

PRACTICE PROFILE **resolution**  
2019







# Providing culturally harmonic and contemporary architecture whilst considering sustainable development

## AREAS OF PRACTICE

- Government
- Military
- Corporate
- Industrial
- Cultural
- Mixed-Use
- Hospitality
- K-12 Education
- Residential
- Sport



## ABOUT US

Highly experienced team dedicated to deliver the best creative solutions to our clients and to the community.



Resolution offers a range of Architectural & Engineering Services structured to bring ideas from concept to reality.

Ability to adapt to market demands whilst appreciating client's requirements and addressing issues related to approvals.

Resolution formed in 2007 and operates from its Office on the 18<sup>th</sup> of November Street in Muscat close to major Government Offices. The practice focused on providing a client centered service with a team of highly skilled and experienced professionals.

Working with an equally committed group of specialist consultants and contractors, we offer a complete architectural design, Engineering and project management solution from concept to execution. The emphasis is in creating right and carefully considered design solutions for all aspects of the project

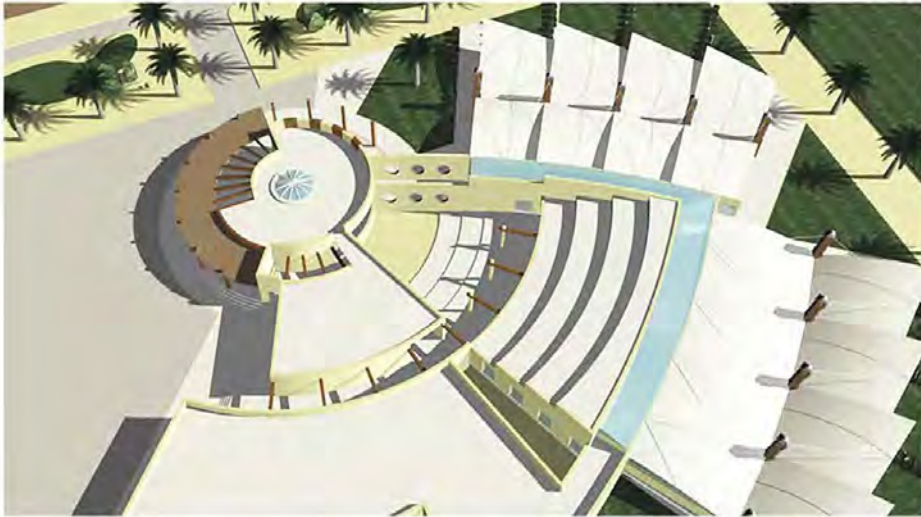
Working closely with our Clients to develop and refine project brief's, we make sure the team, always satisfies technical, financial and functionality requirements of the brief and integrates these into a design solution which explores the design at all levels to create the most integrated and intelligent architectural sustainable solutions.

Over the period of its 12 years existence, the practice has developed a specialization in the Commercial, Mixed Use, Industrial and Hospitality field designing Corporate Head Quarters for Major Companies and working with various Public and Private to develop major hospitality projects around the country.





## AREAS OF PRACTICE



Military

Cultural

Resolution offers its Experience in a wide range of Services and Areas of Practice.

Delivering a number of Master Plan schemes to MoD in Oman, including the new Sultan Army Forces Medical City, Sultan Army Forces Engineering and Mechanical Camp, and the Army Music Band Camp.

The exercise covered an Approximate area of twenty square Kilometers considering current and future requirements and understanding the military culture and hierarchy.

### Corporate

Considering the requirements of every stakeholder in the organization was the first task that we take along the corporate brand and marketplace in establishing the project brief. Importance of the Building Aesthetics was as important as the facilities the building must provide.



Acting as the Construction Managers in the New National Museum of Oman, was a very rewarding experience for Resolution Team.

Considering the importance of the project to the country a small team from Resolution took a very difficult task of entering the project when it was on hold and restarting the project, bringing all parties involved to a common ground and resolving many administration, design and contractual issues between different stockholders in the project.



Mixed-Use

Working very closely with investors and developers, our knowledge expanded to cover all aspects of developments not only from design and construction aspects only but the importance of development viabilities and financial sustainability.

