



قطر تستحق الأفضل
Qatar Deserves The Best

Competition Document for

Vision Competition for West Bay North Beach Development

Authority:

Public Works Authority,

P.O. Box 22188-Doha

State of Qatar

April 2018

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Section A

Instructions to Participants

PREFACE

The documents comprising this design competition constitute the Documents for **Competition Document for**

VISION COMPETITION FOR WEST BAY NORTH BEACH DEVELOPMENT

are exclusive to the Project and no other document, with the exception of Circulars issued during the Competition period in relation to the Project, shall be considered as forming part of the Competition Documents for the purposes of Competition for the Project.

Competition Details

For the purposes of Competition for the Project the following information is provided:

1. Competition Administrator:

The Manager of Contracts Department,

Public Works Authority, Doha, Qatar.

All correspondence shall be via the Competition Administrator by email : contracts@ashghal.gov.qa.

2. Authority's Tenders Committee:

The Competition process shall be completed under the auspices of the

Small Tender Committee

and the Competition shall be addressed to the Chairman of the said Committee.

3. The Competition Closing Date shall be as indicated in the Announcement.
4. The last day of requesting clarification will be 7 days prior to the Closing Date (Completion Clarification Closing Date).

The Submission

The response to the Competition shall be submitted in one (1) sealed envelope in full compliance with Section A [*Instruction to Participants*].

All pages of all documents forming the Submission, except the visual softcopy presentation shall be:

Initialed and Stamped where indicated on the document, or in the bottom right hand corner if not indicated, using the Participant's official company stamp(s). Where there is one or more Joint Venture members duly authorized to represent and bind the Participant, all principals should apply their official company stamp.

1. GENERAL PROVISIONS

1.1 Introduction

1.1.1 The primary role of the Authority is to oversee the implementation of all infrastructure and public amenity related projects in the State of Qatar. The Authority's mission is to provide and maintain state-of-the-art infrastructure that fully meets national, economic and social development plans by adopting best international practice.

These Instructions To Participants relate to an Announcement for the Competition as outlined in Section A [*Instruction to Participants*] and detailed in Section C [*The Competition Brief*].

1.1.2 It is the intention of the Authority to award a Prize to the successful Participant for the submitted Submission. If applicable, it is at the Authority's sole discretion to award more than one Prize to Participants.

1.1.3 These Instructions To Participants are provided for information and guidance only for the purposes of preparing and submitting Submission.

1.1.4 Information supplied within the Competition Documents is supplied for general guidance in the preparation and submission of Submission.

1.2 Competition Documents

1.2.1 The suite of documents provided for purposes of Competition (hereinafter called the "Competition Documents") comprise:

Section A: Instruction to Participants;

Section B: Form of Participation ;

Section C: The Competition Brief;

Section D: Annexures .

1.3 Language of the Competition

1.3.1 The language of the Competition, all associated correspondence and documents shall be in English.

Where any part of the Competition Documents are written in both the Arabic and English languages, in the event that there is any conflict or inconsistency between the Arabic and English language text of the Competition Document, the Arabic language text shall prevail and take precedence to the extent of the conflict or inconsistency.

1.3.2 Supporting documents and printed literature provided with the Submission may be in another language, provided they are accompanied with a certified translation as follows:

- Arabic language translation when the language of the Competition is Arabic; or
- English language translation when the language of the Competition is English.

1.4 Confidentiality

1.4.1 No information relating to determination of responsiveness, evaluation and comparison of Submissions, or recommendations concerning Award shall be disclosed until Award, and even then such release shall be solely at the Authority's discretion.

1.4.2 Any attempt by a Participant to obtain confidential information, enter into agreements with competitors or influence the Competition Administrator or Tenders Committee at any point in time prior to Award may lead to disqualification of the Participant.

1.5 Eligibility

1.5.1 Participation in the Competition process is open to entities interested in accordance with the Announcement.

1.6 Power to Bind

1.6.1 The Accompanying Letter and such pages of the Submission shall be signed and dated by a representative of the Participant with sufficient Power of Attorney, evidence of which shall be provided as an attachment to the Submission.

