

The Golden Age of Construction in KSA

2022

SUMMARY OVERVIEW



Prepared by IZDIHAR CONSULTING

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INTRODUCTION

In 2016 the Custodian of the Two Holy Mosques, King Salman Bin Abdul-Aziz, announced the launching of KSA vision 2030, a roadmap drawn up by His Royal Highness the Crown Prince to build a progressive future for the Kingdom of Saudi Arabia. They developed a vision based on three pillars highlighting the Kingdom's unique competitive advantages. The three pillars are a vital society, a thriving economy, and an ambitious nation. These pillars are integrated to achieve the objectives of the Kingdom.



As a result of this vision, Giga projects have been created to achieve the Kingdom's objectives, be one of the most developed countries, and help the Saudi citizens to reach the highest luxury levels that the vision 2030 aims for.



NEOM

NEOM

NEOM is planned to be the city of the future in Saudi Arabia, a city that will adopt new technologies in terms of infrastructure, mobility, housing, media, entertainment, and all aspects of life. After completion, NEOM will be the home and workplace of more than a million citizens and residents.



Project Location:

The project is located in the north-west of Saudi Arabia, overlooking the Red Sea with an area of 26,500Km²

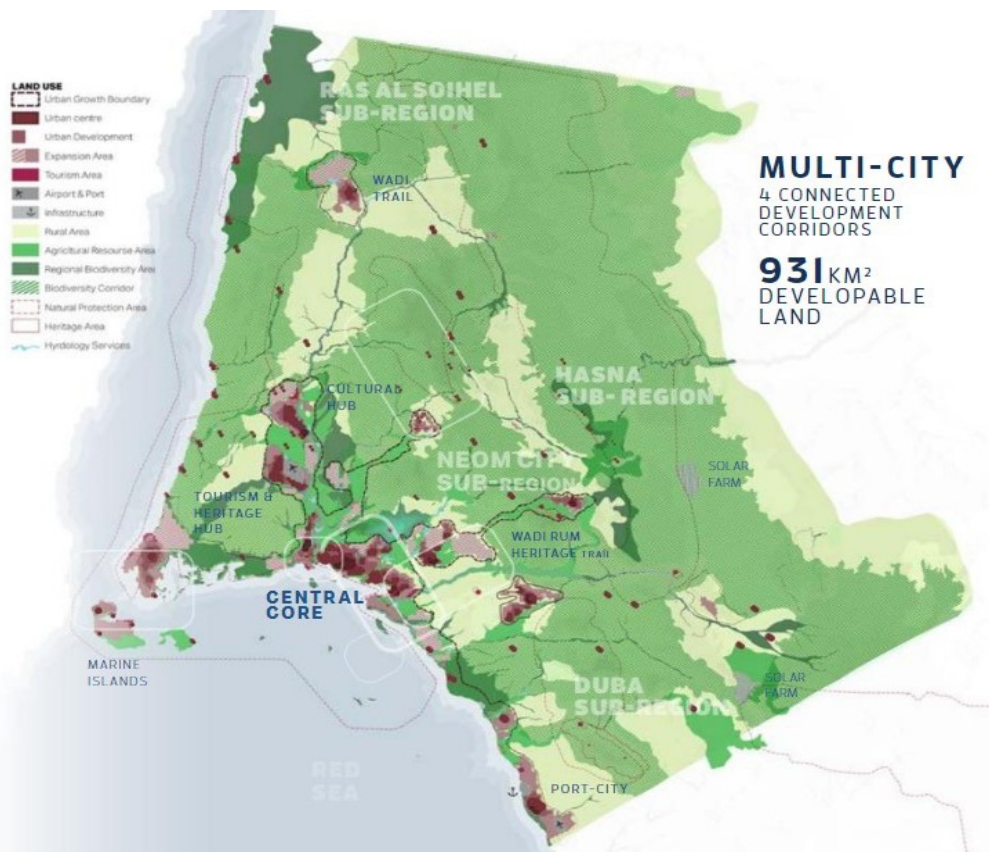


Figure 1- NEOM master plane



Project Cost:

The initial cost of the project until 2030 is \$500 billion. The management of the project, has been announced about two projects in NEOM so far, which are:

- 1- The Line City
- 2- Oxagon Industrial City

1- The Line

THE LINE, a 170km belt of hyper-connected future communities, without cars and roads and built around nature. A cornerstone of Saudi Vision 2030 and an economic engine for the Kingdom, it will drive diversification and aims to contribute 380,000 jobs of the future and SAR180 billion (USD48 bn) to domestic GDP by 2030.

Walkability will define life on THE LINE – all essential daily services, such as schools, medical clinics, leisure facilities, as well as green spaces will be within a five-minute walk.

