



The Aga Khan Award for Architecture

32, chemin des Crêts, 1218 Grand-Saconnex, Geneva, Switzerland, Telephone (22) 98 90 70

1983 CLIENTS' RECORD

CONFIDENTIAL

I. IDENTIFICATION

A. Project Title QATAR UNIVERSITY (Previous The Gulf University in Qatar)

B. Postal Address THE UNIVERSITY OF QATAR,
P.O. Box 2713, Doha, State of Qatar.

II. PERSONS RESPONSIBLE

(Please give name and address for each. If more than one, please state precise roles and relationships.)

- A. Client/Owner
1. His Highness The Amir of The State of Qatar, KHALIFA BIN HAMAD AL-THANI, The Chairman of Qatar University
 2. Mr. Hisham Qaddumi-The Engineer/Director of the project Technical Office of H.H. The Amir of Qatar, P.O. Box 923, Doha
 3. The President, Dr. Mohamed Ibrahim Kazem and University Development Bureau, P.O. Box 2713, Doha
- Members UDB:
- B. Architect/Planner
- a. Dr. Abdulla Al-Kobaisi
 - b. Dr. Abdul Rahman Al-Ibrahim
 - c. Dr. Latifa Al-Houty
 - d. Dr. Abdel Aziz El-Bayoumi
 - e. Dr. Juhaina El-Easa

Since January 1973
Dr. Kamal El-Kafrawi
P.O. Box 9018, Doha, Qatar
France-Paris: 42/44 Rue de la Bruyere-Poissy 78300

C. Consultants (e.g. Economist, Sociologist, Demographer, Engineer)

1. Ove Arup & Partners, Consulting Engineers
13 Fitzroy Street, London since March 1975.
2. UNESCO - 7, Place de Fontenoy, 75700 Paris
Various Educational Planning missions Since 1973.
Furniture & Equipment Field Experts Since June 1980.
3. Turner International, Project Construction Managers,
405, Lex Ave N.Y. 10017 Since October 1981.

D. Contractor

1. Precast Concrete Factory-Dyckerhoff & Widmann
P.O. Box 400426, D 8000 Munich 40 Date 1976-1977.
2. Precast Concrete Production, Interbeton, P.O. Box 3809, Doha, Qatar Date January 1978.
3. Phase 1A Main Contract, Fujita Corporation, 4-6-15, Sendagaya, Shibuya-Ku, Tokyo, Japan.
4. Mechanical Installation - Reliant, P.O. Box 2089, Doha, Qatar.
5. Electrical Installation - Kemco, P.O. Box 2642, Doha, Qatar.
6. Finishing & Associated Works - Hyundai Construction Company, 178 Sejong-Ro, Chongro-Ku, Hyundai Building, Seoul, Korea.

E. Master Craftsman

(Please continue overleaf if necessary)

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III. USE

- A. Type(s) of Use Multi Disciplinary University, with Resident, Social and Sports Facilities
- B. User/Occupant From The State of Qatar and other Arab and Islamic countries.
1. Occupation
2. Income Level
- C. Specify any change(s) between planned and actual use.

IV. PROJECT HISTORY

- A. Programme Development
1. Date of Commencement January 1973
2. Date of Completion As planned for Phase 1A October 1983
- B. Design
1. Date of Commencement January 1974
2. Date of Completion (Phase 1A) 1978 - Ongoing on further phases
- C. Construction
1. Date of Commencement Phase 1A precast concrete prod. Jan. 1978, main contract award June 1979.
2. Date of Completion Contract completion October 1982 extension to October 1983.
- D. Date of Project Occupancy

V. PROJECT ECONOMICS

(For Costs, please give amounts and currencies. Specify their date(s) of validity)

- A. Total Initial Budget 1000m Q.R.
- B. Total Actual Costs Value of works to date QR435 (m)
- C. Analysis of Costs
1. Land
2. Materials Ratio approximation 70%
3. Labour 30%
4. Professional Fees
- D. Source(s) of Funds (indicate percentage)
1. Private Funded by The State of Qatar
2. Public
- a. Local
- b. National
- c. International

(Please continue overleaf if necessary)

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VI. PROJECT EVOLUTION

Describe the genesis of the project, through programme, design and construction to final and present occupancy.

See attached sheets

VII. PROJECT MAINTENANCE

Specify the provisions that were initially made and are now enforced for the present and future maintenance of the building. Indicate any significant change(s) that have occurred since the project was completed.

University Maintenance Department is under formation which will be fully operational in early 1983.

(Please continue overleaf if necessary)

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VI. PROJECT EVOLUTION

- 1973 - In January 1973 Dr. Kamal El-Kafrawi was commissioned by UNESCO to make a preliminary study and investigate the special needs of two Faculties of Education.

During the year the architectural brief was prepared with work in Qatar and Paris and the report submitted. Initial requirements were limited to higher teacher training colleges.

- 1974 - In March 1974 following the report Dr. Kafrawi arrived in Doha to undertake the project and was appointed as the architect by the Office of His Highness the Amir. A policy report prepared by the College of Education followed in May 1974 confirming need for a University accommodating 4650 students and several disciplines.