Understanding the financial need helped design and deliver projects that achieves the limits set in the feasibility studies and maintaining the attraction elements. Also, we managed to reach a design that will address the harmony between all the different components that will form the desired mixed-use ratio of the developments.

### Hospitality

Working with major developers in Oman to develop several tourism projects that will achieve the international and local standard and addressing issues related to the very unique character and identity of Omani culture and people.

K-12 Education

Working with the most prestigious school in Oman, we had a target of designing a modular classrooms and amenities that will offer the ideal environment for the students to study and for the education staff to do their duties.

### Residential

We have created throughout the years a unique approach to residential design by promoting a minimal and contemporary architecture with a local influence.

### Sport

Developing a design for sport facilities and recreation that orients around health and wellbeing of the community.



**OMANI CONSULTANTS**  
**INTERNATIONAL CAPABILITIES**





## The Team

### Resolution Team

The team led by the founder and Managing Director of Architect Khalid Al Mahrouqi in 2007 after gaining experience from the Public and Private sectors in Oman and after working with an International Investment and Development Group as a Development Manager and then moving to an International Architectural firm as an Architect.

It consists of talented and experienced Architects, Interior Designers, Civil, Structure, MEP Engineers and supporting Admin and HR staff.

### AREAS OF SERVICES

- Architecture
- Master Planning
- Interior Design
- Engineering
- Project Management
- Special Lighting Design
- Value Engineering

**Khalid Al Mahrouqi**  
Managing Director  
Principle Architect



We are registered as First Grade Consultancy Services in the Tender Board and JSRS. A Classification that we are proud off and will continue to build on.

Our ability to expand with the support of the government as a Omani Experienced Consultants give us the necessary platform to venture into new markets in the GCC and East Africa.

### Key Staff

**Gogan Thomas**  
Technical  
Director  
Civil Project  
Manager



**Boris Skachko**  
MEP Project Manager



# GOVERNMENT

KEY PROJECTS





## NATIONAL MUSEUM OF OMAN



CLIENT MoHC

CONSTRUCTION PROJECT MANAGERS

LOCATION MUSCAT

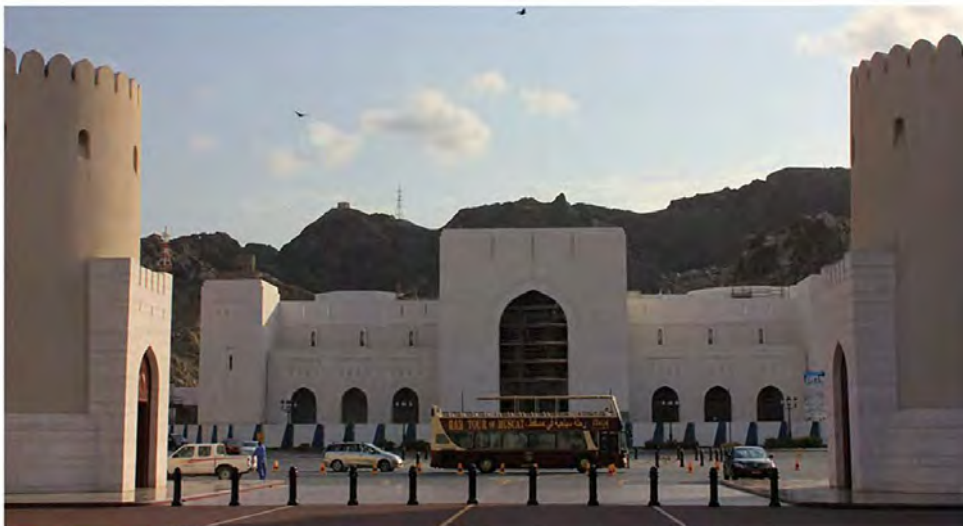
COMPLETION DATE 2016

CONSTRUCTION COST 18,000,000 RO

SIZE 45,000 SQM NEW BUILT

REC team were involved at a critical stage of the project to redefine the Architectural and Engineering strategy for the project and to resolve different administrative and financial issues related to managing the project on site.

The team managed to deliver the project as core and shell to the client on time and within allowed budget.