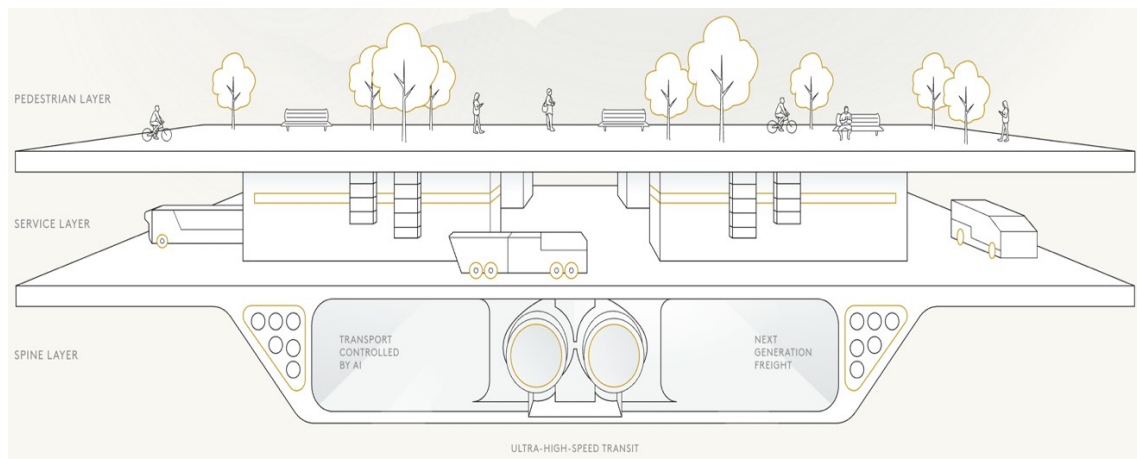


Figure 2- The Line City layers

THE LINE will comprise carbon-positive urban developments powered by 100% clean energy, providing pollution-free, healthier, and more sustainable environments for residents. Mixed-use communities will be built around nature instead of over it.

2- OXAGON

OXAGON is NEOM's economic and industrial engine. The project core development area will be 48Km² designed to attract global talent and bring new life into manufacturing. It's planned to be the largest floating structure in the world and will be powered by 100% clean energy.

OXAGON port will stretch for 7Km, with a capacity of 3.5 million TEU, which may increase to reach 9 million TEU by 2030.



Figure 3- OXAGON INDUSTRIAL CITY



Sectors benefiting from the project:

Based on the nature of the NEOM project, multiple sectors will benefit from it, such as:

- 1- Construction
- 2- Renewable Energy
- 3- Mobility
- 4- Water Technology and Biotechnology
- 5- Education
- 6- Financial Services
- 7- Digital Technology
- 8- Media Industry
- 9- Food Industry
- 10- Sport Sector
- 11- Tourism Sector
- 12- Freight Sector



Awarded Projects:

Some contracts have been already awarded regarding the NEOM project, such as:

- 1- Construction of 30.000 House in partnership with **SATCO & Al-Tamimi Group**;
- 2- World-scale green hydrogen-based Ammonia production facility in partnership with **ACWA POWER and Air Products**, project cost \$5 Billion;
- 3- Infrastructure development in partnership with **Bechtel**;
- 4- High-speed satellite connectivity in partnership with **OneWeb company**, project cost \$200 million;
- 5- “Solar Dome” desalination plants in partnership with **Solar Water Plc**;
- 6- Public vertical mobility system in partnership with **Volocopter**;
- 7- World’s largest modular building construction factory in partnership with **Gulf Modular International**;
- 8- Esports capital in partnership with **SAFEIS**;
- 9- 5G network infrastructure in partnership with **STC**;
- 10- Largest fish farm in MENA in partnership with **Tabuk Fish**;
- 11- Largest hyperscale data center in MENA in partnership with **FAS Energy**.



Project Website:

<https://www.neom.com/>



المسار الرياضي

Sports Boulevard

SPORTS BOULEVARD PROJECT:

Sports Boulevard is one of the four Megaprojects being developed by the Royal Commission for Riyadh City (RCRC) that collectively transform the capital into an environmentally friendly, sustainable city that offers the highest livability standards and lifestyle in-line with the Kingdom’s Vision 2030 goals.

The Sports Boulevard will encourage the citizens of Riyadh to follow a healthy lifestyle by exercising and participating in different sports, particularly walking, cycling, and horse riding.

The project will include three types of tracks:

1. Pedestrian paths: Extends for 135km
2. Horse riding trails: Extends for 134km
3. Cycling paths: Extends for 220km

Covering eight zones which are:



Project Location:

The project is located in Riyadh city.

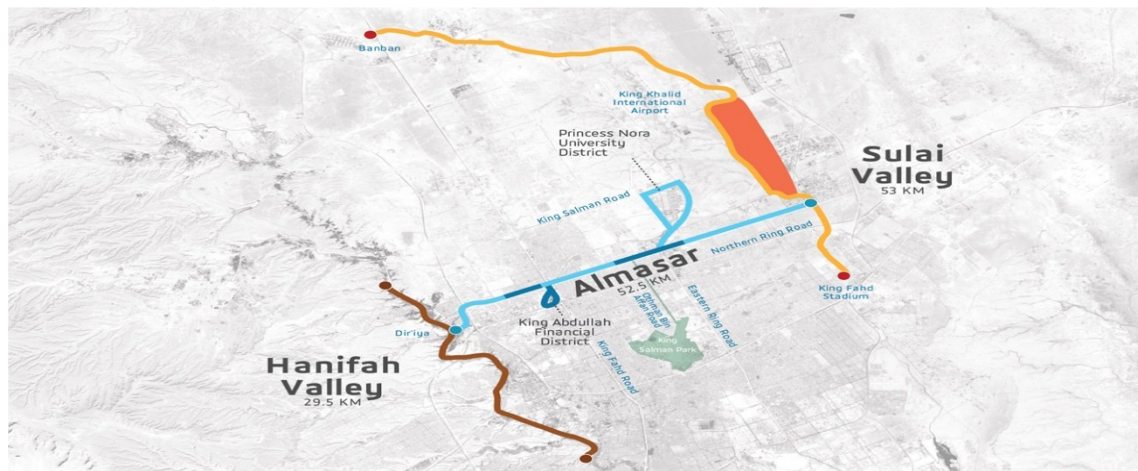


Figure 4 – Sports Boulevard Master plan



Project Cost:

The initial planned cost for the four Megaprojects (Sports Boulevard – Riyadh Art – King Salman Park – Green Riyadh) is \$23 billion.



