

# Gulf Construction

Reg No. 1 GC 027 • VOL 41 • No. 06 • June 2020 • BD3.5 | KD3 | R03.5 | QR35 | SR35 | Dh35

[www.gulfconstructiononline.com](http://www.gulfconstructiononline.com)

**Forklifts & Boom Lifts**  
**Lifts & Escalators**  
**Quarrying**  
**Railways**  
**Lighting**



# KUWAIT

**We Design.. we construct.. we build..**

**Classified Class 1 ISO 9001**

Kingdom of Saudi Arabia,  
P.O. Box 65697 Riyadh 11566  
Tel: +966 11 2931193  
Fax: +966 11 2931170  
[www.albawani.net](http://www.albawani.net)

**AL BAWANI**



البواني



# WAITING FOR VISION TO MATERIALISE

**The health crisis created by the novel coronavirus and the record low prices of oil have added to the manifold issues that Kuwait has faced over the years. However, given its significant sovereign wealth reserves, experts believe Kuwait will weather the storms well.**



Work is in progress at a key campus of Kuwait University (see Page 34).

**A**S THE world waits with bated breath to be rid of the Covid-19 pandemic that has created mayhem in every economy and every industry, Kuwait's construction sector is looking to the country's ambitious Vision 2035 projects with hope to wade through this difficult period.

No one disputes that some of the major projects under the multibillion-dollar plan will face delays. However, the vision provides a long-term roadmap for development and short-term hope to the beleaguered industry as safeguarding the health and well-being of its denizens is the priority for the government agencies, for now.

The Kuwait Vision 2035 was launched by His HH the Amir Sheikh Sabah Al Ahmad Al Jaber Al Sabah over two years ago to transform the nation into an international hub for business and commerce.

Since then, the country has launched various projects as part of the programme in partnership with the private sector.

Among the largest projects inaugurated last year was the Shaikh Jaber Al Ahmad Al Sabah Causeway, one of the world's longest bridges, which links Kuwaiti City with Subiya area in the north of the country, paving the way for the future Silk City project, which is expected to be a significant magnet for foreign investment.

Another key enabler is the Kuwait International Airport's new \$4.5-billion terminal that aims to boost the aviation hub's capacity to 25 million passengers, which has been making impressive progress despite the novel coronavirus crisis.

The Covid-19 pandemic has decelerated the pace of infrastructure development in Kuwait, as it has done in other states in the region and the world over, but it has by no

means halted progress completely, confirms a top official at a leading international multidisciplinary firm based in Kuwait.

"Like every other sector and industry, the construction sector now finds itself grappling with a changed world, where projections have been lowered, spending has been downsized and the project pipeline seems a little less robust," Tarek Shuaib, CEO of Pace, tells *Gulf Construction*.

The Covid-19 pandemic has served a double whammy to Kuwait, which is still hugely dependent on oil revenues, with oil prices having recently dropped to historic lows, and the resultant dive in business confidence.

Since Kuwait instituted lockdowns to reduce the spread of the Covid-19 virus last March, around 39 per cent of businesses in the construction, contracting, architecture sector have shut down operations, revealed a business impact survey published by Bensirri PR (BPR), an independent corporate, financial and political communications firm based in Kuwait.

Nearly 31 per cent saw revenue drop by more than 80 per cent but were still operating when the survey was conducted.

The Kuwait Business Impact Survey (KBIS) gathered key insights from 498 Kuwaiti businesses that were profitable in 2019 across 13 different sectors. The

report is believed to be the only Covid-19 related business impact survey conducted in Kuwait. As many as 45 per cent of Kuwaiti business owners said they have suspended or shutdown their businesses and another 26 per cent were on the verge of collapse after seeing their revenue drop by more than 80 per cent.

As part of measures to ensure business continuity, 32 per cent of respondents have adjusted employee hours or salaries in clear violation of Kuwait's labour law and 15 per cent have already started laying off staff.

Now in their third month of working capital pressure, 56 per cent of business owners/CEOs said they cannot afford to cover their fixed costs for another two months under the new status quo, the survey indicated.

However, many in the industry expect the



construction sector to bounce back once the lockdown ends, pandemic regulations ease and the world finds its balance again. As Pace's Shuaib says: "As priorities are reassessed and budgets reallocated, development will remain a vital need and a key priority on the national level. Its timeline might change and priorities reshuffled, but Kuwait's development agenda will move forward."

