التقرير الدورى عن سير الأعمال بمشروع أبراج الجامعة الوقفي
السنى 1434 هـ
السبت 16 صفر 1434 هـ

University Towers Status Report
Dec 29th 2012

University Endowment
King Abdullah Bin Abdulaziz
Custodian of the Two Holy Mosques
HRH Prince Salman Bin Abdulaziz
The Crown Prince, Deputy Prime Minister
and Minister of Defense, Chairman of the Endowment
# أعضاء اللجنة العليا لأوقاف الجامعة

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شكر وعرفان

تتقدم أوقاف جامعة الملك سعود بجزيل الشكر والتقدير لمعالي الدكتور عبدالله بن عبدالرحمن العثمان مدير الجامعة السابق على جهوده الكبيرة في تأسيس أوقاف الجامعة والإشراف على تنفيذ مشروع أبراج الجامعة الوقفية من خلال عضوته في اللجنة العليا لأوقاف الجامعة ورئاسته للجنة التأسيسية منذ بدء برنامج الأوقاف.

نسأل الله أن يجعل ما قدم في ميزان حسناته ويجزيه خير الجزاء.
It is the pleasure of King Saud University Endowments to issue the Status Report number 15 on University Towers project from the period of 1st Rajab 1433H to 16th Safar 1434H; corresponding to 22nd May 2012 to 29th December 2012. We take this opportunity to thank His Royal Highness Prince Salman Bin Abdulaziz, the Crown Prince, Deputy Prime Minister, Minister of Defense, and Chairman of KSU Endowments Higher Committee, His Excellency Dr. Khalid Al-Angari, the Minister of Higher Education, His Excellency Dr. Badran Al-Omar, KSU Rector and all other members of the Endowments Higher Committee, for their endless support.

This report presents the current status of different components of the project, and the progress achieved during the past months. For the hotel and residential suites, the interior designer started the execution designs and material selection process for mockup rooms. The project consultant conducted different workshops with a dedicated team from the operator (Hilton International), whereby most designs and materials were approved. Interior finishing works have already been started, and external cladding materials have been arriving to site through subcontractors.

In most of the office buildings, progress is continuing in internal finishes and electromechanical works; except for the latest buildings (Shaikh Al-Hulayel Tower) where structure work is going on to satisfactory progress. Electromechanical works for the medical tower (Alrajhi Tower) had to be reassessed to satisfy the operator requirements. Extensive meetings with the operator are underway to expedite the finalization of execution drawings and resumption of works and considering different alternatives for recovery plan.

KSU Endowment team expresses deep appreciation and thanks for all those who contributed to this project. We pray to Allah to reward all of them.
King Saud University Endowment Program

Introduction

Throughout history, endowments played a central role in supporting the educational process. This is especially true in the case of Islamic civilization where huge endowments were dedicated to supporting educational causes. Elite historical Muslim universities throughout the bright centuries of Islamic civilization flourished and sustained their momentum and influence due to educational endowments to buildings and facilities, students, books, and other educational services and causes. Such fundamental role for educational endowments has also prevailed in western universities where endowments are utilized to support education and research activities. In fact, endowments grew to become one of the main sources to finance elite western universities like Harvard, Yale and many others. However, in the modern Middle East, it is clearly noticed that endowments contribution to education is very poor. This is in spite of the fact that we can still find some endowments that are as old as the dawn of Islam. This calls for an immediate genuine effort to establish model endowments dedicated for education causes.

As the leading university in the region, and in response to aspirations of Saudi Arabia leadership to bridge this gap, King Saud University has embarked on an ambitious endowment project under the title "University Endowments Program", with strong support and guidance from HRH Prince Salman bin Abdulaziz, the Crown Prince, Deputy Prime Minister, Minister of Defense, and the Chairman of KSU Endowments Higher Committee. The goals we aspire for include founding a successful role model for educational endowment. The endowment program will support research activities and initiatives to improve the educational and research process, and will extend support to universities and health care services and medical research and strengthen the relationship between the University and society. King Saud University vision rests on constructive partnership to establish "Community University" and draws its strength from the strong support of our leadership, our alumni and friends, and the noble businessmen of this land; in addition to the zeal and relentless endeavors of university management. All these factors will contribute to realization of our ambitions to create, disseminate and utilize knowledge for the prosperity of our society and to be able to compete in the information age.
Vision

KSU Endowment envisions a combination of human solidarity and strategic partnership to establish and nurture the knowledge-based society.

Mission

KSU Endowment program aspires to establish a consistent sustainable income that primarily supports the university mission in research and education, and provides help to patients at university hospitals and other charitable causes within the university campus.