## AL SHIFA'A PROJECT - MOD MEDICAL CITY



**CLIENT** MoD

**Master Planning**

**LOCATION** MUSCAT

**COMPLETION DATE** 2024

**CONSTRUCTION COST** 78,000,000 RO

**SIZE** 283,000 SQM NEW BUILT

Al Shifa'a city is the Sultan's Forces Medical City, situated within the same area of the existing Army Hospital and camp. REC completed the task after intensive research conducted to understand current and future requirements of the different Army Medical Divisions involved.

Zoning and Phasing the master plan was an important aspect of our exercise allowing enough provisions for medical storage and future medical facilities to be built within a defined controlled plan.





## PDO IOC RAS AL HAMRA - FEED Engineering



CLIENT PDO/ ABALTO

Architecture Engineering & Interior Design

LOCATION MUSCAT

A critical project for PDO that will host the main control center and integrate all the data received from local control rooms from both North and South Fields in Oman.

COMPLETION DATE 2019

CONSTRUCTION COST 5,000,000 RO

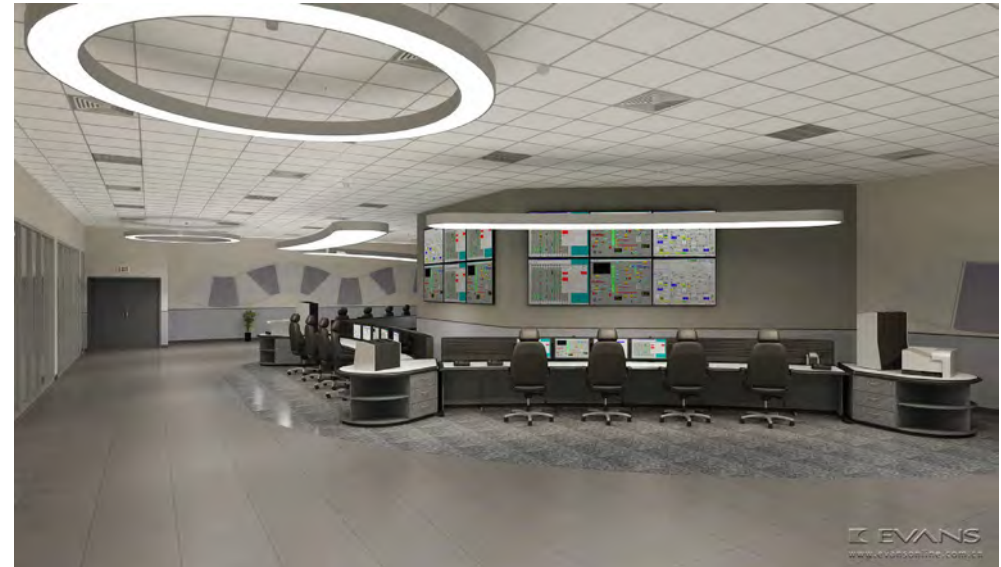
Working under Abalto a system integration consultant REC scope will cover Architecture, Engineering and ID.

SIZE 15,000 SQM NEW BUILT





## Control Room at Murmul



**Project** Control Room at Murmul  
**Client** Honeywell / PDO  
**REC Scope** Supervision Consultant  
**Project Size** 750 M2  
**Project Cost** OMR 250,000  
**Project Stage** Completed  
**Completion Date** May 2019

Resolution was responsible for the supervision and execution of complete fit out works including partitions, decorative / acoustic ceilings, Flooring, Painting etc.





# CORPORATE

BRANDING THROUGH ARCHITECTURE





UNDERSTANDING OUR  
CLIENT'S REQUIREMENTS  
HELP US ACHIEVING OUR  
TARGETS BY USING  
ARCHITECTURE TO BRAND  
THEIR IDENTITY.



## UNITED ENGINEERING SERVICES HQ AND FABRICATION PLANTS



CLIENT UES - MB HOLDING

LOCATION RUSSAYL, MUSCAT

COMPLETION DATE 2015

CONSTRUCTION COST 18,000,000 RO

SIZE 75,000 SQM NEW BUILT

### THE HQ

The executive team in UES requested a design that is modern with influence of old Muscat architecture. The building also addressed the surrounding environment from sun movement and wind direction.

The building raised above 500 meters from the MSL and have a fantastic view to the Gulf of Oman, so we had to maximize the viewing potential in the north facade and use screens in the South facade to reduce heat gain.

