



CEAS

ADVISOR TO BUILD THE FUTURE

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Index ✨

About us

Vision

Our services

- Integrated design
- Structural engineering
- Geotechnical engineering
- Civil & Construction engineering
- Project Management
- Construction supervision
- Worksite safety
- Structural certification, CIS and consulting
- BIM

Our approach

Main areas

Portfolio

Iconic projects

Advisor to build the future

A group of professionals.
A great experience of integrated
and multidisciplinary engineering.

CEAS means passion for the Project, the answer to complex challenges. CEAS means the application of integrated engineering at its highest standards of quality and sustainability. This means not only the maximum professional work performance for both large and small projects, but also long-term customer satisfaction.

CEAS is a team of professionals devoted to the continuous improvement of their work, thanks to the application of forty years of experience gained in the field that grows from day to day.

All this is CEAS, the maximum experience of vision becoming a feasible project.

TODAY

Today CEAS is the sole interlocutor for large and small projects of minimum and maximum complexity. A unique solution for project management and site supervision. A careful, scrupulous, but also creative and pragmatic partner.

43 years of experience

3.000.000 cubic meters under construction

more than 60 experts

*550 million euros in works designed
in the past 5 years*

*1.300 projects carried out in
the third millennium*

150 open work orders

OUR TEAM

A team of specialized professionals with significant experience in the realization of complex civil engineering works, both in Italy and abroad. Members of our team are passionate, motivated, and always consider work as an opportunity for personal and professional growth. Both when dealing with large, complex works, and when working on smaller, less elaborate projects.

Partners:

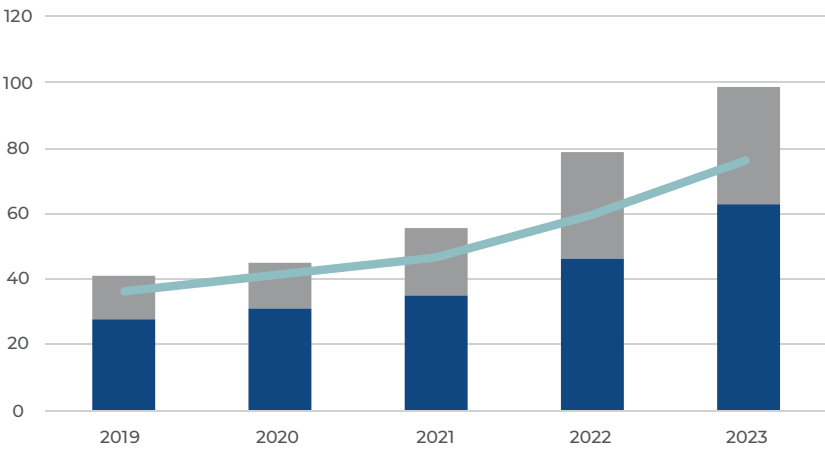
- Bruno Finzi
- Patrizia Polenghi
- Mauro Savoldelli
- Giovanni Canetta
- Lorenzo Mariani
- Luca Rossini
- Gianluca Pittelli
- Alessandro Sabato
- Maxine Finzi



A growing group

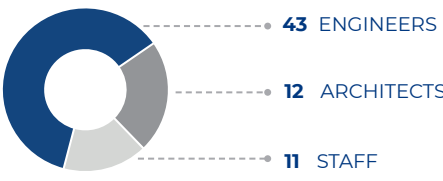
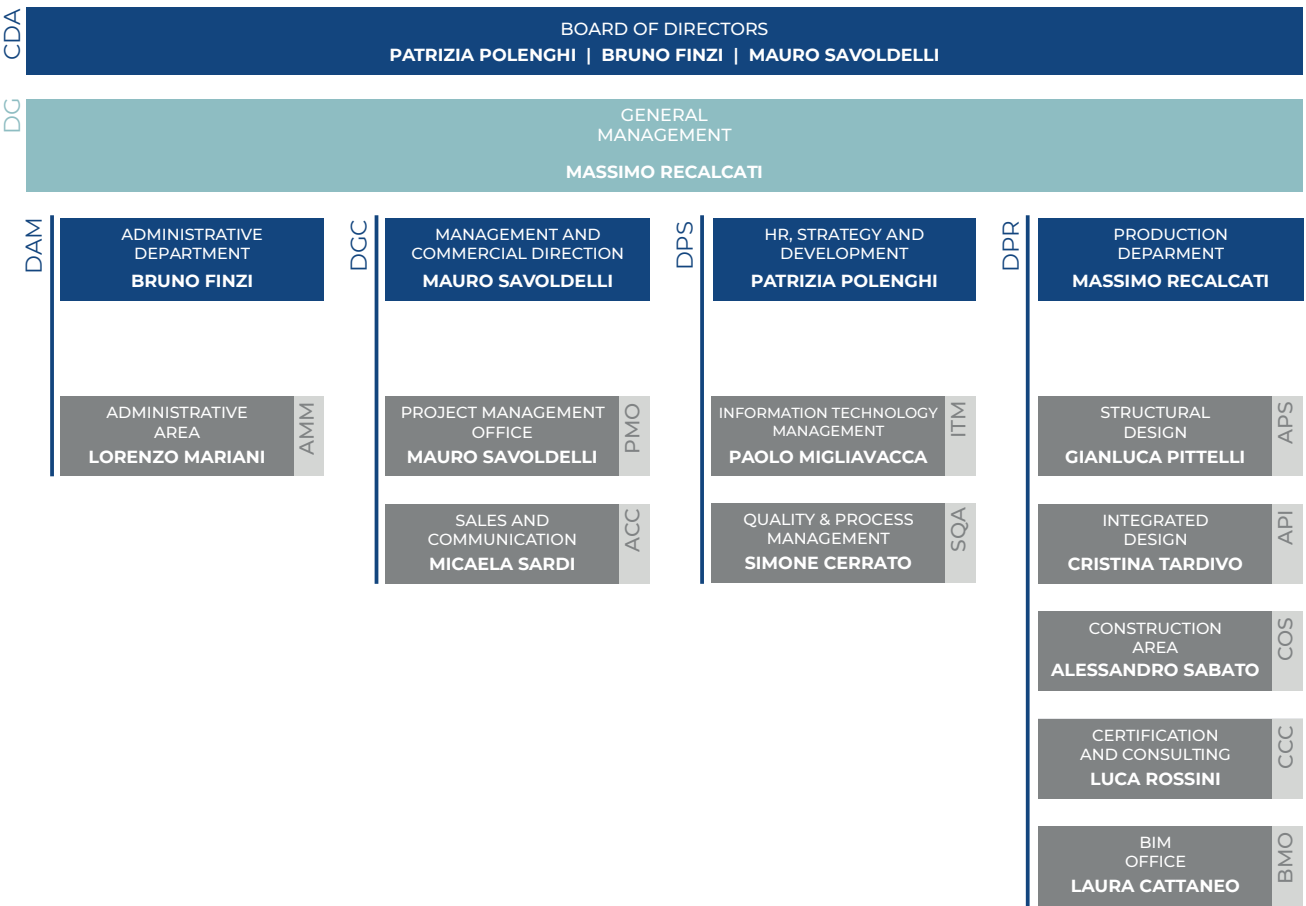
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- INTERNAL PRODUCTIVE MANPOWER
- EXTERNAL PRODUCTIVE MANPOWER
- TOTAL INTERNAL MANPOWER