The country's development agenda laid out by the 'Kuwait 2035' initiative aims to transform the country from a petro-state to a financial, logistics and trade hub by 2035. The country currently derives around 55 per cent of its GDP, more than 90 per cent of exports, and about 90 per cent of its revenue from hydrocarbon products.

Hence, both the government and legislators – who do not see eye to eye on various issues – agree that private sector involvement is the way forward for the country. Kuwait seeks to attract \$200 billion in foreign investment during 2020-35 to become a global centre for trade and finance.

Also, with a large oil production capacity and significant sovereign wealth reserves, Kuwait has room to weather economic difficulties.

The 'Kuwait 2035' programme – which is looking to draw a considerable amount of foreign investment and has received already interest from China – is believed to include an array of 709 mega projects with a combined estimated value of \$230.4 billion. Of these, some 58 per cent are reported to be under construction.

A key project in the programme is the ongoing \$16-billion Mubarak Al Kabeer port, located on Bubiyan Island. It forms the centrepiece of the country's development plans for the proposed \$300-billion Silk Road Project, which envisages the construction of the \$82-billion Madinat Harir (Silk City) and the development of five uninhabited islands.

In the transport segment, another major development that is eagerly awaited is the \$7-billion Kuwait Metro, which will extend 160 km, with 68 stations along three lines. In the roads sector, considerable importance has been given to the development of roads that connect the new housing cities such as the South Al Mutla Roads and Infrastructure Development.

At least five major housing programmes have been launched and are making progress under the purview of the Public Au-

thority for Housing Welfare (PAHW).

In the oil and gas sector, Kuwait is expected to commission its clean fuel project (CFP) in September after 36 new production units at its two main refineries – Al-Ahmadi and Mina Abdullah – were completed in nearly five years. Meanwhile, work is well advanced on the \$13-billion Al Zour Refinery project, which is being constructed by a consortium including Daewoo (South Korea) and Sinopec (China).

According to media reports, Kuwait has active projects worth around \$495 billion, with nearly half of them in the design stage and close to 30 per cent in the construction stage.

In its Kuwait Infrastructure Report for the Q4 of 2019, Fitch Solutions forecast an annual average growth for the construction sector of 3.3 per cent between 2020 and 2028. While growth in Kuwait's transport infrastructure sector will outperform the wider construction market, driven by the strong project pipeline in the road and port segments, it will account for only a small proportion of the country's total infrastructure industry value over the coming decade, the report states.

Growth in Kuwait's energy and utilities infrastructure sector will underperform the growth in the wider construction sector, due primarily to limited electricity demand and a poor track record of project implementation.

Meanwhile, Kuwait approved its 2020/21 budget early this year projecting a KD9.2 billion deficit – another huge deficit for the sixth year in a row due to lower oil prices and production curbs in line with

its commitments to Opec. The deficit will be plugged through withdrawals from the General Reserve Fund (GRF).

## SILK CITY

Plans have been launched for \$86-billion Phase One of Silk City, a China-backed construction project. This phase is expected to include an airport, rail network and establishment of a trade zone. The project will be built around the Mubarak Al Kabeer Port and aims to attract massive local and foreign investment to turn the sparsely populated narrow northern end of the Gulf into a trade hub and further Kuwait's economic diversification plans.

The project, however, has continued to be dogged by delays, not least by the latest Covid-19 crisis.

## AIRPORT

Leading Turkish builder Limak and local construction firm Kharafi National have achieved considerable progress on the new state-of-the-art terminal at Kuwait International Airport. Terminal column works are reported to have attained around 60 per cent completion, while the floor slab works (44 per cent) are ongoing along with shell cassette fabrication. The concreting work is reaching the halfway mark, while the shell cassette installation is ongoing.

Limak Insaat Kuwait, a subsidiary of Turkish builder Limak Group, is also the lowest bidder for Phase Two of the new Kuwait Airport project with a figure of KD169 million. The scope of work includes construction of a parking area, outdoor works and landscaping, a sewage and rain-



The new terminal at Kuwait International Airport ... work well under way.

water treatment plant, storage tanks, roads, and multi-level bridges that will connect to Building 2 under construction.