1.6.2 Should the representative of the successful Participant executing the awarded Prize be a different representative from that representative executing the Accompanying Letter and Submission, then evidence of Power of Attorney for such representative shall be provided by the Participant during the Due Diligence Review stage.

1.6.3 The Power of Attorney shall be evidenced by one of the following Power of Attorney pathways:

A. where the Participant holds a Commercial License Certificate in the State of Qatar:

- a copy of the executor's passport face-page or Qatar ID Card confirming the identity of the executor;

or

B. where the Participant holds a Commercial License Certificate in the State of Qatar but the representative is not listed on the Commercial License Certificate:

- Power of Attorney document empowering the executor(s) to bind the Participant, duly notarised by the Ministry of Justice; and
- a copy of the executor's passport face-page or Qatar ID Card confirming the identity of the executor;

or

C. where the Participant does not hold a Commercial License Certificate in the State of Qatar:

- Power of Attorney document empowering the executor(s) to bind the Participant, duly notarised by a Notary Public in the Participant's country of registration and attested by the Qatari Embassy in the Participant's country of registration;
- the attested documents shall be affirmed by the Ministry of Foreign Affairs in the State of Qatar;
- a copy of the executor's passport face-page confirming the identity of the executor.

1.7 Competition Administration

1.7.1 For the purposes of administering the Competition process the Authority shall nominate a Competition Administrator. The Competition Administrator shall be the Authority's single point of contact in all matters.

The Competition Administrator and the related contact address is identified in Section A [*Preface*].

All correspondence between the Participant and the Authority shall be carried out through the Competition Administrator.

1.7.2 Participant's Point of Contact

Participants shall nominate a primary and secondary point of contact within their organisation for all Competition correspondence and provide their names and contact details on the Accompanying Letter.

1.8 Competition Intellectual Property Rights

1.8.1 The Authority will retain the Intellectual Property Rights of the successful Vision received in relation to these Instructions To Participants. The Intellectual Property Rights for unsuccessful participants shall remain with the Participants in accordance with the Section B.

1.9 Cancellation of the Competition Process

1.9.1 The Authority may, at its sole discretion, elect to cancel the Competition process at any time and shall not be bound to provide any reasons for such cancellation nor shall it be liable for any losses or damages whatsoever in any way connected with the cancellation of the Competition.

2. SUBMISSION PREPARATION

2.1 Competition Conditions

2.1.1 The Participant Submission shall be in accordance with the requirements contained within Section C [*The Competition Brief*] of the Competition Documents.

2.2 Instructions To Participants

2.2.1 This document, Section A constitutes the “Instructions To Participants”.

2.2.2 The Authority shall not be bound to provide any reasons for the disqualification of the Participant from the Competition process or of any submitted Competition.

2.3 Responsibility for Cost of Preparation

2.3.1 The Participant is solely responsible for all costs and expenses incurred in connection with the preparation and delivery of the Submission and all associated activities..

2.4 Completion of Competition Documents

2.4.1 Participants are required to complete and provide all information required by the Authority in accordance with the Instructions To Participants.

All deliverables shall be prepared in the following format:

- A. all documents shall be presented as either A3 or A4;
- B. proprietary and pre-printed documentation is exempted from the A3, A4 requirement.
- C. narratives using Microsoft Word™ shall be:
 - 11pt Arial font;
 - Line spacing ‘At least’ at 12pt;
 - Spacing ‘before’ at 0 ‘after’ 6pt;
 - ‘Don’t add space between paragraphs of the same style’ – un-checked;
- D. Spreadsheets and financial data shall be prepared using Microsoft Excel™ 11pt Ariel font;
- E. Should the Participants require to submit requests for clarification to aid in the interpretation of the Competition Documents, such requests shall be submitted in un-protected Microsoft Word™ format.
- F. Electronic submissions shall be un-protected .pdf, Microsoft Word™, Excel™, or other compatible software files;

Finished documents may be presented in un-protected Adobe pdf format.

