



Okean.

Customer-focused observation allows understanding of needs and demands to be clear and accurate.

We treat each business as if it were our own and in this way, each project becomes unique, because each client is unique....

That's our inspiration!

Okean.



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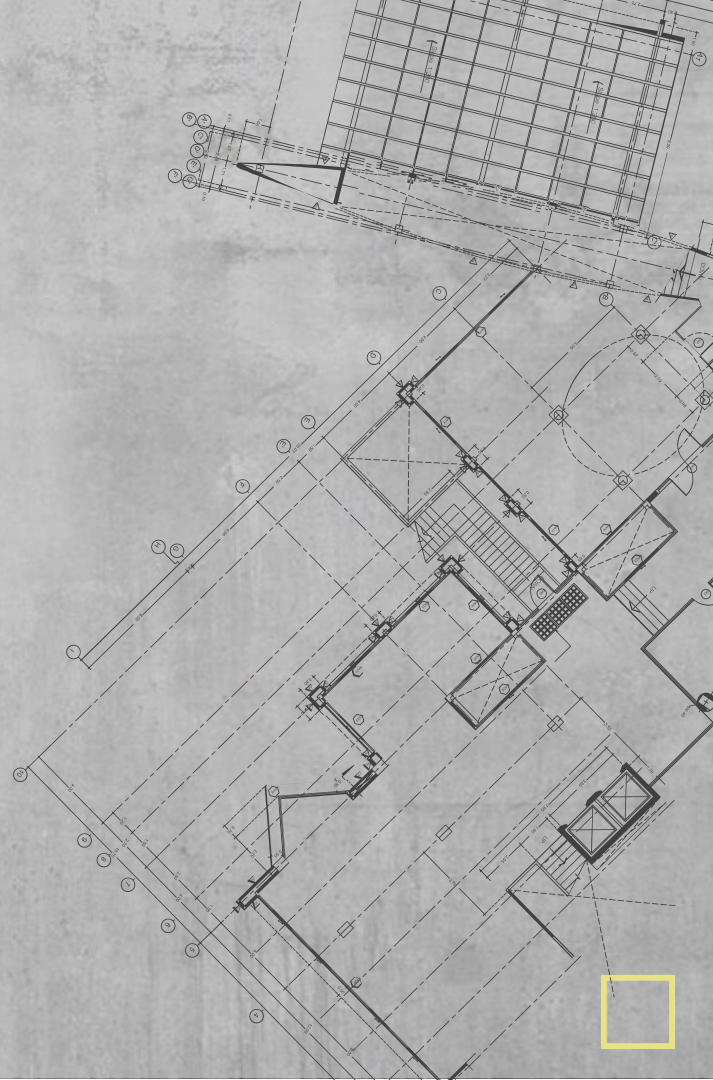
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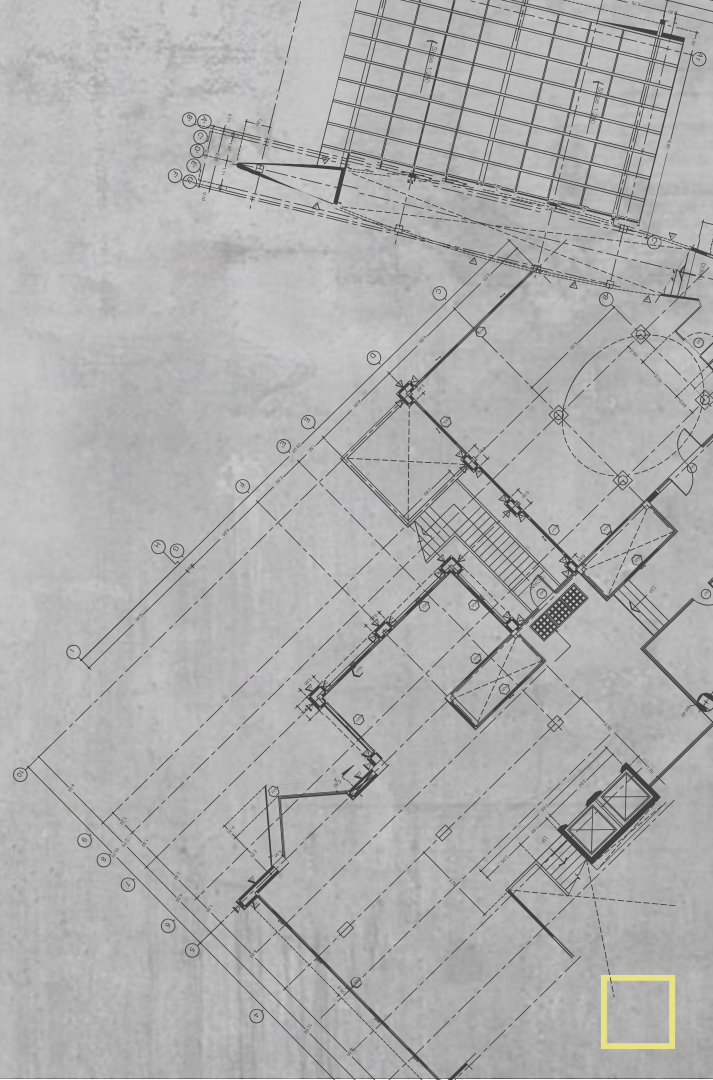
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■ Our story