Manpower growth.



Company organization chart.

We design regeneration

We offer our skills and experience to contribute to a collective project, committing ourselves to tackling the real challenge of the future: urban regeneration.

CEAS believes that regenerating doesn't only mean reconstructing a building or redeveloping an abandoned area. Instead, it must be a real effort to make cities sustainable and more human-friendly, limiting land consumption and implementing infrastructures and services. For years now we have been working on the regenerative process, both from a professional point of view - by participating in some of the most important regeneration interventions in the city (*Fondazione Prada, Porta Nuova Garibaldi, Scalo Porta Romana, New Stadium Milan*), and by implementing cultural awareness and initiatives to generate a debate on the issue. We recently published the ebook "*Changing Cities. Ideas and reflections for an effective, sustainable and collaborative urban regeneration*". Our goal is to translate the intentions and purposes of the projects into a language that can be understood by all the players, united in a single network: the revitalized city.

New Stadium of Milan.

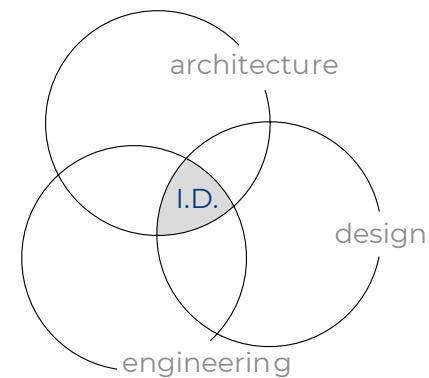


Integrated design

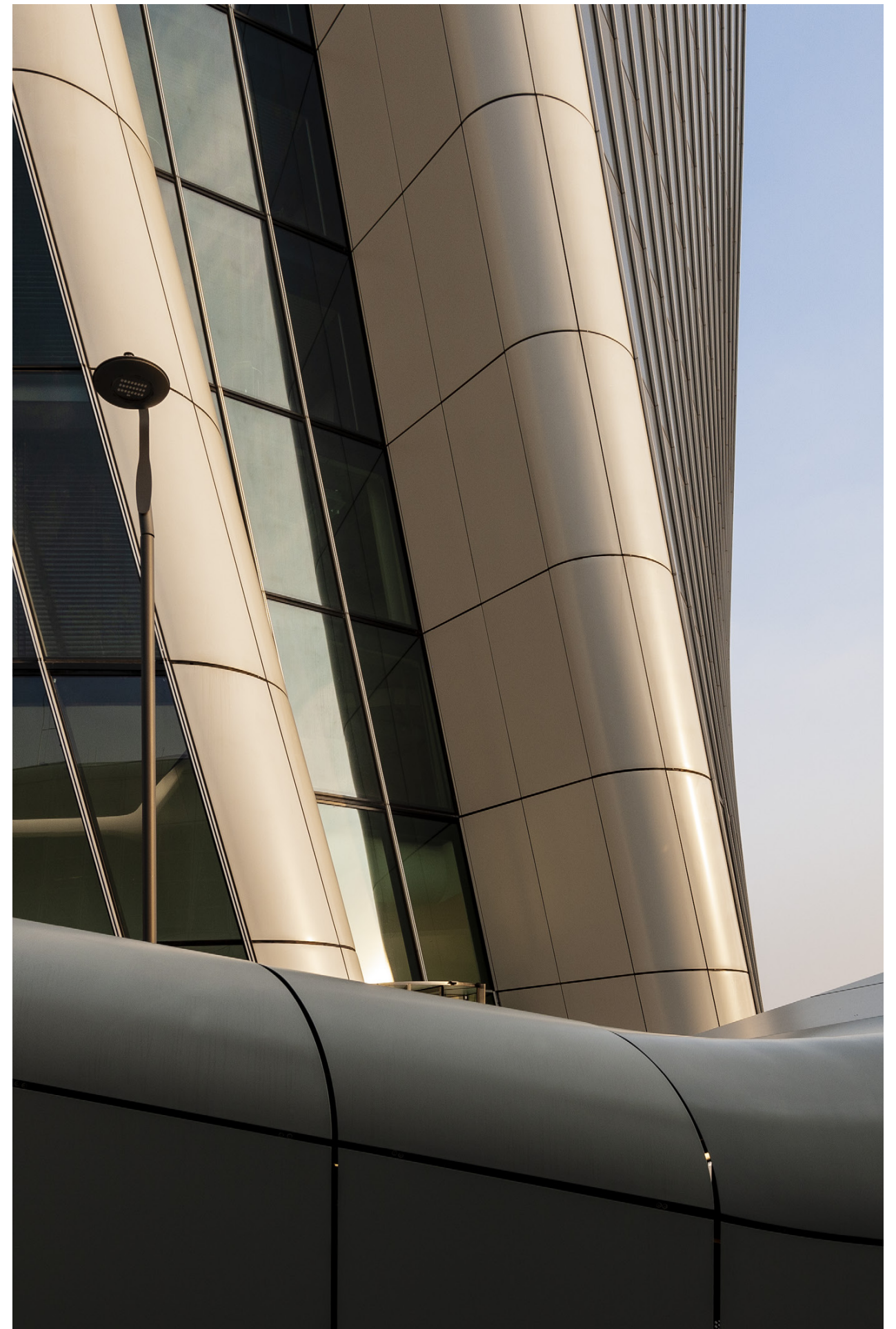
An integrated product embracing all disciplines, from architecture to structures, plants, environment, territory, and safety.

