

# SECTOR BOOK

## ENVIRONMENTAL ENGINEERING AND SUSTAINABILITY

THE PRACTICE

THE BOARD

GLOBAL REACH

THE PROCESS

SECTORS

AREAS OF EXPERTISE

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**S+A GROUP**

**Since 1996.**

**Over 20 years of experience.**

**5 areas of expertise,** ARCHITECTURE, URBAN DESIGN, SUSTAINABILITY,  
INTERIOR DESIGN, GLOBAL DESIGN AND INVESTMENT ADVISORY

**150 professionals,**

**11 countries and**

**4 continents.** AFRICA, AMERICA, ASIA AND EUROPE

**Featured in the**

**WA100 ranking!** 9<sup>TH</sup> WORLD'S LARGEST PRACTICE IN THE RESIDENTIAL MARKET SECTOR  
94<sup>TH</sup> WORLD'S LARGEST ARCHITECTURE PRACTICE



# The Practice

## Founding Values

The history of the studio merges with the history of its founder, Miguel Saraiva, CEO and the architect conceptually responsible for each project design.

It was out of the passion that he has always had for architectural design, combined with a unique ideological vision to transform a small studio into a corporate structure able to take his idea of architecture abroad, that S+A became a world-scale auteur studio.

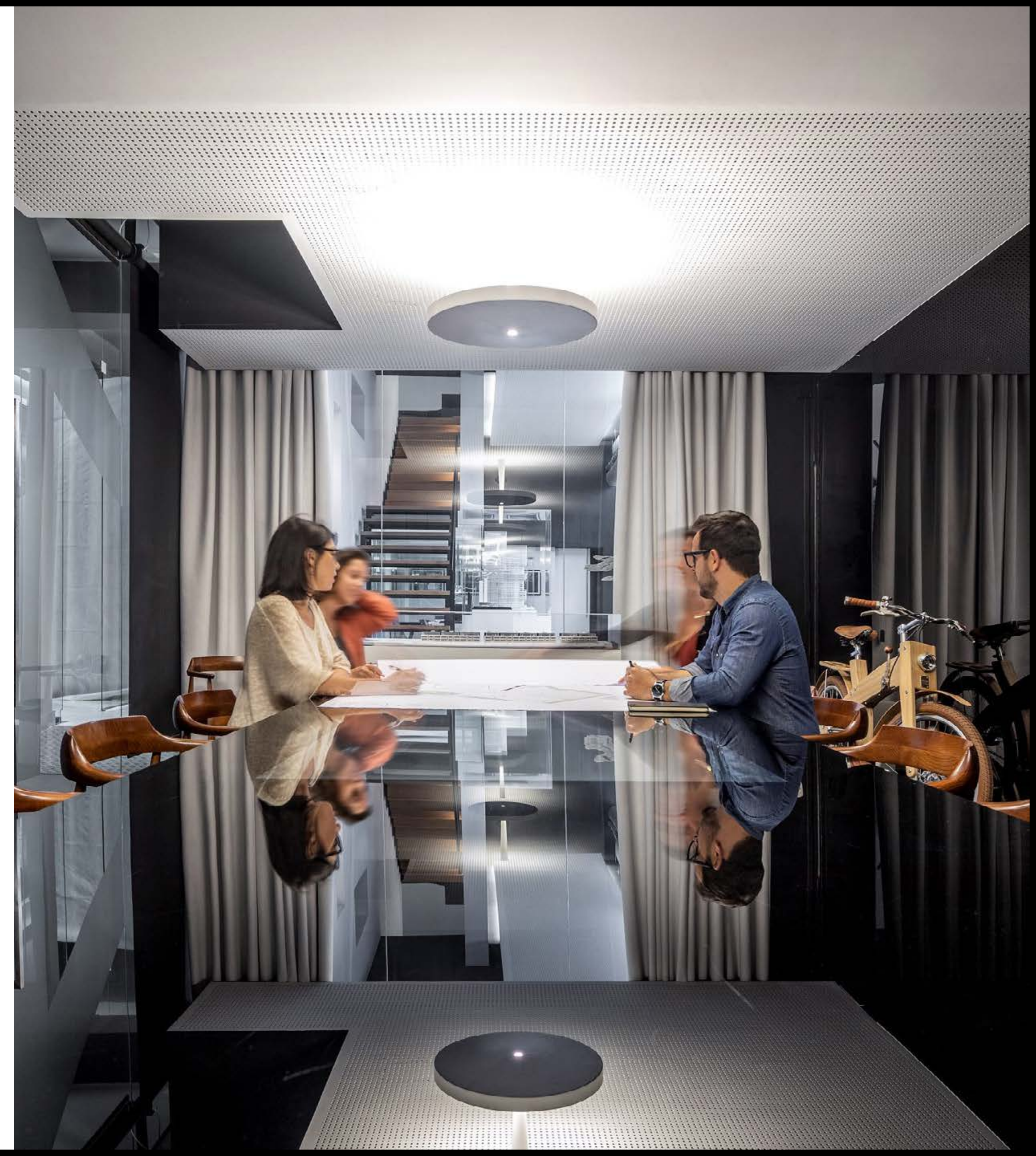
With the creative hub located in Lisbon, where more than an hundred of its employees work, it distinguishes itself for the capability to open to the world, adapting to each new market and to the challenges of an ever-changing society.

Today, with offices spread over several countries, S+A stands out for leaving a mark in different international landscapes.

## Collective Intelligence

Since 2013, S+A's operations covers a widest range of services, comprising not only Architecture and Urban Planning, but also the areas of Design and Sustainability. This versatility became one of the Group strengths, which nowadays builds bridges of trust and preserves strong relationships with all the partners.

The studio understands architecture as a collaborative and cross-disciplinary exercise, with quality as the underpinning growth driver. Currently employs approximately 150 professionals who are led by partners, country managers and other business leaders. With a skilled and multidisciplinary team - besides architects, engineers and designers - S+A has a wide range of specialists, delivering experience and knowledge to each tailored and singular project.