Sectors benefiting from the project:

Based on the nature of the project, multiple sectors will benefit from it, such as:

1. Construction
2. Sport Sector
3. Renewable Energy
4. Water Technology
5. Retail Sector



Awarded Projects:

On 14 October 2021, the Project Management has signed contracts that cost about \$660 million to initiate the infrastructure of the project in four zones:

1. Wadi Hanifa
2. The Arts District
3. The Promenade District
4. The Bicycles Bridge



Project Website:

<https://sportsboulevard.sa/>

RIYADH ART

RIYADH ART

Riyadh Art is one of four Megaprojects being developed by the Royal Commission for Riyadh City (RCRC) that collectively transform the capital into an environmentally friendly, sustainable city offering the highest standards of livability and lifestyle, in line with the Kingdom’s Vision 2030 goals.

The project will include 10 programs and 2 festivals:¹

- 1. Urban Art Lab:** Galleries for well-known artists in city squares that encourage interaction between artists and citizens. Each pavilion will include one digital artwork and cultural programming and is a blend of production atelier, gallery, artist studio, open-air classroom, office, and lecture space. Approximately four pavilions, four Interactive artworks, and eight urban locations.
- 2. Riyadh Icon:** This is dedicated to the creation of a 21st-century distinctive icon for the city of Riyadh and Saudi Arabia. This ambitious international commission is a visual symbol of the cultural aspirations of Vision 2030, and it heralds a new era of Saudi intention to celebrate a global community that sparks creativity, ignites the art movement, encourages self-expression, and creates an inclusive culture. One location, one iconic tower.
- 3. Welcoming Gateways:** A series of grand “gates of culture” heralding the entrance to Riyadh as a city of culture. Riyadh’s Welcoming Gateways set the tone for a city where the arts and creativity are essential components of a vibrant and inspiring global city. Approximately 10 locations, 10 iconic gateways.
- 4. Garden City:** This is a sculpture park for the 21st-century, inviting new interpretations of art, technology, and environmental engagement for Riyadh’s residents and visitors. It creates a new environment for experiencing interactive and contemporary art outside of the museum, accessible to all at human scale and a platform for small and medium-sized permanent and temporary outdoor artworks to be programmed as part of the wider park creative experience. One location.
- 5. The Hidden River - The Illuminated Bridges:** Artists illuminate key bridges across the city and highlight not only the structural configuration of their creative canvas but also the bridge itself as a physical, social, and emotional connector within the landscape. A distinctive, vibrant experience for everybody. Approximately 10 bridges.

¹ Source: <https://riyadhart.sa/>
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6. **The Hidden River - Art Trail:** Artists interpret the unique history, heritage, and ecology of the wadis of Riyadh, while promoting the artisanal and artistic spirit of the community. The Hidden River is an art trail exploring and reimagining traditional craft-based techniques. Approximately 5 locations.
7. **Joyous Gardens:** Playgrounds designed by famous artists in neighborhood gardens to encourage creative play as a core part of the healthy and vibrant urban life in Riyadh.
8. **Urban Flow:** Integrates public art into the fabric of the citywide network of pedestrian walkways and footpaths, enticing citizens to experience art and the city on their own terms. Shifting focus from a transport system that privileges the car, the city is transitioning to a new future of public transportation, encouraging its citizens out into the streets and onto the Metro to navigate a city that has become the new creative canvas. Approximately 10 locations, more than 70 elements.
9. **Jewels of Riyadh:** Permanent, large-scale site-specific installations form an ongoing program to enhance public spaces, celebrate cultural heritage, contribute to community building, improve the quality of urban life for residents, and attract international tourism.
10. **Art on the Move:** A series of distinctive large-scale, high-impact, colorful, and kinetic art interventions designed to support the wayfinding experience of Riyadh. Artworks will be integrated into the core infrastructure of the city, such as bridges and overpasses, and placed at grand road and rail intersections to provide a truly joyful everyday experience.
11. **Art in Transit:** This program integrates public art into the core fabric of Riyadh's Metro and BRT bus system to create beautiful and distinctive stations, supported by innovative programs that foster interaction amongst citizens.
12. **Noor Riyadh - Completed:** Noor Riyadh is a new citywide annual festival of light and art that nurtures creativity, promotes talent, and delivers awe-inspiring experiences. The 2021 program unites Saudi and international artists and includes several selected public art installations across Riyadh city; 'Light Upon Light,' a landmark exhibition of light art since the 1960s to the present day; and a diverse program of talks, workshops, and events.
13. **Tuwaiq International Sculpture Symposium - Completed:** Sculptors from around the world coming together to produce a series of permanent public artworks. The entire creative process will be

open and accessible to the public with a program of events, visits, talks, and an opening Gala. The work will be on view for 5 days at the end of the Symposium before moving to an open-air gallery accessible to the public.



Project Location:

The project locates in Riyadh city.



Project Cost:

The initial planned cost for the four Megaprojects (Sports Boulevard – Riyadh Art – King Salman Park – Green Riyadh) is \$23 billion.



Sectors benefiting from the project:

Based on the nature of the project, multiple sectors will be benefiting from it, such as:

1. Construction
2. Renewable Energy
3. Retail Sector
4. Mobility
5. Water Technology
6. Tourism Sector



Awarded Projects:

N/A



Project Website:

<https://riyadhart.sa>



GREEN RIYADH PROJECT

Green Riyadh is one of four Megaprojects being developed by (RCRC) that collectively transform the capital into an environmentally friendly, sustainable city that offers the highest standards of livability and lifestyle, in-line with the Kingdom’s Vision 2030 goals.



Project Location:

The project is located in Riyadh city.



Project Cost:

The initial planned cost for the four Megaprojects (Sports Boulevard – Riyadh Art – King Salman Park – Green Riyadh) is \$23 billion.