Okean Engenharia e Arquitetura is part of a business group founded in 2001 with excellence in services and products in the areas of engineering, architecture, construction, installations, systems and technology.

Our credibility and reputation was built through the faithful fulfillment of contracts and irretocible service to our Customers.



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■ We are Okean.

An office of customized engineering & architecture solutions, which offers a platform of constructive intelligence, acting from the identification of the ideal property to delivery of the final construction.

We develop all projects as if they were our own, understanding the needs and demands, developing customized projects and solutions, with high performance solutions in architecture and technology.

Always with a dedicated and exclusive team for each client, we guarantee in all stages of the process the best results.

We value transparency in the execution and delivery of services, enabling any challenge necessary to meet and ensure a quality final product.



■ What we do

From our experience in providing service over more than 20 years of experience in the market, we have brought our expertise to also contribute to projects and constructions aimed at various sectors, and thus add new experiences to customers and employees.

We rely on our work and Turn Key contracts are our specialty.

We operate in the sectors:



Corporativo



Industrial



Logística



Varejo



Educação



Saúde



Retrofit



■ How can we help



ARCHITECTURE

- ✓ Gathering of information;
- ✓ Needs program;
- ✓ Test Fit;
- ✓ Elaboration of architecture projects through BIM;
- ✓ Specification of materials, coatings and furniture;
- ✓ Coordination of complementary projects and compatibilizations



CONSTRUCTION

- ✓ Technical solutions;
- ✓ Budgeting;
- ✓ Reengineering of budget and technical solutions;
- ✓ Execution of the work;
- ✓ Preventive maintenance program.

■ Nosso corpo dirigente



CEO do grupo
Fabio Neri Lourenção
Engenheiro Eletricista
31 anos de experiência



Gerente Comercial
Maria Fernanda Santos
Designer
21 anos de experiência



Diretor Executivo
Rodrigo Cará Monteiro
Engenheiro Civil
26 anos de experiência



Diretor de Engenharia
Márcio Cardoso Araújo
Engenheiro Civil
31 anos de experiência



Gerente de Arquitetura
Carolina Maria Lopes
Arquiteta
20 anos de experiência



**HOSPITAL**

- HOSPITAL COMPLEX OF CLÍNICAS DE SP (INCOR, NUCLEAR MAGNETIC RESONANCE, CHILDREN'S HOSPITAL, OUTPATIENT CLINIC BUILDING, INSTITUTE OF ORTHOPEDICS AND TRAUMATOLOGY, INSTITUTE OF PSYCHIATRY - São Paulo / SP.
- HOSPITAL MUNICIPAL DO TATUAPÉ - São Paulo/SP.
- VILA MARIA HOSPITAL - São Paulo/SP.
- HOSPITAL OF THE MILITARY POLICE OF SP - São Paulo / SP.
- BAURU BASE HOSPITAL - Bauru/SP.
- CACHOERINHA HOSPITAL - Cachoeirinha/RS.
- SANTA PAULA HOSPITAL - Santo Amaro/SP.
- GRAAC HOSPITAL - São Paulo/SP.

INDUSTRIAL

- SOUZA CRUZ FACTORY (construction of the largest tobacco processing center in the world) - Santa Cruz do Sul/RS.
- INDUSTRIAL EFFLUENT STATION - São Bernardo do Campo/SP.
- TRUCK PRODUCTION LINE DESERVED GOODS - São Bernardo do Campo/SP.
- INTRAGOV PROJECT (Reform of 3457 school units for electrical systems and telecommunications, with proven technical success) - São Paulo/ SP.
- GAS PIPELINE (GASBOL) - 1,450 km - Brazil Bolívia.
- CONSTRUCTION OF DUCT BANK FOR FIBER OPTIC CONTROL NETWORK (through non-destructive method system) - 750 km - São Paulo/SP.