On completion, the airport's capacity will grow threefold to 25 million passengers a year. The terminal is being designed to accommodate all aircraft types through 51 gates and stands. It has set a target to become one of the first airport terminals in the world to achieve Leed (Leadership in Energy and Environmental Design) Gold certification.

## ROADS

The Ministry of Public Works (MPW) is implementing approximately 70 projects over the next two years at a cost of about KD1.5 billion, including 22 projects to be carried out by the Public Authority for Roads Transport (PART) and the rest being maintenance and health projects.

PART has an extensive portfolio of projects planned in the long term including the Wafra Road, the Seventh and Sixth

ed by the PAHW. Among them is Jaber Al-Ahmad City project, currently in the handover phase, which will provide 25,000 housing units. Work on the South Saad Al-Abdullah City, which will comprise 45,000 housing units, and South Sabah Al-Ahmad City, which will offer 9,600 housing units, is reported to be behind schedule due to project modifications, among other challenges. The other two major projects include Abdullah Al-Mubarak suburb, which is about 46 per cent complete and the KD2-billion Al-Mutlaa Residential City project, which

is expected to see partial completion this year, with the entire project expected to be ready in 2023.

Meanwhile, the issue of housing of expatriate labourers has gained urgency in view of the current Covid-19 situation. Kuwait's Ministry of Public Works is planning to erect temporary dwellings for some 25,000 expatriate labourers working at the Health Ministry under contract as part of the measures to prevent the spread of the coronavirus, reported Kuna (see also *Regional News*, Page 6). ■



**Hessa Al Mubarak District, a mega mixed-use development in the tendering stage.**

Sabah Al-Ahmad City and the Sixth ring roads and the Al-Salmi Road involving a total investment of KD2.4 billion. Another ambitious project being spearheaded by the authority is the metro and railway project, which is currently being studied by a global consultant in coordinating with relevant government authorities including the Ministry of Oil and the Kuwait Municipality Public Authority for Agricultural Affairs and Fish Resources (PAAAFR).

## HOUSING

The Public Authority for Housing Welfare (PAHW) is racing against time to secure housing care for Kuwaiti citizens and reduce the waiting list for housing which includes over 87,828 applicants. Some five major projects are being implement-



Stay one step  
ahead of your competitors  
with the DMS Projects Matrix

A critical and essential business intelligence tool, updated daily to ensure you are constantly at the top of your commercial strategies, allowing you to maximise your returns in today's ever growing global market.



### REGIONS COVERED

- Asia Pacific
- Middle East
- Latin America
- North America
- Central America
- Russia & CIS
- East Africa
- North Africa
- West Africa
- India
- China
- Europe

### SECTORS COVERED



**SUBSCRIBE TODAY**

or contact us for further information

- [www.dmsprojects.net](http://www.dmsprojects.net)
- [info@dmsglobal.net](mailto:info@dmsglobal.net)
- +973 1740 5590 (Bahrain Headquarters)
- +971 249 161 71 (UAE office)