2.5 Interpretation of the Documents

2.5.1 If the Participant has any doubts as to the interpretation of any part of the Competition Documents, then the Participant shall report the same to the Competition Administrator.

2.5.2 The Authority's reply shall be given in the form of a Competition Circular distributed to all Participants.

2.6 Sufficiency of the Submission

2.6.1 The Participant shall be responsible for ensuring the completeness and sufficiency of the Competition. No amendment to a Competition shall be allowed after the Competition Closing Date.

2.6.2 The Participant alone is responsible for obtaining and interpreting the information it may consider necessary in order to make decisions regarding the content of the Vision.

2.7 Site Visits

2.7.1 It is a necessary preliminary that the Participant fully acquaint itself with all aspects of the Competition Brief. Due to the nature of the areas, the Competition Brief involved and the particular considerations of each Participant, any such site visits shall be carried out independently to identify constraints and conditions which may impact the Submission. Such visits shall be undertaken at Participant's own cost.

2.7.2 Where the prospective site encroaches on an enclosed area necessitating permission to enter, the Authority shall define a time schedule and procedure for any Participant wishing to visit and conduct a physical inspection of the site(s).

2.7.3 Details of any required site access to any restricted areas will be made available upon direct request to the Authority.

2.8 Mid-Competition Conference

2.8.1 The Authority may hold a mid-competition conference for all Participants at the Public Works Authority's Doha Office on a date separately advised.

2.8.2 Attendance shall be restricted to three senior personnel from each Participant. Details of those attending must be provided to the Competition Administrator no later than seven (7) Days prior to the mid-competition conference date.

2.8.3 Replies to clarification requests at the mid-competition conference shall be provisional only. An official reply to all clarification requests shall be provided in subsequent Competition Circulars.

2.9 Right to Changes

2.9.1 At any time prior to the Competition Clarifications Closing Date the Authority may amend or modify the Competition Documents in any respect through Competition Circulars issuing written addenda to the Competition Documents.

2.9.2 Each Competition Circular issued by the Authority shall constitute part of the Competition Documents.

2.10 Communications and Requests for Information

2.10.1 The Participant may make requests for clarifications or further information regarding the Announcement via e-mail to the Competition Administrator at any point in time prior to the Competition Clarifications Closing Date. The Participant shall submit such queries in Microsoft Word™ format appended to a Company headed cover letter on the Participant's Company letterhead. All responses shall be issued by the Competition Administrator via Competition Circulars.

2.10.2 The Participant shall only accept and act upon responses to clarifications issued by the Competition Administrator.

2.10.3 The Authority's reply will be given in the form of a Competition Circular which shall be published on the Authority's website. The Participant shall be responsible to visit the Authority's website regularly during the Competition period to obtain all the communications issued to Participants including Competition Circulars.

2.10.4 All Competition Circulars shall also be acknowledged in Section B [*Form of Participation*] of the Competition Documents as part of the Submission.

3. COMPETITION SUBMISSION

3.1 Requirements

3.1.1 Submissions shall be in accordance with these Instructions To Participants. Any submitted Competitions which are not compliant with these Instructions To Participants may be disqualified by the Tenders Committee, whose decision in the matter shall be final.

3.1.2 The Submissions shall:

- A. be completed in full;
- B. be submitted as follows:
 - (i) two (2) digital copies provided on two (2) Digital Versatile Disks (DVD) each for Section C [*The Competition Brief*] and shall be provided separately. The digital copies of the Deliverables shall contain separate files (folders) for the PDF and native files that constitute each of the Appendixes.

3.2 Competition Submission Signing

The Accompanying Letter shall be stamped (official Company stamp) and signed by the principal(s) duly authorised to represent and bind the Participant.

3.3 Submission Documents

3.3.1 The basis of Competition selection and Award and the associated documents shall be as described in these Instructions To Participants and Section B.