■ BUILDING - TURNKEY

- DHL - 2.270 m² - São Paulo/SP.
- CEMG TORRE NORTE - 1.460 m² - São Paulo/SP.
- CONFIDE ENGENHARIA - 925 m² - São Paulo/SP.
- INOVITIS T. IBIRAPUERA - 345 m² - São Paulo/SP.
- ECOSDIESEL BRAZIL - 830 m² - São Paulo/SP.
- ED. ITAMAMBUCA - 350 m² - São Paulo/SP.
- MP. BERRINE - 350 m² - São Paulo/SP.
- MP. BARRA TIJUCA - 400 m² - Barra da Tijuca/RJ.
- MP. BARRA FLAMENGO - 440 m² - São Paulo/SP.
- OBERTHUR - 280 m² - São Paulo/SP.
- MP. CAMPINAS - 300 m² - Campinas/SP.
- SITEL BARRA FUNDA - 1.887 m² - São Paulo/SP.
- ITOCHU - 1.100 M² - São Paulo/SP.
- STERLITE POWER - 1.144 m² - São Paulo/SP.
- LOOP BRASIL - 360 m² - São Paulo/SP.
- HYSTER YALE - 1.170 m² - Itú/SP.
- COLORCON DO BRASIL - 272 m² - Cotia/SP.
- ED. VERBO DIVINO - 19.522 m² - Santo Amaro/SP.
- EL TEJAR - 240 m² - São Paulo/SP.
- RAKUTEN - 200 m² - São Paulo/SP.
- ARVAL - 1.543 m² - São Paulo/SP.

■ INDUSTRY

- CREMER INDUSTRIAL ASBUILT - 35.000 m² - São Paulo/SP.

■ LOGISTICS

- GALPÃO CLA KM 15 - 1.560 m² - São Paulo/SP.
- GALPÃO BOSCH - 2.100 m² - Atibaia/SP.

■ CORPORATE INTERIORS

- CFLA - 429 m² - São Paulo/SP.
- ALTITUDE SOFTWARE - 450 m² - São Paulo/SP.
- ALTA CONSULORIA - 120 m² - São Paulo/SP.
- CONSTANTINE ENGENHARIA - 316 m² - São Paulo/SP.
- SECURITAS - 2.133 m² - São Paulo/SP.
- EXITUS TOTVS - 650 m² - São Paulo/SP.
- UNICAMP ANFITEATRO - 200 m² - Campinas/SP.
- BAKER TILLY - 405 m² - São Paulo/SP.
- SPREAD ED. VERBO DIVINO - 340 m² - São Paulo/SP.
- BOSTON MEDICAL GROUP - 520 m² - São Paulo/SP.
- EUROBIKE - 350 m² - São Paulo/SP.
- TREVISO CORRETORA DE CÂMBIO - 250 m² - São Paulo/SP.
- AUTOGLASS ED. JK - 340 m² - São Paulo/SP.
- NIDERA SEMENTES - 1.224 m² - São Paulo/SP.
- MULTIPLUS - 428 m² - São Paulo/SP.
- MCMA ADVG. ASSOCIADOS - 200 m² - São Paulo/SP.
- LOCALPAR LTDA - 554 M² - São Paulo/SP.
- CUNHA E RICCA ADVG. ASSOCIADOS - 2 andares 621 m² - São Paulo/SP.
- VOCALCOM BRASIL - 405 m² - São Paulo/SP.
- LOCALFRIO FRIGORÍFICOS - 1.028 m² - São Paulo/SP.
- CAFÉ AUDI - 200 m² - São Paulo/SP.
- FATOR AMBIENTAL - 225 m² - São Paulo/SP.
- SOUTH AFRICA AIRLINES - 470 m² - São Paulo/SP.
- ED. JK PLAZA - 600 m² - São Paulo/SP.
- BCA - 215 m² - São Paulo/SP.
- ENFIL S/A - 1.543 m² - São Paulo/SP.

■ RETROFIT

- BRAZIL INTERPART - 780 m² - São Paulo/SP.
- CSHG - 10.593 m² - São Paulo/SP.
- ED. ATRIUM - 400 m² - São Paulo/SP.
- ED. INVEST BRAZIL - 790 m² - São Paulo/SP.
- ED. TRANSATLANTIC - 526 m² - São Paulo/SP.
- PATRIMONIAL BELINDA - 8 stores 920 m² - São Paulo/SP.
- PATRIMONIAL BELINDA BRÁS - 482 m² - São Paulo/SP.
- WINWORK - 155 m² - Santos/SP.
- MCLAREN - 1.200 m² - São Paulo/SP.