### Corporate Identity

With simplified architectural form the facilities of the building are meeting the highest standard in the world based on the latest BMS and to keep close monitoring and control on the fabrication plants and warehouses that produces equipment for the oil and gas industry.





## OMINVEST HQ BUILDING



CLIENT OMINVEST  
 LOCATION SAROOJ, MUSCAT  
 COMPLETION DATE 2014  
 CONSTRUCTION COST 6,000,000 RO  
 SIZE 15,000 SQM NEW BUILT

The Building designed to meet the highest comfort standards.

With plenty of natural daylight and terraced garden facing the Gulf of Oman it considered as an icon for contemporary architecture in Muscat in an area restricted with Islamic Architecture.





## AL HAYEL CERAMICA HQ BUILDING



**CLIENT** AL HAYEL HOLDING  
**LOCATION** SUR INDUSTRIAL AREA, SUR  
**COMPLETION DATE** COMPLETED  
**CONSTRUCTION COST** 4,000,000  
**SIZE** 10,000 SQM NEW BUILT

The building is to host Al Hayel Ceramic HQ offices and unique landmark showroom at the entrance of Sur Industrial Area. Resolution designed and supervised the construction works for the overall site works and the main buildings.





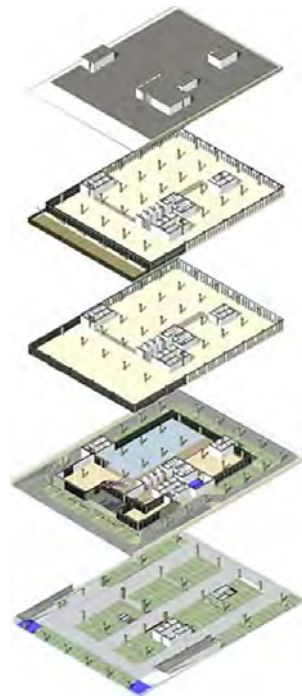
## TEEJAN HOLDING HQ BUILDING



CLIENT TEEJAN HOLDING  
 LOCATION GHALA, MUSCAT  
 COMPLETION DATE ON HOLD  
 CONSTRUCTION COST 15,000,000 RO  
 SIZE 45,000 SQM NEW BUILT

The unique location of the development in front of Sultan Qaboos Road presented to the Architects a challenge to satisfy the clients desire to present a modern product to the market against Muscat Municipality requirements to maintain a Traditional Islamic Architecture.

The Challenge was met and successfully obtained the approvals all parties by presenting a design the maintained a delicate balance between the different aspects of the developments.







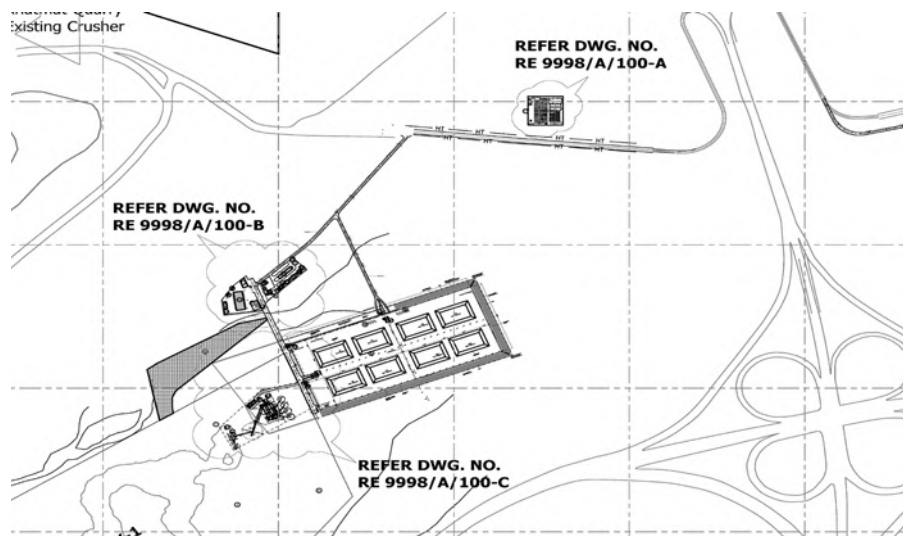


# QPMC QUARRY PROJECT



**Project – Buildings for Quarry**  
**Client – Al Sarh JV / QPMC**  
**REC Scope – Design Consultant**  
**Project Size – 25,000M2**  
**Project Cost – OMR 25 Million**  
**Project Stage – Under Construction**  
**Completion Date – August 2020**