3.4 Competition Document Control

3.4.1 All pages of the Submissions shall have a unique running number in the order of documents.

3.4.2 All pages of the Submissions (except visual presentation) shall be initialled by the Participant's authorised representative (where indicated) and stamped with the Participant's official company stamp in the bottom right hand corner.

3.5 Submission Delivery

3.5.1 The completed Submission shall be delivered to the Authority, as identified in Section A [*Instruction to Participants*] not later than the time and date specified in the announcement, any submission delivered after the notified time and date may, at the Authority's sole discretion, be disqualified.

3.5.2 Submission must be delivered to the specified address either:

- A. by registered delivery; or
- B. by hand in return for a signed and dated receipt.
- C. Overseas participants may choose to deliver the submission by mean of registered postal and must be

delivered to the Authority prior to the Closing Date and time.

Submissions by any other means will not be considered.

- 3.5.3 The Authority shall not issue a notice of acceptance of delivery for Submissions delivered, however the Authority shall issue a delivery receipt upon delivery if so requested.

3.6 Withdrawal and Resubmission

- 3.6.1 The Participant shall be entitled to withdraw and re-submit a Vision at any time prior to the Competition Closing Date by giving notice to the Competition Administrator.

4. SUBMISSION OPENING

4.1 Submission Opening

- 4.1.1 Submission opening shall be carried out by the Tenders Committee after the Competition Closing Date or any such amended date and time as formally notified by the Authority.

4.2 Submission Validity Period

- 4.2.1 The Submissions shall remain valid for a period of One Hundred and Twenty (120) Days from the Competition Closing Date and may be selected by the Authority at any time before the expiration of that period.

5. EVALUATION

5.1 Submission Evaluation Process and Criteria

- 5.1.1 The Submission evaluation process shall be as described in the Section C - the Competition Brief.
- 5.1.2 The Submission shall be evaluated using the criteria and methodologies as follows:

- a. Overall quality of the design approach and the proposals ability to fulfil the project aspirations
- b. Response to the Competition Brief
- c. Inventiveness and imagination
- d. Clarity of the presentation and communication of ideas to explain the ethos behind the proposals
- e. Design interpretation
- f. Viability, commerciality of the submission
- g. Creativity and innovation

All information and data must be presented in the format, and under the specific headings, dictated in the Competition Documents. Evaluation shall be based solely on the information supplied in the Submission.

5.2 Technical Presentations

- 5.2.1 As part of the evaluation process the Competition Administrator may invite the Participant to provide a presentation:
- A. on the Submission; and / or
 - B. to respond to queries raised by the evaluation panel in relation to technical aspects of the proposed Vision.
- 5.2.2 The Participant shall be notified of the date, time and location of the technical presentation.

6. AWARD

6.1 Award Prize

6.1.1 Following the evaluation of the submissions, the Participant of the selected submission will be awarded a prize of an amount in cash of Qatari Riyals: Three Hundred Thousands (QAR300,000.00) or equivalent currencies at the date of the award. The prize will be awarded to one only successful participant.

6.2 Notification of Award

6.2.1 Upon completion of the evaluation process and submission of the Competition evaluation panel's recommendations, the Authority will notify the successful Participant.

6.2.2 The Notice of Award shall be deemed as an 'intention to create legal relations' between the Authority and the successful Participant which shall subsist until the Agreement is prepared and signed.

Unsuccessful Participants shall be formally notified by means of a letter advising that their Submissions were unsuccessful.

Section B

Form of Participation

FORM OF PARTICIPATION

(To be Printed on the Participant’s Letter headed)

Date:

The Chairman
Small Tenders Committee (STC)
Public Works Authority
P.O. Box 22188
Doha, Qatar

COMPETITION TITLE: VISION COMPETITION FOR WEST BAY NORTH BEACH DEVELOPMENT

Having examined the Instructions to Participants, the Competition Brief and the Annexures, all defined herein as the “Competition Document”, we submit our proposal as set forth in the Competition Document without any condition or change and in the manner detailed out in the documents appended to this form or such other as may be ascertained in accordance with the Competition Document.

