



# Construction Development Company LLC



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# Introduction

Construction Development Company LLC is a world-class leader in construction, engineering, procurement, project development and management.

Founded in 1983 as a quite humble enterprise, CDC has become one of the largest and most successful firms in Qatar. Today, our company is a registered grade "A" construction and development company serving as a catalyst for Qatar's ever-growing development.

Over the years, we have created a wide range of facilities, from governmental institutions, hotels, offices, mixed-used developments, to some of Qatar's landmark developments.

Our diverse portfolio encompasses construction, civil engineering, oil and gas development, infrastructure development, RI and telecommunications, management consultancy, trading and energy services, transportation, communications, mining, and government services. We are proficient to address any core business stipulations in the fields of engineering, energy, construction, electro-mechanics, fabrication, procurement, project management, communication, counseling and studies.

CDC is recognized as a prompt and reliable deliverer of successful results amongst its many clients in Qatar and abroad. This reputation emanates from the scope and quality of our work as well as our innovative and versatile approach. Our profound knowledge and skills base along with our cutting-edge expertise in technology allows us to combine creativity, specialization and constant self-renewal with the reliability that makes us a partner of choice.

CDC has worked on more than # projects in # countries on # continents. Today, our # colleagues join with principals, contractors, suppliers, associates and clients in Europe, USA, Canada and Japan on a wide range of projects.

With an annual turnover of over 1.0 billion, its own fleet of plant and equipment as well as highly proficient and multinational staff, CDC is taking pride in its dedication to Total Quality Management and achievements and aims to continue enhancing its role and contribution on a national and global scale.

## Our values

- Deliver premium quality
- Create Value
- Act Entrepreneurial
- Act responsible and sustainable

## Our mission

- Increase our market share
- Better utilization of our resources
- Increase our customer's satisfaction level
- Ensure that 'safety first' approach is followed within our premises and activities
- Create environmental awareness within our employees and those working for CDC

## Our vision

To place Construction Development Company LLC as one of the leading companies in its field by increasing its market share and implementing and using effective method to create a safe and healthy working environment to its employees and which is environmentally friendly in all its activities

# Our Credentials

CDC is entirely dedicated to providing a reliant, trustworthy and high quality service. The high standard of our performance is rooted in four key capacities. First, our people are proficient, self-reliant and competent. This asset is supported by cutting-edge systems and processes within our company, with a main focus on health, safety and the environment. Lastly, we are regularly audited by external bodies to certify that all our procedures are completely compliant with legislation and external benchmarks.

**Staff competency:** Around #### people currently work in CDC, comprising the entire scope of personnel as well as the labor force. We believe that our employees are our most valuable asset, and their experience and proficiency are pivotal to the value of our work. CDC is committed to recruiting, maintaining and developing high caliber staff on all dimensions. We invest in training, development and competence; a long term venture that is given to our customers in terms of scope and quality of our work. Employees participate in regular training programs each year.

**Proficient, effective systems and processes:** We ensure that our employees have access to essential operational systems and processes. We use cutting edge computer-aided management systems to ensure efficient coordination within our company, deliver services in a waste free and timely manner and demonstrate performance in a way that is transparent and easily accessible. Our integrated management system is accessible online to all employees. CDC established a system to approve and monitor the performance of its suppliers through a preliminary suppliers' assessment questionnaire and a computerized supplier's evaluation system.

**Priority on Health, Safety and the Environment:** CDC upholds Health, Safety and Environment (HSE) in all its endeavors.

Responsibility for people, the planet and for future generations; it is a key part of our business strategy and essential for our long-term success. Our approach to sustainability is based on three main pillars: environment, people and communities, and economic success.

As part of World Green Building Council, CDC is a founding member of the Qatar Green Building Council (QGBC). Our prime goal is to promote environmentally sustainable policies for green building design and development practices in Qatar.

CDC publishes an all-encompassing environmental management plan for each project in order to reduce our environmental impact and demonstrate improvement year-on-year.

We are determined to provide a zero harm environment in all our work spaces. We prepare meticulous health and safety management plans for all projects and our work is regularly audited to guarantee 100% compliance. Our equipment is regularly inspected by a third party inspection agency to ensure safe conditions at all times.

Our approach is based on developing a culture of mindfulness in every employee in all aspects of their work. We carry out regular refresh and return training and seminars pertaining to health, safety and environment at all our sites for employees as well as subcontractors.

