



خليج الدانة  
DANA BAY

**DANA BAY TOURISM COMPANY**

**Discovery Island**  
**Al-Khobar - KSA**

**T O R**  
Terms of Reference  
For  
**Architecture Competition**

**Doc. No: DBTC-DI-00-TOR-AC -101**

**AL-Khobar – KSA**

November 2022

**DANA BAY TOURISM COMPANY**

Discovery Island Cultural Center, Half-moon, Al-Khobar, KSA  
Terms of Reference for  
**Architecture Competition**

Doc #: DBTC-DI-00-TOR-AC-101

Revision: 00

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## 1. Introduction

### 1.1. Introduction

The "Client", Dana Bay Tourism Company, seeks services of a highly qualified Architects, Designer/ Consultant herein with experience in the design of Cultural Center.

- Terms of Reference (TOR) are being introduced to establish a solid base of understanding of the project, the Client's requirements and objectives. Designer shall be bound to enclosed criteria, but he may recommend, suggest and introduce other areas of interest that might enhance the performance "An Added Value". However, in all cases the Designer's technical proposal should comply with the scope of work mentioned herein after "As a minimum requirement".

### 1.2. Confidentiality

The information and opinions contained in the TOR are strictly confidential. Accordingly, the contents of the TOR and any other information subsequently given will constitute confidential information and may not, without the written approval of the Client be published, reproduced, copied, disclosed, or used for any purpose other than this bid or the proposed competition.

### 1.3. Company Background in Brief

In tandem with rapid growth in Saudi market, Dana Bay Tourism Company (DBTC) intends to be the prime and leading developer in the Eastern Region of the Kingdom of Saudi Arabia.

DBTC is ideally placed to lead the market through pioneering landmark projects. Combining their inspired innovation and understanding of the market, DBTC is committed to deliver projects sympathetic to tradition but mindful of the need and desire for creativity and modernity. The strength of its solid network, experience, and the close relationship of its founders, places DBTC in a unique and powerful position in the Saudi Real Estate. This makes DBTC a business group of paramount importance within the Kingdom and beyond.

### 1.4. Project Purpose

Dana Bay encompasses a series of islands and waterfronts located at the heart of Half Moon Bay. One of DBTC projects desire to develop is the **Discovery Island** and situated at the Dana Bay downtown with the land area of approximately 11,000 square meters. This project aims to develop a waterfront Cultural Center with the purpose of promoting and preserving the best of Saudi Arts and Culture. This project will provide opportunity for families and individuals to enhance historical and social development and to enjoy the bay view and its surrounding nature of the beach resort.

Prepared By: Architect Michael Cabatan	Checked By: Design & Engineering Dept. Manager Yehia Ragab	Approved By: Projects & Commercial Director Ahmad Hesham	PAGE 3 of 13
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## 2. Project Summary

### 2.1. Summary & Program

Competitors are free to create their own space program in accordance with the cultural center considering the following main constraints and main needs:

- Buildings will be G + 1 Floors + half floor.
- The Ground Floor with a maximum area of 40% of the land area.
- Setback from road is 5 meters.
- Setback from seafront is 25% of land depth (refer to attached CAD file).
- Parking is 1 car for each 50 square meters of built-up area.
- Program shall consider the following main functions, yet the competitor shall develop detailed program as per their own vision:
  1. Main Theater for 150/200 person,
  2. Show halls & activity halls,
  3. Small retail,
  4. F&B outlets separated and connected with the main building and should be overlook the sea.
  5. Amenities (toilets, stores, ...),

### 2.2. Project Location

Discovery Island will be developed over a total land area of 11,000 square meters, located in the Azizia, Half-moon Bay area, Eastern Province of Saudi Arabia.

