

## Magic World Theme Park and Nursery Facility

**CLIENT:**  
Dubai Theme Park Consortium  
Dubai, United Arab Emirates

The Emirate of Dubai wished to develop a world class theme park containing rides, concessions, restaurants, hotels, conventions halls, and offices to augment the tourism industry. Because of their work on the Dubai International Airport Expansion and Disney theme parks, The Bechtel Group of San Francisco was retained to provide planning, design, engineering, and construction management services for the project. The use of mature size, semitropical plants was integral to developing a natural ambiance of the theme park and an effective way to ameliorate desert temperatures.

### PROJECT BUDGETS

**\$11.5 million  
Construction**

### BENEFITS OF PROJECT

**State-of-the-art nursery facility**  
**Addressed site technical constraints**  
**Developed local plant material  
resources and palette**



The Bechtel Group hired Lee-Wolfe and Associates to fully design and engineer the nursery facility. Our initial services were to develop a plant palette for planting design, perform site investigation of soils, water and effluent, and to develop plant material importation strategies. This information was used by Bechtel's landscape architects to formulate the overall design of the Magic World Theme Park. We were also responsible for designing a nursery complex for the purpose of importing, holding, propagating, and cultivating the specified plants in the quantities and sizes required for the phased landscape construction cycle.

The five-hectare nursery facility comprised the project reception center and demonstration gardens, as well as offices, a mechanical-warehouse building, water storage tanks, process equipment, greenhouses, shade houses, and container beds required for production. Both potable and effluent water sources were used. Lee-Wolfe and Associates managed and coordinated the work of the consulting architects and civil, electrical, and mechanical engineers in the design of site infrastructure, buildings, and systems for the facility. We designed the site landscaping and irrigation system and also the mechanical process systems and greenhouses, with technical support from engineers, vendors and manufacturers. Lee-Wolfe and Associates prepared full construction drawings and specifications for the nursery facility, along with construction estimates and pricing and performance data. We continued to provide technical support to Bechtel engineering and landscape architectural staff during ongoing theme park design engineering and administrative support to Bechtel project management during contract preparation and tender.



Lee-Wolfe & Associates