# The Board

**MIGUEL SARAIVA**  
CEO and Leader Architect



**JOSÉ CAMPOS FORTE**  
Administrator



**BRUNO PEREIRA**  
Associate Director



**LUÍS BARROS**  
Associate Director



**NUNO MONA**  
Associate Director



**ISABEL SANTOS**  
Founding and Managing Partner, S+A Green Lab



**HENRIQUE CAYATTE**  
Founding and Managing Partner, S+A Concept Design



**GHAOUTI BEKHECHI**  
Founding and Managing Partner, Algeria



**MARCELO MONTORO**  
Founding and Managing Partner, Brazil



**SÉRGIO SILVA**  
Founding and Managing Partner, Vietnam



**ALEXANDRE M. PEREIRA**  
Senior Partner Portugal, Lisbon



**JOÃO F. CAIRES**  
Senior Partner Portugal, Funchal



**JORGE CATARINO**  
Senior Partner Portugal, Lisbon



**LILIANA SOARES**  
Senior Partner Portugal, S+A Green Lab



**PAULO REIS SILVA**  
Senior Partner Portugal, Lisbon



**MIGUEL ROCHA**  
International Markets Coordinator



**SAVA YOVICH**  
Country Manager Kazakhstan



**VERA FONSECA**  
Country Manager Malaysia



**ANDRES CERÓN**  
Partner Colombia



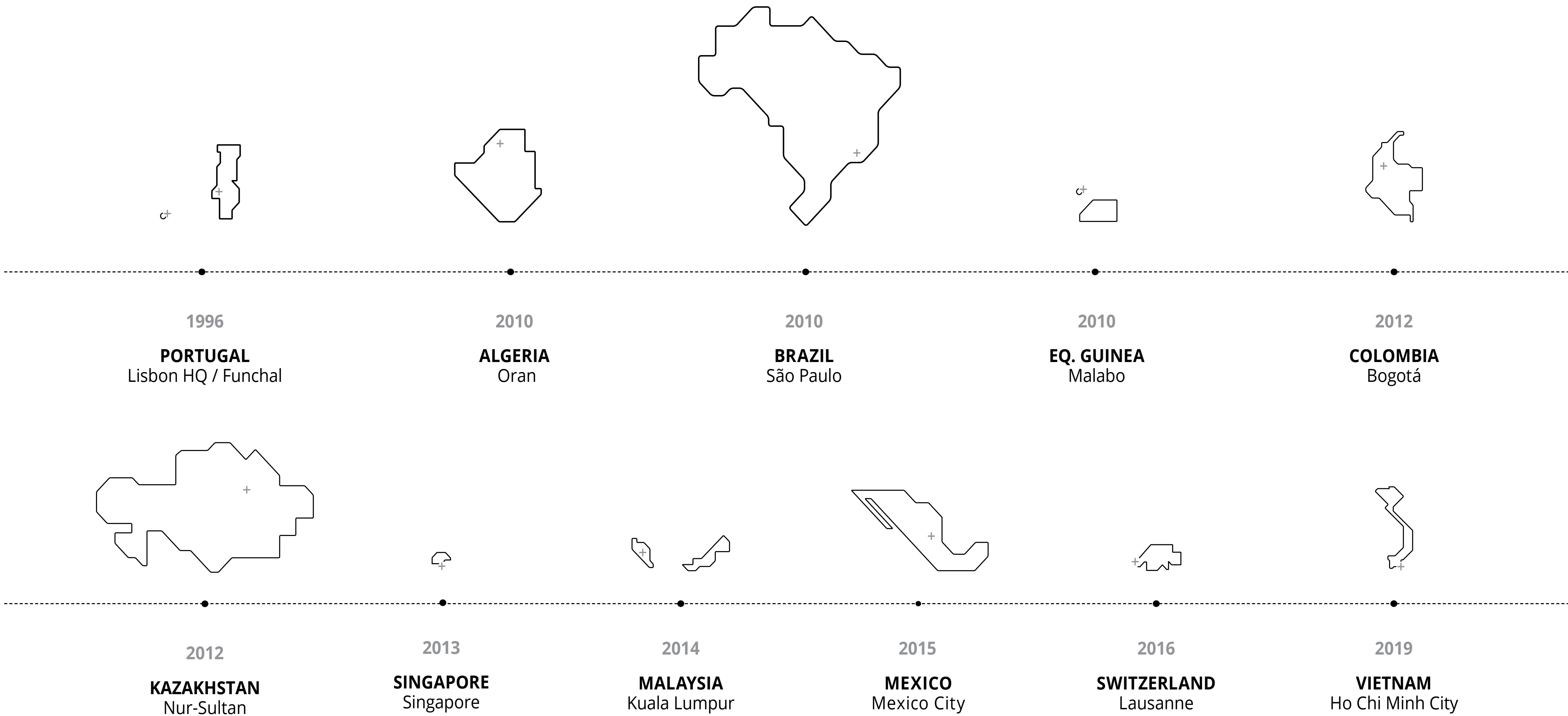
**PAULO DE SOUSA**  
Partner European Markets



**PEDRO GUEDES**  
Partner USA



# Global Reach





# The Process

The design process is developed through synergies with clients and goes far beyond the traditional service offering. It is clear that, today more than ever, corporate responsibility extends beyond the conceptual quality, technical rigour and project identity to also include schedule performance and cost efficiency.

## Collaboration and Delivery

Our design solutions meet the requirements of each market we are working in. As such, the practice has earned a very strong identity, setting itself apart as a global brand, which has necessarily brought with its agility and knowledge, to deal with the challenges on a world scale. S+A is developing local know-how, strengthening its experience on an international scale.

## The Comfort of Experience

## Holistic Design Services

By understanding the impact of architecture in today's society, our proposals incorporate sustainability values, applying bioclimatic principles to improve the overall performance of built environments. A human centered design that places comfort, functionality and aesthetics at the center stage, enhancing user satisfaction and improving the overall usability.

## BIM - Building Information Modelling

We offer sound experience and recognition as seasoned users of building information modelling (BIM) in Portugal. BIM has transformed ways of working within the construction industry, rendering and clarifying all of the information associated with the life cycle of a building. Sharing and integrating data has become a must when drawing up new protocols, activities and growth strategies.