Sectors benefiting from the project:

Based on the nature of the project, multiple sectors will be benefiting from it, such as:

1. Construction
2. Renewable Energy
3. Water Technology
4. Sport Sector
5. Tourism Sector



Awarded Projects:

- 1- The project management announced that **Egis** has been awarded the “Program Management and Technical Support Services” contract for the implementation of the “Green Riyadh” strategy.



Project Website:

<http://www.riyadhgreen.sa>



KING SALMAN PARK PROJECT

King Salman Park is one of the four Megaprojects to develop Riyadh city. The park is built on more than 16km² to become the largest urban park in the world, offering a wide range of options and quality activities for the city's residents and visitors. It will include vast open green spaces covering more than 11.6km², one million trees, in addition to the Royal Arts Complex, the National Theater, a 7.2km pedestrian walkway (*loop*), and a "valley" area in the middle of the park surrounded with art and water features. The Park will contribute significantly to increasing the vegetation in the region and raising the rate of per capita green spaces, which will have a direct and positive impact on the quality of the environment and the climate.



Project Location:

The project is located in Riyadh city, at the same place as King Salman Airbase (former Riyadh airport).



Project Cost:

The initial planned cost for the four Megaprojects (Sports Boulevard – Riyadh Art – King Salman Park – Green Riyadh) is \$23 billion.



Sectors benefiting from the project:

1. Construction
2. Renewable Energy
3. Water Technology
4. Sport Sector
5. Tourism Sector
6. Mobility



Awarded Projects:

- 1- **HENNING LARSEN & Omrania** won a contract to execute the master planning & urban design.

- 2- ***Mobility In Chain (MIC)*** won a contract of mobility
- 3- ***Hill International*** won a contract of project management
- 4- ***Salfo & Omrania*** won a contract of infrastructure engineering



Project Website:

<https://kingsalmanpark.sa/>



DIRIYA GATE

Diriyah Gate is set to be the gate of Saudi’s culture, heritage, art, and education and will offer tourism places for gatherings, events, businesses, and accommodations. The city has been announced as the Capital of Arab Culture 2030.



Project Location:

The project is located in the west side of Riyadh city, and extends for more than 7km²

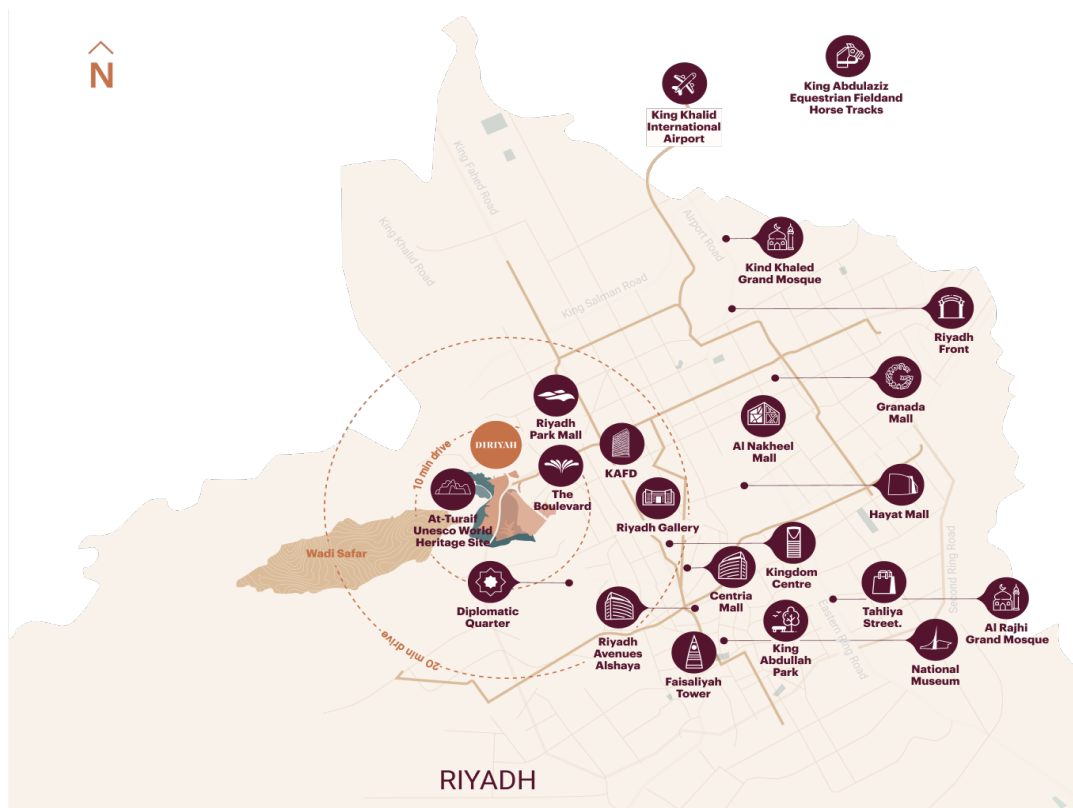


Figure 5 - Diriyah Location



Project Cost:

The estimated cost for the Diriyah project is \$40 billion.



Sectors benefiting from the project:

1. Construction Sector
2. Tourism Sector
3. Arts and Education Sector
4. Retails Sector



Awarded Projects:

The management of the project announced the signing of some contracts, including:

- 1- Infrastructure design & construction Supervision for the project, awarded to **Dorsch Holding GmbH KSA**. The contract value is \$24 billion.
- 2- Building a multistorey mega car park for 10,500 vehicles, awarded to **Webuild**. The contract value is around \$1 billion.

Additionally, the launch of some phases has been announced lately, which are:

1. Diriyah Square
2. Bujairi Terrace
3. Wadi Safar
4. Set up of 14 hotels, the expected hotel numbers by the end of the project are 38 global hotel brands.