Resolution conducted the complete design of buildings related to Quarry offices, Workshops, Staff accommodation, Roads and Infrastructure, Landscaping & Irrigation



# HOSPITALITY & MIXED- USE

HOTELS..RESORTS..SPAS..RESIDENTIAL..RETAIL







**Experienced in the parameters of the hospitality industry.**

This achieved by analyzing the specific tasks of a project and assigning qualified and motivated people within the practice alongside international specialized expertise.

## Musa'ana Millennium Hotel



**CLIENT** OMRAN

**LOCATION** MUSA'ANA, OMAN

**COMPLETION DATE** 2013

**CONSTRUCTION COST** 3,000,000 RO

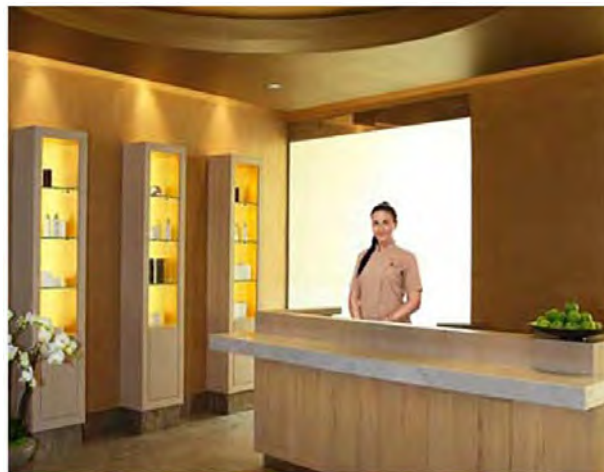
**SIZE** 5,000 SQM REVAMP

**WITH** CUNDALL

OMRAN the government tourism arm requested from Resolution to transfer an existing 'Asian Beach Game' marina tower into a state-of-the-art spa and lounges to improve the facilities for Musa'ana Millennium Hotel.

Adding new structure and services to an existing building was a challenging task which the team met and managed to deliver the project within budget and time.

New spa added with health club facilities and restaurants facing the existing swimming pool garden.





## Intercontinental Hotel - 5 STAR RENOVATION



**CLIENT** OMRAN

**LOCATION** SAROOJ, MUSCAT

**COMPLETION DATE** NOT COMPLETED

**CONSTRUCTION COST** 42,000,000 RO

**SIZE** EXISTING REVAMP & NEW BUILT

**WITH** CUNDALL & P+W

The government beach properties to undertake a major refurbishment in working environment that will includes:

- Mock-Up Rooms
- Lower Lobby, Lobby & Mezzanine
- 256 Guestrooms, Corridors & Cabanas
- Trader Vic's
- Existing Ballroom
- New Ballroom
- New Specialty Restaurant Building
- Exterior works and facade
- MEP & Fire Systems, Site Improvements & BoH





# INTERCONTINENTAL HOTEL

CLIENT OMRAN

LOCATION SAROOJ, MUSCAT





## DIWAN - QURUM MIXED-USE DEVELOPMENT



**CLIENT** DIWAN OF ROYAL COURT  
**LOCATION** QURUM, MUSCAT  
**COMPLETION DATE** NOT COMPLETED  
**CONSTRUCTION COST** 51,000,000 RO  
**SIZE** 91,000 SQM NEW BUILT

REC to decide the program for the project and the main outline of all the elements involved with the original design brief under the project stakeholders -Diwan of Royal Court.

At the end of this stage, REC will develop study drawings, documents, or other media that illustrate the concepts of the design and include spatial relationships, scale, and form for the owner to review.

Schematic design also is the research phase of the project, when zoning requirements or jurisdictional restrictions are discovered and addressed. This phase produces a final schematic design, to which the owner agrees after consultation and discussions with the architect. Costs estimated based on overall project volume. The design then moves forward to the design development phase.





## SUR GATE MIXED-USE DEVELOPMENT



CLIENT SHARQYAH REAL ESTATE CO.