# KUWAIT AT A GLANCE

Package name	Owner	Status**	\$ Million*
Al Abdaliyah Integrated Solar Combined Cycle Plant (ISCCP)	Kuwait Authority for Partnership Projects (KAPP)	Feasibility Study	3,000
Al Adan Hospital Expansion	Kuwait Ministry of Health (MoH)	Construction	769
Al Farwaniya Hospital Expansion	Kuwait Ministry of Health	Construction	1,000
Al Khairan Residential City Project	Public Authority for Housing Welfare (PAHW)	FEED	25,000
Al Khiran Real Estate Development	Tamdeen Real Estate	Construction	829
Al Nuwaiseeb Road Construction Project	Kuwait Ministry of Public Works (MPW)	Construction	560
Al Sabah Hospital Expansion	Kuwait MoH	Construction	700
Andalus Road Expansion and Sewage Pipe Replacement	Kuwait MPW	EPC ITB	950
Bubiyah Seaport Project – Phase 1 – Package 3A	Kuwait MPW	Design	500
Bubiyah Seaport Project – Phase 1 – Package 3B & 3C	Kuwait MPW	E&P	500
GCC Railway Network – Kuwait	Kuwait MPW – Ministry of Communications	Design	14,000
Jahra Road Development Project	Kuwait MPW	Construction	980
Jeleia Power Plant	Kuwait Ministry of Electricity & Water (MEW)	Feasibility Study	1,200
Kabd Municipal Solid Waste Project	KAPP	EPC ITB	790
Kuwait City Cancer Center	Kuwait MoH	Construction	650
Kuwait International Airport Expansion – Overview	Directorate General of Civil Aviation (DGCA) – KPW	Construction	7,000
Kuwait International Airport Expansion – Package 1 Main Terminal Building (Terminal 2)	Kuwait MPW – DGCA	Construction	4,500
Kuwait Metropolitan Rapid Transit System (KMRT)	KAPP	Feasibility Study	7,000
Kuwait National Railroad (KNRR)	KAPP	Feasibility Study	10,000
Kuwait Olympic Village	PAHW	Design	1,000
North Kuwait Effluent Water Treatment and Injection Plant EF1761	Kuwait Oil Company (KOC)	Construction	1,000
North Kuwait Mega Airport Project	DGCA	Project Announced	12,000
Nuwaiseeb Independent Water and Power Project (IWPP)	Kuwait MEW	Feasibility Study	2,500
Palace of Justice	Amiri Diwan	Construction	1,000
Rehabilitation of Al Ghouse Road – Overview	Kuwait MPW	Construction	500
Sabah Al Salem University – College of Social Sciences, Law, Sharia & Islamic Studies	Kuwait University	Construction	550
Sabah Al-Ahmad Residential City	PAHW	Construction	7,000
Shuwaikh Maternity Hospital	Kuwait MoH – MPW	Construction	1,000
Small Boat Harbour Project	KOC	Construction	1,000
South Al Mutlaa City – Housing Package	PAHW	Construction	1,000
South Al Mutlaa City – Infrastructure Package	PAHW	Construction	1,800
South Al Mutlaa City – Overview	PAHW	Construction	20,000
South Saad Al-Abdullah Smart City	PAHW	E&P	4,000
Special Needs School Complex	Kuwait MPW	FEED	1,226
Subiya Power Plant Expansion – Phase 3	Kuwait MEW	Construction	600
The Silk City Project (Madinat Al-Hareer)	PAHW	Design	82,200
Umm Al Hayman Wastewater Treatment Plant (WWTP) – Phase 2	KAPP-Kuwait MPW	Feasibility Study	900

\*\* E&P = engineering & procurement; FEED = front-end engineering design; EPC ITB = engineering, procurement and construction invitation to bid.





Consultant	Contractor	Start date	End date
-	-	2008-Q1	2022-Q2
Hill International, System Development & Project Management (SDPM)	Sayed Hamid Behbehani and Sons Company	2013-Q1	2020-Q2
Hill International, SDPM	Sayed Hamid Behbehani and Sons Company	2012-Q3	2021-Q1
First Investment Company (FIC)	-	2008-Q1	2024-Q1
-	Al Ghanim International	2014-Q4	2021-Q1
Gulf Consult, Parsons Brinckerhoff	Arab Contractors (Osman Ahmed Osman & Company), Kuwait Arab Contractors Company,	2012-Q3	2020-Q2
-	Shapoorji Pallonji & Company, Al Sager General Trading & Contracting	2013-Q1	2020-Q4
-	-	2014-Q4	2021-Q1
-	-	2013-Q2	2020-Q4
-	Copri Construction Entreprises	2013-Q2	2020-Q3
Systra Consulting, Khatib & Alami, Canarail Consultants	-	2005-Q2	2023-Q1
Louis Berger Group, Pan Arab Consulting Engineers	Kuwait Arab Contractors Company, Arab Contractors (Osman Ahmed Osman & Company)	2009-Q2	2020-Q2
-	-	2014-Q3	2023-Q1
-	-	2013-Q3	2021-Q1
Hill International, SPDM	Al Ghanim International General Trading & Contracting	2010-Q4	2020-Q3
Ingenieria & Consultoria de Transporte (Ineco), Dorsch Consult, SSH International Consultants	Limak, Kharafi National	2007-Q2	2022-Q3
Ineco	Limak, Kharafi National	2007-Q2	2020-Q4
-	-	2015-Q4	2023-Q1
-	-	2008-Q3	2023-Q1
-	-	2013-Q1	2020-Q4
-	Dodsai	2012-Q1	2020-Q2
-	-	2018-Q1	2028-Q1
-	-	2012-Q1	2024-Q1
Gulf Consult, Atkins	Mohammed Abdul Mohsin Al Kharafi & Sons	2015-Q1	2021-Q3
-	Ahmadiah Contracting & Trading Company, Combined Group Contracting Company	2015-Q2	2021-Q1
-	Al Sager General Trading & Contracting, Shapoorji Pallonji & Company	2012-Q1	2020-Q3
-	Mohammed Abdul Mohsin Al Kharafi & Sons, United Gulf Construction Company (UGCC), Alamiah Building Company, Combined Group Contracting Company, First Kuwaiti General Trading & Contracting Company, United Building Company, Nusaiba Company for General Contracting for Buildings	2006-Q1	2036-Q1
-	Impresa Pizzarotti & C	2011-Q1	2021-Q3
SSH International Consultants	STFA	2011-Q1	2020-Q2
Hill International	Real Estate Construction & Fabrication Company (Recafco), Canar Trading & Contracting Company (CTCC), Bayan National Construction Contracting Company, Limak Construction	2010-Q3	2023-Q1
-	Limak, Salini Impregilo, Kolin, China Gezhouba Group-Cengiz, Polatyol	2010-Q1	2020-Q3
Hill International	Limak, Salini Impregilo, Kolin, China Gezhouba Group	2010-Q1	2023-Q3
-	Hyundai Architects & Engineers Associates, Posco	2016-Q2	2023-Q1
Gulf Consult	-	2012-Q1	2022-Q1
-	Al Ghanim International	2014-Q1	2020-Q4
-	-	2011-Q1	2036-Q1
-	-	2017-Q1	2021-Q1