Project Website:

<https://www.dgda.gov.sa/>



QIDDIYA

A giga project, which is set to be the Kingdom’s capital of entertainment, it offers family-friendly theme parks, sports arenas suitable for international competitions, academies for sports and the arts, concert and entertainment venues, racetracks for motorsport enthusiasts, as well as outdoor and adventure activities alongside nature and environment experiences, in addition to a variety of real estate options and community services.



Project Location:

The project is located in the southwest of Riyadh and extends for an area of 367Km².



Figure 6 – Qiddiya Location



Project Cost:

The cost of the first phase is \$8 billion.



Sectors benefiting from the project:

1. Construction
2. Sports Sector
3. Tourism Sector
4. Healthcare Sector
5. Retail Sector
6. Mobility Sector



Awarded Projects:

1. Construction of Six Flags Theme Park in partnership with ***Almabani General Contractors & Bouygues Construction***. Project cost \$1billion.



Project Website:

<https://qiddiya.com/>

Jeddah Central Project

JEDDAH CENTRAL PROJECTS

Jeddah Central Project was launched on 17 December 2021 as part of Saudi Arabia’s 2030 vision to develop and increase the quality of life in all Saudi Arabia cities.

The is supposed to include:

International Museum – International Stadium – International Opera – coral reef bay. In addition, the project will offer more than 17,000 residential units, 2700 hotel rooms, 10 quality entertainment, and tourism projects, besides the business facilities and commercial units.

The project will be implemented in three phases:



Project Location:

The project is located in Jeddah between the coast of Red Sea and TheKing Abdul Aziz Rd.



Figure 4 – Jeddah Downtown Location



Project Cost:

The project estimated cost is \$20 billion.



Sectors benefiting from the project:

- 1- Construction Sector
- 2- Tourism Sector
- 3- Mobility Sector
- 4- Renewable Energy



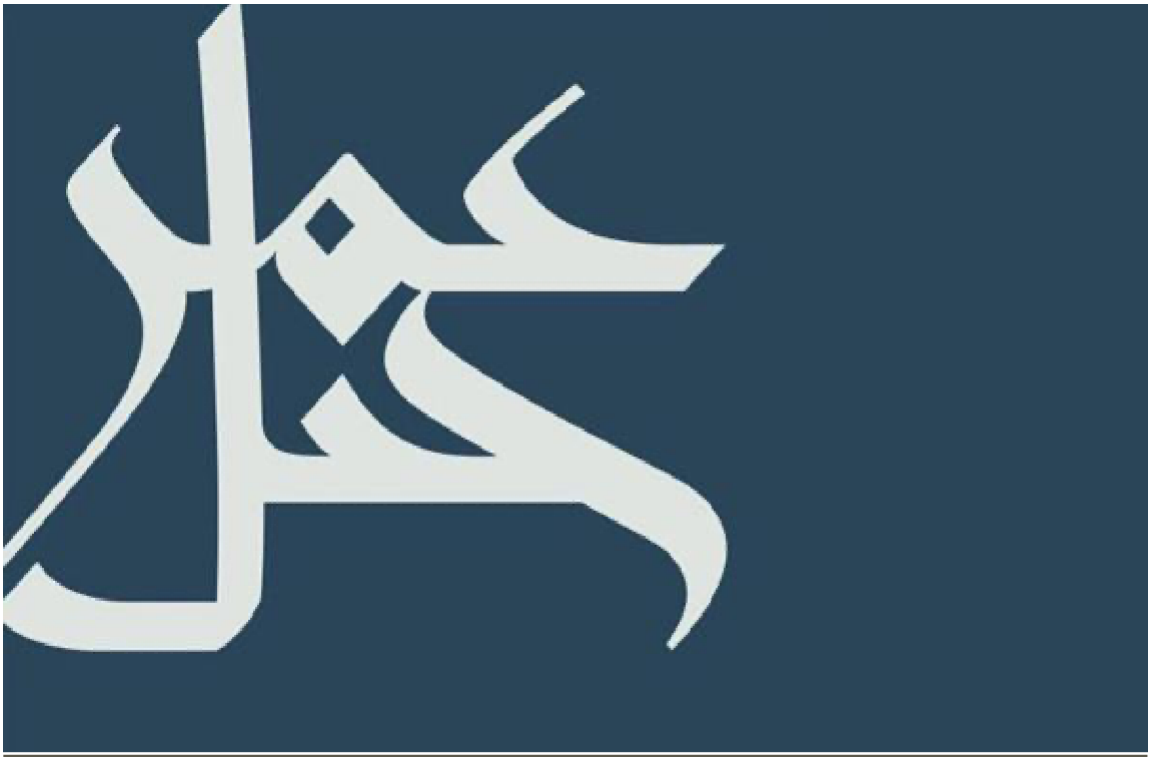
Awarded Projects:

N/A



Project Website:

N/A



JABAL OMAR

Jabal Omar Project is one of the projects that aim to contribute to achieving Saudi Arabia’s vision 2030 in terms of increasing the annual number of pilgrims to reach 30 million pilgrims by 2030. This target will require massive preparations in terms of infrastructure, hotel, and residential buildings, in addition to basic services such as transportation, energy, medical services, and shopping facilities, all of which must be in-line with the Kingdom’s vision in terms of sustainability.

The project stretches for 235km², with a built area up to 2.5m², and was divided into seven phases. Upon its completion, the project is supposed to offer 38 towers and 16 international hotels in addition to the commercial area.

According to Jabal Omar sources, 100% of phase one was delivered successfully, phases (5-6-7) haven’t been launched yet. As for the rest of the phases, their expected delivery time can be seen in the table below.

OUTSTANDING PHASES' PROJECT STATUS





Project Location:

The project is located in the western side of Haram in Mecca.