We acquired an important integrated design experience in infrastructure works, civil buildings and urban regeneration of former industrial areas. The final executive and structural design is carried out internally for all civil engineering issues; we also coordinate a well-established team of external experts. This ensures an integrated product in all the disciplines, from architecture to structures, plants, environment, territory, and safety.

We can follow the whole development of a work, from its design to its construction. We support the Artistic Direction in the conception of the work; we acquire the necessary building permits; we assist the client in the procurement phase and guarantee the project execution through a thorough construction supervision “DL”.



City Life Complex, Milan.



		DESIGN PHASES					
ACTIVITIES		1. <i>Concept design</i>	2. <i>Schematic design</i>	3. <i>Detailed design</i>	4. <i>Construction design</i>	5. <i>Construction docs and superv.</i>	
	Architect						ARCHITECT
	Interior design						
	Permitting						CEAS
	Coordination						
	Executive Architect						
	Structural design						
	Geotechnical design						
	Geology						
	MEP						
	Fire prevention						
	Acoustics						
	LEED/WELL certification						
	Construction supervision “DL”						
	Health & Safety (CSP, CSE, RL)						
	Environmental consultancy						
	Energy certification (APE)						
MEP Certification & Commissioning							
Final structural certification							

Structural engineering

Competence and experience allow us to conceive extremely performing solutions, functional to the needs and criticalities of the site.

In the field of civil works, we offer design services, works management and static testing. We have specific skills of structural material technology and a considerable experience in the redevelopment of damaged historical buildings. In the field of industrial facilities, the knowledge of production processes allows us to adopt extremely performing solutions, in compliance with the site requirements and its critical issues.

As to structural calculation, thanks to our historical origins, we offer expert advice on static, dynamic, linear and non-linear numerical calculation, supporting structural and geotechnical design in all engineering sectors.

Gae Aulenti Square, Milan.

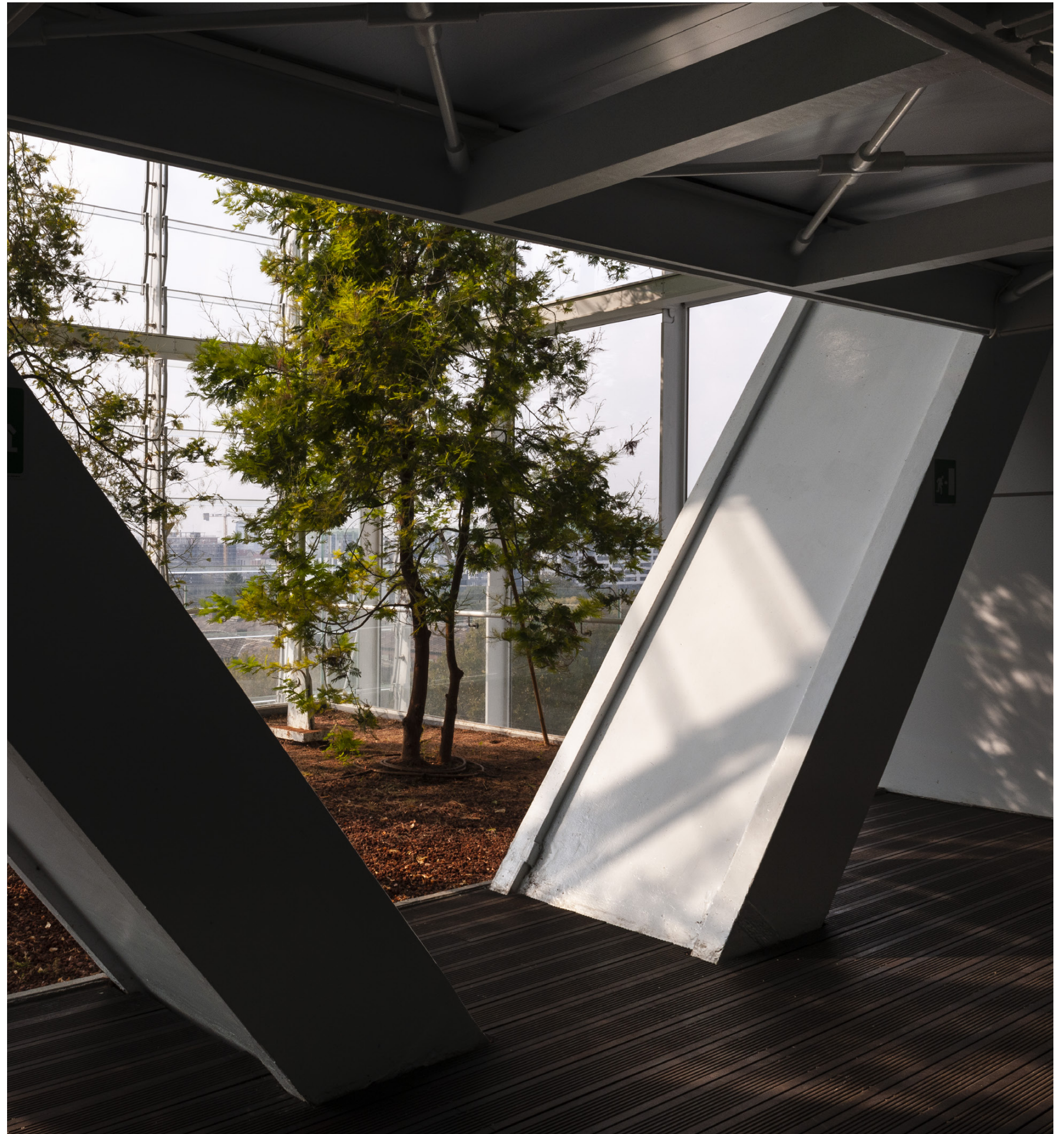


Geotechnical engineering

The specific knowledge of construction methods today constitutes the basic know-how of our design.

