

**ACEI Design Excellence Awards 2017  
Nomination Form**

**Category (1) Mechanical & Electrical (M & E) Project**  
**Category (2) Innovation Project (all disciplines)**  
**Category (3) Overseas Project (all disciplines)**

**Company Details**

**Contact Name:** David Corrigan  
**Firm:** Axiseng M&E Ltd.  
**Address:** 47 Mount Street Upper, Dublin 2, D02 AC95  
**Tel:** 01 491 0044  
**Email:** dcorrigan@axiseng.ie

**Categories/Groups:**

**Project Category:** M & E ☒ Innovation ☐ Overseas ☐

**Project Group:**

**Small project** (under €2.5m) ☒ **Medium project** (€2.5m - €10m) ☐ **Large project** (over €10m) ☐

**Project Information:**

**Name of Project:** Airbnb HQ Fit-out  
**Location:** 8 Hanover Quay, Dublin, Ireland  
**Commencement date:** 2014 **Completion Date:** 2016  
**Client:** Airbnb, Inc.  
*Contact:* Michelle Kelleher Tel: (01) 697 1831  
**Design Team:**  
*Architect* Heneghan Peng Architects  
*Contact* Roisin Heneghan  
Email: [rhenehan@hparc.com](mailto:rhenehan@hparc.com) Tel: (01) 633 9000  
*Contractor* Bennett Construction  
*Contact* Michael Keogh  
Email: [michaelkeogh@bennettconstruction.ie](mailto:michaelkeogh@bennettconstruction.ie) Tel: (044) 934 6040

**Authorisation to contact above:** Yes ☒ No ☐

**Project Details:**

**(1) Provide a brief outline of the project (Max 200 words):**

Airbnb provides an online platform for people looking to list, find and rent lodging where accommodations may be scarce. Since its launch in 2008, the multibillion dollar US based company has made its presence in listings in over 34,000 cities and 190 countries in the world. The company's continued growth in the European market led the company to expand its Head Office space from the Watermarque Building to the Hanover Quay Warehouse, in the heart of Dublin City.

The building has exposed steel columns, raised access floors, wooden detailing on the suspended ceilings and metal roof-lights.

The project consisted of a fit-out and coordination of the mechanical and electrical services design on three levels including full kitchen facilities, open plan office spaces, bicycle parking, meeting and training rooms, IT facilities and helpdesk, front reception lobby, library, staff areas, garden area and collaboration areas.

Unlike the typical high-rise glazed commercial blocks in the docklands area, the Airbnb offices at 8 Hanover Quay was developed within an existing warehouse, reflecting the heritage and style of the docklands. It is also the first construction in the south docklands since the area was designated as a Strategic Development Zone.

**(2) Provide a statement regarding why this project might be considered award winning: (Max 300 words):**

The external fabric of the Hanover Quay incorporates existing stone and brick walls which have been repaired in line with the best conservation practice. Inside the retained façade is a modern, high-tech open-plan office centred around a light-filled atrium running through the centre, pitched roof. The mechanical and electrical services are designed and constructed to complement the form and fabric of the existing building.

From the outside it is not evident that this is a heavily serviced building as plant is located discreetly and noise levels are maintained at a minimum.

The structure of this building internally comprised castellated steel beams spanning the width of the building to support the floor slabs. These were generally located within the services zone. Airbnb as a client have a preference for exposed services albeit with a high level of coordination applied. The added obstacle of having to deal with the steel structure made this a more challenging design often front loading the coordination of services within the design process. For instance the ventilation design involved coordinating multiple smaller runs of supply air ducts as opposed to having singular large ducts running the length of the building. Generally the services were confined to the zone between the steels therefore not impacting on the working space. The exposed services are seen as an aesthetic feature which is easily accessed rather than an imposition.

Another major challenge was the inclusion of a full catering kitchen at basement level requiring a high level of services. This was a late addition to the brief following fire consultation but was seamlessly delivered within the building without a requirement for additional external plant space.

**(3) Provide further details of the project such as: design elements / procedures; complexities involved; innovation aspects; site management and supervision; health & safety issues; project cost controls and any other relevant information (Max 500 words):**

The design process was particularly detailed from an early stage involving client briefing sessions to capture the Airbnb work ethos. The design team sessions were generally workshop

based. There was an added complexity of having the shell and core contractor on site working to their own programme and identifying what elements of that construction might be useful in the fit-out and what elements would be omitted from the shell and core contract.

Aside from the steel structure referred to above there were some other design complexities that were identified early. For instance, the Client had identified a need for an 'all hands' space which was finally located within the central atrium. This was highly serviced with a large audio visual screen at one end. The frequency of use of the space meant that the normal day to day operation of the ventilation systems was unlikely deliver the required comfort levels. Motorised dampers at each level allows the BMS to moderate the amount of supply and extract at each level depending on occupancy and function of the space so fresh air gets to where it needs to be.

Airbnb opted for on-site catering and one of the challenges was to determine where best to site the kitchen. It was finally located within the basement to facilitate ease of access for deliveries and drainage but added the complication of ventilating this zone at basement level. Through careful selection of the canopy type and the use of high levels of filtration the air volumes being moved were kept to a minimum thereby reducing duct sizes making it easier to accommodate additional riser space within the building. The location of the kitchen within the basement resulted in the need for a sprinkler system to serve the kitchen area. Due to spatial constraints a water mist system was selected which minimised the plant space required.

The final solution needed to deliver a working environment where staff could essentially 'work anywhere' whether there be working alone within the canteen or collaborating within one of the garden areas. To achieve this, we worked closely with Airbnb in house I.T. to ensure that their requirements were facilitated by electrical and I.T. infrastructure that was put in place.

During construction there were weekly coordination meetings with the contractors to ensure that the design intent was not lost during construction with was crucial given that the entire team was working to a tight programme. The project was completed subject to the BCAR process both on shell and core and fit-out and neither could impact the progress of the other. There needed to be clear delineation as to what fell under each contract.

The project offered some interesting design challenges around environmental and other services solutions with the final result being delivered to the client brief and within the project budget.

**Entries should highlight where possible the particular influence or benefit the project engineering design has on society and the wider environment.**

**Please confirm by electronic or written signature that:**

- (a) The supplied text may be used in any marketing material issued in connection with the awards.
- (b) Agreement has been received from the client and other stakeholders that the project can be inspected by the adjudicator and provide contact details as requested above for the relevant person to be contacted in this regard.

**Signed: David Corrigan, Managing Director**



**Firm: Axiseng M&E Ltd.**

**Entry details:**

**Note: Applicants are encouraged to review the Awards Regulations and Procedures before submitting nominations.**

Send the completed entry form and supporting photos / images altogether in **one PDF document** (one pdf document per project nomination) by email to: [info@acei.ie](mailto:info@acei.ie) with a subject line: ACEI Design Awards 2017.

**Note:** Closing date for receipt of nomination forms: **17:00, Monday 16<sup>th</sup> January 2017**

**Enquiries:** ACEI office [info@acei.ie](mailto:info@acei.ie) 01 6425588