#### Location Site:



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**DANA BAY TOURISM COMPANY**

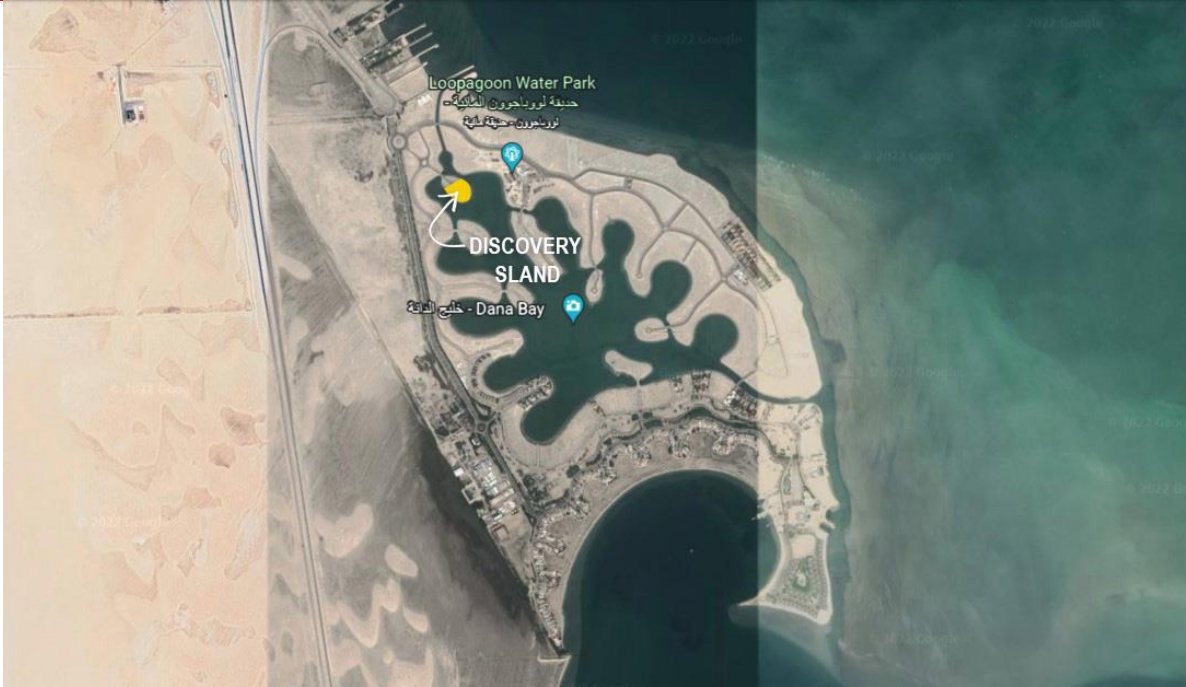
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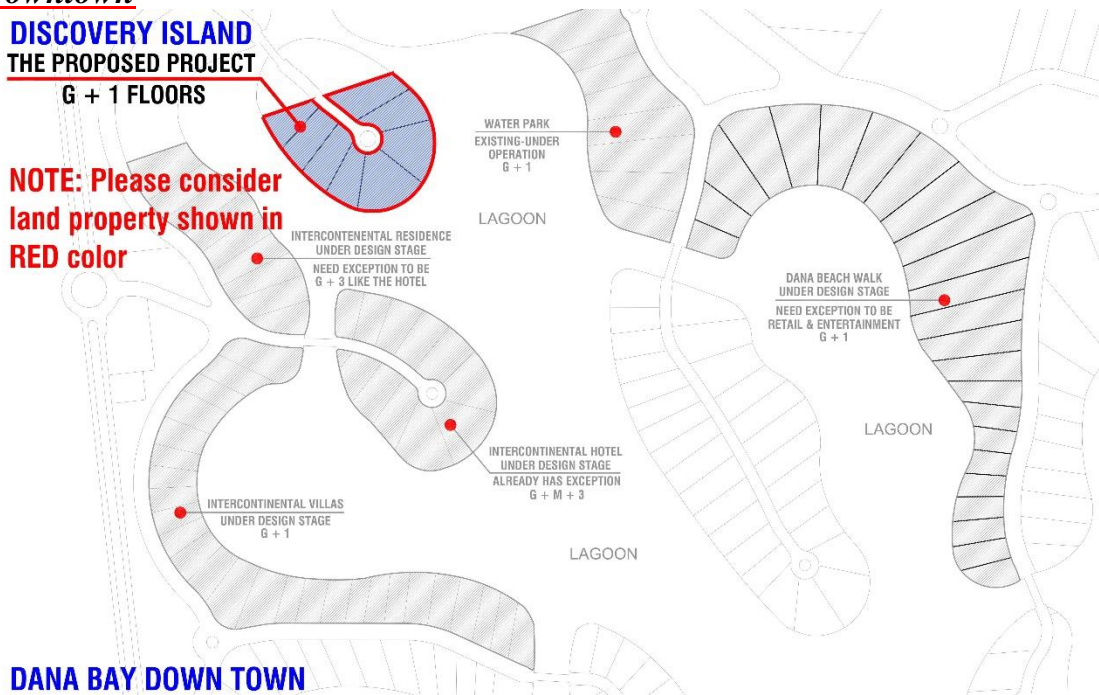
**Project Location**