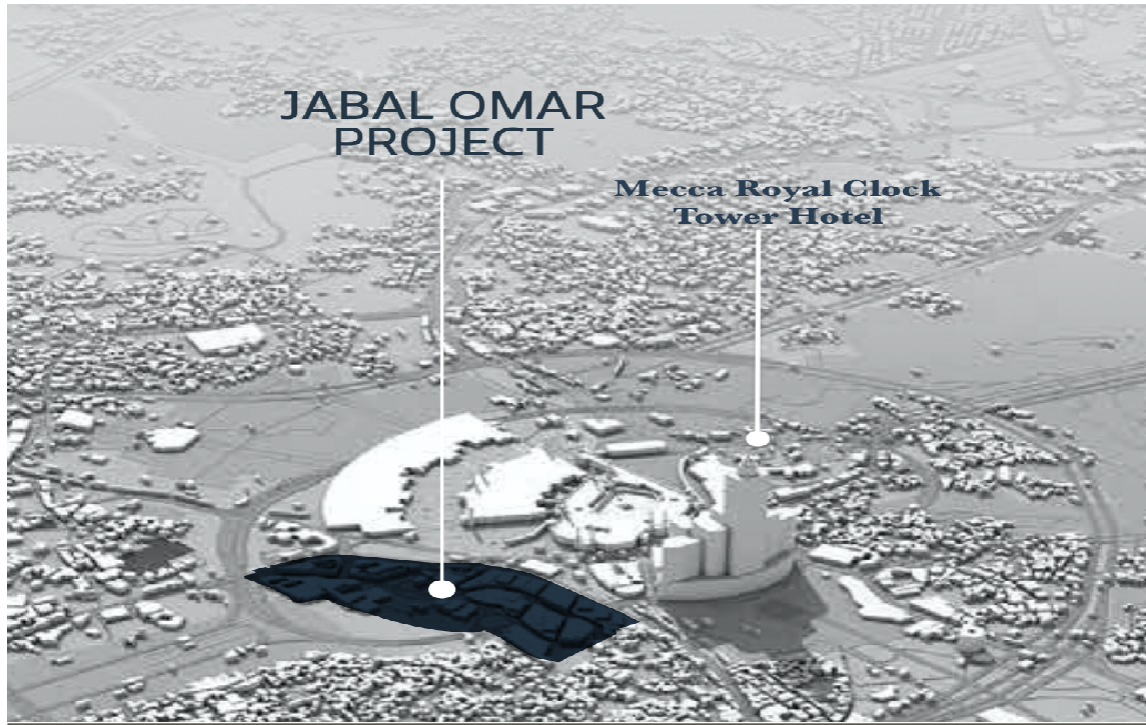


Figure 5 - Jabal Omar Project Location



Project Cost:

N/A



Sectors benefiting from the project:

- 1- Construction Sector
- 2- Hotel Management Sector
- 3- Retail Sector



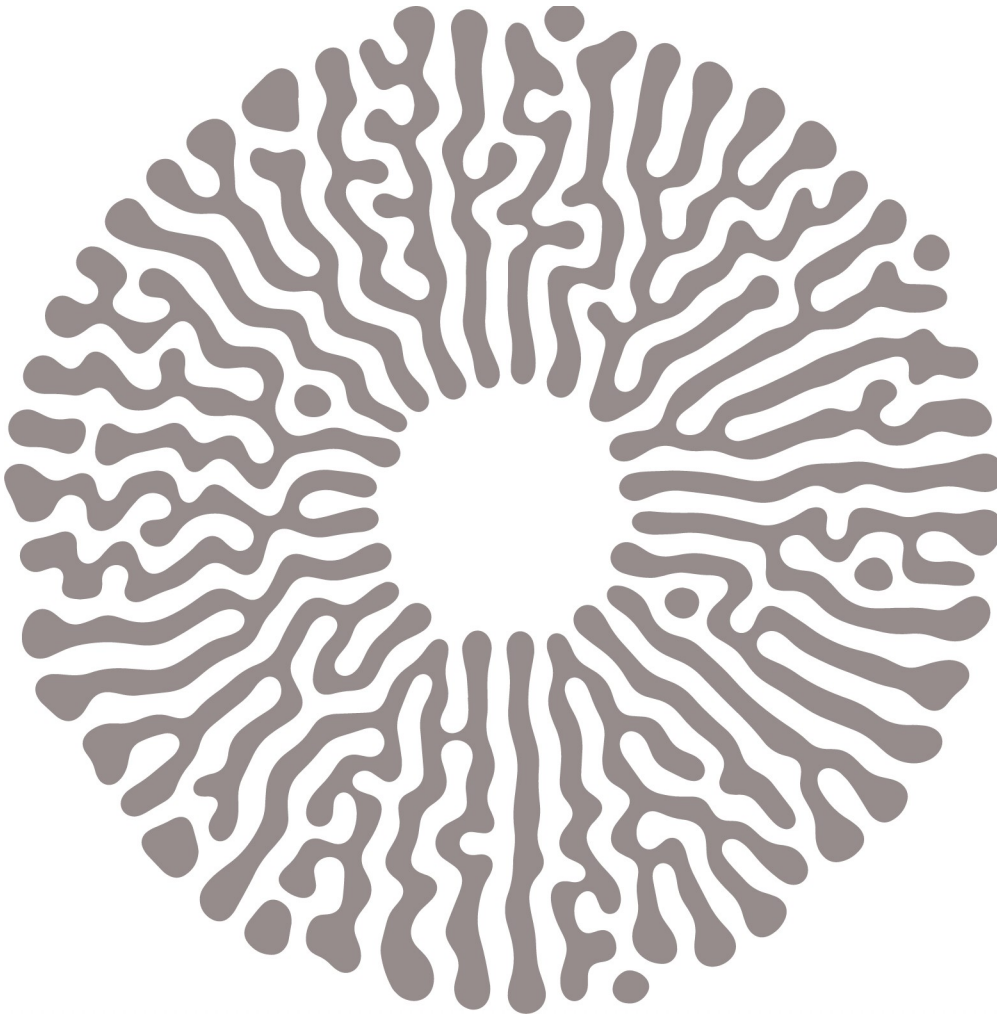
Awarded Projects:

N/A



Project Website:

<https://jabalomar.com.sa>



AMAALA

Amaala is an ultra-luxury tourism destination, stretched for 4,155km², consists of three projects:

1. The coastal development
2. The island
3. The triple bays.

Upon completion by 2028, the project will target a million visitors annually.