LOCATION SUR, OMAN

COMPLETION DATE NOT COMPLETED

CONSTRUCTION COST CONFIDENTIAL

SIZE 223,000 SQM NEW BUILT

We have been appointed to develop a master plan for a mixed-use project adjacent to QLNG facilities in Sur.

The development consists of the following:

- Business Park and Exhibition Centre
- Business Hotel
- Shopping Mall
- International School
- Residential Compound





## MAJAN AL-MUZN SHOPPING CENTRE



CLIENT MAJAN DEVELOPMENT  
 LOCATION MUSCAT, OMAN  
 COMPLETION DATE NOT COMPLETED  
 CONSTRUCTION COST CONFIDENTIAL  
 SIZE 82,000 SQM NEW BUILT  
 WITH ESTUDIO LAMELA, CUNDALL

We have been appointed to develop a master plan for a mixed-use project adjacent to the Wave Muscat

The development consist of the following:

- Shopping Centre dedicated to women
- Business Hotel
- Residential Apartments





## THE RAWASI ITC DEVELOPMENT



The Mount, by its natural characteristic of the site suggests prior to a branding that it should be wholesomely dedicated to embrace its unique mountain experiences.

A mountain wellness district that offers multi levels of public and private activities and lifestyle embedded within the terrain, the mount is Oman's next wellness living, lifestyle and luxury destination.

CLIENT JBH LLC  
 LOCATION MUSCAT, OMAN  
 COMPLETION DATE NOT COMPLETED  
 CONSTRUCTION COST CONFIDENTIAL  
 SIZE 152,000 SQM NEWBUILT  
 WITH P+W, CUNDALL



# THE RAWASI ITC DEVELOPMENT





THE RAWASI ITC DEVELOPMENT





# SHAMS AL SAROOJ RESTAURANT COMPLEX



**CLIENT** SHAMS DEVELOPMENT

**LOCATION** MUSCAT, OMAN

**COMPLETION DATE:** Q3 2020

**CONSTRUCTION COST** CONFIDENTIAL

**SIZE** 10,650 SQM NEW BUILT

A unique concept located in a prime beach front property in Hay Al Sarooj in Muscat to host several high-end restaurants. REC is the Lead Design Consultant in the project covering all required Architectural and Engineering aspects of the project.





## BOUTIQUE HOTEL + MULTIPURPOSE HALL



**CLIENT** DIWAN OF ROYAL COURT

**LOCATION** SAMAIL

**COMPLETION DATE** 01 2019

**CONSTRUCTION COST** 2,500,000 RO

**ARCHITECT OF RECORD** WITH N&G

Resolution been appointed by N&G to act as Architects of Record for the Luxury Boutique Lodge developed by RCA as a prototype for future similar lodges around the Sultanate.

We insured that all approvals are obtained from different government bodies with the necessary code compliant and supervised the construction works on site until final handover.





## CINEPOLIS CINEMAS

CLIENT CINEPOLIS CINEMAS

LOCATION SOHAR, SALALAH, Avenues Mall

COMPLETION DATE Q4 2019

CONSTRUCTION COST 10,000,000 RO

ARCHITECT OF RECORD WITH CUNDALL





## THE BOX CAMP

CLIENT MISK MUSCAT

LOCATION AL ASHKARAH

COMPLETION DATE ON HOLD

CONSTRUCTION COST 100,000 RO





AZAIBA MIX USE DEVELOPMENT - CONCEPT





RESIDENTIAL COMMERCIAL BUILDING IN BAUSHER – CONCEPT





RESIDENTIAL COMMERCIAL BUILDING IN GHALA - CONCEPT





SHEEFRESORT- AL JABAL ALAKHDAR









# RESIDENTIAL PROJECTS

















## **Resolution Community and Social Responsibility....**



AL RAHMOT GRAND MOSQUE IN AL MABILA AL JANUBIA





AL NOOR GRAND MOSQUE IN AL ANSAB





AL NOOR GRAND MOSQUE IN AL ANSAB









# Resolution Clients . . . .



Our integrity is to conduct business behavior in professional manner and exceed client expectations; we maintain the highest quality level of service and always there for client when needed, and deliver on time.

**OUR KEY CLIENTS AND PARTNERS:**



bp



CUNDALL

*United Engineering Services LLC*  
A Member of MB Holding Company LLC



MADE TO LEAD