# Sectors

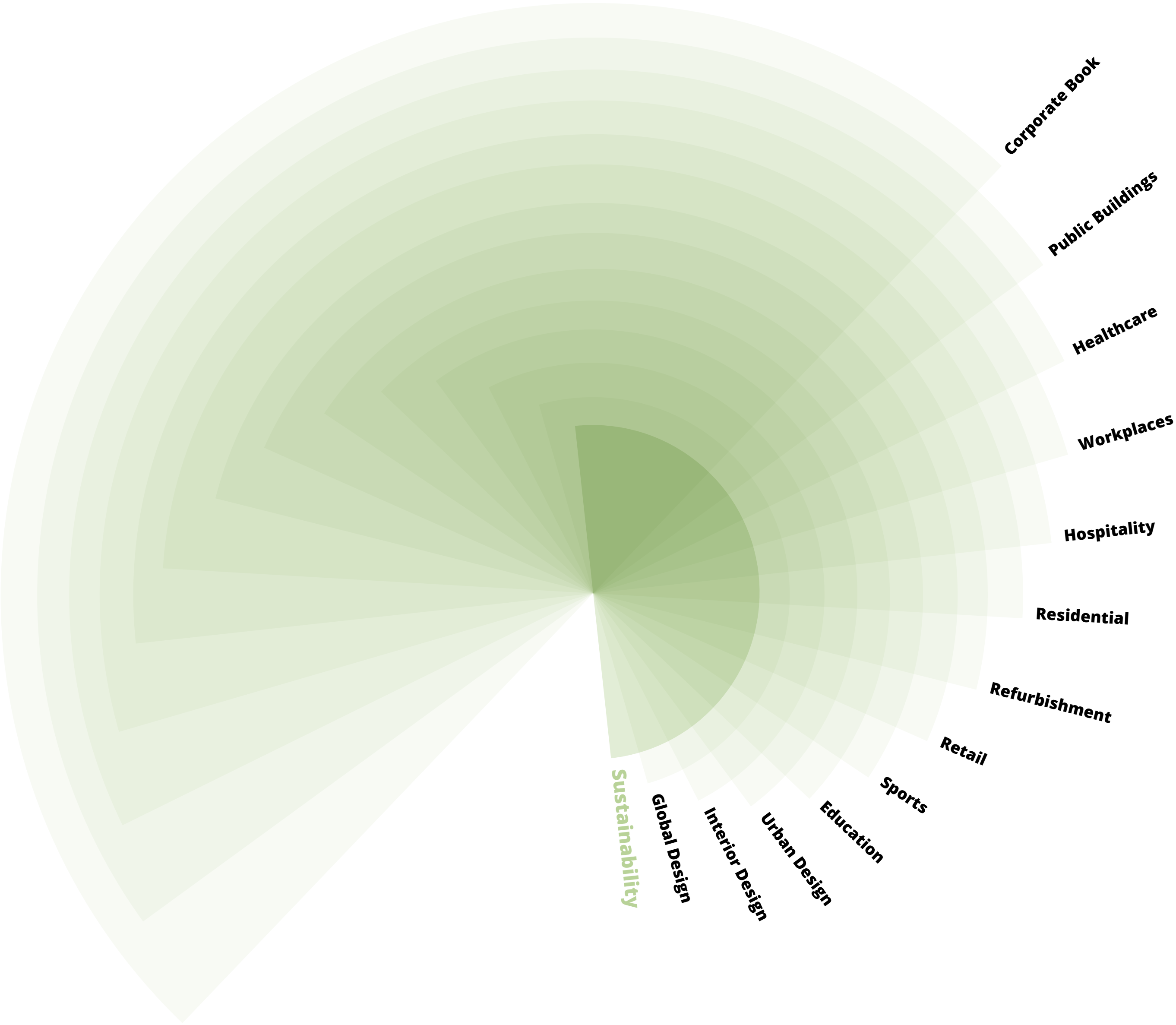
## Engaging Across Several Functions

The studio's solid experience and knowledge acquired over the years enlarges its portfolio, both on private and public domains. On the other hand, through experts across several areas, our in-house production team has units focused on each particular market sector, creating effective and logical programmes. A full spectrum of service that meets the careful relation between local and global.

To learn more about our projects, services and culture read our remaining sector books. For a general overview please go through the Corporate Book.

«I aspire to develop integrated proposals where the presence of the architectural object as primal element of a whole coexists with the urban space, establishing qualitative links with societies.»