**The Downtown**


**DISCOVERY ISLAND  
 THE PROPOSED PROJECT  
 G + 1 FLOORS**

**NOTE: Please consider  
 land property shown in  
 RED color**



**DANA BAY DOWN TOWN**

Prepared By: <b>Architect</b> Michael Cabatan	Checked By: <b>Design &amp; Engineering Dept. Manager</b> Yehia Ragab	Approved By: <b>Projects &amp; Commercial Director</b> Ahmad Hesham	PAGE 5 of 13
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### **3. Requirements, Constrains & Deliverables**

#### **3.1. Requirements & Constrains**

- a. Discovery Island total land area of approximately 11,000 square meter.
- b. Designer to consider and apply the most efficient and economical solutions for the urban and architectural design.
- c. Designer to consider the spirit and atmosphere of the resort style and to provide two alternatives for façade style (sketches or photos).
- d. Location, sea view, site levels and landscape design to be consider in concept design and master planning.
- e. Allowable building height is ground floor + first floor + half floor.
- f. Creativeness of the design.
- g. Functions and required spaces should be highly considered.
- h. Connectivity of the building with surrounding nature.

#### **3.2. Deliverables**

**Soft and editable copy** (*CAD, PDF & 3D Model*) of the following:

- a. Urban studies for the site, land use analysis and conceptual master plan analysis
- b. **Developed** Conceptual Master Plan with proper scale (*It is welcome to provide more than one option for the master plan*).
- c. Landscape design to be shown on the master plan.
- d. Master Plan cross sections to illustrate the concept levels.
- e. Illustrations and Perspectives.
- f. **High level** Architectural Concept Design for buildings (plans, elevations & sections).
- g. Sketches for the Architecture look and style.
- h. Area schedules for the master plan and architectural buildings.
  - **Option** A3 report for the conceptual design/studies, landscape & architecture designs.
  - The Competitors should indicate the architect / designer /consultant's name on each sheet of the submittal.
  - Competitor shall choose proper scale (A2 or A1) to present their works.

### **4. List of Documents Provided by DBTC**

- a. Terms of Reference (T.O.R.)
- b. Topography Survey Map (AutoCAD file)
- c. Project Land, CAD file

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## 5. Competition Procedures

### 5.1. Competition Schedule

	Milestone	Dates
1	Sending TOR to all Participants	July 19, 2023
2	Last day of receiving Inquires	August 17, 2023
3	Reply on Inquires	August 21, 2023
4	Receiving Design	September 15, 2023

### 5.2. Queries

All Queries will be sent to DBTC within the time frame mentioned above and it shall be directed to:

Attention: Nadeem Ahmed

Email: [[nadeem.ahmed@jenan.com.sa](mailto:nadeem.ahmed@jenan.com.sa)] /

**Subject: Discovery Island, TOR for Architecture Competition-Queries**

Cc: Michael Cabatan, Architect

Email: [[michaelpc@jenan.com.sa](mailto:michaelpc@jenan.com.sa)]

### 5.3. Submittals

Proposals required from the participants following the terms hereof, shall be submitted by e-mail to: Nadeem and cc: Michael (name mentioned above) on or before **00 XXXXXX** and clearly marked as follows.

