



INMCC
GROUP





Perfection in Place

About Us

iMCC are predominantly a Project Management, Commercial Management and Sustainability Consulting company established by a team of highly qualified professionals, aiming to fill the emerging gap in the market between the large number of development projects and finite resources. iMCC leverages its industry expertise and local insight to meet the growing demand, particularly in the Middle East and North African region. The company provides its expertise through a wide range of services across multiple construction sectors, tailored to meet the specific requirements of our client, the project and the geographic location of the particular development.

By recruiting and retaining high caliber employees, taking advantage of the latest production technologies, and maintaining a commitment to quality, safety and the environment, iMCC intend to selectively target large, complex and demanding projects. Furthermore, we are committed to ensure the highest quality of work by providing our clients with exceptional personalized services, resulting in a focused response to their specific needs and goals.

Providing Project Management services gives iMCC the maximum opportunity to positively influence the outcome of a client's project by applying experience and knowledge from the earliest stages of the project through a team of professionals experienced in all aspects of the construction industry. Contracted directly by the client, iMCC act as an extension of the client's organization to manage the design, construction and handover of the project, protecting the interests of the client at all times.

Guided by our sustainability division, iMCC are also dedicated to providing sustainability solutions in the built environment. To meet these challenges, we are concentrating on advanced sustainability planning, development and integration. We intend to be a leader, not a follower, in setting the standard for all sustainable development in the region.

'Are You Ready for Something Different?'

Nothing replaces the objectivity of an independent consultancy that views the entire project from a clear, impartial perspective. No one does this better than iMCC, one of the MENA region's most respected Project Management, Commercial Management and Sustainability Consulting group of companies. iMCC has a reputation for prioritising its clients' business objectives, whilst controlling time and resources in order to optimize results.

iMCC was created to fill the emerging gap in the market between the large number of development projects and finite resources. iMCC has considerable industry expertise and unrivalled local knowledge. The company has a track record that few of its competitors can rival, with its focus being to accomplish more with less so that the completed project meets or exceeds both performance objectives and client expectations.

Our Mission

We, at iMCC, are focused on finding better ways for clients, communities and the property development industry, to constantly challenge the status quo and make the seemingly impossible possible. We are committed to provide superior products and services that exceed our clients' expectations while maintaining competitive pricing through an effective project and quality management system. At iMCC, we consider this ongoing dedication to excellence not only as an essential part of what makes the company tick, but also a responsibility as an industry leader.

Our Vision

Provide world class services to our valued clients and to become the regional leader in project and commercial management, and augmenting this leadership by setting a credible, economically viable standard for all future sustainable development in the region.

Fast, Flexible & Responsive

Launched in early 2008, iMCC's first job was to handle the overall construction management and the consortium leader for a potential major development in which it undertook the concept design, master planning and feasibility study. Thereafter, iMCC were awarded Al Forsan International Sports Resort, which is considered to be the company's flagship major development.

Al Forsan International Sports Resort, strategically located in Khalifa A City, the heart of the new Abu Dhabi 2030 plan and just 10 minutes away from the Abu Dhabi International Airport and the Abu Dhabi National Exhibition Centre, is the first of its kind in the Middle East, featuring a combination of world class extreme and leisure sports and an outstanding range of dining and leisure facilities spread over approximately 1.6km². The Resort is the ultimate destination for sports professionals and enthusiasts, corporate groups and event organisers who are looking for an exhilarating, entertaining and enjoyable environment suitable for all ages.

From this first highly successful project, iMCC were awarded several further landmark projects around the region including but not limited to a 400 key 5-star hotel; a residential compound consisting of 485 apartments, 385 villas and 7000m² of retail space; a huge district cooling plant; a sewage treatment plant; and staff accommodation of over 5000 rooms in addition to several residential and commercial towers within the MENA region and Australia.

That's a considerable amount of landmark projects within a five years period; a fact that says an awful lot about iMCC's performance. But exactly why is the company becoming increasingly popular with discerning clients who refuse to compromise on quality workmanship and fast, flexibility, responsive customer service?



Substantial Cost Savings



The concept of cost savings when dealing with iMCC can be substantial. iMCC have a track record of savings exceeding 40% of the Clients' budgets. On one particular project, for instance, the company was able to utilise value engineering that resulted in over a 25% saving on the initial budget, and this wasn't the end of it. iMCC even managed to shave a further 14% off the final awarded price ... and all without any compromise on quality. In actual fact, the company prides itself to have achieved one of the lowest built-up costs 'in the region', and by a fair margin. Yet the calibre of its people and services is simply unsurpassed.

iMCC achieves this first and foremost by listening closely to its clients, paying intimate attention to detail. iMCC have a broad portfolio of specialist disciplines all in-house, tailored to meet the requirements of its clients, the project and the geographic

location of the particular development. In its role as the Project Manager, iMCC participates in all phases of project management and planning, including design, pre-construction, cost control, scheduling, quality control, and profitability responsibility.

iMCC's approach to projects brings together an established team methodology with problem solving, collaboration and innovation. The end result is that the company listens to the client's needs to ensure that it absorbs the vision. It works with the client to develop solutions to accomplish that vision and, most importantly, delivers outcomes that meet or exceed their expectations. It is this hands-on, creative slant to project management that led one major corporation in the UAE to proclaim: "...the development was the best we've seen in Abu Dhabi in all aspects and especially in terms of finishes."

Quality People, Quality Performance

iMCC doesn't just hand the client a plan and walk away. Its specialist project managers work on-site and are steadfast in their desire to achieve success in even the most complex projects. With this in mind, the company seamlessly integrates into the client's team and has the business acumen necessary to guarantee that the client's project goals will align with their company strategy.