CDC ensures full regulatory compliance and cost containment to fulfill the company's obligation in protecting its employees against injury or impairment of health.

### External accreditation and awards

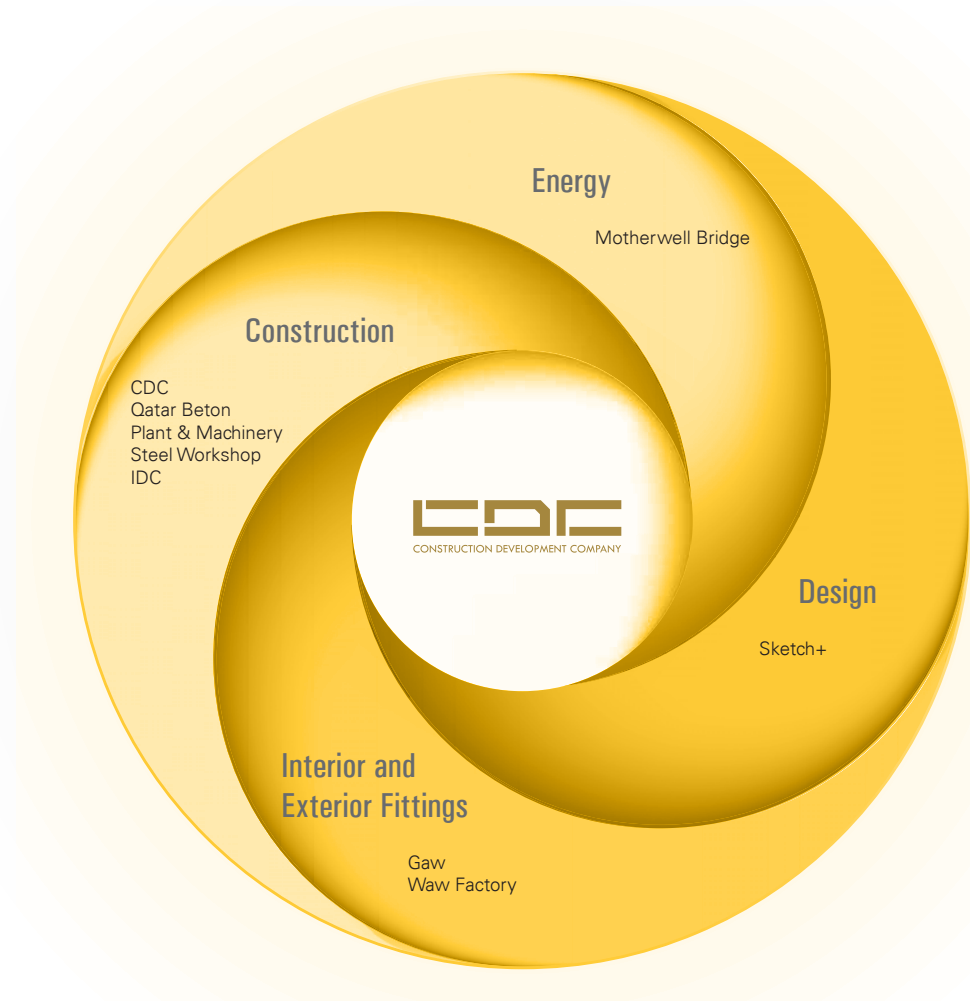
CDC is fully accredited to the Integrated Management System (IMS) of the following international standards: ISO 9001:2008 Quality Management System; ISO 14001:2004 Environmental Management System; OHSAS18001:2007 Occupational Health and Safety Management System.

CDC was the first company in Qatar to fulfill the high international standard of ISO 9001. Our target is clearly defined; to sustain competitiveness in the long term.

CDC is a founding member of the Qatar Green Building Council and is committed to promote sustainable building practices.

In 2010, CDC was awarded several Health and Safety awards for the New Doha International Airport Project.

# CDC Group



CDC Group consists of a wide range of companies, including specialists for different construction needs, interior and design as well as travel and hospitality to keep our processes and knowledge at the highest level during all project stages.

Our wide knowledge and skills base allows us to respond to the unique challenges of each project. Whatever a current project requires; CDC has the right partner at the right time.

A guiding principle of our partner program is a strong commitment to guarantee efficient communication and punctuality by collaborating as close and transparent possible within the network. Our carefully-chosen partners have been experts in their field for many years and provide services tailored to each of the client's requirements and needs.