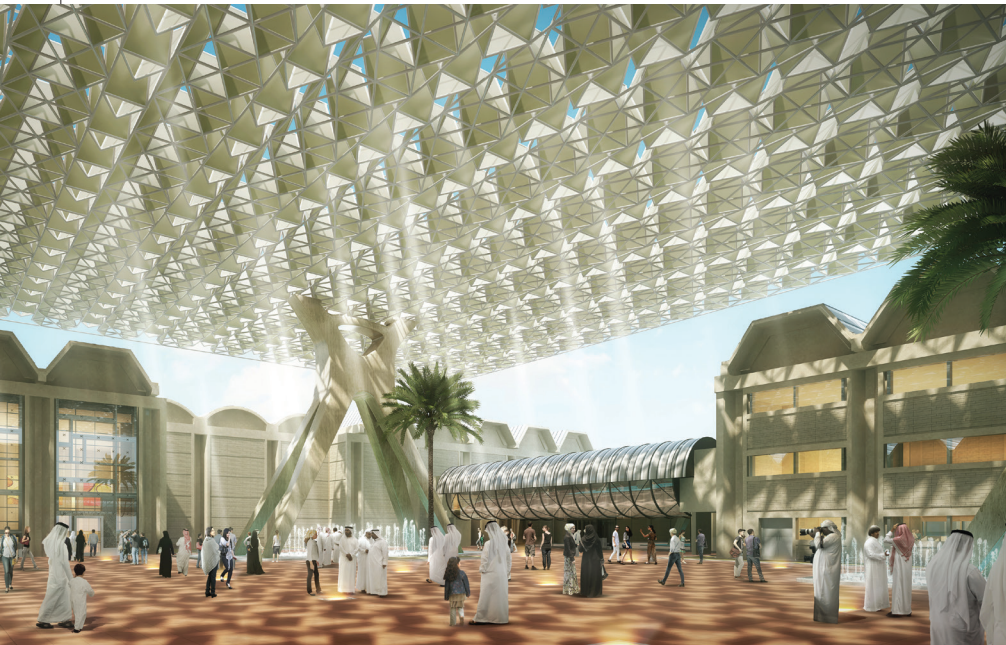
\* List includes projects worth over \$500 million only.