MIGUEL SARAIVA



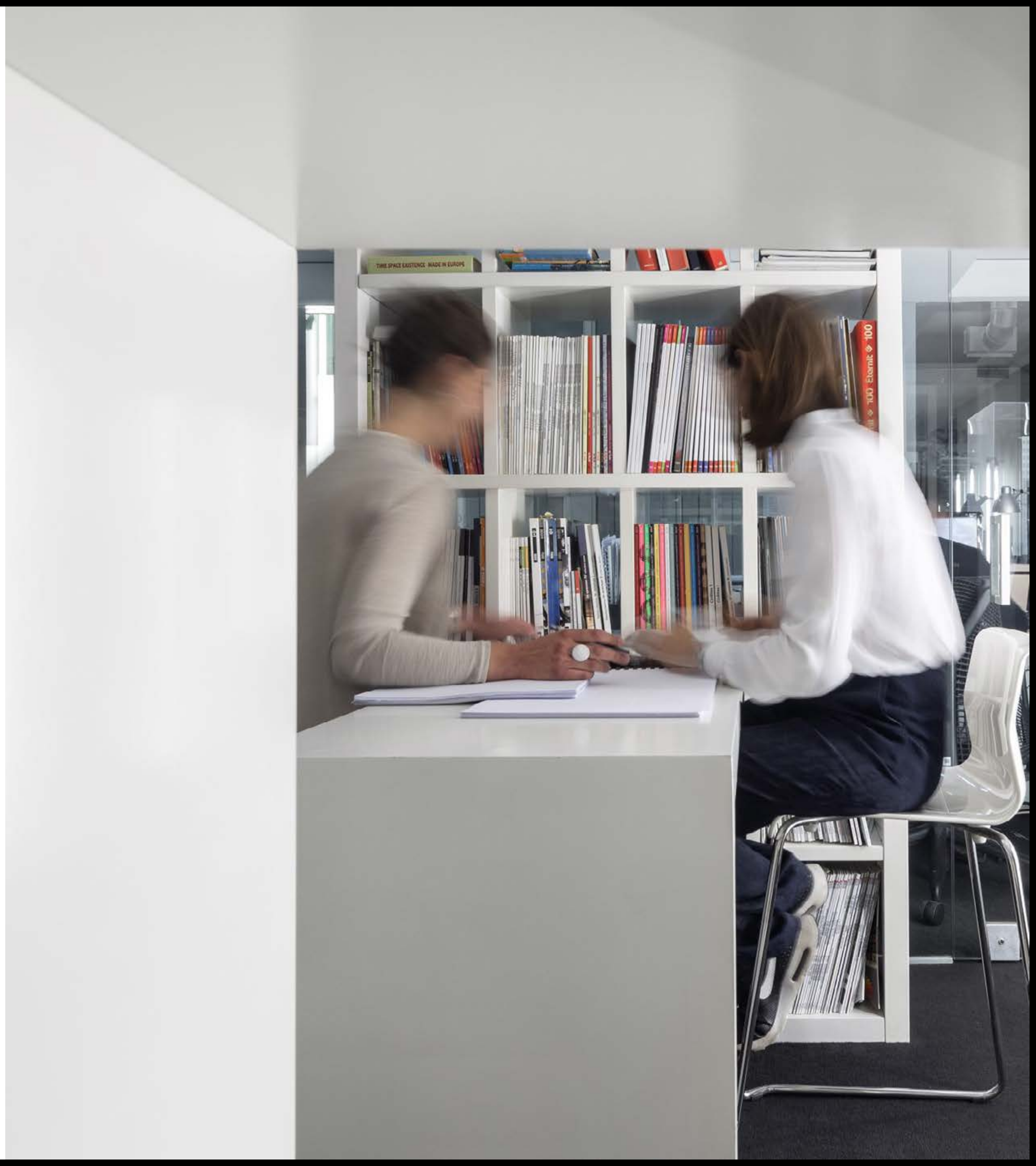


# Areas of Expertise

## Architecture & Urban Planning

S+A's operations have widened to cover a vast spectrum of services, encompassing not only architecture and urban planning, but also the areas of design and sustainability.

Our buildings are inspired by their surroundings and are shaped by the fundamental principles of the S+A Group: technical and conceptual quality; innovation and efficiency; and sustainability and adaptation to the local reality. With this vision and our long-standing experience, we provide architectural solutions that are at once functional and commercial, with a specific focus on the needs of our clients. Designing built environments means effectively combining three factors: art, technology and economics.



# Areas of Expertise

## S+A Interior Design

We believe that architecture must offer a unique, emotional experience. Our aim is to catch the attention of every individual from the exterior design of the buildings to the interior details that guarantee the distinctiveness, functionality, quality of materials and touch of genius which characterise our brand. Our broader, more motivated technical, creative and design team is tasked with developing niche programmes to suit each client's requirements on an intimate scale. This allows us to offer turnkey projects, taking architecture to the highest level, creating spaces which are highly pleasant, visually appealing and compliant with good environmental practices.

## S+A Green Lab

For the past 15 years, sustainability has been a central theme for S+A Group, reflected in an increasing overall offer of sustainable and bioclimatic projects and in providing several other sustainability services, such as LEED and BREEAM certifications. This company is made of consultants, engineers and passive design architects that aim to capitalize sustainability and to grow the Group portfolio in this segment by creating innovative solutions for building design, urban built environment and eco-materials. Our mission is to continuously incorporate sustainability value into our clients' products and projects, enabling S+A Group to become increasingly recognized as a sustainable trademark.

## S+A Concept Design

This company provides an exclusive global design service based on two aspects: firstly, the capacity to consider and reflect on the life of spaces at the level of their programmatic content; and secondly, the capacity to relate buildings to one another, making them sensitive to their surroundings, while also granting them a sense of belonging to the public space of which they are an inextricable part. This focus allows us to provide a truly holistic service that can, to a large extent, be applied across the international market, with a particularly strong uptake in areas relating to culture, content generation and design for museums and exhibitions.

## S+A Capital

S+A Capital provides investment services to the public and private sector through a unique integrated solution that includes consulting, capital raising and investment management. The company prepares market studies, economic/financial feasibility studies, business plan preparation, and technical advice during the various phases of the project. The company also provides investment support services, capital raising and financing line negotiations through its extensive international network of institutional investors and banks, with an extensive international experience in real estate investment in London and New York and a multidisciplinary background in investments, architecture and urbanism.



**s+a** green lab  
think .act



# Embracing a Sustainable World

ECO-SERVICES FOR THE BUILT ENVIRONMENT

S+A is a world-leading architecture practice with a clear vision of its role in society, guided by values such as creativity, innovation and environmental responsibility.

For the past 10 years, sustainability has then been a central theme for S+A Group, reflected in an increasing overall offer of sustainable and bioclimatic projects and in providing a several other sustainability services. S+A Green Lab team is made of consultants, engineers and passive design architects that aim to capitalize sustainability and to grow the group portfolio in this segment by creating innovative solutions for building design, urban built environment and eco-materials.

Our mission is to continuously incorporate sustainability value into our customers' products and projects, enabling S+A Group to become increasingly recognized as a sustainable trademark.

We apply the appropriate measures that empower clients to overcome the most challenging sustainability issues designing solutions for construction, wellness, ecology, materials, water and energy. We offer innovative services and solutions, such as, LEED and BREEAM sustainable building certifications, environmental impact studies and environmental engineering projects.