Project Location:

AMAALA is in Tabuk province, overlooks the Red Sea, located between the NEOM projects and the Red Sea projects.

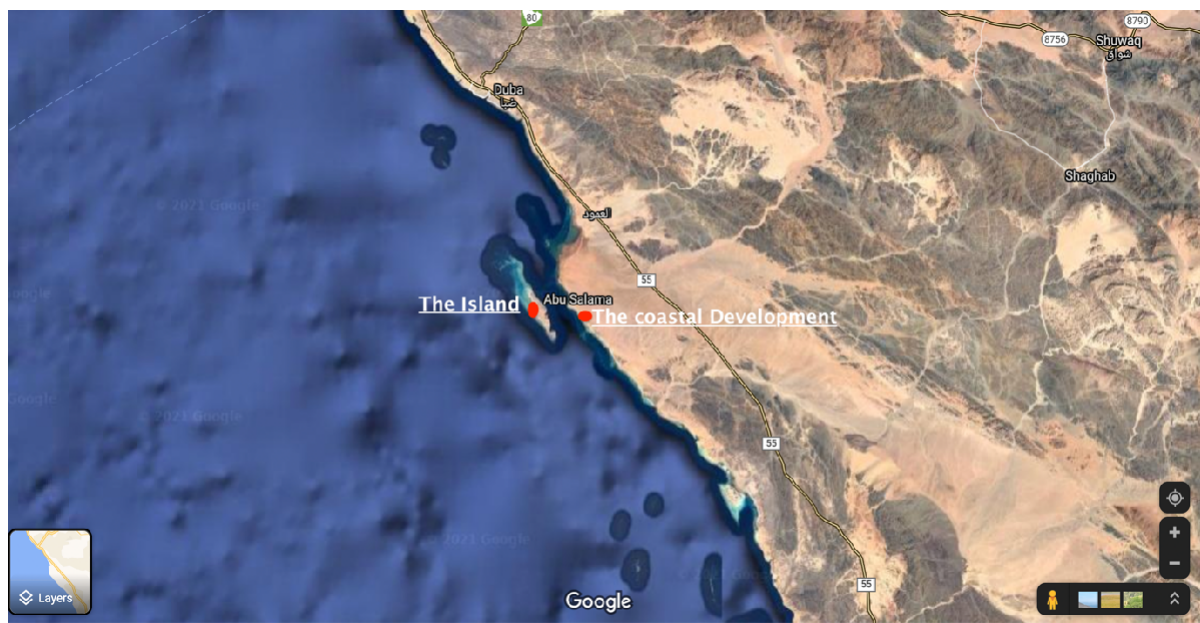


Figure 6- AMAALA location



Project Cost:

The estimated cost of the first phase of the project is \$2.5 billion



Sectors benefiting from the project:

1. Construction
2. Renewable Energy
3. Mobility Sector
4. Sport Sector
5. Tourism Sector



Awarded Projects:

The management of the project announced the signing of many contracts, including:

1. Awarded the design and Project / Construction Management Consultancy Services for Amaala Airfield Project to **EGIS Middle East**
2. Awarded the executive architects for the project to **Foster + Partners**



Project Website:

<https://www.amaala.com>



The Red Sea Development Company

THE RED SEA PROJECT

An ultra-luxury tourism destination within a pristine 28,000 km² area, aiming to host about one million visitors annually. By 2030 the project will consist of 22 developed islands, 6 inland sites, 48 hotels, and 8000 rooms.

The project's phases that have been launched are:

- 1- Desert Rock Resort
- 2- Red Sea International Airport
- 3- Coral Bloom Resort
- 4- Construction of workers village



Project Location:

The Red Sea Coast.



Project Cost:

The initial estimated cost of the project is \$15 billion



Sectors benefiting from the project:

- 1- Construction Sector
- 2- Renewable Energy Sector
- 3- Tourism Sector
- 4- Sports Sector
- 5- Mobility Sector



Awarded Projects:

- 1- Sustainable transport consultancy contract in partnership with ***Mott McDonald***
- 2- Construction of Red Sea international airport in partnership with ***Nesma & Partners*** and ***Almabani General Contractors***.

- 3- Airport operating contract in partnership with ***DAA International***.
- 4- Construction supervision and quality control services for the Red Sea airport in partnership with ***AECOM***.
- 5- Build and operate renewable power-based utilities in partnership with ***ACWA Power***.



Project Website:

<https://www.theredsea.sa>



ASEER PROJECT

A tourism destination that will promote Saudi Arabia’s unique nature, culture, and heritage, provide tourism services to middle-class citizens and foreigners. The project targets 10 million visitors by 2030.



Project Location:

The project is located in Aseer Region.



Project Cost:

The initial estimated cost of the project is \$13 billion.



Sectors benefiting from the project:

- 1- Construction Sector
- 2- Renewable Energy Sector
- 3- Tourism Sector
- 4- Agriculture Sector



Awarded Projects:

N/A



Project Website:

N/A



KING SALMAN ENERGY PARK (SPARK)

A national Saudi megaproject, SPARK aims to become the gateway for companies to capture opportunities from the large and growing energy sector in the Middle East and the African region. In terms of master planning, the project consists of 50km² of industrial and logistics zones with a supportive community.