This is fuelled by the fact that the iMCC's employees are some of the finest and most highly qualified in the industry, boasting a diversity of skills, from Architecture and Civil to MEP through to commercial contracts and onto construction. This is important because it means that the company can talk to fellow industry professionals in a knowledgeable and beneficial manner. This, of course, fosters mutual respect and understanding: the team at iMCC do not sit back in an 'ivory tower' and pontificate; they 'get their hands dirty' and are involved from start to finish. Whilst iMCC's engineers are of an extremely high calibre, most of the members of the team have a diverse background in the fields of contracting, consulting and project management, many with 25+ years of experience.

Put simply, rather than providing a pre-packaged formula, iMCC develops a tailored solution that meets the client requirements through the project managers, who being problem solvers, create practical and realistic plans that meet specific needs and requirements.

Balance & Integrity

Today, iMCC are considered the trusted advisor to many major businesses, governments, and institutions both locally and globally. It helps leaders make informed, strategic and tactical decisions that create and sustain optimum performance of their organisations. iMCC achieve this by engaging their challenges holistically in roles as business consultants, coaches, and project integrators. This approach ensures balance and integrity across all consultants and disciplines.



The company deals with the core activities of the consulting professions, derived from Project Management and Quantity Surveying. iMCC were founded specifically on its expertise in providing due diligence services to the construction sector which, combined with the full solution services, has become the yardstick for the entire industry. iMCC has one of the widest breadths of experience across all project implementation phases up to final client handover.

iMCC has an incomparable depth of industry expertise and functionality supported by its extensive geographical reach. The scale, scope, and knowledge allow the company to address problems in a very distinctive, holistic manner, resulting in successful solutions. Fundamentally, the company is a network of people who are passionate about taking on the immense challenges that face their clients.



A Wise Choice for the Future

Contracted directly by the client, iMCC acts as an extension of the client's organisation to manage the design, construction and handover of the project, protecting the interests of the all project stakeholders at all times. Moreover, guided by its sustainability division, iMCC is also dedicated to providing sustainability solutions in the built environment. To meet these challenges, it is concentrating on advanced sustainability planning, development and integration, and is committed to being a leader, not a follower, in setting the standard for all sustainable development in the region. Consequently, clients benefit from the company's wide-ranging knowledge of sustainability practice and thinking, including detailed advice on strategy, business processes and communications.

To complete a successful green building, sustainability must be built-in the right the way evolving through the whole development of a project, from design to construction to operations.

iMCC appreciates that the majority of companies understand most of the benefits of becoming more sustainable, but often do not know how to go about it. Furthermore, they are not entirely convinced that the required changes can be economically vindicated. With this in mind, iMCC is dedicated to helping clients to take full advantage of sustainability, which it considers to be one of today's most important, yet regularly misunderstood subjects; assisting a broad spectrum of companies and organisations to not only understand sustainability, but also profit from it.

In order to better tackle the sustainability challenge, the company formed iMCC Green, a speciality service business. The company addresses all project-related challenges that must be compliant with ESTIDAMA, USGBC LEED or QSAS green building and community certification. The company's specialty services go beyond 'certification' of a project. It is one thing to fulfil certification submittal forms and calculations and another thing to make a 'green building' cost-effective and profitable.



As a result, iMCC provides help and guidance throughout the entire process. Materials, for instance, can have an impact on the environment in a range of different ways. The industry can reduce the impact of materials used in construction by using alternative and secondary materials, as well as focusing on the lifecycle impacts of materials all the way from extraction through disposal, including the fact that the transportation and manufacturing of raw material consumes energy and produces carbon.

Consequently, iMCC is committed to providing cost-effective building product, technology, and system specifications; identifying vendors and manufacturers that comply with green building standards. For example, fixture flow and flush rates; Energy Star or equivalent energy conservation; irrigation strategies using greywater.

iMCC also believes that value engineering should be a great deal more than merely an exercise to trim down the project cost. iMCC's objective is to provide the primary stakeholders with the information needed to make educated decisions that will obtain the most out of the client's program requirements and budget constraints. At iMCC, value engineering means keeping projects within a pre-agreed cost structure whilst maintaining green building standards.



Alternative construction solutions are also taken into account. With the certainty of dwindling fossil fuels, and the threat of global climate change, reducing energy consumption is a critical survival strategy. Choosing to build green saves energy. Therefore, iMCC provides clients with alternative solutions that reduce infrastructure capital costs, both short and long-term, with products and services such as storm water management, irrigation, wastewater treatment, landscaping, and solar energy system integration.

Green buildings are not only a wise choice for the future; it is also a necessary choice. iMCC provide the project team with a wide range of competitive advantages, including marketing strategies associated with green buildings. iMCC Green's core professional services in sustainability are sweeping and incorporate ESTIDAMA, USGBC LEED and QSAS Green Building Certification.

iMCC clients have access to an extraordinary array of services and opportunities in regard to sustainability. This includes attending some of the many lectures and talks that the company gives at national, regional and international conferences and seminars.



Indeed, iMCC is a key contact and partner for businesses, looking to learn how to create a sustainable future; something that is not only desirable, but is always increasingly becoming law. On all projects, for example, it acts as an 'integrator', ensuring that sustainability principles are 'integrated' and not 'isolated'. Providing sustainability leadership across all design, construction, and consultant disciplines, the company ensures the integration of all infrastructure to maximize efficiencies and reduce capital costs; integrates architectural designs with infrastructure, so that buildings contribute to energy production, water collection, waste to energy and even food production where appropriate; integrates landscapes to embody bio-mimicry principles and maximize human contact with natural systems; and integrate interiors to create

healthy, safe, efficient, ergonomic environments to improve human performance and comfort.