[Discovery Island](#)

[Bid for Architecture Competition](#)

## 6. Jury & Evaluation Criteria

### 6.1. Evaluation Criteria

- Design creativity and innovation
- Conceptual clarity, feasibility and effectiveness
- Efficiency in the urban design & Architectural design as well as maximizing land utilization
- Respect the cultural and heritage of the Saudi Arabia community and align with values of the surrounding area and resort spirit.
- Logic of analysis and methodology used to reach the proposals.
- Architecture look/ style and efficient and economical design concept.

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### 6.2. Disqualification Conditions

Disqualifications conditions include.

- Reception of entries after the deadline date
- Non fulfillment of the terms of reference - TOR
- Attempting to influence the Jury member's decision.

## 7. Prizes

### 7.1. Value of Prizes

- **First Place:** The winner of the First place will receive an amount equal to 20,000.00 US Dollar (Only Twenty Thousand US Dollars).
- **Second Place:** The winner of the Second place will receive an amount equal to 10,000.00 US Dollar (Only Ten Thousand US Dollars).

### NOTES:

1. The owner has the right to hold any prize in case of the received proposals did not meet the expected quality and requirements
2. The Owner MAY contract with the first winner to carry out construction documents of his/her project, maintaining the technical recommendations set by the Jury.

### 7.2. Announcement of Results

- When the Jury has reached its final decision, it will proceed with identifying the winners.
- The competition results will be announced to all competitors immediately after being signed by the Jury.

### 7.3. Prize Award

DBTC undertakes to accept the decisions of the Jury and to pay the prize money with one month of the announcement after signed by the Jury.

## 8. Competition Language

English only.

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## **9. Post-Competition Procedure**

### **9.1. Commission of Awarded Project**

The Owner MAY contract with the first winner to carry out construction documents of his/her project, maintaining the technical recommendations set by the Jury.

## **10. Legal Issues**

### **10.1. Rights**

All drawings, documents, data and soft copies (CDs) etc, prepared by the winning Competitors and submitted to the Owner shall be and will remain the full property and copyright© of the Owner. The Owner reserves the right to adopt the design drawings and documents prepared by the winning Competitors in full on his other projects, if needed, without getting the approval of the Winning Competitors and without any compensation to the Winning Competitors.

### **10.2. Decisions of the Jury**

The decision of the Jury are irrevocable and incontestable

### **10.3. Legal Dispute**

The State Council Court in Saudi Arabia can solely resolve any legal dispute concerning this competition.

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***ATTACHMENTS***

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**FORM - 01****DECLARATION / PROOF OF IDENTITY FORM****Project Name:** Discovery Island**Competition Title:** Architecture Competition**Name and Address:****Competitors**

- 1.
- 2.
- 3.
- 4.

In case of entry by an individual urban designers or a firm of urban designers or a team, the first name shall be of the leader.

**Declaration** *(To be signed by competitors i.e. individual or all partners of a firm or all members of a team of Urban Designers)*

I/We declare that the design is my/our work and that the drawings have been prepared by myself/ourselves or in my/our office under my/our supervision.

I/We have complied with and accept all regulations and conditions which apply to the competition and accept the decision of the Board of Assessors.

**Signature**

- 1.
- 2.
- 3.
- 4.

**Date:** .....

(Note: This form to be completed, signed by the competitors and to be enclosed with the competition submittal).