# Why should the built environment go Green?

## **It's cost effective in a building life cycle.**

Investments are in average less than 2% and energy operation costs are reduced in 15 to 40%.

WGBC, 2013

## **Green buildings and infrastructures have higher commercial value.**

Up to 38% attractiveness in sale cost.

MCGRAW-HILL CONSTRUCTION, 2013

## **A Sustainable built environment promotes health and well-being.**

This means improvements in work productivity, sales, learning or health recovery rates.

WGBC, 2013

## **Because climate change is happening and we need to take action.**

A sustainable building can represent up to 66% less CO<sub>2</sub> emissions.

BRE, 2016

## **SUSTAINABILITY IN BUILDINGS**

TAGUSGÁS HEADQUARTERS

## **SUSTAINABILITY IN URBAN ENVIRONMENT**

GREEN QUARTER CITY

## **SUSTAINABILITY IN MATERIALS**

QUICKBUILD MODULAR HOUSE

## **SUSTAINABILITY IN ENERGY**

ALCÂNTARA OFFICE BUILDING



**REFERENCE PROJECTS /  
SERVICES**



# Sustainability in Buildings

Development of consultancy and assessment services of projects according to BREEAM, LEED, SBTool or other internationally recognised sustainable construction certification systems. Our work is developed continuously during project and construction stages, offering our clients the most applicable and cost efficiency solutions to each project.

## BREEAM and LEED Accreditations

Development of Building Performance Simulations (BPS) to assess energy performance, daylighting, air renovation and thermal comfort, as well to identify improvement solutions both to improve energy efficiency and to optimize indoor conditions.

## Dynamic Simulations

## Net Zero Energy Buildings

Implementation of ZEB & NZEB (Zero Energy Buildings & Near Zero Energy Buildings) concepts. The Energy Performance of Buildings Directive requires all new buildings in EU countries to be NZEB by the end of 2020. This means very efficient energy performance buildings and the use of renewables to remaining energy needs.

## Bioclimatic Design

Optimization of passive architecture based on bioclimatic principles towards sustainable, comfortable and energy efficient buildings. Passive design solutions are defined according to local conditions such as temperatures, sun shading, dominant winds, etc. and according to each building uses.



# TAGUSGÁS HEADQUARTERS

CARTAXO • PORTUGAL



1.430 sqm **Area**  
2014 **Year**  
Built **Stage**  
Tagusgás **Client**







Sustainability was a focus of the project owner since the definition of Tagusgás Headquarters project's program, being the project management developed by the sustainability team according to BREEAM (Building Research Establishment Environmental Assessment Method) guidelines that were followed in all project stages.

Occupants comfort was a design priority namely in daylighting, glare control and acoustic performance. Another distinctive aspect was the use of natural gas system for the climatization of the building, besides other energy efficiency measures and a passive design optimization that result in energy consumption levels below the project estimations.

Tagusgás Headquarters is a reference project in the national context being the first new office building obtaining the BREEAM Certification in Portugal.



# Sustainability in Urban Environment

Development of CFD (Computational Fluid Dynamics) Simulations for the assessment of local microclimate conditions such as temperatures, wind speed and patterns or sun shading. This modelling provides data for city planning and to identify local areas of discomfort or risk.

## Urban Scale Climate Modelling

Creation of Smart City development strategies that integrate sustainability, technology and data processing concepts into urban and regional governance for the improvement of urban infrastructures. Smart Cities provide adapted and adaptable environments that better respond to sustainable development challenges.

## Smart City Strategies

## Adaptation to Climate Change

Natural risk assessment associated with climate change events and development of strategies for the response to this challenges since building design recommendations, resilience planning, infrastructures and urban measures for the mitigation of climate change.

## Environmental Diagnosis

Development of sustainability diagnosis and strategies for municipalities as well as Environmental impact assessments (EIA) or other Environmental management projects (waste management plans, landfill sites design, etc.).

## Sustainable Energy Plans

Sustainable Energy Plans (SEP) settle a framework to improve energy consumption at regional level and to reduce CO<sub>2</sub> emissions. Previous to the SEP development, a detailed inventory on energy consumption needs to be developed identifying priority sectors of action and measures to be implemented.



# GREEN QUARTER CITY

ASTANA • KAZAKHSTAN

900.000 sqm **Area**  
2013 **Year**  
International Competition **Stage**  
Samruk **Client**  
BAZIS **Partnership**