One of the key issues that afflict green design advocates is how the cost of green building compares to conventional construction. Here again, iMCC gives clients complete peace of mind, weighing sustainability design approaches against economic premiums and providing alternative solutions that are practical and cost-effective. The company also provides best case examples of other 'green' buildings or mixed use developments of similar type and scale, demonstrating through these case studies what works and doesn't work, so mistakes can be avoided.

Quantifiable metrics that the project can utilize that will measure its environmental goals, and give the project credibility, both regionally and globally are identified too; for example, ESTIDAMA PEARL, USGBC LEED, Green Star, and BREEAM Gulf.

LEED certification, for instance, is a complex process. The standards and guidelines are extremely detailed. It is a performance-oriented rating system where building projects earn points to satisfy criterion designed to address specific environmental impacts in the design, construction, operations and management of the building. There are four categories of LEED (Certified, Silver Gold and Platinum), and iMCC was the company that were awarded and handed over the first LEED gold commercial interiors project in the Middle East in 2012, in Qatar. This was of huge significance, not only for iMCC itself, but for Qatar and the region as a whole. It also underlined, yet again, the quality of the iMCC team, which, were working to ESTIDAMA standards years long before it became legislation.

So what exactly are the benefits of LEED? They can be summed up as follows:

- Green buildings use strategic resources more efficiently when compared to traditional buildings that are merely built to code.
- Environmental, economic and occupant-oriented performance and health advantages obtained by anyone who comes into contact with the project, including owners, designers, occupants and society as a whole.
- Certified projects cost less to operate and maintain, and are energy and water efficient, contributing to occupant health and productivity.
- Certification denotes that the building is designed and is operating just as it was intended.



No Matter What Your Requirements

In addition to full project management and sustainability consultancy, iMCC also operates several distinct services that can be acquired as separate disciplines by a client if required, incorporating Construction Management, Pre-Design Services, Design Management, Cost Management, facility management and property management.

Construction Management

iMCC has an excellent reputation in construction management, with a market leading position. In the role of construction manager, it partners with its clients, acting in their interest and managing every constituent part of a project from programme to cost. Since it is a risk sharing, professional type of contract, construction management also offers the utmost flexibility for the company's clients.

Construction management is kept at the heart of iMCC's business for the simple reason that it relies on creative thinking and collaboration from the very beginning. Throughout the Middle East and as far as Australia, iMCC deliver the same quality of service that has earned it such an unrivalled reputation that emphasises transparency, collaboration and mutual benefit.



iMCC maintain sustainable sites by creating and implementing erosion and sedimentation control plans for all construction activities associated with the project. This requires more than just good engineering; it requires a construction manager with managerial and organisation skills, plus a knowledge of fundamental sustainability principles. iMCC's team specialises in many different areas and is capable of sound management, which is essential to ensure exceptional outcomes.



iMCC focus on managing projects from feasibility to execution of the works, integrating the design, planning, procurement and construction aspects of projects in order to achieve clients' exact requirements and aspirations. Owing to the size and duration of a project, as well as the number of interacting organisations that are typically involved in the construction process. An effective form of project control must exist if the construction of the facility is to be on schedule, within budget, and in accordance with the defined specifications.

Pre-Design Services

Pre-design, as the words suggest, is the activity that is undertaken prior to commencing the drafting of the first line in the designing of a project. The pre-design phase might involve one of a combination of services, from feasibility studies and site programming through to facility programming.

In the pre-design phase, iMCC offer extensive site analysis, construction cost evaluation and value engineering. Site analysis comprises of site selection, geotechnical reports and the review of existing structures. The construction cost evaluation provides a construction budget with a cost plan to assist in defining the budget. The value engineering in the pre-design phase examines the program, site selection and project budget.

Design Management

In basic terms, design management is the business aspect of design, taking into account the ongoing processes, business decisions and strategies that facilitate innovation and generate effectively-designed products, services and environments. More profoundly, design management seeks to bring together design, innovation, technology, management and clients to give a competitive advantage across financial, cultural and environmental factors. It is the discipline of empowering design to enhance the teamwork and synergy that connects design and business to improve design effectiveness.

Accordingly, iMCC design management consists of making design-relevant decisions and optimising design-relevant processes, while keeping in mind the market and client. It is a continuous and across-the-board activity carried out on all levels of business performance. The company's design managers interface with both management and design, functioning as the link between the platforms of technology, design, management and marketing. In doing so they help to achieve the optimum solutions related to cost, time and quality. At the same time iMCC ensure that the design is compliant with the brief, budget and program, and fully coordinated with any associated third parties.



Cost Management

iMCC fully understand the necessity for fiscal certainty in building developments all the way through its participation. This is at the vanguard of its strategic approach, with the company also recognising the benefits of taking a long-term view of investment by calculating the whole-life cost of a project. With this in mind, iMCC cover every facet of the cost management of projects from inception to financial closure. It plays a fundamental role in the delivery of the project and is always eager to work with clients and consultants to attain the project objectives within the budget allocated.

To achieve this, iMCC support managers in short and long-term planning and control decisions that increase value for the company's clients and lower the costs of products and services. This includes, but is not limited to, the continuous control of costs. Cost management is not practiced in isolation; it is an integral part of general management strategies and their implementation. iMCC works hand-in-hand with its clients in developing their budgets plan and feasibility study; thereafter, developing, monitoring and controlling the budgets set for the execution of the project, overseeing the implementation of achieving the optimum value engineering cost solutions, controlling and managing all commercial aspects of the project in compliance with the budget set by the client. iMCC provide sound commercial advice and recommendations to the client relevant to all aspects associated with the project execution.