■ RETAIL

- PEUGEOT DO BRASIL - 147.000 m² - 25 cidades
- PUMA SBC - 325 m² - São Bernardo do Campo/SP.
- PUMA - 1.415 m² - São Paulo/SP.

■ HOTEL

- ASTRON HOTELS & FLATS - 8.130 m² - São Paulo/SP.





LOGISTICS

- Jundiáí DVR - Jundiáí/SP - 134,499m²
- DVR CAÇAPAVA - Caçapava/SP - 131.163m²
- Embu DVR - Embu/SP - 101.071m²
- IBP - Rio de Janeiro/RJ - 56.016m²
- TECHNOLOGY PARK - São Paulo/SP - 29.950m²
- ALFA LAVAL - São Paulo/SP - 42.706m²
- VALE - Barão de Cocais/MG - 15.570m²
- VALE - Nova Lima/MG - 11.475m²
- CEM STORES - Salto/SP - 54.871m²
- CSA - Rio de Janeiro/RJ - 26.772m²
- RIACHUELO - Guarulhos/SP - 84.000m²

INDUSTRY

- BUNGE - Duque de Caxias/RJ - 41.379m²
- NISSAN - Resende/RJ - 250.163m²
- DOOSAN - Americana/SP - 30.071m²
- SCANIA - São Bernardo/SP - 8.098m²

SHOPPING CENTERS

- JK IGUATEMI - São Paulo/SP - 145.134m²
- NAÇÕES BAURU - Bauru/SP - 65.567m²
- NAÇÕES LIMEIRA - Limeira/SP - 44.071m²

MULTIPURPOSE AREA

- ALLIANZ PARQUE

COMMERCIAL TOWER

- FLAMENGO TOWER - Rio de Janeiro/RJ - 11.949m²
- WTORRE PLAZA B - São Paulo/SP - 55.381m²
- WTORRE PLAZA A/D/E - São Paulo/SP - 410.000m²
- WT MORUMBI - São Paulo/SP 170.428m²
- CES - Rio de Janeiro/RJ 185.463m²
- WT UNITED NATIONS - São Paulo/SP - 108.627m²
- ALFA LAVAL - São Paulo/SP - 10.843m²
- VALE - Águas Claras/MG - 20.000m²
- CESP TOWER - São Paulo/MG - 19.960m²

HOSPITAL

- REDE DOR MEMORIAL STAR - Recife/PE - 35.487m²
- IGESP PRAIA GRANDE - Praia Grande/SP - 31.500m²
- GNDI BRESSER - São Paulo/SP - 6.000m²
- DOR NETWORK SÃO LUIZ STAR - São Paulo/SP - 33.428m²
- EDMUNDO VASCONCELOS - São Paulo/SP - 2.463m²
- VERA CRUZ - São Paulo/SP - 5.389m²
- NOVAMED - São Paulo/SP - 3.000m²
- UNIMED - Betim/MG - 45.000m²

CORPORATE INTERIORS

- MORE THAN 250.000M² OF DEPLOYMENT

INFRASTRUCTURE

- ROD DOS BANDEIRANTES EXTENSION - São Paulo/SP
- THIRD PERIMETRAL - São Paulo/SP
- CURITIBA GREEN LINE - Paraná/PR
- CARAGUATATUBA CONTOUR - São Paulo/SP
- DUPLICATION BR 135 - Maranhão/MA
- SUBWAY LINE 2, 4, 5 - São Paulo/SP
- CPTM LINE 9, 13 - São Paulo/SP
- PORT OF ITAJAÍ - Santa Catarina/SC
- PORT OF OUTERINHOS - São Paulo/SP
- SHIPYARD RIO GRANDE - Rio Grande do Sul/RS
- 8th LINE PIPELINE - São Paulo/SP
- INTERCEPTOR 15 - São Paulo/SP
- ANHUMAS RIVER BASIN - São Paulo/SP
- TRANSPOSITION OF SÃO FRANCISCO - Pernambuco/PE

INTERNACIONAL ANGOLA

- REURBANIZAÇÃO BOA VISTA - Angola
- Rod Benguela/Lubango
- HUIGE/MAGUELA TRANSFER LINE
- 6th and 7th AV. LUANDA

MOÇAMBIQUE

- MOATIZE MINE





HOSPITAL

- IMPLANTATION OF THE NEW MATERNITY SÃO LUIZ STAR - 34,000 m² - São Paulo/SP
- RETROFIT HOSPITAL VERA CRUZ - São Paulo/SP
- RENOVATION SURGICAL CENTER HOSPITAL EDMUNDO VASCONCELOS - São Paulo/SP
- NEW UNIT NOTRE DAME GROUP - São Paulo/SP

INDUSTRY

- AÇU PORT: Implementation Of Flexibrás TECHNIP Factory AND TERMINAL PRUMO LOGISTICA - Litoral/SP

HOTEL

- IBIS ACCOR HOTEL - Congonhas/SP.