We acknowledge that all information required in the Competition Document have been duly completed and form part of our submission.

We acknowledge receipt of the following circulars from the Public Works Authority and confirmed we have taken into account in our submission;

1.< insert >.....
2.< insert >.....

We agree to abide by our submission for a period of One Hundred and Twenty (120) Days from the Competition Closing Date as officially set by the Public Works Authority and it shall remain binding upon us until accepted before the expiration of validity.

We confirm that if our submission is selected and we are awarded with the Prize of Qatari Riyal Three Hundred Thousand (QAR.300,000/-), the Intellectual Property Rights of the submission shall be unconditionally and irrevocably granted to the Public Works Authority. We understand that if we are unsuccessful, the Intellectual Property Rights shall remain with us.

Signature:<insert>.....

Name (Block capitals)::< insert>.....

In the capacity of (Block capitals):< insert>.....

Duly authorised to sign for and behalf of:
[Name of Contractor (Block capitals)] as per Commercial Registration): <insert >.....

Address: <insert>..
.....

.....

Telephone Number:< insert>

Fax Number :< insert >.....

Email address: <insert>

Commercial Registration
Number: <insert >.....
(Valid and issued by the
Ministry of Economy and
Commerce & Expiry Date)

Managing Director: <insert >.....

Witness Name & Signature :< insert>

Witness’s Occupation:< insert >.....

Witness’s Address: <insert >.....

.....

.....

(Participant require to attached copies of the Commercial
Registration/License)

Enclosures:

The Submission:

1. Accompanying Letter (original hardcopy); and
(comprising 2XDVD each containing the following:)
2. Accompanying Letter (original scan softcopy)
3. Form of Participation
4. Commercial Registration/ License

Deliverables:

5. Vision 1
 - a. 3D Flythrough
 - b. CGI Masterplan
 - c. Estimate
 - d. Programme
 - e. Narratives
6. Vision 2
 - f. 3D Flythrough
 - g. CGI Masterplan
 - h. Estimate
 - i. Programme
 - j. Narratives

**DRAFT CERTIFICATE OF AWARD
PUBLIC WORKS AUTHORITY
PRIZE AWARD**

The President of the Public Works Authority highest honour for the design excellence to recognize outstanding design Masterplan

Awarded a Prize of Qatari Riyals: Three Hundred Thousand (QAR.300,000/-)

on this day<insert>.....

to M/S<insert>.....

Being the winner for

VISION COMPETITION FOR WEST BAY NORTH BEACH DEVELOPMENT

.....

President of Public Works Authority

.....

Director of Infrastructure Affairs

SECTION C

The Competition Brief

Contents

1. Introduction

2. Brief

3. Project Objectives

4. Site Restrictions

5. Submission Requirements

1. Introduction

PWA seeks to develop West Bay North Beach area within Doha City (as indicated in Section C-Annexure A), to create a major viable, connected, sustainable and attractive destination of choice that can complement the existing recreational, leisure and hospitality offering within the City and wider Doha Municipality.

As a prime waterfront location, the site holds considerable potential to add significantly to the City experience whilst enhancing and protecting the existing real estate value of West Bay. The development shall therefore be developed to meet the needs of a wide range of potential users including residents and visitors alike.

2. Brief

The Participant is to develop two (2) Visions for the waterfront (including key connections

through West Bay North from City Centre Mall, the existing hotels/residences, Metro and Corniche).

The Visioning Masterplans shall demonstrate how the development of the waterfront can complement West Bay in supporting its role as a premier business and residential address. Therefore, solutions to address existing connectivity challenges shall be considered with opportunities for integrated multi-modal transportation approaches including pedestrian, cycle, bus and taxi explored to provide a viable, accessible and convenient alternative to movement and encourage a reduction in the current reliance on private vehicle as the primary mode of transport.