Goals

KSU Endowment aims to strengthen university financial ability and support to programs and activities that contribute to leading KSU to be a world-class university including research and education development, and supporting the interaction of the university with the community. In particular, we aim to achieve the following goals:

1. Supporting KSU financial resources to fund quality programs to improve university status on all aspects,
2. Financing research and technology programs that serve humanity and supports knowledge-based economy and the development of our country,
3. Attracting and providing incentives to distinguished faculty members and researchers and supporting them,
4. Improving the utilization of all KSU resources: human, facilities and infrastructure,
5. Supporting university hospitals in the endeavors to treat chronic diseases,
6. Financing KSU international research labs.
7. Supporting charity programs and social support projects.

Vision

The vision of the KSU Endowment is to create a society based on human solidarity and strategic partnerships to establish and nurture a knowledge-based society.

Mission

The KSU Endowment program aims to establish a consistent, sustainable income that primarily supports the university's mission in research and education, and provides help to patients at university hospitals and other charitable causes within the university campus.

Goals

The KSU Endowment aims to strengthen the university's financial capabilities and support programs and activities that contribute to positioning KSU as a world-class university, including research and education development, and fostering interaction between the university and the community. In particular, we aim to achieve the following goals:

1. Supporting KSU financial resources to fund high-quality programs to improve the university's status on all fronts,
2. Financing research and technology programs that serve humanity and support knowledge-based economy and the development of our country,
3. Attracting and providing incentives to distinguished faculty members and researchers and supporting them,
4. Improving the utilization of all KSU resources: human, facilities, and infrastructure,
5. Supporting university hospitals in the efforts to treat chronic diseases,
6. Financing KSU international research labs.
7. Supporting charity programs and social support projects.

University Towers

The first project of KSU Endowments is the University Towers, a huge real estate investment located at a very prime location on the University campus. It consists of eleven towers that include hotels, office buildings, a medical tower, a convention center and commercial services and shopping malls.

Location

The land of this project is located at an excellent location at southwest corner of KSU Campus on the intersection of King Abdullah Road and King Khalid Highway (Salbookh), two of the major roads in Riyadh. King Abdullah Road is being developed into a prime highway with the first inter-city train service linking the east and west sides of Riyadh. This adds to the value of the location and boosts the feasibility of the investment.

Features

Since the towers will be constructed on the university campus, all services and features it provides will be directed to the university community and other entities and individuals interacting directly with it, and the surrounding communities. Moreover, the location is very close to King Abdulaziz City for Science and Technology (KACST), King Abdulaziz & his Companions for Giftedness and Creativity (MAWHIBA), Prince Salman Science Oasis and numerous strong business and government agencies that have strong ties with KSU. It is also very close to Addiriyah, the well-known cultural and tourism landmark due to its historical significance.

Components

Local and international experience has proven that multi-utilization projects have higher feasibility and better marketability, as different components of the project support the utilization of each other and provide the needed balance to ensure continuity and sustainability. The following are the components of the project:

Hospitality Facilities

Riyadh has experienced a very high growth in the demand for hospitality services recently with slow growth in the supply, which created clear shortage especially around the location of KSU. The hospitality facilities will serve KSU and surrounding communities including those mentioned earlier and the Diplomatic Quarters.
موقع مشروع أبراج الجامعة
Office Towers
There is a demand for business office space in general; and there also is a specific demand from many affiliated agencies such as suppliers, contractors, education related agencies and businesses who need office space adjacent to the university.

Medical Towers
There is also a shortage in high quality health care services, especially consultant clinics relying on part-time consultant MD’s from KSU health care colleges. An added advantage is the proximity of the ‘Endowment Medical Towers’ to university hospitals complex.

Shopping Facilities
KSU Campus lacks suitable shopping malls and department stores. This forces Campus residents to travel far away to shopping malls. Providing these facilities will provide a very needed service to the University community as well as surrounding areas, and has a great economic potential. This will support other components of the project.

Convention Center
There is a strong shortage of convention centers in Riyadh; hotels have long waiting lists on their schedules to organize such events. Moreover, most of these location are centered in a confined crowded area. Providing such facility will serve not only university events, but many major users in the city, and it will support other components of the project.
Construction Pictures for Towers on King Khalid Road

صور لأعمال الإنشاء للأبراج على طريق الملك خالد
Construction Pictures for Towers on King Abdullah Road

صور لأعمال الإنشاء للأبراج على طريق الملك عبدالله
In order to determine the most suitable utilization for KSU Endowment project, numerous local, regional and international educational endowment projects were studied. Analysis has shown that projects of multi-utilization are most feasible. In such projects, different components of the project supplement each other and a balance is created. Therefore, the project was designed to include multiple utilizations: hospitality, healthcare, commercial, shopping and entertainment facilities, and a grand convention center. The central component is King Abdullah Knowledge Minaret (KAKM), which constitutes a grand landmark at the crossing of King Khalid Road and King Abdulaziz Road, and a cultural gate to Riyadh from the north-west side.