INFRASTRUCTURE

- PRESIDENTE DUTRA HIGHWAY: Restoration and implementation viaducts - São Paulo/SP

RESIDENTIAL TOWER

- EDIFÍCIOS PÉ NA AREIA DE ALTO PADRÃO - Riviera de São Lourenço/SP
- QUINTAS DO MORUMBI - São Paulo/SP.

GESTÃO DE ORÇAMENTOS

- LEADCOM SA: Telecommunications (3G deployment).
- ARCHTECH ENGENHARIA: Industrial, commercial and retail sector.
- CONSTRUCTION COMPANY CHARLES CAMBUR: Planning and supplies in the execution of the Ponto Frio Distribution Center (now LPG) and Megas Lojas Ponto Frio - Marginal Tietê/SP.
- GOMES MACHADO ARCHITECTURE OFFICE: New MM's Factory in Guararema, since the project's conception.
- FONSECA AND MERCADANTE: Pipe Treatment Unit of Confab.
- CCR NOVA DUTRA: Track Maintenance Contract.
- ISO9001 QUALITY SYSTEM: Implementation of Cost Control and Certification.
- GLOBALTEC: Implementation of the UAU ERP System.

CORPORATE HEALTH AND INTERIORS

- 2 years working in capex preparation and contract negotiation.





■ CORPORATE

- ONE ROOF DUPONT - 11.000m² - Alphaville/SP.
- ESCRITÓRIO SANOFI - 12.000m² - São Paulo/ SP.
- ESCRITÓRIO RECKITT BENCKISER - 4.500m² - São Paulo/ SP.
- JOHNSON AND JOHNSON ONE - 25.000m² - São Paulo/ SP.
- ESCRITÓRIO HUAWEI - 1.600m² - São Paulo/SP.
- UNILEVER - São Paulo/ SP
- ESCRITÓRIO MOTOROLA - São Paulo/ SP
- ESCRITÓRIO MULTIPLUS - São Paulo/ SP
- MERCADO LIVRE FIT-OUT - 21.440m² - Osasco/ SP.
- ADEQUAÇÃO JOHNSON AND JOHNSON - 300m² - São Paulo/SP.
- ESCRITÓRIO CD JOHNSON AND JOHNSON - 3.250m² - Guarulhos/SP.
- ESCRITÓRIO CASHME - 600m² - São Paulo/SP.
- CYRELA SELLERS CAMPEÕES - 60m² - São Paulo/SP.
- GREGORY ESCRITÓRIO - 450m² - São Paulo/SP.
- RETROFIT ED. QUILOMBO - 1.300m² - São Paulo/SP.
- INSTITUTO LIBERTA SEDE - 50m² - São Paulo/ SP.
- GRUPO SOLVAY RHODIA - 1.500 m² - São Paul/SP.
- INFOJOBS - 980 m² - São Paulo/SP.
- ACCOR EDENRED - São Paulo/SP.
- ETCO OGILVY - São Paulo/SP.
- CUBO CC - São Paulo/SP.
- LELLO LAB - 660m² - São Paulo/SP.
- CASA BLANCA ONLINE - 1.200 m² - São Paulo/SP.
- DUPONT RELAYOUT - 250 m² - São Paulo/SP.

■ LOGISTICS

- CD TORRA TORRA - 20.000m² - São Paulo/ SP.

■ HEALTH

- DASA COWORKING - São Paulo/ SP

■ EDUCATION

- ARBOS COLLEGE - 7,200m² - Santo André / SP.
- BRADESCO PÁTIOS FOUNDATION - Bagé/RS, Bodoquena/MS and Teresina/PI.
- DANTE ALIGHIERI COLLEGE AND CHANGING ROOMS - 550m² - São Paulo/ SP

■ RETAIL

- ASTON MARTIN - 930m² - São Paulo/SP.
- GREGORY LOJA - 450 m - São Paulo/SP.