North Shore Corniche Road is currently a car dominated traffic gyratory that currently creates a visual and physical barrier to the connection between the waterfront and West Bay North. The

Visioning Masterplans shall seek to resolve this current barrier to develop a pleasant waterfront boulevard where the needs of pedestrian and cyclist are addressed that provides the required connection between West Bay North and the waterfront. This approach shall also act as a catalyst to stimulate ground floor activation of adjacent tower blocks further assisting the connection of West Bay North to the waterfront.

3. Project Objectives

The key of objectives of the Visioning Masterplan are to:

- i. Create a distinctive and activated waterfront that creates a new destination offering that is family orientated providing appropriate attractions and facilities for residents and visitors alike.**
- ii. Connect West Bay North and the Corniche to the waterfront.**

- iii. Develop a network of well-connected, activated multi-use public spaces that fit with and complement West Bay North community and the City.**
- iv. Complement but not compete with existing leisure, recreation and hospitality offerings within the City.**
- v. Identify new uses for existing embassies that complement the waterfront and West Bay.**
- vi. Create a social, environmental and economically sustainable waterfront.**
- vii. Provide a stimulus and opportunities for private sector involvement.**
- viii. Manage parking demand by promoting accessibility and connectivity supported by public transit.**

- ix. **Develop creative and innovative solutions that are achievable and deliverable**

The Participant is encouraged to be creative and innovative in their approach, however proposals must be pragmatic and grounded with regard a desire to achieve delivery and operation prior to 2022. Should the participant propose ideas that exceed this target date, these ideas/ elements/ components shall be clearly noted and supported by an accompanying phasing strategy outlining the delivery date.

The proposed Visioning Masterplans, shall be guided by the component mix listed below. However, the Participant is at liberty to vary the component mix should they consider and propose, in their opinion, more viable, interesting or innovative alternatives, therefore the following shall be considered only as a guide.

Vision No. 1

A Vision based around a high quality ‘urban beach park’, activated through offering leisure and recreational amenities and activities that combined promote the development of a recognizable and distinctive waterfront characterized through a combination of public, semi-private and private beaches. In this option the existing embassies are to be removed. This option could include, but not limited to the following:

- i. **Beach/ Beaches (the participant shall consider both the cultural and social implications and propose management strategies where considered appropriate).**
- ii. **Urban Waterfront Park activated by programmed open space to cater for a wide variety of users of all ages cultures and needs, with specific consideration given to the appreciation and integration of cultural sensitivities and requirements.**
- iii. **Promenade**

-
- iv. Public Toilets/ shower and changing facilities**
 - v. Sports and exercise facilities including tennis, volleyball, basketball, 5 aside football, lap pools –(reference-Iceberg Club, Bondi, Australia)**
 - vi. Café clusters/ kiosks**
 - vii. Life guard stations**
 - viii. Bike hire stations**
 - ix. Multi-modal transport nodes including cycle, bus, taxi, water taxi**
 - x. Piers**
 - xi. Flexible event spaces**
 - xii. Family zone including children’s beach with sea pools, play areas, changing facilities, public toilets**
 - xiii. Cycle route(s) along the waterfront and connecting to and through West Bay North and to the Corniche**
 - xiv. Beach sports**
 - xv. Non-motorized watersports**
 - xvi. Car parking facilities- Consideration must be given to ensuring that the trip generation created by the development can be accommodated through the provision of parking and/ or in combination with the provision and promotion of viable public transportation alternatives.**
 - xvii. Public realm improvements to West Bay North to significantly improve the connectivity between the assets and destination of West Bay and those proposed for the waterfront.**
 - xviii. Demolition of existing embassies.**

Vision No. 2

As Vision No.1, but including for the reuse and adaptation of the existing embassy buildings.