Source: DMS Projects



# CREATING LANDMARKS

**The Kuwait National Museum, Sabah Al-Salem University City Campus' New Administration Facilities and the New Maternity Hospital in Al Sabah Health Zone are examples of the diverse projects that have first taken shape on the drawing boards of the multidisciplinary firm Pace.**



**Kuwait National Museum ... in the final stages of work.**

**W**ITH more than 1,850 projects completed or in progress in Kuwait and around the globe, including multiple globally-awarded national landmarks, leading international multidisciplinary firm Pace certainly has a finger on the pulse of the market as a long-trusted development partner of the state for over 50 years.

The practice has been overseeing numerous development projects under various sectors that have been unveiled under the umbrella of the New Kuwait Vision 2035, including the Kuwait National Museum, Sabah Al-Salem University City Campus' New Administration Facilities and the New Maternity Hospital.

## KUWAIT NATIONAL MUSEUM

Pace is currently overseeing the final stages of a major revamp and expansion of Kuwait National Museum.

The project, by the National Council for Culture, Arts and Letters in Kuwait (NC-

CAL), is part of Kuwait's ambitious efforts to revitalise the tourism sector, and showcase its national heritage and folk culture. The NCCAL collaborated with Dar Al Athar Al Islamiyyah (DAI), Unesco and Pace to spearhead the re-designing and construction supervision of the renovation and expansion of the iconic museum, which was first established in 1983 and suffered extensive damage during the 1990 Iraqi invasion of Kuwait.

Pace has already completed and delivered all construction packages on the project, in preparation for the museum's opening which will be scheduled upon the procurement and transportation of antiquities as part of the final package, the company's CEO Tarek Shuaib tells *Gulf Construction*.

Elaborating on the work involved, he says: "The restoration process entailed a series of structural and architectural renovations of various halls within the museum and the total re-design and modernisation of its interiors, as well as its external facades.

"The expansion included the construction of new buildings, a grand library and landscaping. In addition to structural renovations, the museum will also feature a whole new collection of artefacts from different cultures, set to be added to the exhibits, complete with cutting-edge display, security and preservation systems."

The museum halls are divided into folklore wings to exhibit the different aspects of ancient life in Kuwait, including an exhibit on a traditional Kuwaiti house and neighbourhood, the Safat Square market, and life at sea. Additionally, visitors can also explore Kuwaiti handicrafts, fashion, jewellery and musical instruments. Other wings of the museum include the ancient



**Shuaib ... 1,850 projects in Pace's portfolio.**

monuments wings, displaying various collections of ancient antiquities across the ages – from the Stone Age, through to the Bronze Age and the Hellenistic era, all the way to the early days of Islam and the establishment of the state of Kuwait.

In order to elevate the viewing experience, all existing exhibition halls have undergone full structural refurbishment and interior revamping. A new single-storey main entrance building, with a basement, covering an area of 863 sq m, has been constructed to host the reception and registration offices, along with the administrative and technical departments. Another two-storey (plus basement) building with an area of 1,297 sq m, is dedicated to the national library, in addition to a new building that houses the antiquities and relics renovation workshops.

The project includes a planetarium, which



features an astronomical dome and show-room displaying planetary orbits, the solar system, and the history of astronomy in ancient civilisations on its upper floor.

The museum also features a new multi-level car park and shaded parking area. Existing canopies in the outdoor areas have been renovated with a more contemporary design, as Pace seeks to seamlessly infuse rich cultural and heritage inspirations into its modern concepts. New steel bridges have been constructed to connect the upper levels of the museum halls.

These new design features enhance the interconnectivity of the old and new structures to improve circulation inside the museum for visitors. In terms of material, the museum facades are built using curtain-walls and marble stone cladding, and roofs are revamped using titanium zinc sheets.

For enhanced security, Pace has employed the latest technologies to safeguard and protect the exhibits. Furthermore, state-of-the-art acoustics, lighting, and other technical installations have been set up to provide a more immersive display of the museum's components for an exceptional touristic experience.

The project itself serves as a memorable milestone in Pace's project repertoire, which includes several others that promote tourism in Kuwait. "However, this project specifically is quite special and holds great significance to us, as it commemorates a time of Kuwait's great achievements and contributions to the entire Arab world," notes Shuaib.

## KUWAIT UNIVERSITY FACILITIES

Pace is currently providing a full suite of specialised and integrated architectural, engineering and planning services for the implementation of the Sabah Al-Salem University City Campus' New Administration Facilities project – in collaboration with the US-based architectural and engineering firm SOM. The award-winning project, which is owned by Kuwait University, entails the construction of seven buildings located at the heart of the campus, marking the entrance and a new gateway to the 'University City', with a total plot area of 55,085 sq m and a total built-up area of 318,867 sq m.