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■ Stages of the work methodology

■ **Prospecting**

With the customer's focus, the prospecting team (commercial, architecture and engineering) devotes the necessary time (meetings, technical visits, surveys, etc.) to understand the demand (premises, scope, etc.), the purpose and expected result in the project. With the appropriation of the information, the customized technical and commercial proposal is elaborated.

■ **Architecture and Engineering Development**

The projects are modeled based on the raised by Scanner and compatible in Revit, and can generate 3D images rendered and be used in the BIM methodology. We develop together with the client 3 project steps; EP/AP/EX. Materials and coatings are defined in line with the standard of sophistication of the project.

■ **Supplies**

Choice of suppliers with the adherent profile the complexity and size of the scope ensure on-time delivery and whatage expected.

■ **Implantation**

Designation of the correct team and adherent to the scope profile, control processes and active management ensure the accuracy in implementation and customer satisfaction.

■ **Contract Closing**



■ Step-by-step

■ **Prospecting**

Technical Proposal - Architectural and technical drawings, 3D models, descriptive memorial, detailing of scope and technical premises, reengineering and legal verification.

Commercial Proposal - Details of commercial conditions, detailed budget, tax engineering.

■ **Architecture and Engineering Development**

Architecture and technical projects accompanied by descriptive memorials, technical premises and definitive maquets that portray exactly the contracted product.

■ **Supplies**

We adjust our procurement process for the contract modality, for direct and indirect billing. We manage the documentation (direct billing) and the CIS.

■ **Implantation**

Management of online work by application with daily record of work, photographic report, advance of schedule, monitoring by drone, physical and financial measurements, cameras, added value, among other features. Quality management of services and materials and work safety issues.

■ **Contract Closing**

In addition to the entire documentary and technical collection, we provide the Okean Data Book with all the information related to the use and maintenance of the items and systems that make up the project and our platform of asset management, guarantees and preventive maintenance.



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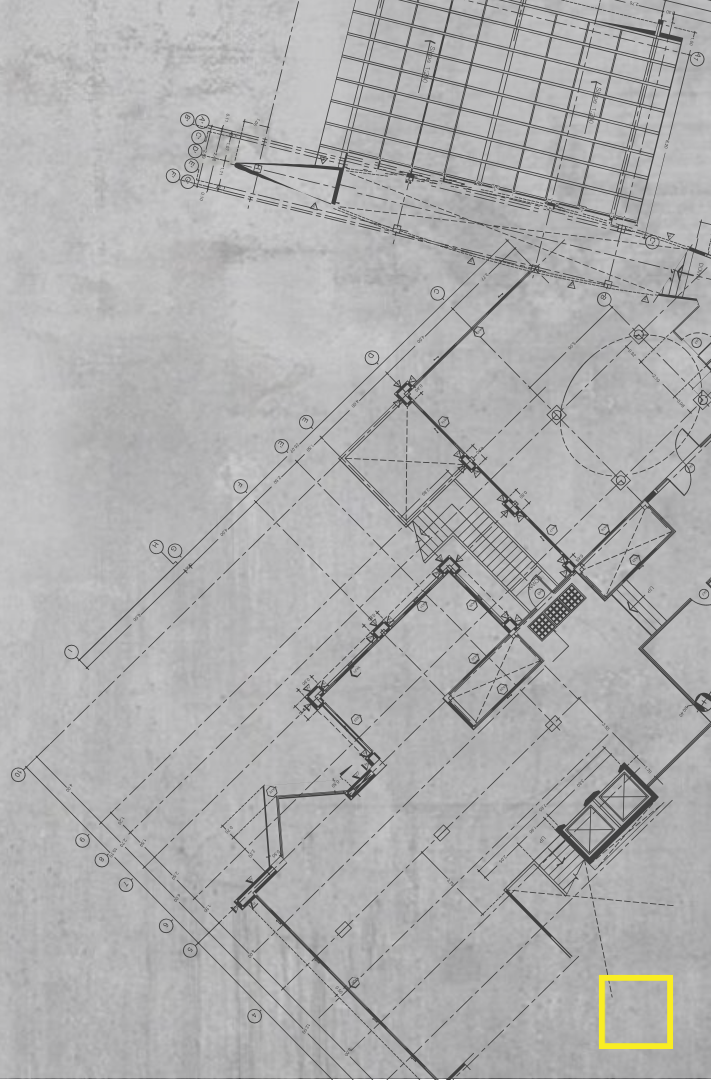
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■ Nossos clientes