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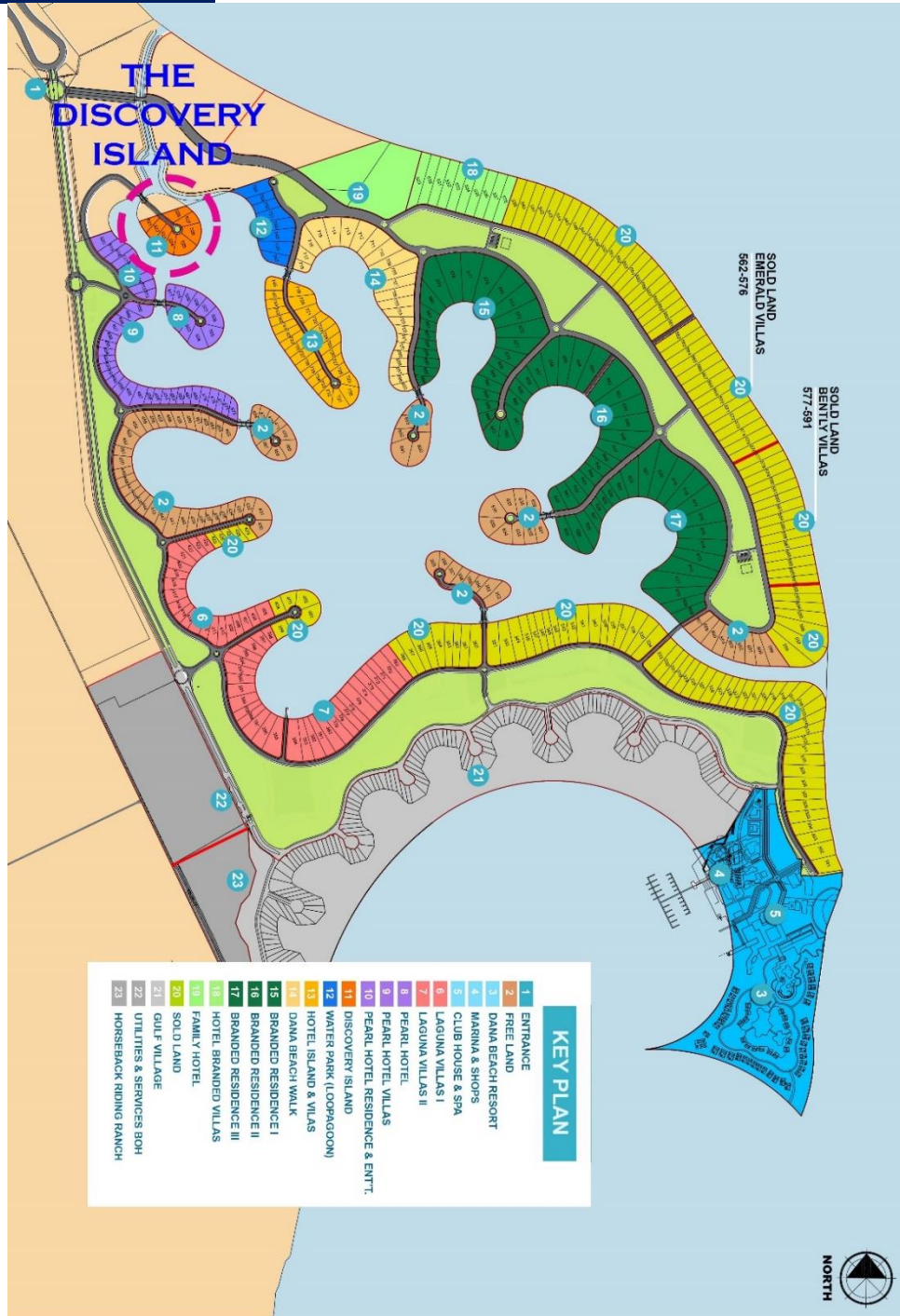
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**Dana Bay Master Plan**



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