Poised to be the architectural icon of the campus, the facilities will serve as its main gateway, housing the main administrative and ceremonial functions. The project components include the university's grand central library (The Cube), the administration building, convocation hall, a grand mosque, a conference centre, a cultural centre, and visitor's centre, in addition to the welcoming gardens.

Commenting on the project, Shuaib says: "By identifying the primary goals for the design of these facilities, Pace has managed to create a unified architectural language for the seven buildings with distinctly different programmatic requirements. The structure also mitigates the effects of the harsh desert climate of Kuwait, with designs that draw inspiration from the local vernacular architecture. The highest build-

ing of the administrative landmark complex will rise to 75 m above ground level."

The project currently stands at 60 per cent completion, with structural works completed for the seven buildings. Up until the lockdown enforced due to the Covid-19 pandemic, Pace was already supervising work on the steel structures, façades and high-quality finishing.

In line with its goal of continually trying to push design and architecture boundaries, Pace is implementing the 'Shades of Knowledge' concept for this particular project which entails the use of light, lacy shading 'veils' that will envelope each building surrounding the 'Arrival Garden'. These shading veils will create an ephemeral play of light and shadow similar to that of the sun, following its daily arc across the sky. The sustainable screens, to be made of aluminium panels and currently being installed for the facades, will further articulate the shading function, screening out harsh solar radiation and creating a cooler microclimate zone around each building, allowing outdoor spaces to be more comfortable and encouraging social interactions. This soft perimeter will extend the space of each building outward creating a shady mashrabiya/verandah kind of environment.

"Calligraphy cut-outs crafted in repetitive patterns for the shading veils feature verses related to education and cultural citations by prominent historic figures, poetry, prose or the Holy Koran. The verses draw upon important references from the history of the Arab/Islamic world. All of these design elements will work together to create innovative functionality and lasting and meaningful value for the stakeholders," Shuaib explains.

The focal point of the project is 'The Pearl', a performing arts theatre located at the heart of the campus in the centre of the main Arrivals Garden axis, with all project components surrounding its ovoid structure.

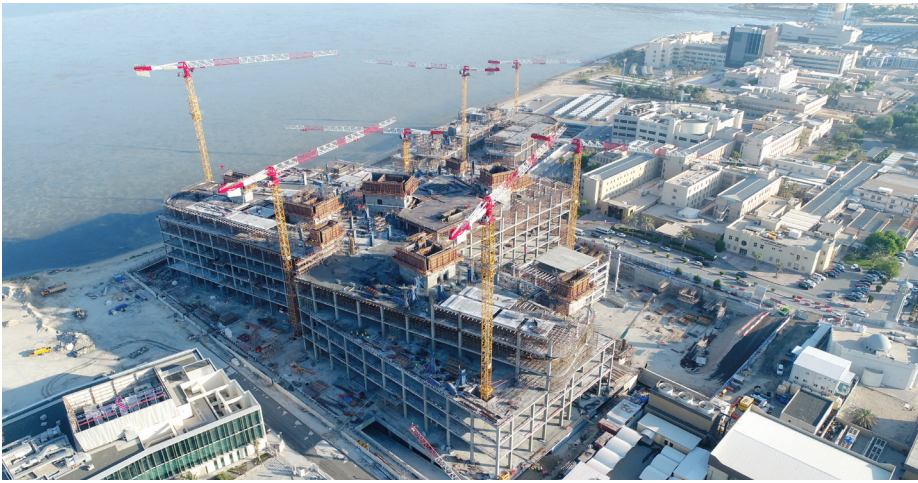
The design for The Pearl is unique as it is a symbolic building with a visually distinct architecture, he points out. Within The Pearl will be the convocation hall, covering an area of 31,390 sq m with a capacity to accommodate approximately 1,600 people, which will be fitted with state-of-art visual and acoustic installations.

The cultural centre will consist of four



The university city campus' New Administration Facilities ... 60 per cent complete.