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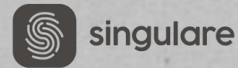
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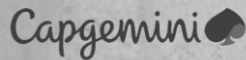
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Rakuten



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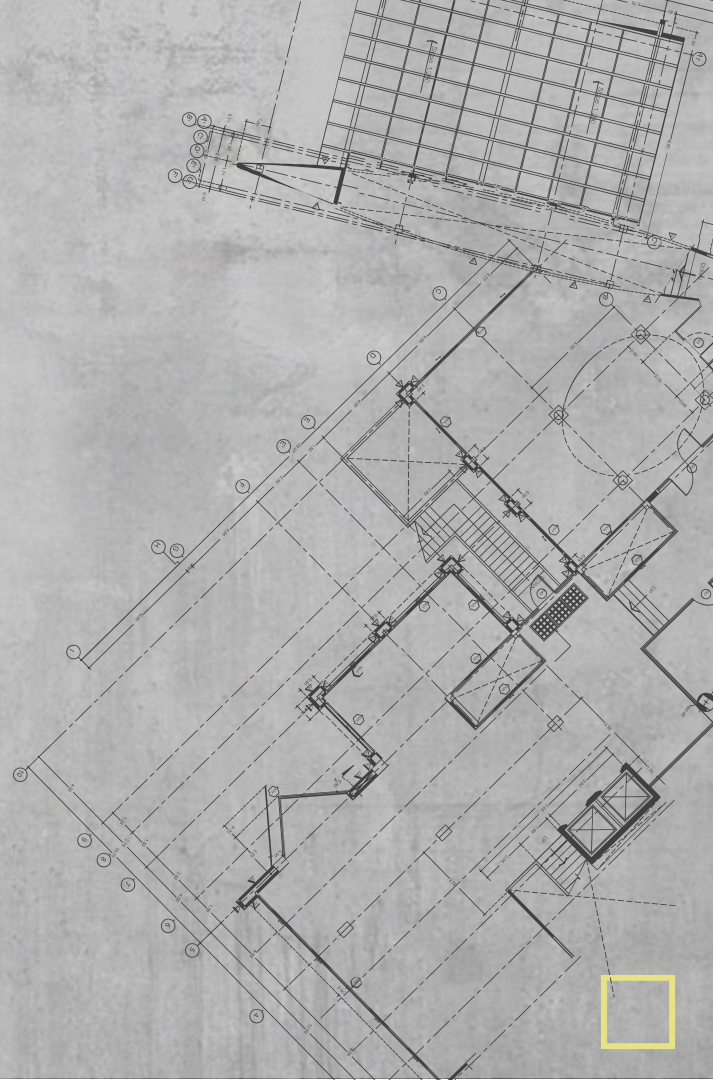
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CASES