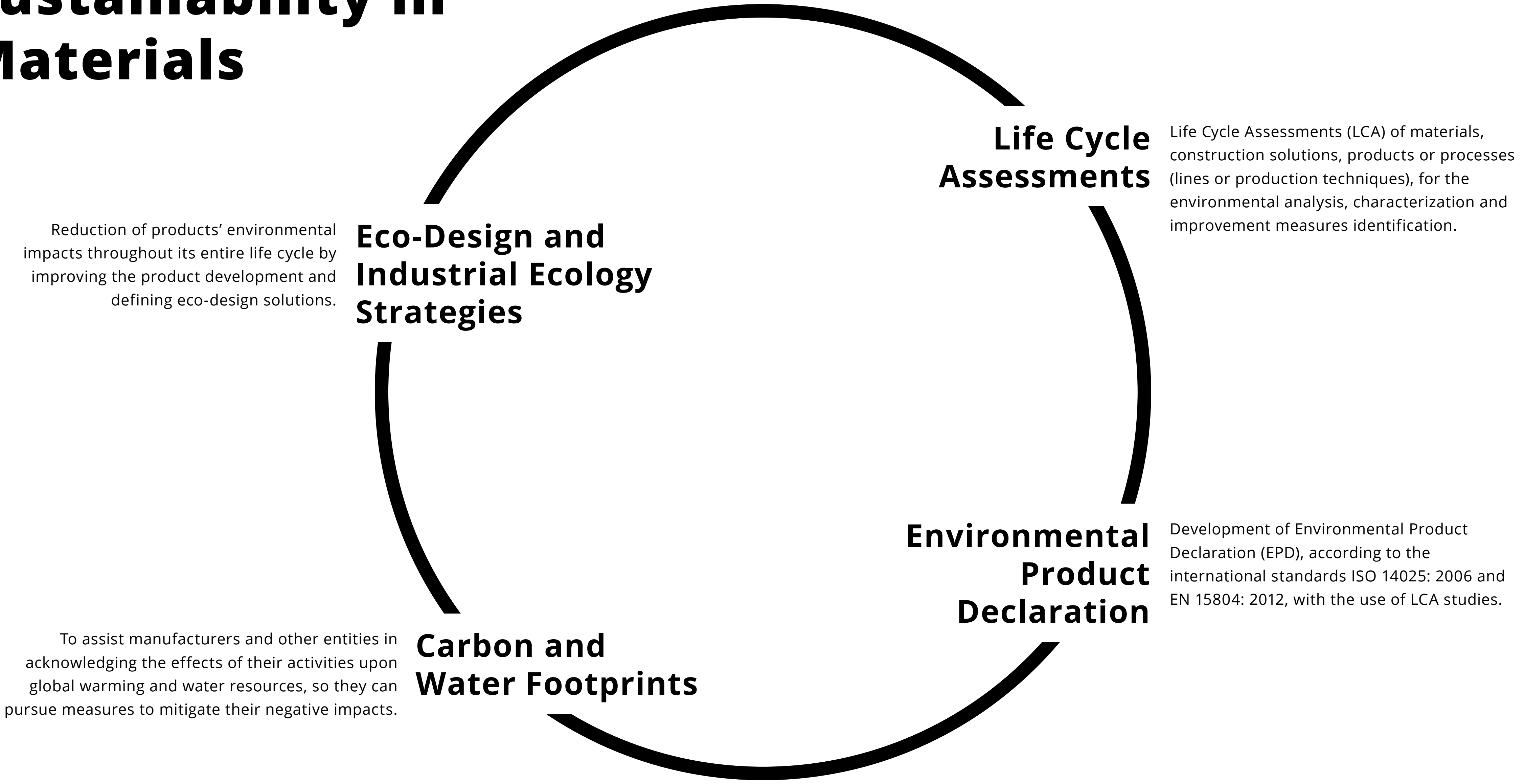




Based on a modern system of resources management, developed according to LEED and BREEAM sustainable building certification schemes, this masterplan allows an efficient control of energy and water consumption, traffic and emergency services. The proposal considered a masterplan of 3.895 dwellings, two hotels of 180 rooms, several schools, police stations and other public services vital to the correct operation of a brand-new city. The services and infrastructures were designed to have a smart central system that controls all functional aspects and where technical facilities are centralized on an underground network. All in all, this proposal gives corpus to the Third Industrial Revolution's idea in which we believe green and smart cities are not about the future, but the present.



# Sustainability in Materials





# QUICKBUILD MODULAR HOUSE

SETÚBAL • PORTUGAL

Variable Area  
2015 Year  
Built Stage  
Amorim Cork Composites, Itecons, Dreamdomus, Ecochoice Client