Building functions and uses could include;

- i. Restaurants**
- ii. Cafes**
- iii. Art galleries**
- iv. Cultural center**
- v. Boutique hotels**
- vi. Sports club**
- vii. Social club**
- viii. Limited retail**

The retained embassies shall be adapted to create a coherent and connected built form within the overall waterfront masterplan, including;

- i. Ease of pedestrian movement between and through buildings and to the wider waterfront masterplan and West Bay**

- ii. Development of varying scales of connected and activated courtyards, terraces and garden spaces. Depending on the building use these spaces maybe private, semi-private or public.**
- iii. Provision of waterfront access- given the proximity of some embassy buildings to the water, consideration should be given as to means to achieving continuous waterfront access and wider pedestrian connectivity and permeability within the overall proposed waterfront masterplan.**
- iv. Provision of a high quality public realm that can assist in creating a cohesive overall masterplan. The public realm in combination with the built form should create an overall recognizable identity and character whilst enabling the unique architectural languages of the embassy buildings to be expressed and celebrated.**
- v. Sustainable and ‘green building’ practices to be promoted to address issues of thermal comfort.**

- vi. **Consideration of operational aspects of the proposed masterplan and its components including but not limited to servicing and deliveries with regard the proposed building functions.**

4. Site Restrictions

The Participants shall fully appreciate and understand that the site is a heavily restricted area and as such it very important for the Participant to abide by the stringent enforcement requirements current in place and operating. It is therefore expected that the Participant’s local knowledge and desk based assessment will be used as the primary means of developing their Visioning Masterplan options.

A high resolution aerial image is provided in Section C - Annexure B to assist the participant in their appreciation and understanding of the site.

The Participant is therefore entirely and completely responsible for their compliance with the enforcement and requirements in operation in the vicinity of the site.

In addition to the above the Participants attention is drawn to the sensitivity of lands to the western end of the site and therefore the Participant shall consider carefully appropriate land uses in this vicinity to ensure the protection of privacy and existing security of these lands.

5. Submission Requirements

The Participant is required to develop and submit two (2) Visioning Masterplans.

In order to communicate and illustrate the two (2) Visioning Masterplans, a 3D animated Fly-Through of minimum three (3) minutes shall be prepared for each Visioning Masterplan including an appropriate and precise commentary to clearly explain and articulate each Vision.

In addition to the required 3D animated Fly-Through the Participant shall also provide a minimum of five (5) static high quality CGI renders for each Visioning Masterplan. Both 3D animation and static GCI's shall include both aerial and eye level views including day and night experiences.

In support of the submissions the Participant shall also provide an indicative order of cost for each option aligned to a high level area schedule, based upon current Qatar market rates, together with a high level strategy for opportunities to attract private sector funding to support financing and project delivery. The Participant shall also provide an indicative delivery programme including for the design phase and construction phasing and highlight major assumptions taken in the preparation of this programme.

In the development of the each of the Vision Masterplan options the participant shall give

careful consideration to the design with regard to public, semi private and private areas of development. Private shall be defined as being orientated to members only. Semi Private shall be defined as being access by means of payment or fee whilst Public shall be defined as fully accessible without need of membership or payment/ fees.

The 3D Fly-Throughs and static high quality CGI renders shall be the principal basis upon which submissions are evaluated.

The two (2) Visioning Masterplan submissions shall comprise as a minimum, the following.

- Visioning Masterplan- Vision 1
- Visioning Masterplan- Vision 2
 - Each Vision to be accompanied by a min 3 minute 3D animated Flythrough. Animations shall include both daytime and night-time experiences.
 - Each Vision to be accompanied by a minimum 5 high quality static CGI

- renders and shall include both daytime and night-time experiences.
- Each Vision to be supported by a high level indicative cost estimate.
 - Each Vision to be supported by potential strategies for private sector funding to support financing and delivery.
 - Each Vision to be supported by a high level indicative design and delivery programme.
 - Each Vision to be accompanied by a high level area schedule identifying the principle masterplan components.
 - Each Vision to be accompanied by any key assumptions.
 - Each Vision to be accompanied with a high level phasing strategy.

The Participant may, if successful, be requested to attend a presentation. The participant shall be afforded one (1) week prior notice to provide a presentation.

Section D

Annexures



-  WEST BAY WATERFRONT
-  NORTH CORNICHE ROAD
-  SENSITIVE AREA
-  KEY CONNECTION