Some examples of **Corporate Interiors** from our portfolio



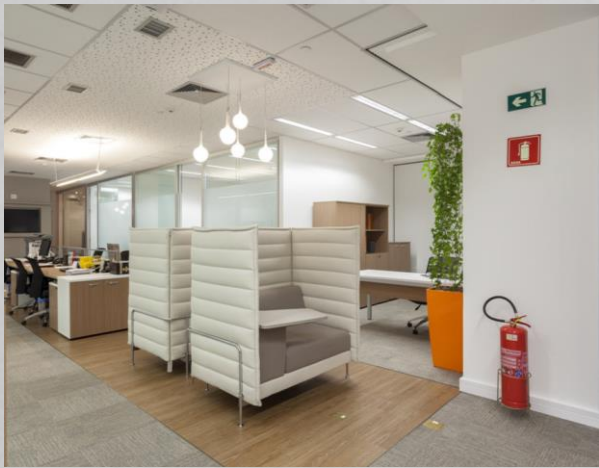


























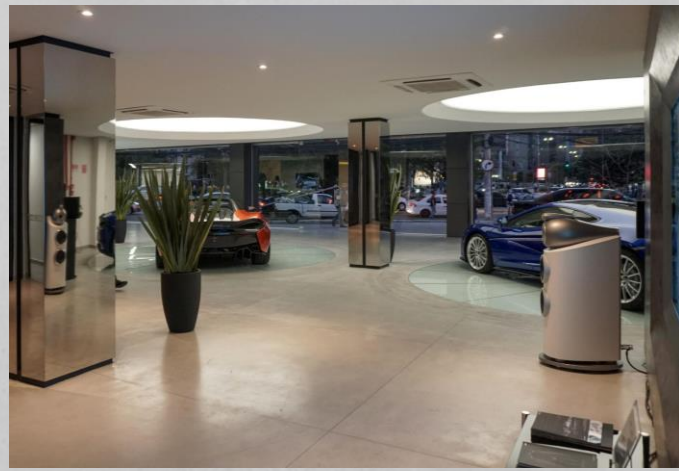


CASES

Alguns exemplos de **Varejo** de nosso portfólio













CASES

Some examples of **Industrialists** from our portfolio

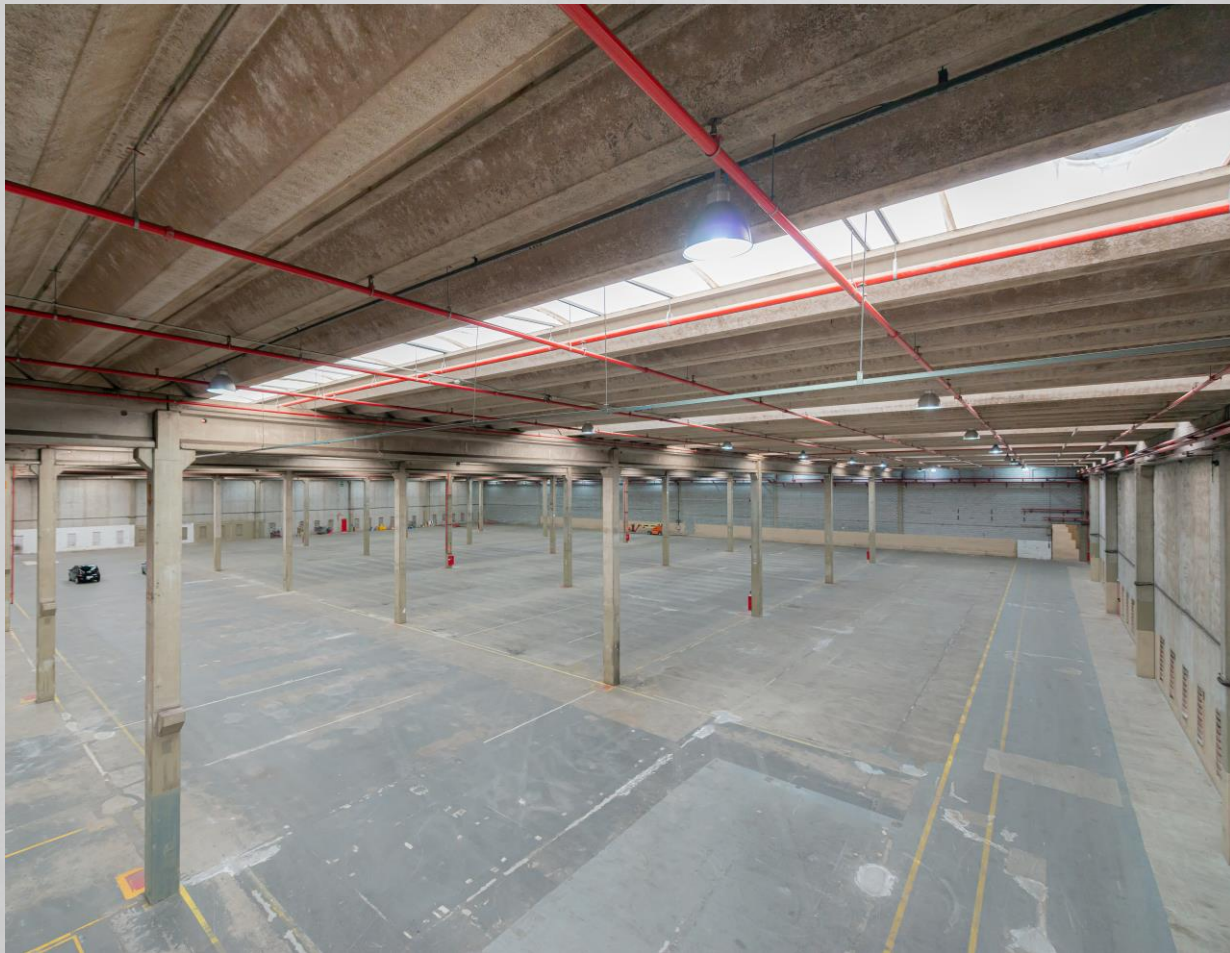




CASES

Some examples of **Retrofit** from our portfolio















Retrofit Shed 8 Distribution Park I – Embu/SP.





CASES

Some examples of **Education** from our portfolio


















Puc Campinas Monitoring Room – Campinas/SP.


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