Focused on the Client

By recruiting and retaining high calibre employees, taking advantage of the latest production technologies, and maintaining a commitment to quality, safety and environment, iMCC intends to selectively target large, complex and demanding projects. Furthermore, it is committed to ensuring the highest quality of work by providing its clients with exceptional personalised services, resulting in a focused response to their specific needs and goals.

an effective project and quality management system. In doing this, the company will deliver operational excellence at every stage, with its long-term strategies and short-term actions moulded by a set of core values that are shared by each and every employee.

While some companies expressly publish their core values, often the best way to identify these values is to act and behave in a way that is open, honest and professional. A core value is only a true core value if it has an active influence and if the people within the company manage to live by it.

At iMCC, the entire team is guided by a relentless focus to find better ways for clients, communities and the property development industry to succeed, and to constantly challenge the status quo and make the seemingly impossible possible. This means constantly striving to implement the critical initiatives, products and services needed, whilst maintaining competitive pricing through

Within iMCC this revolves around being ethically steadfast and truthful, and inspiring trust by everyone saying precisely what they mean, harmonizing their actions with their words, and taking responsibility for those actions.

iMCC's ultimate vision is to provide a world-class service and to become the regional leader in project and commercial management; augmenting this leadership by setting a credible, economically viable standard for all future sustainable development in the region.

Going Beyond the Norm

iMCC, who are seen as a leader in the 'green project management' sector, are ISO 14001 certified and maintain high Occupational Health and Safety (OH&S) standards, backed up by ISO 18001 accreditation. Safety and the environment are highly significant within our company, and its quality assurance systems and procedures have been certified and authorised by highly-reputed third parties and endorsed by the company's ISO 9001 certification.

Of course, everyone understands that there is a long way to go when it comes to sustainability. There is no doubt that a lot of people still don't quite grasp how to go about protecting the environment within the building process. That's why, from day one, the team at iMCC is involved in the design; failure to do so means having to try and 'claw back' a wide range of important factors long after they should have been put to bed. But the company knows well that it is no good preaching to people. Instead, it is happy to take contractors by the hand and



walk them through the entire process; education is a big part of what iMCC do.

That education now has a growing geographical footprint. Opening its first office in the UAE five years ago, the company now has its branches operating in Qatar and Australia. It is also in the process of opening a new branch in Saudi Arabia, Lebanon, as well as having an eye on a future venture in Algeria.

Promoting the concept of green project management, iMCC generate sustainable solutions for every type of construction challenge. The company's extensive project management skills bring together the finest people and, working in concert, they balance cultural, technical and commercial constraints and identify industry best practice.

Running multi-disciplinary teams, iMCC has the know-how and expertise to go beyond traditional green strictures and come up with original and imaginative solutions to often complex environmental challenges. iMCC provides a broad portfolio of top-quality project management disciplines that ultimately create inspiring environments and enhance the quality of people's lives.



Project Management

Our responsibility is to carry out all the planning, organization and managing of resources to bring about the successful completion of each specific project, exceeding beyond our clients' expectations. Our primary challenge is to achieve all of the project objectives while adhering to project constraints such as scope, quality, time, budget and safety. The secondary and more ambitious challenge is to optimize the allocation and integration of inputs necessary to meet predefined objectives.

Our Professional Services include:

- Project Management
- Program Management
- Pre-Design Services
- Design Management
- Interface & Construction Management
- Project Monitoring for Funders
- Project Controls & Coordination
- Risk & Value Management
- Cost & Change Management
- Procurement & Contract Administration
- Due Diligence
- Dispute Resolution

iMCC Project Management are considered the trusted advisor to many major businesses, governments, and institutions both locally and globally. We help leaders make informed, strategic and tactical decisions that help create and sustain optimum performance of their organizations. This is achieved by engaging their challenges holistically in roles as business consultants, coaches, and project integrators. This approach ensures balance and integrity across all consultants and disciplines.

iMCC deals with the core activities of the consulting professions derived from Project Management and Quantity Surveying. This division was founded specifically on its expertise in

providing due diligence services to the construction sector which, combined with full solution services, has become the yardstick for the entire industry. iMCC has one of the widest breadths of experience across all project implementation phases up to final client handover.

We have an incomparable depth of industry expertise and functionality supported by our extensive geographical reach. Our scale, scope, and knowledge allow us to address problems in a very distinctive, holistic manner resulting in successful solutions. Fundamentally, we are a network of people who are passionate about taking on immense challenges that face our clients.

In a nutshell, our role is to manage the project from inception to completion overseeing all aspects of design, procurement and construction in a professional and ethical manner providing optimum solutions within the constraints defined by the project to achieve the completion of the project on time, in budget and to the quality that exceeds the client's expectations.



Construction Management

We focus on managing the project from feasibility to execution of the works; integrating the design, planning, procurement and construction aspects of the projects, to achieve the client requirements and aspirations. Due to the magnitude and duration of a project and the number of interacting organizations that are typically involved in the construction process, an effective form of project control must exist if the construction of the facility is to be on schedule, within budget, and in accordance with the defined specifications.