We offer advice on the analysis of different types of foundations and, in general, on all types of structures interacting with the soil. The specific knowledge of building methods, acquired through many years of experience in the construction site, is today the essential know-how of our design. We can analyze and check the construction phases of tunnels and underground structures, providing optimized solutions like dimensioning and construction site set-up.

Intesa San Paolo Tower, Turin.



Civil and Construction engineering

Customized solutions that respond to the performance of the project and meet the client's requirements.

Our team of engineers and architects can engineer all the architectural components of a project, from the material and formal transposition of the concept design to an integrated and congruent construction system of technological solutions, supplying the best answers to the project performances.

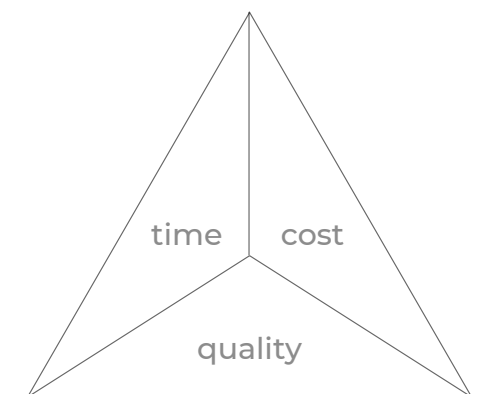
The experience in the science of conventional and innovative materials, as well as our knowledge of their production, processing and installation methods, guarantees the identification of customized and optimized solutions of both industrial and one-off products and components.

Project Management

We plan the execution of the project by checking and verifying the achievement of all its milestones and objectives.

In the field of Project Management we apply all of our knowledge. This, together with the personal skills and experiences of our Project Managers, translate into the achievement of the project objectives and the satisfaction of our client's requirements.

Our Project Managers accompany the project in all its phases, from design to construction. To us, each project is unique and complex. Through a continuous process of planning, execution and control of the various resources, we ensure compliance with the constraints of time, cost and quality, constantly ensuring communication among all stakeholders.



Construction supervision

We supervise the construction work to safeguard the successful completion of the project, complying with the relevant building regulations, quality standards and design provisions.

We provide professional construction supervision to implement and execute the client's project effectively and in-line with the specified technical documentation and Project Management guidelines. Our experienced team of experts ensure all work conforms to the construction permit, guaranteeing its realization in full compliance with current building and safety regulations. Throughout the construction process, we scrupulously monitor intervention times and costs, so that the final result meets the Client's objectives.

Torre Velasca, Milan.



Worksite safety

Our approach helps improve working conditions, increases site productivity and decreases the overall construction cost.

Our approach to safety is based on the principle of ensuring a climate of mutual respect and relaxation in the working environment, which reduces risks at the base, contributes to improving working conditions, increases the productivity of the construction site and decreases the overall cost of construction. Our activity of safety coordination in the design and construction phase of a work is based on a continuous cycle of analysis, evaluation, organization and control of all processes.

We have over 20 years of experience in the field, combining worksite experiences with the specialized knowledge of the different disciplines, in a process that we consider an integral and synergistic part of our design practice, for a result of quality and control of time and costs on behalf of our clients.

Bettinelli 3, Milan.



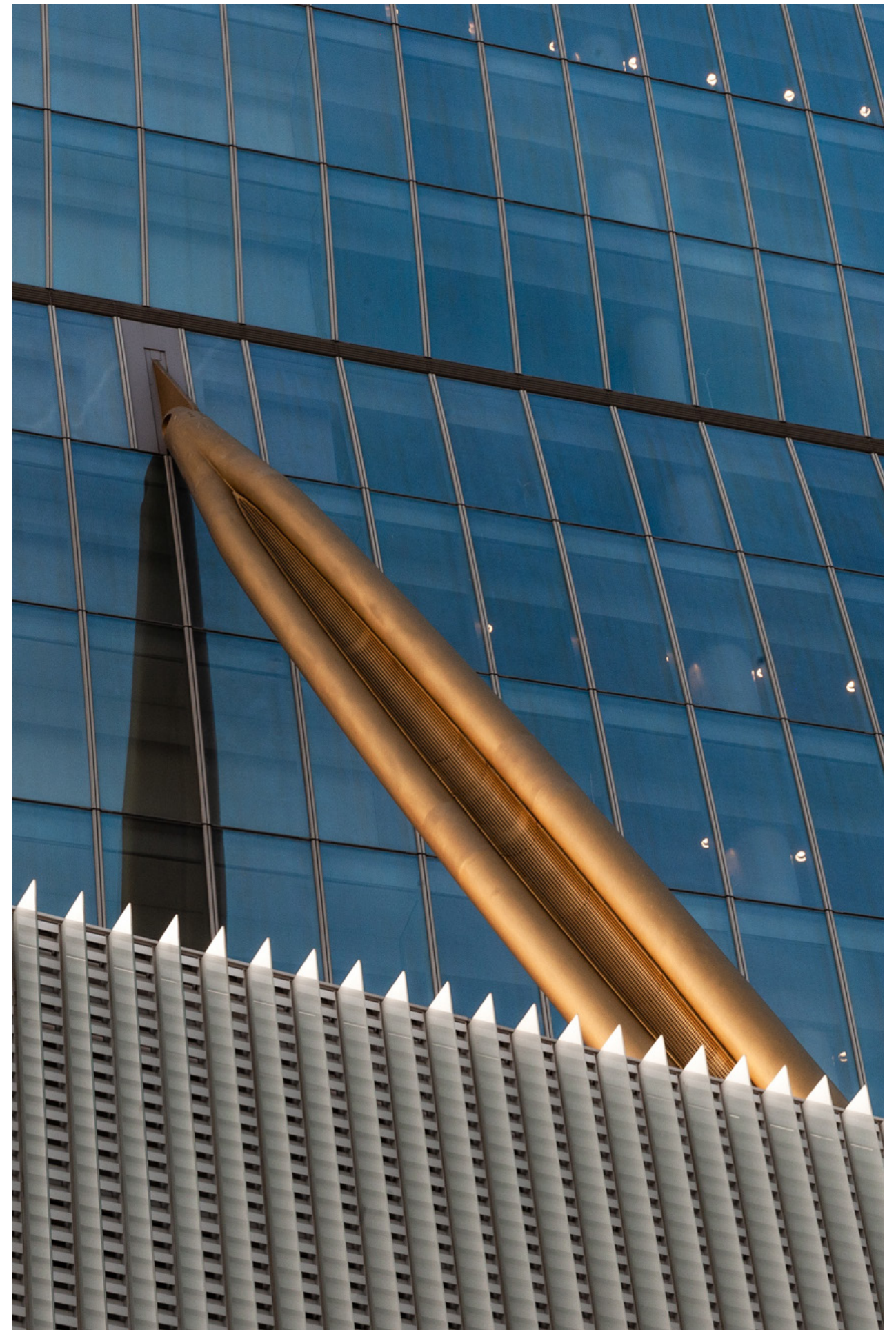
Structural certification, CIS and consulting