# Our Services



Construction is our core competence. CDC provides full service capabilities for the turnkey development of industrial and commercial buildings including consulting, planning, permitting, design, engineering, procurement, construction, commissioning and facility management.

The CDC “Value Added Chain Principle” is the key factor for our lasting business success in the construction business. Our product and service portfolio covers every link in the project value chain; thus closely intertwining CDC’s four core modules - engineering, procurement, construction and development, operation - into a whole system approach to our diverse scope of projects.

By understanding your perspective on development and the precise nature of your operations, we tailor our services and resources accordingly. In such endeavor, services such as facility management, insurance and a business model design serve as optimal strategic complements to our construction and project activities through which clients, architects and engineers work in close cooperation from a project’s earliest stages.

## Engineering

CDC is highly specialized in the following project development areas:

- Civil engineering
- Construction
- Manufacturing
- Oil and gas
- Infrastructure
- Telecommunications

CDC owns and operates projects that are linked to its expertise in the manufacturing, engineering and construction industry, especially in the real estate, energy and construction related factories' sectors. We offer counseling and support for engineering services as well as joint international partnership to finance and implement major construction projects.

## Procurement

CDC's procurement staff operates via state-of-the-art procurement procedures providing the following:

- Worldwide sourcing of materials
- Economical materials
- Correct materials
- Appropriate time delivery of materials
- Right material on site
- Exact place of material delivery

## Construction and Development

CDC has emerged as a steadfast front-runner providing a wide range of construction services:

- Land development
- High-rise tower buildings comprising commercial and residential edifices
- Townhouses
- Luxury villas
- Airport buildings

By proactively anticipating, identifying and resolving potential project challenges, CDC generates

significant project savings for our clients.

Equipped with our own plant and machinery department, our construction execution resources facilitate effective mobilization of equipment and construction teams for all projects.

## Operation

CDC Operation services are provided by different departments and facilities.

## Management Consultancy Unit

CDC Management Consultancy Unit provides services to local companies in Qatar in the following fields:

### 1. Management Consultancy

- Systems studies
- Computer simulation
- Business process re-engineering
- Computer feasibility studies
- Software evaluation
- Design and implementation of system networks
- Security in computer systems

- Hardware selection
- Computer audit
- System integration

## **2. Material Management and Maintenance**

- Material cataloguing
- Material classification
- SPIR/RSPL review
- BOMs
- Asset register
- Hierarchy
- Maintenance strategies
- Maintenance/ shutdown procedures
- P&ID updating etc.

## **3. Manpower Management**

- Planners
- Procedure writers
- Mechanical technicians
- Electrical technicians
- Instrument technicians
- Material engineers
- Material cataloguers
- Process engineers
- Discipline engineers
- Software engineers

## **Trading Unit**

CDC Trading Unit brings considerable knowledge and experience in supplying a wide range of:

- Production consumables
- Industrial equipment
- Materials handling
- Instrumentation
- Telecommunication and environmental products to Qatar's ever-growing industrial sector
- Installation, commissioning and service support for the products and equipment supplied by various principals

## **Operation and Maintenance Unit**

CDC Operation and Maintenance Unit provides complete maintenance services for most of the luxurious towers and villa compounds in Qatar.



## Other CDC Divisions

### Energy

CDC Energy ranks among Qatar's leading contractors for process plants. As a full-service provider, we focus our engineering and consulting skills on design, construction and operation of oil, gas and industrial plants to provide complete end-to-end solutions.

Our strength lies in developing individual solutions that makes plants more efficient, economical and environmentally friendly.

Apart from the vast representation of international high-quality equipment and material suppliers for the oil and gas industry, CDC takes challenges in a diverse range of projects, from pressure vessels, storage tank fabrication, to the promotion of hydrocarbon and industrial projects.

Energy Units: Trading - Oil and gas - Industrial - Electromechanical - Management consultancy

### Trading

Our trading division supplies a wide array of industrial equipment, materials handling, instrumentation, IT solutions, environmental products and production consumables to Qatar's ever-growing industrial sector. We also provide installation, commissioning and service support including spare parts for the products and equipment supplied by our various principals.