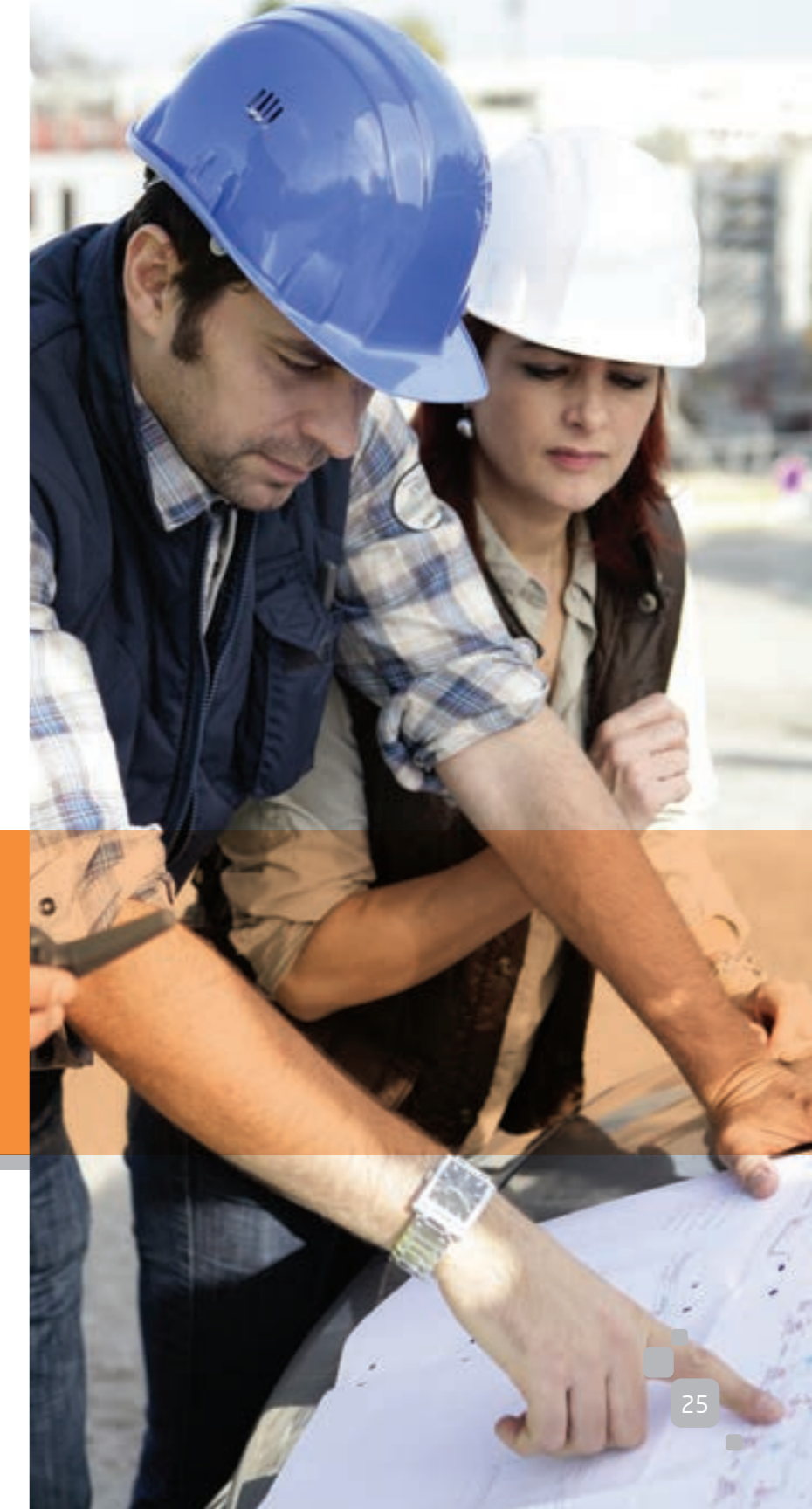
iMCC maintain sustainable sites by creating and implementing an erosion and sedimentation control plan for all construction activities associated with the project. This requires more than just good engineering, it requires a construction manager with managerial and organization skills, plus a knowledge of fundamental sustainability principles. Our team specializes in many different areas and is capable of sound management, which is essential to ensure exceptional outcomes.

Pre-Design Services

In the pre-design phase, we offer extensive site analysis, construction cost evaluation and value engineering. Site analysis comprises of site selection, review of geotechnical reports and existing structures. The construction cost evaluation provides a construction budget with a cost plan to assist in defining the overall budget. The value engineering in the pre-design phase examines the program, site selection and project budget.

Design Management

Design management consists of making design-relevant decisions and optimizing design-relevant processes, while keeping in mind the market and client. It is a continuous, iterative and comprehensive activity carried out on all levels of business performance. Our design managers interface with both management and design. They function as the link between the platforms of technology, design, management and marketing at internal and external interfaces of the enterprise to achieve the optimum solutions related to cost, time and quality and to ensure that the design is compliant with the brief, budget and program, and is fully coordinated with the interface associated with any third parties.



Cost Management



We assist clients in short and long-term planning and control decisions that increase value for our clients and lower the costs of products and services. This includes, but is not limited to, the continuous control of costs. Cost management is not practiced in isolation; it is an integral part of general management strategies and their implementation. We work hand-in-hand with our clients in developing their budget plans and feasibility studies; thereafter, developing, monitoring and controlling these budgets set for the execution of the project, overseeing the implementation of achieving the optimum value engineering cost solutions, controlling and managing all commercial aspects of the project in compliance with the budget set by the client, and in providing sound commercial advice and recommendations to the client relevant to all aspects associated with the project execution.

IMCC
GREEN
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Green

iMCC GREEN is a specialty service company that addresses all project-related sustainability challenges to comply with ESTIDAMA, USGBC LEED or QSAS green building and community certification. Our specialty services go beyond 'certification' of your project. It is one thing to fulfil certification submittal forms and calculations, and it is another thing to make a 'green building' cost-effective and profitable. To meet these challenges, we:

1. Provide cost-effective building products, technologies, and system specifications; identify vendors and manufacturers that comply with green building standards (such as fixture flow and flush rates; Energy Star or equivalent energy conservation; irrigation strategies using greywater), who are local and are familiar with the certification process
2. Provide 'value-engineering' to keep projects within budget while maintaining green building standards
3. Provide alternative solutions that reduce infrastructure capital costs, both short-term and long-term (including stormwater management, irrigation, wastewater treatment, greywater reuse, shading, landscaping, and solar energy system integration)
4. Provide the Project Team with competitive advantages, through marketing strategies associated with green building.