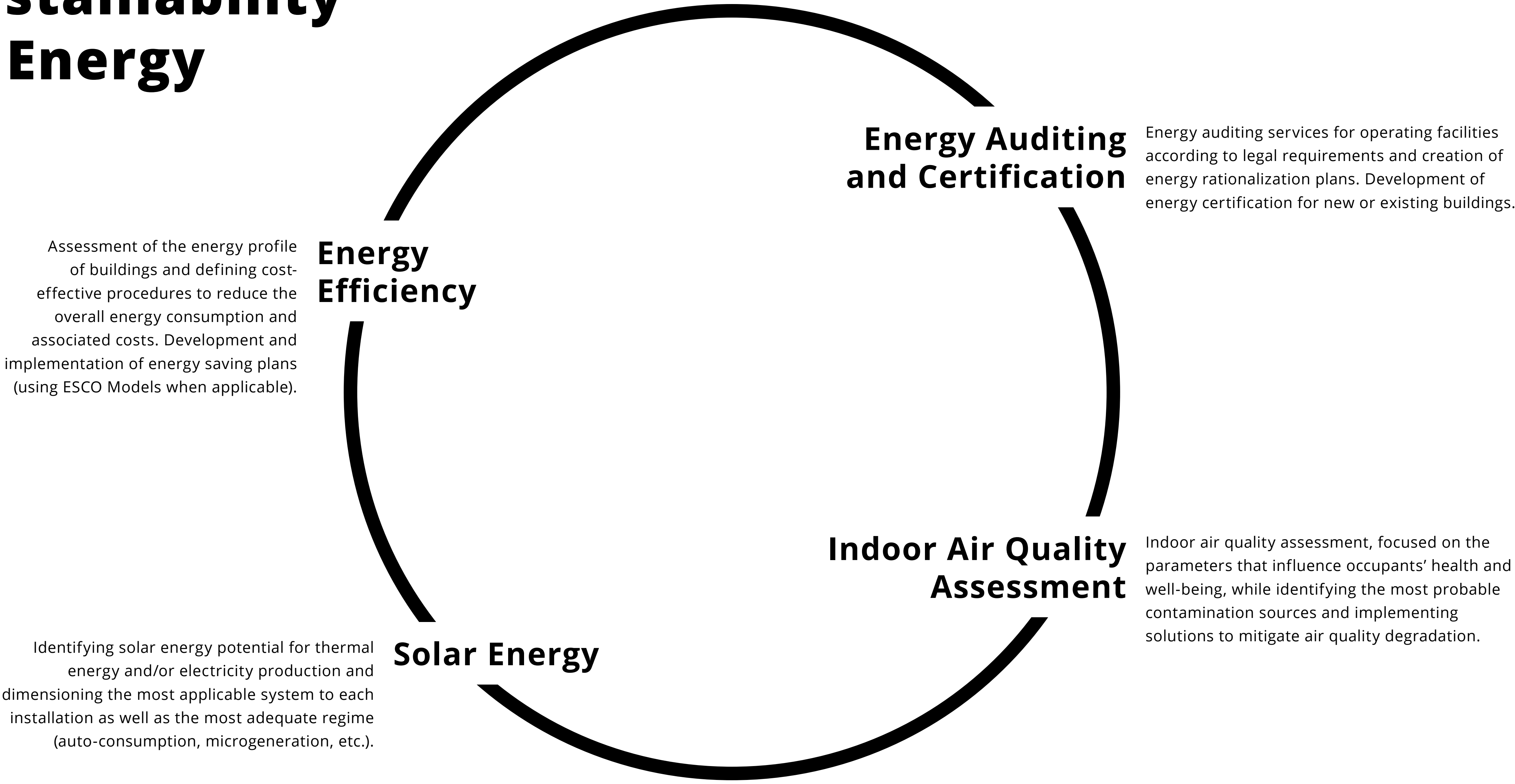




Quickbuild (QiB) is an innovative project consisting of a modular prefabricated building system with high sustainability rates and low cost throughout its life cycle. It's the result of a three years R&D project developed in a consortium of several Portuguese companies and institutions. Some of the main characteristics of the QiB solution are its simple, appealing and adaptable Design; comfort due to the good thermal and acoustic behaviour; reduced costs, impact on site and time to construction; its thermal and energy efficiency and; the selection of materials with low ecological footprint. QiB materials were carefully selected, considering its impact on the overall building performance and also according to Life Cycle Analysis that was carried to all materials.



# Sustainability in Energy





# ALCÂNTARA OFFICE BUILDING

LISBON • PORTUGAL

37.100 sqm **Area**

2017 **Year**

Technical Design **Stage**

BNP Paribas, Grupo SIL **Client**







The office buildings are composed by 8 built stories, with multiple accesses to the surrounding spaces, connecting the sidewalks to the green areas. The office areas present a modular conception that guarantees the necessary flexibility and an easy adaptability to future needs. The buildings' design is under a BREEAM assessment processes were energy efficiency has a determinant role. A Low or Zero Carbon Technologies study is under development to assess the best solutions for providing renewable energy. There's also under development a thermodynamic simulation study to, according with the building use, occupation and energy consuming systems (climatization, lighting, others) identify the energy profile of the building and the most feasible energy efficiency solutions. The building also aims to have a high energy certification rate of, at least, A level, according to the Portuguese energy certification system.



UNIVERSITY OF LISBON STUDENT RESIDENCE

PARK INTERNATIONAL SCHOOL ALFRAGIDE

VILLA NATURE

MIRPURI ACADEMY CENTRE

NATIONAL RESEARCH ONCOLOGY CENTRE

CALÇADA GALVÃO

BOM SUCESSO

K-TOWER

VERDE LAGO RESORT

CASCAIS MARINA

**SELECTED PROJECTS /  
SUSTAINABILITY**



# UNIVERSITY OF LISBON STUDENT RESIDENCE

LISBON • PORTUGAL

45.354 sqm **Area**  
2018 **Year**

Competition (1<sup>st</sup> Place) – Preliminary Design **Stage**  
University of Lisbon **Client**





# PARK INTERNATIONAL SCHOOL ALFRAGIDE

LISBON • PORTUGAL

11.000 sqm **Area**  
2017 **Year**  
Under Construction **Stage**  
PaRK International School **Client**





VILLA NATURE  
VILAMOURA • PORTUGAL

8.145 sqm **Area**  
2018 **Year**  
Built **Stage**  
Lusoproa **Client**





# MIRPURI ACADEMY CENTRE

CASCAIS • PORTUGAL

7.958 sqm **Area**  
2018 **Year**  
Building Permit **Stage**  
Mirpuri Foundation **Client**





# NATIONAL RESEARCH ONCOLOGY CENTRE

ASTANA · KAZAKHSTAN

90.000 sqm (200 Beds) **Area**  
2016 **Year**  
Detail Design **Stage**  
VINCI Construction **Client**  
BIM D'OR 2018 International **Prize**





# CALÇADA GALVÃO

LISBON • PORTUGAL

1.023 sqm **Area**  
2018 **Year**  
Built **Stage**  
Lx Capital Partners **Client**





# BOM SUCESSO

LISBON • PORTUGAL

11.105 sqm **Area**  
2018 **Year**  
Under Construction **Stage**  
Vogue Homes **Client**





# K-TOWER

LISBON · PORTUGAL

14.685 sqm **Area**  
2018 **Year**  
Building Permit **Stage**  
Krestlis **Client**  
Metro Urbe **Partnership**





# VERDE LAGO RESORT

CASTRO MARIM · PORTUGAL

74.551 sqm **Area**  
2018 **Year**  
Preliminary Design **Stage**  
Verde Lago **Client**





# CASCAIS MARINA

CASCAIS · PORTUGAL

23.700 sqm **Area**  
2017 **Year**  
Building Permit **Stage**  
Marcascais **Client**