A complete service for evaluating the performance and adequacy of the work as defined by current building regulations.

We perform final testing of structures of various types according to Law 1086/1971 and the D.P.R. 380/2001. We gained extensive experience in the field of administrative and technical testing of public work aimed at verifying its compliance with the technical and economic requirements defined in the design phase. We also issue certificates of structural static performance according to the Building Regulations of the Municipality of Milan, by adopting the guidelines for the verification of buildings in force within the municipal area.

We also support our clients by offering technical advice and assessment consulting in the event of disputes relating to the building construction.

City Life Complex, Milan.

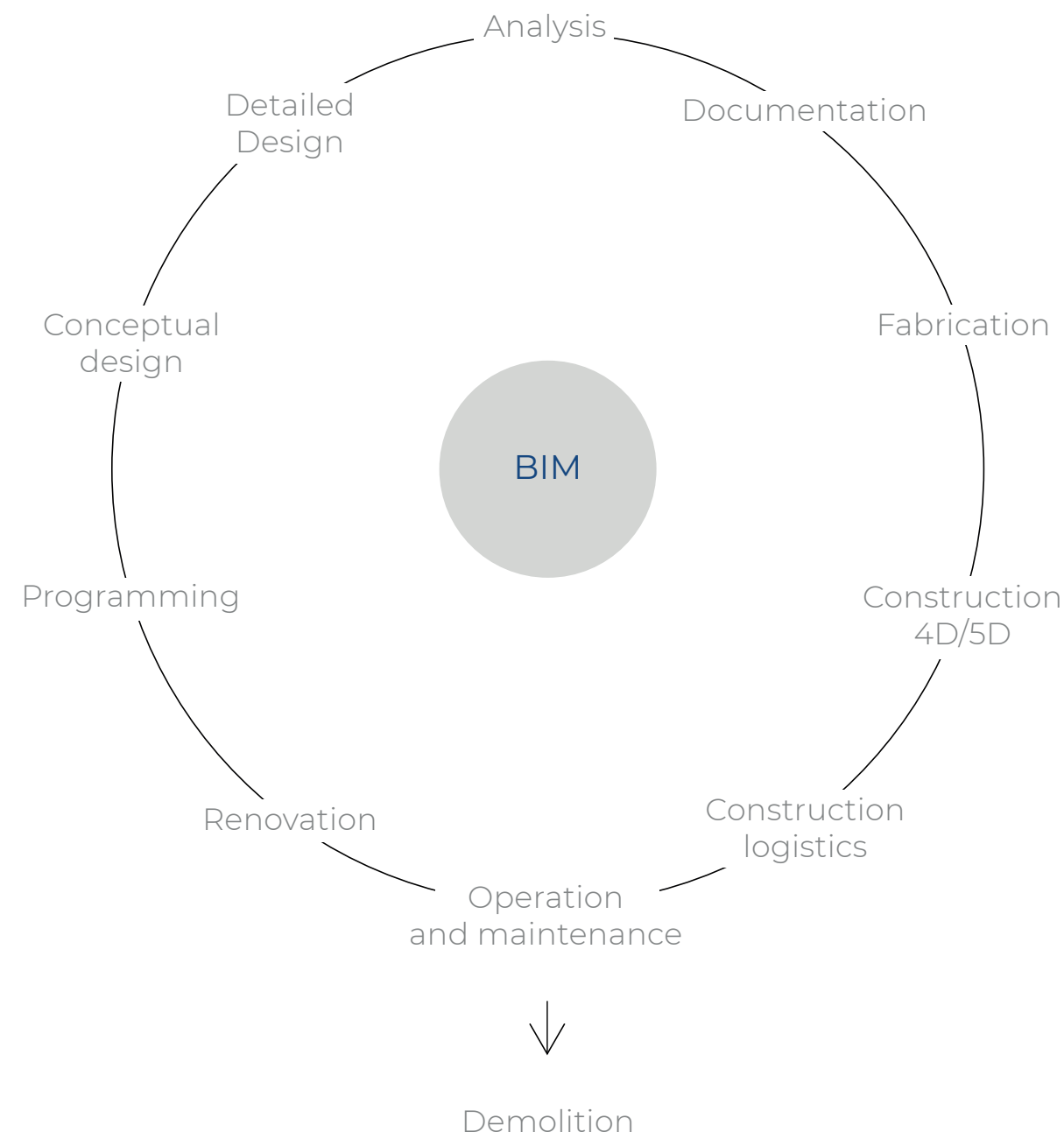


Building Information Modeling

The integrated management of all the geometric and informative data of the construction, throughout its entire life cycle.

With BIM we offer our clients the digitalized management of processes by developing a collaborative work approach. Thanks to this innovative tool, we guarantee the integrated management of all the geometric and informative characteristics of the construction, throughout its life cycle, from the programming and design phases, to those of construction and maintenance. We provide our clients with the IT infrastructure for the collection and organized management of data, ensuring accessibility, traceability and storage. This does not mean simple modeling of projects, but complete management potential, which stem by validating the models and thus elevating the design to much more than a simple three-dimensional representation of the future construction. At CEAS we have paved the way for a major change of mindset, offering our clients further opportunities for efficiency and quality.