Our core professional services in Sustainability cover:

A. ESTIDAMA, USGBC LEED and QSAS Green Building Certification

1. ESTIDAMA Pearl rating certification (Design and Construction Phases)
 - Pearl Building Rating System
 - Pearl Community Rating System
 - Pearl Villa Rating System
2. USGBC LEED certification (Design and Construction Phases)
 - LEED NC (New Construction)
 - LEED CI (Commercial Interiors)
 - LEED CS (Core & Shell)
 - LEED ND (Neighbourhood Development)
 - LEED EBOM (Existing Building Operation & Maintenance)
 - LEED Retail
 - LEED for Schools
 - LEED for Homes
 - LEED Multiple Buildings & Campuses
3. Qatar Sustainability Assessment System (QSAS) rating certification (Design and Construction Phases)

Comprehensive certification services include:

- Documentation Development and Submittal Management
- Whole-Building Energy Modeling
- Whole-Building Daylight Modeling
- Building Commissioning
- Natural Systems (professional ecologist)
- Construction Waste Management Plan development
- Operational Waste Management Plan development
- Transportation Plan development
- Innovation in Design credits development, such as:
 - * Employee Education Program
 - * Green Product Procurement
 - * Green Cleaning Program
 - * Carbon Footprint Program
 - * Community Outreach Program / CSR development



B. Green Offices Design Consultation & Specifications

C. Green Villas Design Consultation & Specifications

D. Lectures on Sustainability and Green Building

- Expert speakers at regional, national and international conferences
- Conference or Seminar Panelist
- Competition Judge

E. Sustainability Integrated Design

- Serve as project 'integrator' to ensure that sustainability principles are 'integrated' and not 'siloed' or 'isolated'. Provide sustainability leadership across all design, construction, and consultant disciplines:
 - * Integration of all Infrastructure to maximize efficiencies and reduce capital costs
 - * Integration of architectural designs with infrastructure, so that buildings contribute to energy production, water collection, waste to energy and even food production where appropriate
 - * Integrated landscapes to embody biomimicry principles and maximize human contact with natural systems
 - * Integrated interiors to create healthy, safe, efficient, ergonomic environments to improve human performance and comfort
- Weigh sustainability design approaches against economic premiums and provide alternative solutions
- Develop strategic marketing and branding opportunities based on sustainability goals
- Provide best case examples of other 'green' buildings or mixed use developments of similar type and scale. Demonstrate through these case studies what works and doesn't work, so mistakes can be avoided
- Identify quantifiable metrics that the project can utilize that will measure its environmental goals, and give the project credibility, both regionally and globally; for example, ESTIDAMA PEARL, USGBC LEED, Green Star, BREEAM Gulf
- Provide clear, concise recommendations on corrective actions, if any, and identify products and prepare guidelines



iMCC Facility Management provides expert facilities management solutions for industry-leading organisations. We offer facility management services including strategy development, consulting and operations.

Our approach is based on the belief that facilities management should be as professional, dynamic and forward-thinking as the companies who work with us. This has driven every aspect of the company; from our advanced cost benchmarking methods to the development of our superior reporting techniques.

In the region, we are reputed as a green facility management company, ISO 14001 certified, and maintain high Occupational Health and Safety (OH&S) standards, backed up with our ISO 18001 accreditation. Safety and environment are highly significant within our organization. Our quality assurance systems and procedures have been certified and authorized by highly-reputed third parties and endorsed by our ISO 9001 certification.

We adopt solutions tailored to our clients' needs. Our network of experts ensures that you get the best possible advice, results and attractive output-based deals. We are focused on helping you manage your assets effectively, resulting in great ROI. We help you reduce the total cost of ownership throughout the life cycle of the assets.



At iMCC Property Management we believe that property ownership should be rewarding, and accordingly strive to create the right balance between income potential and necessary expenses, the best fit between owner and tenant, for a long-term relationship.

At iMCC Property Management, we are dedicated to providing commercial and residential property owners with hands-on and professional management. We deliver high levels of customer service above industry benchmarks, in a rapid and result-oriented manner which strictly abides to the regulatory framework governing the local market.

Our dedicated, qualified Property Managers manage efficiently handover and defect liability period services. From Design to Handover, we offer construction-related service contracts, owners/tenants inspections, snagging and desnagging process, strata management and service charges.

Our strength lies in our ability to offer wide-ranging tailored property management services, as we ensure the income generated from portfolios are maximised and operated in a cost-effective manner, aiming to achieve a high level of client satisfaction throughout the period of our appointment.

By introducing intelligence and innovation into the way people search for property, find a buyer, tenant or locate an expert, we create an exclusive property experience for all our clients.



Residential Leisure & Commercial Compound

Abu Dhabi Staff City

Al Ain Fuggah Development

Conrad Hotel & Offices

RasGas Headquarters

Sports Hotel

Al Forsan International Sports Resort

Modern Market Center

Mussafah Hotel & Leisure Park

Corniche Beach Club

Central Cooling Plant



Residential Leisure & Commercial Compound

Area: **235,000 m²**

Location: **West Khalifa A City**

Completion: **February 2014**

Services Provided:

Pre-Design Services

Design Management

Project Management

Integrated Sustainability Design

Cost Management

Estidama Pearl Rating Services

USGBC LEED Rating Services

- The compound is mixed-use community development occupying 232,735 square meters west of the Khalifa City and in close proximity to the Coast Road, Mussafah Road, Abu Dhabi-Dubai Road and the International Airport. It is set to be completed in 2014.
- The master plan includes:
- 60,000 m² of 8 apartment buildings with a total of 448 units (including ground retail provision on 4 blocks)
- 185,000 m² of villas: 80 townhouses, 138 semi-detached, 165 detached villas.
- Community Centre, housing all amenities, namely a supermarket, retail and fast food shops, bowling center, sport and recreational facilities, bank and mosque for the residents.

