

Total Efficiency in practice: Capital Club, UAE

Client: Signature Clubs International | **Project:** Capital Club, Dubai International Finance Centre (DIFC), Dubai, UAE | **Sector:** Fit-out | **Services:** Project Management and Cost Management | **Start Date:** April 2007 | **Completion Date:** April 2008

CHALLENGES

Converting space designed for commercial and residential use into a premier private business club, complete with restaurant and bar areas.

Overcoming design restrictions resulting from the building's original intended use.

Delivering the region's first Capital Club and therefore helping to define the club's brand.

Phasing handover to enable a soft opening of key areas for staff training whilst continuing works elsewhere.

Working in a restrictive environment caused by ongoing building work in the immediate area.

Receiving the delivery of bespoke items of furniture to a site location with restricted delivery times.

SOLUTIONS

Maximised available space through innovative design solutions which included covering an outside atrium and optimising ceiling designs to create the desired look and feel of the club.

Applied a flexible approach to the fit-out to ensure the vision and brand of the club was met.

Carefully monitored design adjustments so that changes could be made without compromising the original budget.

Negotiated early site possession with the master developer and DIFC to ensure the start date of the fit-out was not delayed.

Worked throughout evenings to ensure furniture was delivered without interrupting the surrounding working environment.

Catered for bespoke pieces of furniture by arranging delivery by crane.

RESULTS

A satisfied client and team who are proud of the final result.

Capital Club is one of Dubai's leading private members clubs with over 1,300 members.

Following on from the success of Capital Club in Dubai, a sister club has recently opened in Bahrain Financial Harbour.

REFLECTIONS

Converting space designed for a different functionality posed many hidden difficulties but was achievable through close collaboration with the design team.

Good coordination and communication was essential to interpret the brand.





Global construction consultants

Program Management | Project Management | Cost Management | Mixed-use Masterplanning | Design Project Management | Specification Consulting | Business Solutions | Value Risk Consulting | Due Diligence | Facilities Management | Sustainability Management

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