BIM 45 *Bim45 is the graphic sign conceived to inaugurate the fifth dimension of CEAS. A sustainability and competitiveness statement that marks CEAS' 45th year of activity (1980-2025) and the adoption, by the Italian regulatory system, of the guidelines that CEAS practices and pursues, now summarized in Bim45.*





Greenpeace

Our approach

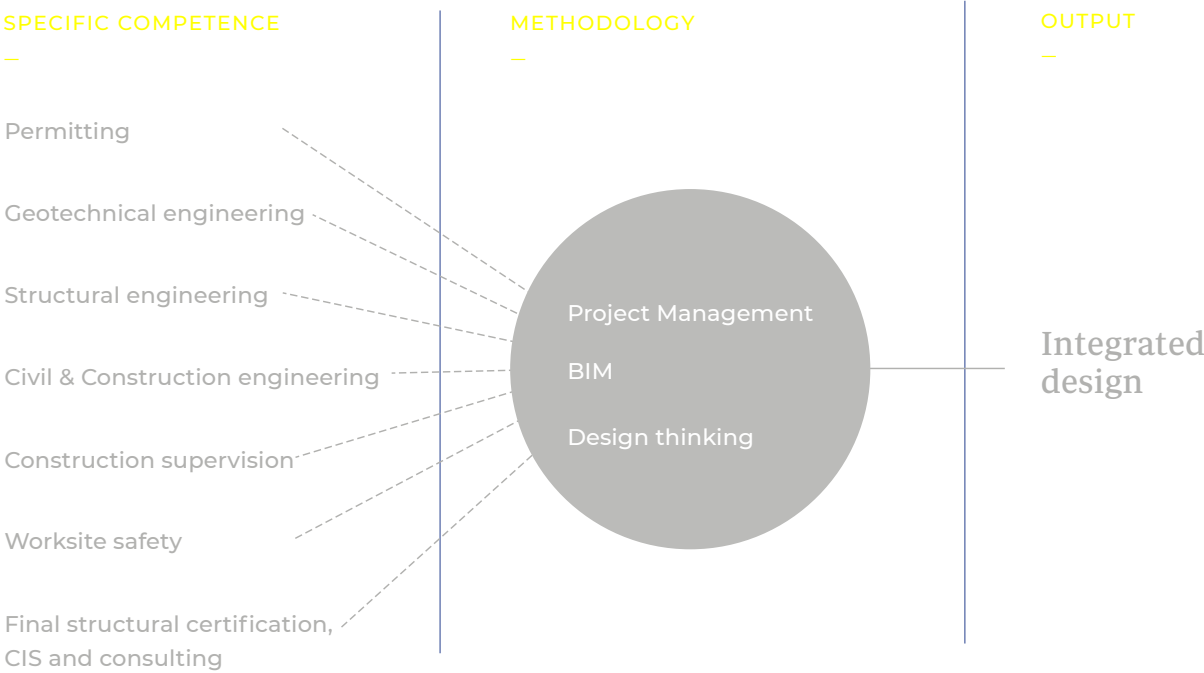
Construction, experience, devotion.

At CEAS, we’re not just advisors; we’re creative and pragmatic partners. Our team consists of diverse engineering and specialized souls that converge and work synergistically to deliver excellence in every project.

Similar to an orchestra, each professional skill set harmonizes seamlessly to unveil both complex and straightforward integrated engineering solutions, consistently meeting the highest standards of quality and sustainability.

OUR INTEGRATED SKILLS

At CEAS, we elevate our projects by seamlessly integrating specialized skills through advanced methods and tools. This approach ensures that we consistently deliver exceptional quality results.



Main areas

A wide range of fields and applications.

We design buildings and structures that adapt to evolving demands – whatever the intended use of the asset, our distinctive design condenses our technical knowledge with the requirements of the architectural project, always taking into account sustainability and the impact on the community.

Creativity and flexibility allowed us to gain experience in the design and construction management of assets spanning from urban scale to infrastructure, workplaces, commercial, industrial, residential buildings and complexes.

RESIDENTIAL

Apartment complexes, villas, towers, student housing

COMMERCIAL

Retail, shopping centers, medical centers, restaurants

OFFICES

Business, research studios, laboratories

HOSPITALITY

Luxury hotels, SPA, guesthouses

GENERAL INTEREST

Exhibition centers, public halls, cultural hubs

INFRASTRUCTURAL

Roads, bridges, tunnels, underground parkings, railways

INDUSTRIAL

Manufacturing, heavy industrial buildings, research and development

LOGISTICS

Warehouses, storage and distribution, data centers

SPORT & LEISURE

Sports halls, stadiums, outdoor and indoor halls

Gae Aulenti Square, Milan.





FONDAZIONE PRADA



Iconic projects





City Life

Area
Commercial

Activities
- Final structural certification

7
*Urban
Regeneration*



1
*Urban
Regeneration*

Torre Intesa Sanpaolo **BIM 45**

Area
Commercial

Activities
- Control and verification of the structures' construction project
- Assistance to general construction supervision "DL" in the preparation of tenders
- Structural construction supervision "DL"
- Assistance to final structural certification

2
Sustainability

Eataly Green Pea **BIM 45**

Area
Commercial

Activities
- Preliminary, developed and detailed structural and geotechnical design
- Structural construction supervision "DL"