The tower is forty-nine floors high, with a total area of 128,602 m², and its platform hosts King Abdullah Convention Center that has a total area of 254,155 m². King Abdullah Convention Center surrounds the main tower and contains six auditoriums with different capacities, a major lecture hall that hosts 2500 persons and many meeting rooms of different areas. Underneath it is the commercial and entertainment mall. The tower hosts a seven-star hotel and exclusive VIP business offices.

The tower constitutes a unique architectural landmark for Riyadh northwestern front; as it is situated at the intersection of King Khalid Road and King Abdulaziz Road overlooking the University campus. The project was honored by the acceptance of the Custodian of the Two Holy Mosques HM King Abdullah bin Abdulaziz to have his name on the project. This kind royal gesture reflects his support to this noble project and King Saudi University, and the government commitment to educational endowments.

King Abdullah Knowledge Minaret

منارة الملك عبدالله للمعرفة

لقد تم دراسة وتحليل وزيارة العديد من التجارب المعاصرة للوقف في المؤسسات التعليمية الإسلامية والإقليمية والعالمية لتحديد الاستخدامات المناسبة لعناصر المشروع. وأثبتت هذه التجارب أن المشاريع متعددة الاستخدام هي الأكثر جدوى في مثل هذه الحالات لأن هذه الاستخدامات المتعددة تعتمد على بعضها البعض وبالتالي يشكل النموذج الاستراتيجي الاجتماعي في تلك المشاريع. وقد تم الاعتماد على هذه النتيجة كمنطلق رئيسي لعناصر ومكونات المشروع بما يشتمله من استخدامات فندقية وكبائن وترفيهية بالإضافة إلى مركز مؤتمرات. حيث يتوسط مركز الملك عبدالله للمؤتمرات عناصر مشروع أبراج الجامعة، وهي منطقة متميزة على التقاطع بين طريق الملك عبد الله وطريق الملك خالد، وسطح وواجهة حضارية لمدينة الرياض من الجهة الشمالية الغربية. حيث يبلغ ارتفاع البرج 128.602 متر مربع، وبمساحة قدرها 254.155 متر مربع. يحتوي مركز الملك عبدالله للمؤتمرات على ستة مدارس مختلفة السعة وقاعة محاضرات تسع حوالي 2500 شخص، بالإضافة إلى العديد من قاعات الاجتماعات بدقة متميزة. ويحل في قاعدة رفح، وهو مكان منامة، حيث يتميز المركز المشترك بدأج الرئيسي الذي يتوسط مدارس المشروع، ويحتوي على فندق سيفها جوم وأماكن مكتبية متعددة. يمثل هذا البرج علامة معمارية وحضارية وعصرية للمؤسسة العلمية على طريق الملك عبدالله. وقد وُصِفت منارة الملك عبدالله للمؤسسة الماليزة كمنارة مدينة الرياض من الجهة الغربية، وتحتفي في إطلالتها على جامعة الملك سعود، وقد تم الترتيب في أرقى جامعة الملك سعود في الجامعة半导体 من أمام قاعات الشعراء -积极响应 - على إطلاق اسمه الكريم على هذا البرج الرئيسي ليكون "منارة الملك عبدالله لل мировة".
HRH Prince Sultan bin Abdulaziz Endowed Tower for Medical Research and Emergency Medicine

HRH Prince Sultan Endowed Tower for Medical Research and Emergency Medicine is located on the east side of the project on King Abdullah Road, close to KSU south entrance (Book Gate). The total area of towers is 34,882 m². An area of 12,562 m² comprising six floors, will be dedicated to leasing. The design is flexible to allow for different space requirements according to tenants needs. The building platform contains a two-story car-parking lot, above the ground floor which contains the main entrance hall and commercial space. The basement floor also has a parking lot, making the total parking capacity of the tower 200 cars.
### Construction Schedule for HRH Prince Sultan

Endowed Tower for Medical Research and Emergency Medicine

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<th>Excavation in the Foundation</th>
<th>Excavation in Waterproofing</th>
<th>Excavation in Basement Work</th>
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Construction Pictures from HRH Prince Sultan
Endowed Tower for Medical Research and Emergency Medicine

صور لأعمال الإنشاء في موقع برج الأمير سلطان الوقفي للأبحاث الصحية وطب الطوارئ

Construction Pictures from HRH Prince Sultan
Endowed Tower for Medical Research and Emergency Medicine
Construction Pictures from HRH Prince Sultan
Endowed Tower for Medical Research and Emergency Medicine
This is the third tower of the north side on King Khalid Road. It is adjacent to King Abdullah Minaret Of Knowledge with a total area of 48,487 m², of which 34,044 m² is dedicated to a five star hotel with a total of 241 rooms. It is comprised of a basement, building platform and ten floors. The total parking capacity of the building is 277 cars.