Take a closer look at our highly professional product range:

- Control valves, industrial all, butterfly, check, gate, globe valves, PTFE/PFA lined ball, butterfly and plug valves, lined strainers, sight glasses, valve actuators, API 6D and API 6A large size trunnion mounted ball valves, safety relief valves, butterfly valves and lubricated plug valves
- Shell and tube heat exchangers, tube bundles, reactors, glycol exchangers, air coolers and economisers, boiler coils and panels, deaerator, feed water heater, pressure vessels, recuperators, surface condensers
- Pressure vessels, heat exchangers, piping systems, diffusers, autoclaves, mixers and shafts in titanium, zirconium and tantalum
- Filters, strainers, self cleaning filters, flame arrestors, sight glasses, steam traps
- Rotary piston, lateral channel and centrifugal blowers, screw compressors, turbo compressors
- Industrial pumps, all types of centrifugal pumps, sulphur sump pumps, slurry pumps, armoured pumps, api 610 pumps, multi-stage pumps, axial split casing pumps, vertical sulphuric acid pumps, axial flow pumps, liquid ring vacuum pumps, positive displacement pumps
- High pressure pumps, gas boosters, valve test benches, high pressure flushing rigs, needle valves, subsea control panels, emergency shutdown panels

- Towers trays, internals, packings, demisters for distillation columns, reactors and coalescers
- Industrial information systems, LIMS, PIMS, data logging system, flow computers, metering supervisory system, production allocation data management systems, plant operation information system
- Wellhead control panels, RTU's, water cut meters, multiphase metering systems, well optimization and network modelling
- Refractories, fire bricks, grinding media steel balls, cement mill liners
- Design and engineering of workshops, supply of workshop machinery, tools, welding machines and accessories
- High performance docking solutions, pleasure craft harbour system, gangway system, floating passenger terminal, floating breakwater
- Hoses marine (floating and submarine), dredging, oil suction and discharge and petrochemical hoses
- Jackup drilling rigs
- Turbine meters, orifice meters, oval wheel meters, density and concentration meters, dosing modular systems, loading systems, pipeline measuring systems, proving and calibration systems, gas metering systems, vapour recovery systems
- Inert gas generators, waste incinerators, hydrogen steam generators, vaporisers for cryogenic liquids, mobile liquid nitrogen skids, oil clarifiers, drilling mud decanters, fuel oil separators, stop oil centrifuges, oily waste water separation system
- Industrial boilers
- Spherical ceramic and alumina balls
- High pressure tubing and fittings, manifolds etc.
- Separation system
- Specialized butt welding pipe fittings both seamless and welded made from carbon steel, alloy steel and stainless steel materials; follows ASTM / ASME, IBR and NACE national and international standards
- Steam traps and trap testing equipment, non-return valves /check valve, steam boiler equipment





# Major Projects

# Porto Arabia - Parcel 01

Location: West Bay, Doha • Value: QR. 335,000,000 • Completed in: September 2009

Client: Al Fardan Real Estate Co. • Consultant: KEO International Consultants





Located at the breathtaking Pearl Qatar, the project included the construction and maintenance of a residential tower and townhouses.

With a height of 101.20 m, the tower entails 4 podiums, a mezzanine, an amenity and 20 apartment floors. The 158 apartment units and 4 penthouses are divided as the following: 28 units; 1 bed room; 56 units; 2 bed rooms; 56 units; 3 bed rooms; 14 units; 4 bed rooms. All 4 penthouses include 5 bed rooms.

The 20 townhouses consist of the following four level units: 3 units with 1 bed room; 11 units with 2 bed rooms; 4 units with 3 bed rooms; and 2 units with 4 bed rooms. While the 469 car park spaces are located at the podium and mezzanine floors, the swimming pool and the gymnasium are both situated on the amenity floor

Services provided:

Approximately 5 spaces below e.g.:

Construction

Maintenance

Engineering



# Portfolio

**Offsite Warehouse & Distribution Center** | Industrial Area | Qatar Foundation | 2013 • **Villa at BVS 59 to 68 in Pearl Qatar for Mr. Hussein Alfardan** | West Bay | Perlier Investment Co. Ltd. | 2013 | • **Marsa Malaz Hotel at pearl Qatar** | West Bay | Alfardan Properties Co. S.O.C | 2014 • **Residential Villas at Plots 22-25 at Pearl Qatar for Mr. Omar Alfardan** | Pearl Qatar | Alfardan Properties Co. S.O.C | 2015 • **Al Fardan Centre** | Doha | Al Fardan Real Estate | 1994 • **Al Bustan Complex** | Doha | Al Fardan Real Estate | 1995 • **Jasmine Complex** | Doha | Al Fardan Real Estate | 1996 • **QIMCO Headquarters Building** | Doha | QIMCO | 1997 • **Camp Building Works** | Ras Laffan | JGKC/MWK JV | 1996 • **Al Wajbah Palace** | Al Wajbah | HE Sheikh Hamad Bin Jassim Bin Jaber Al Thani | 1998 • **BMW Showroom & Office Building** | Doha | Al Fardan Automobiles | 1996 • **Al Sadd Commercial Complex** | Doha | HE Sheikh Hamad Bin Jassim Bin Jaber Al Thani | 1998 • **BMW Workshop & Garage** | Industrial Area | Al Fardan Automobiles | 1997 • **Administration Building & Complex** | Ras Laffan | RasGas | 1999 • **New Doha International Airport-Package B** | Doha | Ministry of Municipal Affairs & Agriculture | 1999 • **New Doha International Airport-Package F** | Doha | Qatar Jet Fuel Company | 1999 • **West Bay Complex-Package '1A' site Grading, Dredging & Construction of Breakwater** | West Bay | HE Sheikh Hamad Bin Jassim Bin Jaber Al Thani | 1999 • **Al Fardan Plaza** | Doha | Al Fardan Real Estate | 1999 • **20-Storey Office Building** | West Bay | Ministry of Interior | 2000 • **Doha Marriott Gulf Hotel-Refurbishment Works of Tower Block (1st-11th Floors)** | Doha | Qatar National Hotels Co. | 2000 • **West Bay Lagoon-Package 'H1/H2'** | West Bay | Ministry of Municipal Affairs & Agriculture | 2003 • **18 Villa Residential Compound** | West Bay | Al Fardan Real Estate |

2002 • **Doha Marriott Gulf Hotel- Renovation of Main Kitchen**, Staff Kitchen & Bakery | Doha | Qatar National Hotels Co. | 2002 • **West Bay Complex** | West Bay | HE Sheikh Hamad Bin Jassim Bin Jaber AlThani | 2005 • **Site Preparation Phase I-Infrastructure Site Development for Education City** | Doha | Qatar Foundation | 2003 • **Residential Development (23 Villas)** | West Bay | Construction Development Company LLC | 2004 • **Alfardan Garden II (142 Villas)** | Abu Sedra | Danat Qatar | 2005 • **Al Fardan Towers | West Bay** | Al Fardan Real Estate | 2007 • **Commercial Bank Plaza** | West Bay | The Commercial Bank of Qatar | 2007 • **Barjeel Residential Tower (Package1)** | West Bay | Al Fardan Real Estate | 2006 • **Alfardan Garden III (51 Villas)** | Abu Hammour | Danat Qatar | 2006 • **St. Regis Hotel & Residential Towers (Package1)** | West Bay | Resorts Development Co. WLL | 2007 • **Al Qassar Tower** | West Bay | Alfardan Properties Co. S.O.C | 2008 • **Bice Restaurant at Parcel 01** | West Bay | Alfardan Hospitality Co. | 2008 • **Fit Out Works & FF&E for 4-Bedroom Luxury Apartment** | West Bay | Alfradan Properties Co. S.O.C. | 2008 • **Porto Arabia-Parcel 01** | West Bay | Alfardan Properties Co. S.O.C | 2009 • **Porto Arabia-Parcel 02A** | West Bay | Alfardan Properties Co. S.O.C | 2010 • **Kempinski Residences & Suites** | West Bay | Alfardan Properties Co. S.O.C | 2010 • **Private Majlis at West Bay** | West Bay | Alfradan Properties Co. S.O.C. | 2010 • **Alfardan Jewellery Shop** | West Bay | Alfardan Jewellery | 2010 • **Chilled Water System** | West Bay | Qatar Cool | 2010 • **Maze Restaurant by Gordon Ramsay** | West Bay | Consult Overseas Ltd. | 2010 • **Tower 31** | West Bay | Construction Development Company LLC | 2010 • **ST. Regis Hotel & Residential Towers** | West Bay | Resorts Development Co. WLL | 2012 • **NDIA-Emiri Terminal, Parking Structure & Mosque** | Doha | New Doha International Airport Steering Committee | 2012



# Fact File

100%

of our projects have been finalized on time and under budget

65%

of our subcontractors situated within 40 miles of a project

70%

of our work is accomplished with our CDC partner program

\$2.25 bn

projects accomplished for Qatar's economic and industrial advancement

90%

client satisfaction in 2012

100%

of our customers request our services again

# Locations

**Construction Development Company LLC**

25th, 26th& 27th Floors

Al Fardan Towers, Office Building

West Bay

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