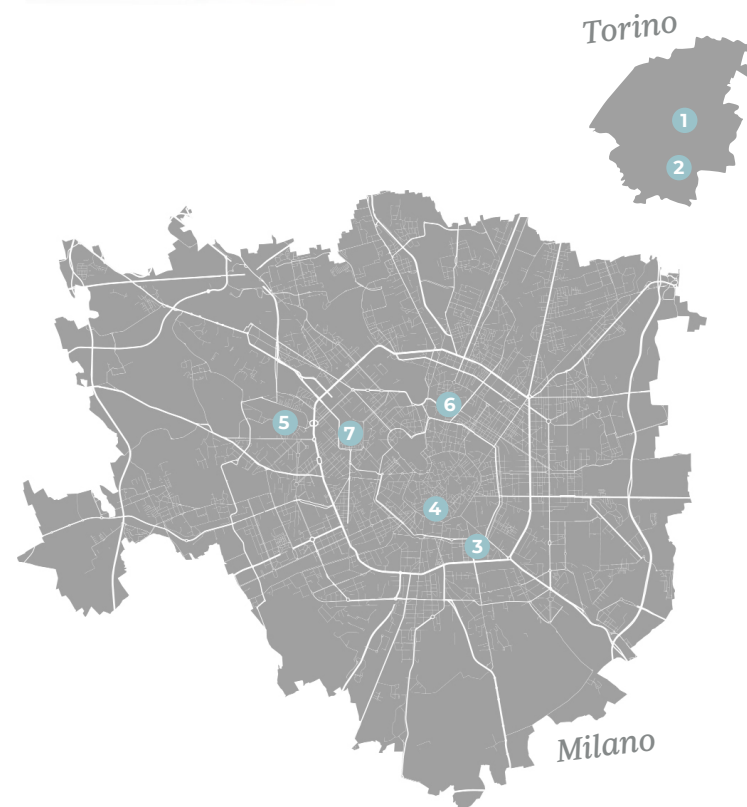
Porta Nuova Garibaldi

Area
Commercial

Activities
- Structural construction supervision "DL"
- Monitoring of present and adjacent buildings
- Assistance to the construction site
- Assistance to the in-progress structural certification
- Study of flows / viability of the underground car park



6
*Urban
Regeneration*



3
*Urban
Regeneration*

New Milan Stadium

Area
Sport

Activities
- Development of the Economic Technical Feasibility Study (PFTE)
- Technical coordination of the project team during the Public Debate



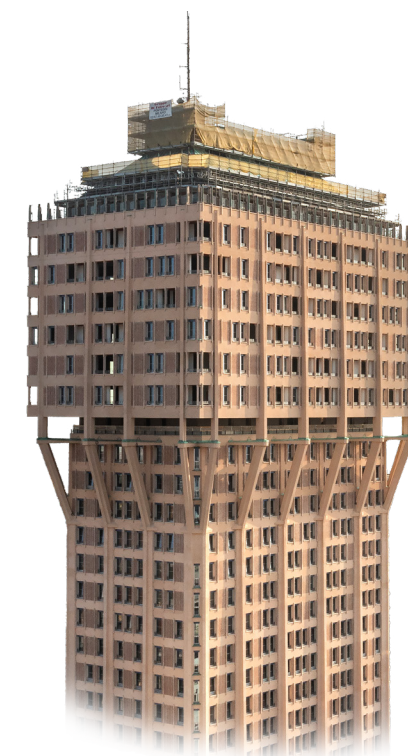
5
*Urban
Regeneration*

4
Redevelopment

Torre Velasca **BIM 45**

Area
Commercial

Activities
- Preliminary, developed and detailed structural design
- Façade renovation project
- Construction supervision "DL" for restoration, façade renovation, and structural work



Fondazione Prada Museum

Area
Exhibition

Activities
- Developed design for the issue of the building permit
- Coordination of construction documents design
- General and specialistic construction supervision (structures, mechanical and electrical systems, civil works)
- Safety design and safety inspection coordination

Intesa Sanpaolo Tower



Harmonizing space, light and functionality

Location
Corso Inghilterra 3, Torino

Year
- Construction supervision “DL”: 2008 – 2015

Client
Jacobs Italia SpA

Concept design
Renzo Piano

Area
Offices

Activities
- Control and verification of the structures’ detailed project
- Assistance to general construction supervision “DL” in the preparation of tenders
- Structural construction supervision “DL”
- Assistance to final structural certification

Project cost
300.000.000,00 €

Structure cost
112.600.000,00 €

Size
- GFA: 50.000 sqm
- GDA: 107.500 sqm approx.
- n. underground floors: 6 - n. floors above ground: 37
- Height: 160 m approx.

Certifications obtained
LEED Platinum “sustainable building management” category

Lead engineers
- Ing. Bruno Finzi
- Ing. Luca Rossini

BIM

45

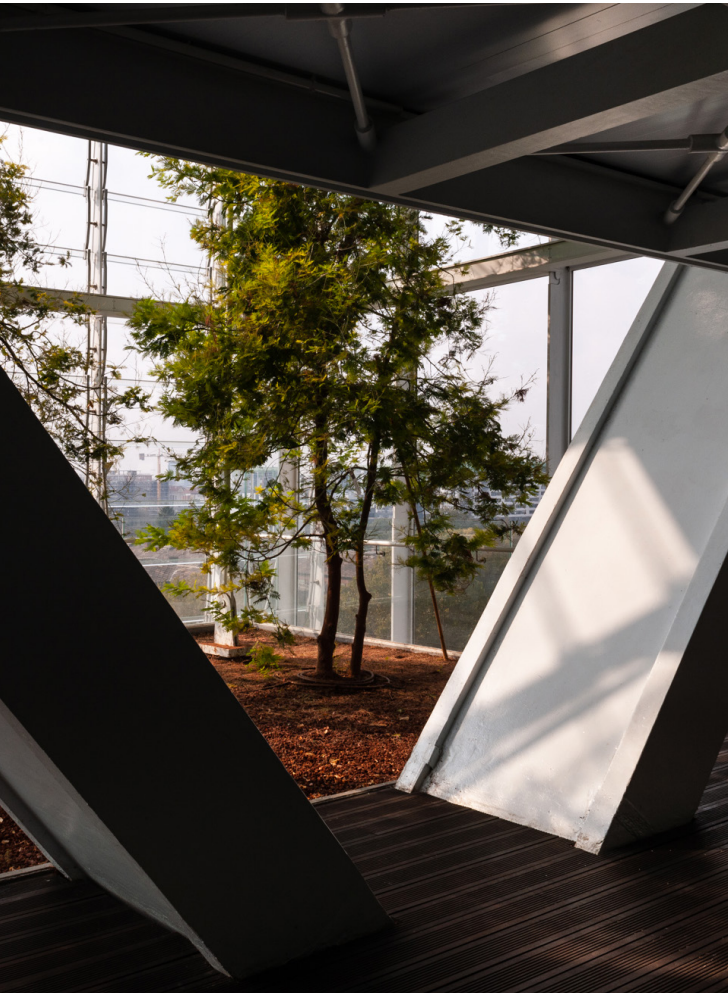
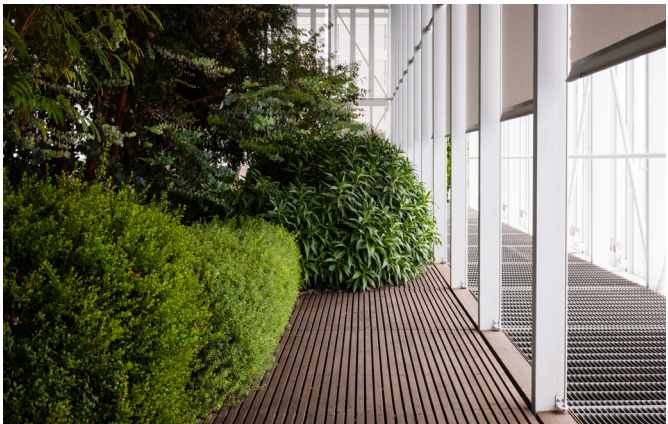
Activity
3D modeling of structures.
Document management in the construction supervision “DL” phase.