And its the third tower of the north side on King Khalid Road. It is adjacent to King Abdullah Minaret Of Knowledge with a total area of 48,487 m², of which 34,044 m² is dedicated to a five star hotel with a total of 241 rooms. It is comprised of a basement, building platform and ten floors. The total parking capacity of the building is 277 cars.

وهو البرج الثالث من الجهة الشمالية لمجموعة الأبراج الواقعة على طريق الملك خالد. ويتميز بوفرة المعرفة الملك عبدالله للمعرفة. وتبلغ إجمالي المساحة البناءية للبرج 48,487 م². منها 34,044 م² مساحتين مخصصة لل الفندق الخمسة نجوم بغرفة فندقية 241 غرفة. ويحتوي على قبو إضافة إلى منصة البناء وعشرة طوابق، ويبلغ العدد الإجمالي لمواقف السيارات المخصصة لهذا البرج 277 موقف.
### Construction Schedule for Five Star Hotel Tower - Endowed Chairs

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Note: The schedule is subject to change based on site conditions and construction progress.
Construction Pictures from
Five Star Hotel Tower - Endowed Chairs

صور لأعمال الإنشاء في موقع برج الفندق الخمسة نجوم - كراسي البحث
Construction Pictures from
Five Star Hotel Tower - Endowed Chairs
It is the second tower from north in the north side towers, overlooking King Khalid Road. It is located between the medical tower and the hotel, with a total area of 62,000 m² of which 24,713 m² is dedicated as office space spread over 12 floors. The platform of the building has three-story parking lot above the ground floor; the latter contains the main entrance hall and specialty commercial stores. The basement also has car parking with the total parking capacity of the building reaching 445 cars.
### Construction Schedule for Sheikh Mohammad Hussein Al Amoudi Tower

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- **Fifth Floor**
- **Sixth Floor**
- **Seventh Floor**
- **Eighth Floor**
- **Ninth Floor**
- **Tenth Floor**
- **Eleventh Floor**
- **Twelfth Floor**
- **Thirteenth Floor**
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- **Fifteenth Floor**
- **Lower Roof Floor**
- **Upper Roof Floor**
- **Electromechanical Work**
- **Finishes Work**
- **Testing and Commissioning**

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### Diagram

The diagram illustrates the progress of construction activities, with different colors representing different stages of completion.
Construction Pictures from Sheikh Mohammad Hussein Al Amoudi Tower

صور لأعمال الإنشاء في موقع برج الشيخ محمد بن حسين العمودي
Mu‘allem Mohammad Bin Laden Tower

It is located on the east side of the complex, overlooking King Khalid Road. This tower has the advantage of proximity to KSU south entrance (Book Gate), with a total area of 65,248 m², of which an area of 22,469 m², covering seven floors, is reserved to office space the flexible area size to accommodate tenants needs. The platform contains one floor as car parking above the ground floor, which contains the main entrance hall and some commercial stores. The basement also has a parking lot, adding to the total parking capacity of the building to reach 582 cars.
Construction Schedule for
Mu’allem Mohammad Bin Laden Tower

الجدول الزمني للأعمال في موقع
برج العمل محمد بن لادن

Excavation Work
Foundation and Waterproofing
Basement Work
Skeleton Work
Basement Mezzanine Floor
Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor
Fifth Floor
Sixth Floor
Seventh Floor
Eighth Floor
Ninth Floor
Tenth Floor
Eleventh Floor
Lower Roof Floor
Upper Roof Floor
Electromechanical Work
Finishes Work
Testing and Commissioning
Construction Pictures from
Mu’allem Mohammad Bin Laden Tower
Construction Pictures from Mu'alleem Mohammad Bin Laden Tower

صور لأعمال الإنشاء في موقع برج المعلم محمد بن لادن
It is located on the east side, with a total area 33,283 m² of which 11,015 m² is reserved for hotel suites spread over different floors of different sizes. The platform contains a two-story parking lot. The ground floor has the main entrance and some services. The basement also has a parking lot. The overall parking capacity of the building is 203 cars.
Construction Schedule for Hotel Suites Tower
Construction Pictures from Hotel Suites Tower
Construction Pictures from Hotel Suites Tower