SPARK will be developed over three phases. 80% of its first phase has already been completed, consisting of infrastructure, roads, utilities, and real estate assets established across 17 square kilometers.



Project Location:

The project is located in the Eastern region of the Kingdom, between the Arab Gulf to the east and Abqaiq city to the west.

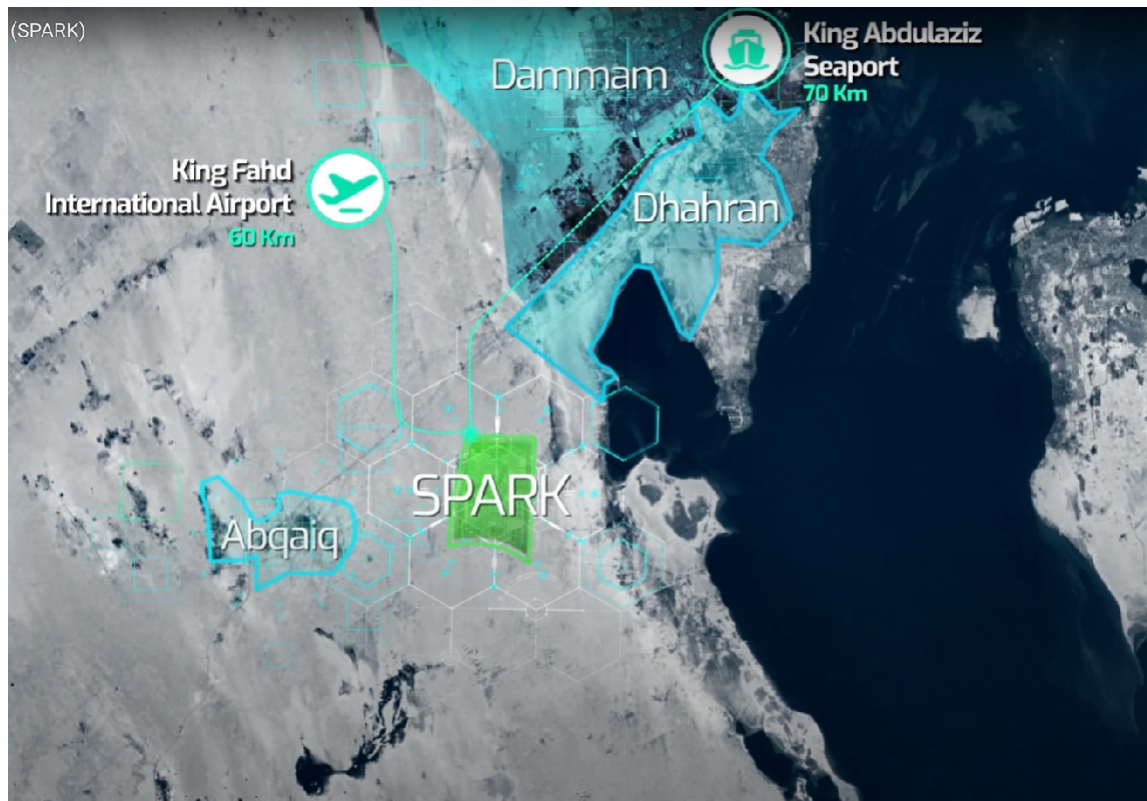


Figure 7- SPARK Location



Project Cost:

The planned cost for the first phase is \$1.6.



Sectors benefiting from the project:

- 1- Construction
- 2- Renewable Energy Sector
- 3- Mobility Sector



Awarded Projects:

- 1- **ENGIE solution** was awarded the contract of the project management.



Project Website:

<https://www.spark.sa/>



THE RIG

THE RIG is a tourism project that aims to attract 650,000 tourists annually by 2030. The project will occupy an area of 150,000m², inspired by offshore oil platforms.

THE RIG will offer several touristic attractions, including three hotels with a total of 800 rooms, 11 world-class restaurants, a world-class marina and helipads, and a range of adventure activities, including extreme sports. The project's construction is expected to start by the 2nd Q of 2022.



Project Location:

The project is located in the Arabian Gulf near Al Juraid Island.



Project Cost:

N/A



Sectors benefiting from the project:

- 1- Construction Sector
- 2- Hotel Management Sector
- 3- Sports Sector
- 4- Tourism Sector



Awarded Projects:

N/A



Project Website:

<https://therig.sa/>

Transportation GIGA Projects

GIGA TRANSPORTATION/LOGISTICS PROJECTS

Owing to the Saudi Kingdom's unique location, the transportation and logistics projects will be fundamental players in achieving the vision 2030. Therefore, generous financing plans will target the development of seaports, airports, roads, trains, logistics facilities.

In July 2021, His Royal Highness Prince Mohammad bin Salman bin Abdulaziz Al-Saud announced that \$147 billion (550 billion riyals) was set to fund the transport and logistics sectors over the next decade.

These projects will include, for instance:

- 450km express train to link Makkah, Jeddah, and Madinah.
- GCC railway.
- Jeddah – Riyadh hyperloop train.
- Jeddah – Yanbu railway
- Coastal Railway (south and western coast of the kingdom)
- New Riyadh Airport.
- King Salman Bridge between NEOM and Sharm El Shiekh.
- Developing and expanding the Saudi harbors.
- NEOM Airport.



Sectors benefiting from the project:

- 1- Construction Sector
- 2- Logistic Sector
- 3- Engineering Consulting Sector
- 4- Mobility Sector



Awarded Projects:

N/A



Project Website:

N/A

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