- 13 swimming pools for all age categories, plus water features.
- 96,000 m² of landscaped areas including the following:
 - Neighborhood parks.
 - Kids' playground.
 - Jogging track.
- One major cooling utility complex along with basic mechanical and electrical amenities to cater to the requirements of the community.
- Applicable refuse system for the entire development.
- Basement parking spaces for the residents and visitors.



Abu Dhabi Staff City

Area: **19,825 m²**
Location: **Khalifa A City**
Completion: **December 2013**

Services Provided:
Pre-Design Services
Design Management
Project Management
Cost Management
Integrated Sustainability Design
USGBC LEED Rating Services
Estdama Pearl Rating Services

This project is built on a footprint of 19,825 square meters on a plot located in Khalifa A City. This total built area is made up of 3 clusters. First of which consists of 6 identical 3-story buildings, each floor houses 28 studios of 32 square meters having a total of 504 studios within the first cluster.

The second cluster consists of one 3-story building made up of 6 duplex apartments, 2 of which are 4-bedroom apartments with a total of 116 square meters, and 4 of which are 2-bedroom apartments with a total of 72 square meters.

The third cluster is made up of 2 buildings surrounding the second cluster. The two buildings are very similar to that of the second cluster having the only difference to be 2 extra 2-bedroom duplex apartments in each building.

Finally there is a Club House located in the center of the three clusters that includes a multi-purpose hall, multipurpose court, 3 swimming pools, indoor gym and a landscaped area serving the entire Staff Accommodation.

Al Ain Fuggah Development

Located in Al Ain on a 250,000m² plot to be developed in phases.

The project will be comprised of:

- Staff accommodation in the first phase
- Villas
- Mixed use buildings ranging between studios, 1, 2 and 3 bedroom apartments
- The infrastructure works associated with the development
- Community Center
- A Central Laundry facility that will cover the requirements for 4 hotels
- A Sewage treatment plant for the development
- Mini Sports and Entertainment Complex

Area: **250,000 m²**

Location: **Al Ain**

Completion: **Design Phase**
Phase 2. Tendering
Construction Phase

Services Provided:

Pre-Design Services
Design Management
Project Management
Cost Management
Integrated Sustainability Design
USGBC LEED Rating Services

Al Ain Fuggah
Development



Conrad Hotel & Offices

Area: 180,000 m²
Location: Sheikh Zayed Road, Dubai
Completion: August 2013

- Services Provided:
- Pre-Design Services
 - Design Management
 - Project Management
 - Cost Management
 - USGBC LEED Rating Services

Located along Sheikh Zayed Road in Dubai, the Conrad Hotel features a 19-story, five-star hotel. With a total of 180,000 m², the structure is a mixed-use development consisting of a 49-story office tower, 250 meter tall, on top of a 6-story podium containing hotel support services and office lobby. The soaring tower includes a 559-key five star hotel above a 40,000 m² Grade A office tower and a 5,000 m² outdoor leisure deck and pool area. There are 3 basement parking levels and a separate 13-level automated car parking facility providing a total project capacity for parking of 1,100 cars.

iMCC GREEN conducted a Pre-Evaluation Report to identify compliance with USGBC LEED certification. The report results indicate that the building, without any changes, will meet LEED GOLD standards.





RasGas Headquarters

Area: **54,000 m²**
Location: **Doha, Qatar**
Completion: **March 2012**

Services Provided:
Integrated Sustainability Design
USGBC LEED Rating Services

The RASGAS HQ building in Doha consists of two towers of 57 floors. There are three typical floor plates; as well as three special floors; four technical; one ground floor; one first floor; and two levels of car park.

iMCC GREEN is currently providing Project Administration services for LEED certification. The project seeks LEED Gold CI level under the USGBC LEED Commercial Interiors, version 3, 2009 rating system.

This building will be the first LEED Commercial Interior certified project in the State of Qatar.





Sports Hotel



Area: **69,000 m²**

Location: **Khalifa A City, UAE**

Completion: **April 2014**

Services Provided:

Pre-Design Services

Design Management

Project Management

Integrated Sustainability Design

Cost Management

Estidama Pearl Rating Services

USGBC LEED Rating Services

In Khalifa A City near Abu Dhabi Airport, Al Raha Beach, and the central business district, the Hotel will be constructed on a plot area of 35,609 m², the building is a contemporary design reflecting the UAE multi-cultural modern society and designed to achieve Gold LEED Rating.

The project is a luxury 5-star high-end hotel, a timeless landmark in a class of its own with a creative thoughtful and innovative sustainable architecture in line with the era of climate consciousness.

The major components of the hotel are: 400 guest rooms, all day dining restaurant, speciality restaurant, a bar lounge, five meeting rooms, business centre, health club and spa facilities, outdoor swimming pool, kids play area, outdoor dining facilities, basement car parking facility and back of house support facility.