These developments resulted in a substantial impact on the Architect's brief, enlarging space requirements and increasing ancillary central functions. It was during this period that the architectural and planning concepts were formulated and approved by the clients which in essence have been maintained in the construction to date.

- 1975 - In August 1975 the first Master Plan and report were submitted to the Users and in October 1975 a special presentation was arranged for His Highness the Amir, who confirmed the project should proceed without delay. A budget of QR 741,000,000 was allocated for implementation of Phase 1.

- 1976 - The detailed design for Phase 1 (Gulf University) was developed in this year and included:

- Two colleges of Education (Male & Female)
- Colleges of Science and Civil Aviation
- Central Facilities of Audio Visual Centre, Library & Cultural Centre, Auditorium, Administration, Mosque, Central Services Unit and Refectories.
- Infrastructure of Roads, Carparks, Services and Landscaping. The construction programme envisaged site earthworks and basic services alongside the construction of a factory. (Started September 1976/September 1977). This would manufacture many of the building components required in advance and also provide a useful addition to Qatar's building industry infrastructure.

In May 1976 the site (of Markhiah) was changed about 4 kms away making the distance from Doha now 10 kms. Major implications on the project resulted both in planning and on contract re-negotiations. A new masterplan was presented by Dr. Kafrawi in October 1976 and this was accepted.

- 1977 - Initial site contracts were successfully completed by September 1977.

A constructed factory was ready to start production with stockpiles of building materials necessary with required services connections.

Road was constructed to the University Site with Labour Camp ready for the Main Contract. By December 1977 site earthworks were completed.

During this year however events occurred which again significantly affected the design work and further changes in policy and academic planning delayed the progress.

- 1978 In January 1978 a team from the University and UNESCO visited Doha and reviewed the academic requirements and concluded with a report recommending immediate action.

A programme for the Mechanics of Implementation was agreed with the client. In March 1978 the Consultants submitted revised

Brown Book (brief and area requirements)
Master Plan (Revision 6)
Budget Cost Estimate
Programme

New tender documents also prepared for production in Precast factory. In April 1978 these were also approved by the Technical Office of the Amir.

- 1979 During this year production continued in the pre-cast factory with the contract awarded to Interbeton Ltd (Netherlands).

Main contract was awarded to Fujita Corporation (Japan) in June 1979 with buildings in Phase 1A including:

Administration, C.S.U. Mens & Womens Colleges, AVA, Science and Engineering Colleges and Library and Exhibition.

- 1980 Work proceeded on site with a very slow mobilisation period and the contractor in general well behind in his construction programme. During this year the University Development Bureau was instituted and consisted of Heads of Faculties and Various Specialists.

- 1981 Having appointed a University User, the Client now instructed a further replan of both Phase 1A and 1B incorporating their recommendations.

Dr. Kafrawi moved to Doha in early 1981 and established a Design Office to supervise the replanning the construction of the project.

- 1982 The Replan work was successfully completed and contractor instructed by the client to proceed with the revisions. Programme completion date scheduled for October 1982 for Phase 1A is at present under consideration for an extension.

Tenders were received for Phase 1B and are at present being actively considered in context of minor User Body recommendations. Contract award is anticipated later in the year.

VIII. SIGNIFICANCE OF PROJECT

In what way is this project important?

Describe the aspect(s) of the project you feel represent a particular achievement, for example, the technical, economic, or social achievement, or its response to culture or climate, etc.

Please state the level to which you are satisfied with the project.

The importance of Qatar University in the overall development of the State of Qatar is as follows:

- 1.) Planning satisfies the functional aspects of a modern University in general creating unity of the University, whilst maintaining segregation of male and female students.
- 2.) Planning achieves a social and academic atmosphere of the University. The built form derives from the application of traditional principles of ventilation by 'Towers of Wind', and lighting from indirect sunlight. The courtyards are formed internally to improve the environment and reduce the number of windows exposed to direct sunlight. These covered courtyards help in integrating the formal and informal activities.

Conclusion:

The building of the University of Qatar represents a modern expression of the Islamic architecture, harmonising with the people of the State of Qatar; which we feel has been inspired by the architect.

We wish to take this opportunity to invite the Master Jury of the 1983 Aga Khan Award for Architecture to visit Qatar University at any time to suit their convenience, to see the buildings and discuss with the users the value and importance of this building to the State of Qatar.

(Please continue overleaf if necessary)

IX. DOCUMENTATION

(Please indicate that which you enclose with the Clients' Record)

The Aga Khan Award for Architecture requests from each architect the visual and technical information concerning their work. However, to complete the portfolio for each project, you may wish to enclose additional materials, such as drawings, textual descriptions, photographs, etc.

_____ Biographical Data

_____ Project Brief/Programme

_____ Other (Please specify: _____)

We have contacted the Architect and he will submit all visual and technical information.

Please note: The submission of this Form is a prerequisite to candidacy for the Award. All information contained in and submitted with the Form will be kept strictly confidential until the announcement of the Award recipients. Subsequently, such information may be made available by the Aga Khan Awards Foundation for scholarly purposes only. Nevertheless, persons wishing to publish, reproduce or reprint such information shall be required to secure prior permission in each instance.

Authorized Signature _____

Date 19th July, 1982.