**The New Maternity Hospital ... designed to offer 70 per cent of the in-patient rooms a view of the adjacent bay and coastline.**

halls: one serving as a museum of Kuwaiti history, another for public shows, and two others that will be used for conferences and scientific research presentations. The grand library will feature the latest technologies in the field of digital archiving and references, with innovative technical installations.

Even before its completion, the New Kuwait University Campus' Administration Facilities project has already won the American Institute of Architects (AIA) Middle East's Merit Award and has been shortlisted for two international awards – the World Architecture News Awards (WAN) and the World Architecture Festival (WAF), Shuaib points out.

### NEW MATERNITY HOSPITAL

In the healthcare sector, Pace is working with Kuwait's Ministry of Public Works on the New Maternity Hospital project, which will ultimately be handed over to the Ministry of Health. The new facility aspires to bring together all aspects of maternity care to a single complex, creating a specialised hospital.

Construction work is currently underway on the New Maternity Hospital, which covers an area of 59,781 sq m in Al Sabah Health Zone. With all excavation and foundation works completed, structural works are at almost 85 per cent complete.

The hospital's main building will consist of three large towers for in-patient beds – of which the highest will have 18 floors – situated atop a dense clinical podium, and adjacent to the out-patient clinical buildings, parking and a multi-level entry atrium. An Emergency Department, part

of the critical-care component of the facility, will tie to the wider emergency response network of the region. The annex building will host ambulatory services, administrative offices and an auditorium.

It will provide state-of-the-art facilities for the diagnosis and treatment of all obstetrics and gynaecology patients, as well as housing a fully-equipped neonatal unit. Upon completion, the hospital will accommodate 780 beds and 27 operating theatres to serve obstetric, gynaecological and IVF (in vitro fertilisation) needs. The scope of work for the project entails the design, construction, furnishing, medical equipment provision, and operational maintenance for this integrated and specialised medical facility.

Pace's services will also include the architectural design, construction supervision, infrastructure design and MEP (mechanical, electrical and plumbing) works. For this project, Pace will utilise the Revit Building Information Modelling (BIM) software in collaboration with its partners throughout the design and development phase.

Commenting on the location of the project, Shuaib says: "The spectacular site for this project on the coast of Kuwait Bay offers a particularly exciting location to develop an environment with strong connections to the sea. Upon the client's request, the project design offers 70 per cent of the in-patient rooms a view of the adjacent bay and coastline. Being located close to the bay area, the New Maternity Hospital will be equipped with a sea wall along the 320 m shoreline as part of its green design. There is also a landscaping plan for the external areas and rooftops."

In order to further enhance circulation and movement across the medical complex, Pace has designed three air-conditioned pedestrian bridges connecting the existing hospital to the new buildings. The hospital will be further integrated into the compounds of the Al Sabah Health Region in terms of coordination of infrastructure and the delivery of services and facilities.

A multi-storey car park with two basements, a ground floor, five podium levels, and shaded roof parking is being constructed to provide 1,300 parking places.

Pace has established itself as a regional leader in delivering world-class healthcare projects, having recently delivered one of the largest multi-award winning, globally-recognised healthcare projects in the world – the New Jabra Medical City.

### PACE

Pace's portfolio is far from limited to any specific industry or sector. The firm has been putting its expertise and innovation to good use to support development on the larger, national scale. Other notable projects currently being overseen by Pace in Kuwait include the New Palace of Justice, set to be the largest judicial building in the region; Assima Mall and Tower, a new regional destination for leisure and entertainment; The Kuwait Scientific Centre expansion, a cultural, scientific and touristic landmark; and finally the Sabah Al Salem Stadium, a venue destined to become a flagship in the national sporting culture.

So, what is a major point of pride for the firm? Shuaib says seeing Kuwait earn global recognition for some of the key development projects that have been delivered by Pace, the most recent being The International Road Federation (IRF)'s Global Road Achievement; the World Stadium Congress – Best Future Stadium award; the American Institute of Architecture; and multiple Meed Projects awards. A host of Pace projects in Kuwait have also been shortlisted at global architecture awards including the World Architecture Festival, Mipim Future Project Awards, Dezeen Awards and World Architecture News awards.

"We are proud to have always played an active role in Kuwait's development plans, as we have worked alongside our partners for more than 50 years now to push the boundaries when it comes to project design, innovation and delivery," concludes Shuaib. ■