Al Forsan International Sports Resort

Al Forsan International Sports Resort is a high-end sports resort with a wide range of facilities including:

- 36 station sporting clay course
- 4 compact clay sporting pavilions with air-conditioned waiting room, restrooms and pantry
- Three 40' towers using 24 traps
- Six international skeet fields, sun protected
- Three Olympic bunker fields, sun protected
- 25 and 50 meter indoor 10-lane pistol ranges
- 300-meter outdoor covered high power rifle range
- Four acre international paintball facility offering the most advanced paintball experience in the world with an indoor paintball test fire range
- 3 Wakeboard cable ski lakes
- Kart Circuit: 1.2 km CIK Category A (3070/50/ mph)
- Motocross: 1.5 km off-road circuit (quads and buggies) and 0.4 km Kids' Circuit
- Equestrian facility catering for 160 horses, including training and polo field
- Sports fields: floodlit rugby, football, basketball & tennis courts
- Swimming pool with barside service
- Health club: high-tech gym with sauna, steam and massage
- Immaculate changing rooms with lockers and showers along with extensive retail and ProShops
- International cuisine: terrace-viewing restaurants



Area: **1,350,000 m²**
Location: **Khalifa A City, UAE**
Completion: **November 2010**

Services Provided:
Design Management
Project Management
Construction Management
Cost Management
Estidama Pearl Rating Services
USGBC LEED Rating Services



Area: **149,000 m²**
Location: **Al Mafrq Industrial Zone**
Completion: **Design Phase**

Services Provided:
Pre-Design Services
Masterplan Development

Modern Market Center

Located in Al Mafrq Industrial Zone over 511,527,613 square meters, the project is comprised of:

- Retail and wholesale
- Fish market and auction hall
- Meat market, slaughter house and livestock yard
- Fruits and vegetables market
- Cold storage
- Infrastructure and waste management
- Staff accommodation
- Mosque
- Gas station and truck repair facilities
- The primary objective of our services was providing:
- A project master plan (design within a period of 3 months and the construction within 17 months duration) of a wholesale and retail market that is bold and modern in design using world class standard
- Efficient design and construction due to the direct interface between designers and constructors
- Fast-track construction integrated with cost effective design
- In-depth experience on constructability and technology along with specialist trade design input



Area: **77,000 m²**

Location: **Musaffah**

Completion: **Design Phase.**

Phase 2. Tendering

Construction Phase

Services Provided:

Design Management

Project Management

Integrated Sustainability Design

Cost Management

Estidama Pearl Rating Services

USGBC LEED Rating Services

Mussafah Hotel & Leisure Park

- The multi-use project will be the LEISURE HUB for the surrounding Mussafah population - recently replanned as «Cleantech liT» district = increased revenue stream.
- The site is the focal point for the new Musaffah district.
- The project components and design reflect the simple industrial qualities of the surrounding Mussafah area.
- 3-Star business hotel to serve surrounding Tech area.
- Project features Sustainable Design for «Estidama».
- The development site is in a prime location to attract visitors and customers from the main road and the surrounding Musaffah district.
- The site plan was rotated to capture the cool

prevailing winds and to create larger main drop-off areas.

- The site master plan features a separation of Semi-Public (protected) areas and (open) Public zones.
- The strong and colorful building design elements will act as a large attractive «billboard» for the site.
- The overall site plan features easy pedestrian movement and various activities to create business.
- A unique and bright retail zone design will attract families and individuals into the site.
- Large open outdoor shaded plaza areas for cooling, public use featuring open breezeway - air flow.





Corniche Beach Club

Area: **40,000 m²**
 Location: **Abu Dhabi , Corniche**
 Completion: **December 2015**

Services Provided:
Project Management
Feasibility Study
Market Study
Pre-design Services
Masterplan Development
Design Management

The Corniche Beach Club is approximately a 40,000 m² facility located on the Corniche of Abu Dhabi that is envisioned to provide a destination attraction in Abu Dhabi tailored specifically to service the needs of the international leisure market and will help 4 and 5 Star hotels in Abu Dhabi capture fair-market share from the tourists that visit UAE. The primary functions of the Corniche Beach Club are to:

1. Provide a beach-club facility for guests of 4 and 5 Star Hotels in Abu Dhabi that do not have access to the beach
2. Complement the “tourism” offer of Abu Dhabi and thus implicitly increase the numbers of tourists visiting Abu Dhabi and staying in 4 & 5 Star hotels that do not have beaches
3. Provide a facility for events
4. Showcase and celebrate the heritage and values of Abu Dhabi
5. Provide a tourism-focused retail facility
6. Provide a facility that can increase the range of leisure and entertainment activities enjoyed by residents of Abu Dhabi

Accordingly, the project comprises of three main components that must be delivered simultaneously:

- An element where tourists can enjoy being outside close to the sea
- An element for events that functions as a separate entity from beach activities, but when not used for events, can add to the overall “beach” experience
- A retail element, open to the public, that relates to both the beach and the sea, and that also animates the road-side



Central Cooling Plant

The Central Cooling Plant (CCP) consists of 4 floors steel structure constructed over an area of 4,800m² with a capacity of 20,000TR with a thermal storage tank of 2,500TR with four hours back up and connected to a Reverse Osmosis Plant and Sewage Treatment Plant. It is operated by 8 Chillers with a capacity of 2,500TR, 4 cooling towers, 4 primary pumps, 6 secondary pumps and is backed up with a makeup water system that consists of two 300,000 Gallon tanks. The CCP is fed by water from a Sewage Treatment Plant and Treated Sewage Effluent and by a dedicated Reverse Osmosis Plant and has been developed to cater for a 400-key hotel, 485 residential apartment units and 500 staff accommodation units with a provision for future developments of the same capacity.

Area: **4,800 m²**

Location: **Khalifa A City**

Completion: **May 2013**

Services Provided:

Pre-Design Services

Design Management

Project Management

Cost Management





Perfection in Place



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