صور لأعمال الإنشاء في موقع برج الأجنة الفندقية
Al Rajhi Bank Medical Tower

It is the first tower on the north side overlooking King Khalid Road, close to the western entrance of KSU campus. It is also very close to KSU Medical Complex. The tower will host a world-class healthcare provider that offers high quality medical services with numerous outpatient clinics and supporting facilities. The total area is 39,966 m², an area of 20,145 m² will be dedicated for medical use, spreading over seven floors. The platform will contain the entrances and some specialized medical centers. The total capacity of car parking is 276 cars.
# Construction Schedule for Al Rajhi Bank Medical Tower

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<th>2009</th>
<th>2010</th>
<th>2011</th>
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**Construction Schedule Status**

- **Scheduled**
- **Started**
- **Finished**
- **Completed**
- **Ongoing**
- **Not Started**
- **Not Applicable**

**Yearly Breakdown**

- **2009:**
  - Jan: 100%
  - Feb: 100%
  - Mar: 100%
  - Apr: 100%
  - May: 100%
  - Jun: 100%
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- **2010:**
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- **2011:**
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- **2012:**
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Construction Pictures from Al Rajhi Bank Medical Tower
Construction Pictures from Al Rajhi Bank Medical Tower

صور لأعمال الإنشاء في موقع برج مصرف الراجحي الطبي
This tower is located on the east side on King Khalid Road with a total area of 25,279 m² of which is 7,673 m² dedicated to Hotel suites spread over different floors. It has a two-floors parking lot on the platform, with total building car-parking capacity of 156 cars. The entrance hall and services are located in ground floor.
### Construction Schedule for Sheikh Saleh Kamel Tower

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**Construction Schedule Status:**

- **2011**: Finished
- **2012**: Continues
- **2013**: Scheduled
Construction Pictures from
Sheikh Saleh Kamel Tower

صور أعمال الإنشاء في موقع
برج الشيخ صالح كامل

Page Number 43
Dec 29th 2012  Report 15
Construction Pictures from Sheikh Saleh Kamel Tower
This tower is also located on the east side close to the Book Gate on King Khalid Road. It has a total area of 24,456 m² of which is 10,044 m² is reserved for office space, spanning seven floors. The building platform has two floors of parking in addition to basement parking, making up a total of 150 parking capacity. The ground floor contains the main entrance hall and commercial stores.
## Construction Schedule for Dr. Naser Al Rashid Tower

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Construction Pictures from
Dr. Naser Al Rashid Tower
Construction Pictures from Dr. Naser Al Rashid Tower

صور لأعمال الإنشاء في موقع برج الدكتور ناصر الرشيد
Located strategically east to the southern entrance of the University (Book Gate), Sheikh Al Hulayel Tower has a total build area of 20,054 m², and it will be available for office space. It is spread over six repeated stories, each of which contains flexible area offices, as appropriate for tenants. The base-platform contains a floor dedicated fully for car parking. The ground floor contains the entrance hall and some commercial stores. The basement is also dedicated for car parking, with total tower car parking capacity of 223 cars.

Sheikh Abdulrahman Al Hulayel Tower

برج الشيخ عبدالرحمن بن عبدالله الهليّل

يتميز برج الشيخ الهليّل بوقعه المجاور لمدخل الجامعة الجنوبي (مدخل الكتاب) من الجهة الشرقية. وتبلغ إجمالي المساحة النشطة للبرج 20,054 م²، منها فراغات مكتبية موزعة في ستة أدور متكررة كل دور يشتمل على فراغات مكتبية متنوعة المساحات، والتي يمكن دمجها لزيادة المساحة طبقًا لحاجة المستأجر. كما أن منصة المبنى تحتوي على دور مواقف للسيارات يقع بعد الدور الأرضي الذي يشمل على بهو الدخل وعدد من المحلات التجارية. أما دور القبو فيحتوي على مواقف للسيارات، ليبلغ العدد الإجمالي لمواقف السيارات المخصصة لهذا البرج 223 موقعاً.
Construction Schedule for Sheikh Abdulrahman Al Hulayel Tower
Construction Pictures from Sheikh Abdulrahman Al Hulayel Tower

صور لأعمال الانشاء في موقع برج الشيخ عبدالرحمن بن عبدالله الهليّل
Construction Pictures from Sheikh Abdulrahman Al Hulayel Tower

صور لأعمال الإنشاء في موقع برج الشيخ عبدالرحمن بن عبدالله الهيلل