project
Management

Quality
Management

Business
Administration

Resource
Management



People

- Registration and Onboarding
- Timesheet registration
- **Leave and Delegation management**
- Attendance Reports
- Performance Review
- ...

Projects

- Design Management Reports
- Design Permitting Report
- Construction Management Reports
- Project Resource Management
- **Electronic Document Management System**
- ...

Organization

- Activity Analysis Reports
- Employee Payroll System
- Employee Health Insurance
- Accrued Design Fee Reports
- **Organization Financial Reports**
- Correspondence Contacts
- ...

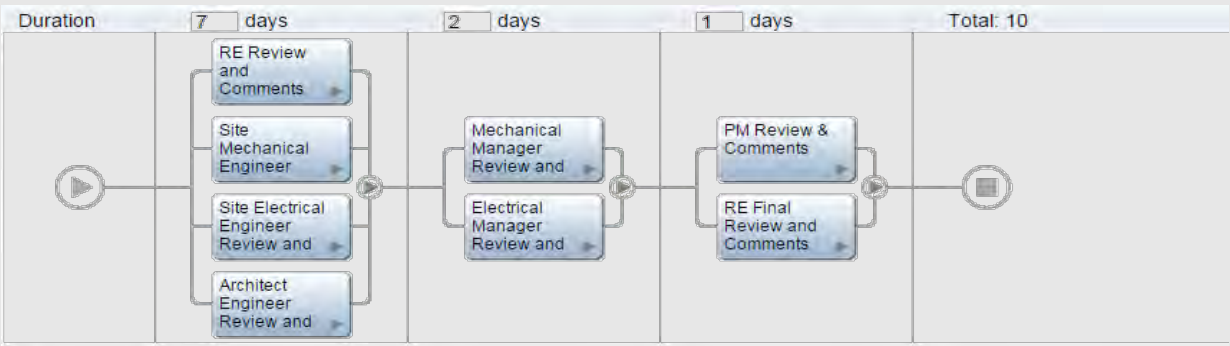
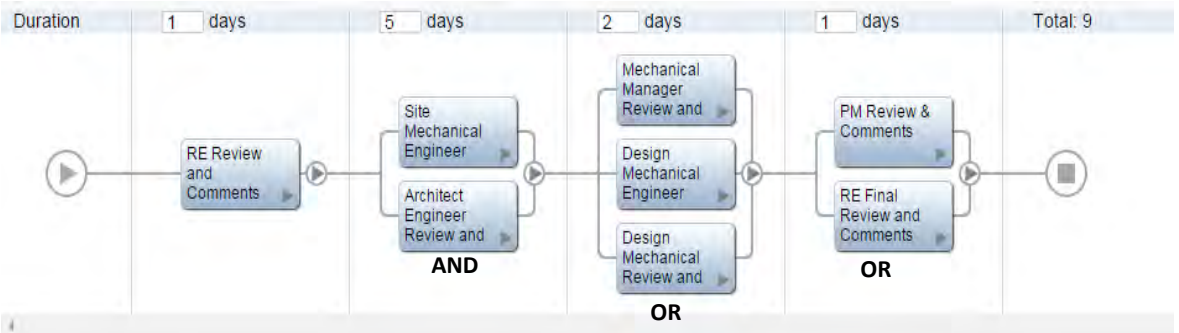
Electronic Document Management System (EDMS)

- Electronic Document Management System is a platform used to ensure **efficient correspondence and information management** for all organizational teams
- Projects implementing a good EDMS
 - Reduce direct costs
 - Boost productivity
 - Accelerate Completion
 - Avoid Disputes
 - Reduce Rework
 - Maintain Compliance
- Al Suweidi has hands-on experience with 3 systems:
 - In-House Developed EDMS
 - Proliance (Musanada Projects)
 - Protender (ADCE)



EDMS Standard Workflows

Sample Workflows

CODE	TYPE	Name	Workflow	Examples
SA2	Shop Drawings	Architecture – Reflected False Ceiling and Interior Designer Specialist		False Ceiling Shop Drawings Reflected False Ceiling All shop drawings submitted by ID specialists
MM2	Material	Mechanical – Related to ID works		Elevator doors and finishing All mechanical Air terminals (diffusers, grills, etc) Firehose cabinets Water meters cabinet Floor traps (coverys) Manhole & gully trap covers, Light / Heavy ...



Thank You

a wonderful serenity has taken possession of my entire
soul like those sweet wonderful serenity a wonderful
serenity has taken possession of