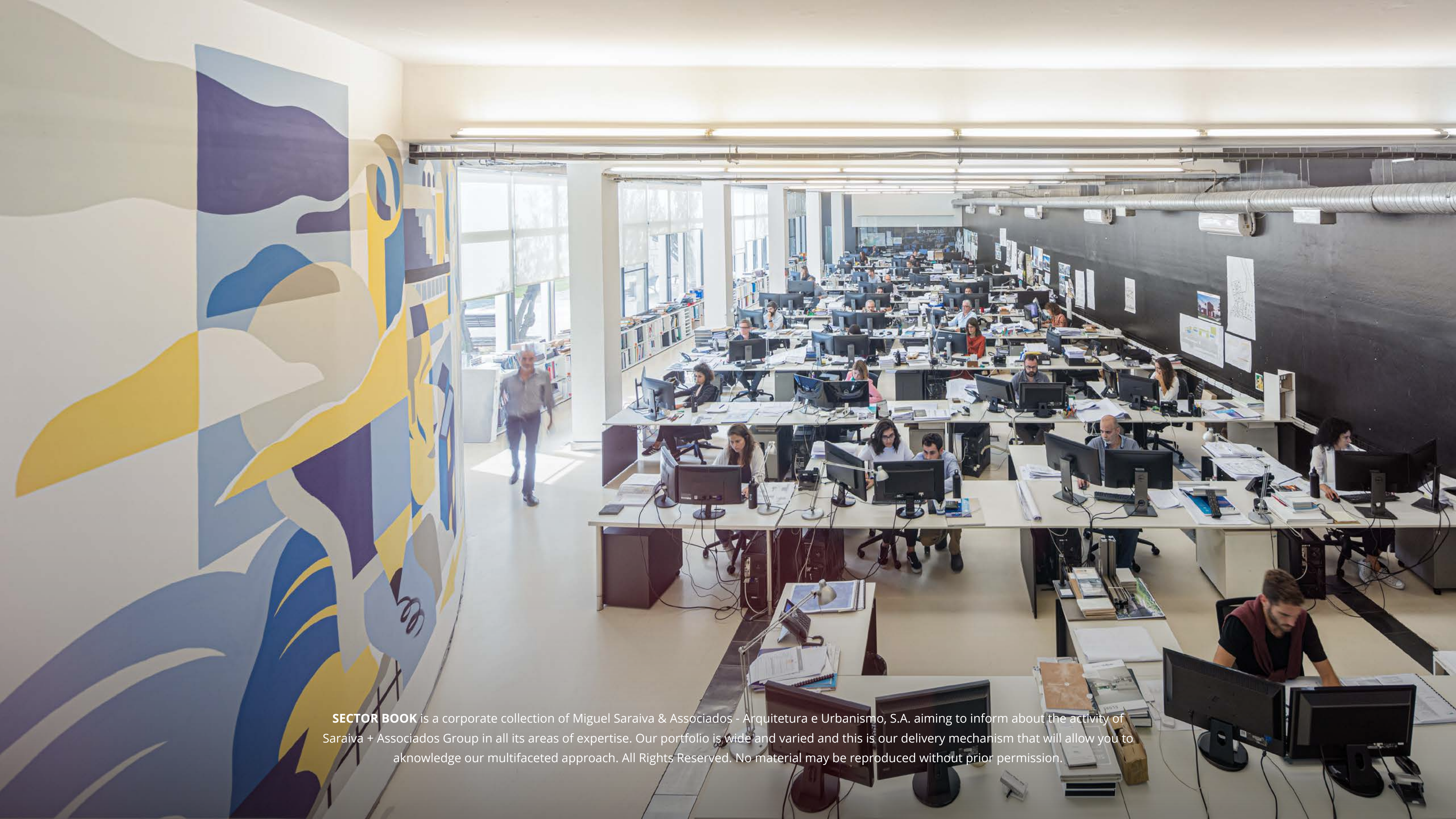
# Company Awards

| AWARD                                                                                                         | YEAR       |
|---------------------------------------------------------------------------------------------------------------|------------|
| WA100 - 9 <sup>th</sup> world's largest practice in the residential market sector by Building Design Magazine | 2020       |
| WA100 - 94 <sup>th</sup> world's largest architecture practice by Building Design Magazine                    | 2020       |
| Best Architecture Firm by Construir Magazine                                                                  | 2019       |
| BIM D’OR 2018 - National Research Oncology Centrel Project by Le Moniteur                                     | 2018       |
| SIL Career Distinction: Arch. Miguel Saraiva by SIL                                                           | 2015       |
| Best for Urban Planning & Award for Innovation in Healthcare Architecture by Build Awards                     | 2015       |
| Best Practice: Saraiva + Associados by Construir Magazine                                                     | 2013       |
| Personality of the year in Architecture: Arch. Miguel Saraiva by Construir Magazine                           | 2013       |
| Best Architecture Firm by Construir Magazine                                                                  | 2011       |
| SME Leader and Excellence by IAPMEI                                                                           | Since 2008 |

# Architecture Projects Awards

| PROJECT                             | AWARD                                                                                                    | YEAR |
|-------------------------------------|----------------------------------------------------------------------------------------------------------|------|
| Villa Nature                        | Best Private Project by Construir Magazine                                                               | 2019 |
| Vila Vita Parc Resort & Spa         | Best Destination Spa Resorts in the World – 3 <sup>rd</sup> Place by Condé Nast Traveller US Magazine    | 2019 |
| Villa Nature                        | Real Estate Awards – category: Sustainable Architecture by Expresso Newspaper and SIC Notícias           | 2019 |
| Hovione Research Centre             | Sapa Awards 2018 by Sapa                                                                                 | 2018 |
| Pico's Middle and High School       | Sapa Awards 2018 by Sapa                                                                                 | 2018 |
| Forte Bank Headquarters             | Best Form & Function by Astana Architecture and Business & Design Dialogue                               | 2016 |
| Furnas Boutique Hotel Thermal & Spa | Construction Rehabilitation Award – category: Tourism by Construir Newspaper and Anteprojectos Newspaper | 2015 |
| Continuing Care Unit MJNP           | Best Real Estate Project in Commerce and Services                                                        | 2013 |
| Continuing Care Unit MJNP           | Best Private Project by Construir Magazine                                                               | 2013 |
| Controlled Cost Housing Arroja      | Public Tender – 1 <sup>st</sup> Place. Public Space Arquitecture Award by Odivelas Municipality          | 2009 |
| Justice Campus of Lisbon            | Best Office Building by Construir Magazine                                                               | 2009 |
| Quinta de Óbidos Country Club       | Residences Overseas Award – category: Off-Plan Top 20 by Homes Overseas                                  | 2009 |
| Avenida Building                    | Eugénio dos Santos – category: New Buildings by Alcobaça Municipality                                    | 2007 |
| Controlled Cost Housing Relva       | INH/IHRU Awards – category: Municipality Promotion – Honorable Mention by Ponta Delgada Municipality     | 2007 |





**SECTOR BOOK** is a corporate collection of Miguel Saraiva & Associados - Arquitetura e Urbanismo, S.A. aiming to inform about the activity of Saraiva + Associados Group in all its areas of expertise. Our portfolio is wide and varied and this is our delivery mechanism that will allow you to acknowledge our multifaceted approach. All Rights Reserved. No material may be reproduced without prior permission.



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