Division
Structural design

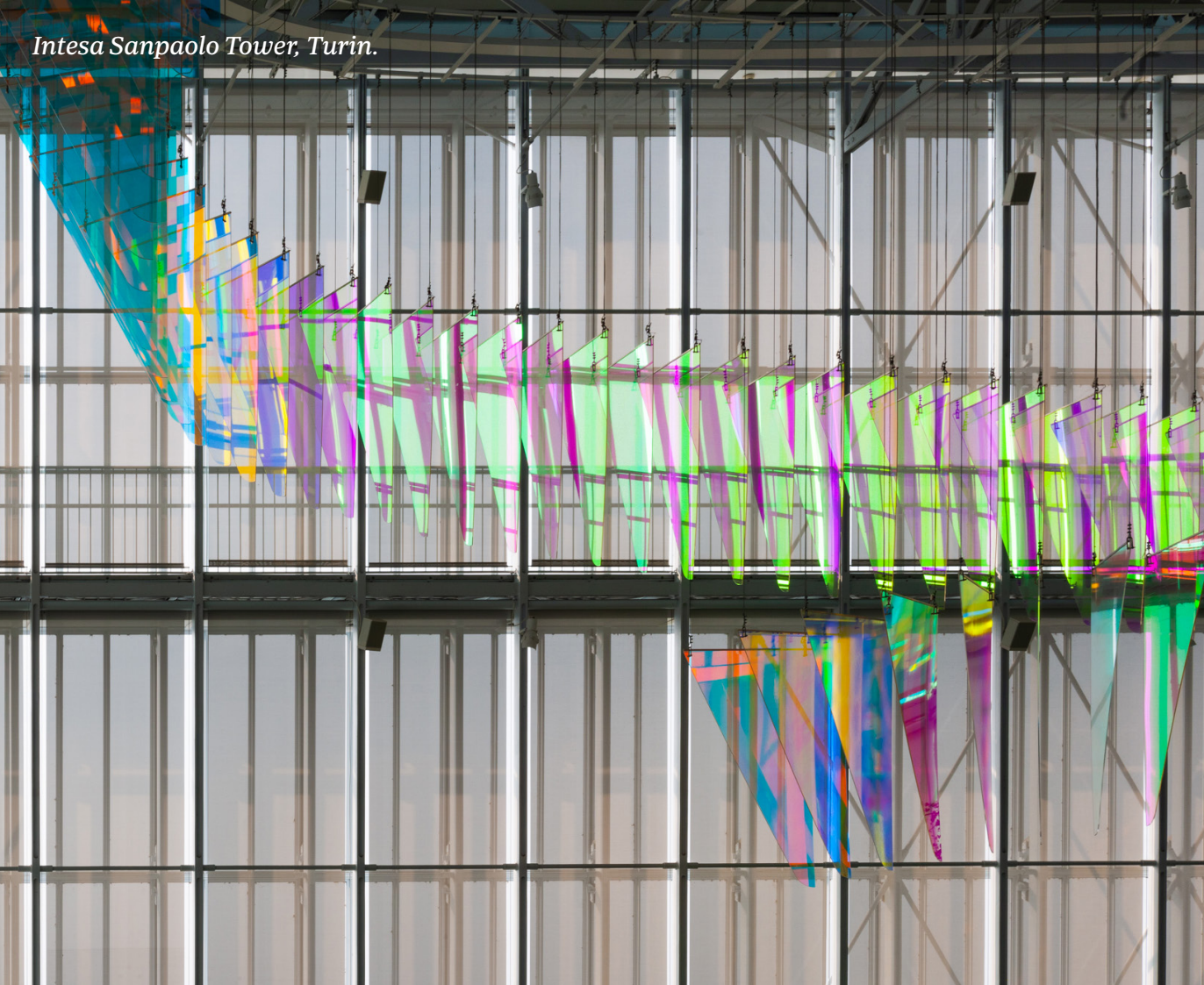
Design phase
- Structural construction supervision

Software
Tekla

Lead engineers
- Technical manager: Ing. B. Finzi



Intesa Sanpaolo Tower, Turin.



Eataly Green Pea

Total energy sustainability

Location

Turin

Year

- Design: March 2018 – June 2020
- Execution: September 2019 – December 2020

Client

Eataly Real Estate s.r.l.

Concept design

Negozio Blu Architetti Associati / ACC Naturale Architettura

Area

Commercial

Activities

- Preliminary, developed and detailed structural design
- Preliminary, developed and detailed geotechnical design
- Structural construction supervision “DL”

Project cost

25.000.000,00 € (est.)

Structure cost

9.000.000,00 €

Size

- GFA floor: 10.500 sqm - GBA: 24.000 sqm - Sales area: 5.600 sqm
- Services, restaurant and wellness area: 4.900 sqm
- N. retail spaces: 35 - N. parking: 620

Certifications obtained

Protocollo ITACA

Lead engineers

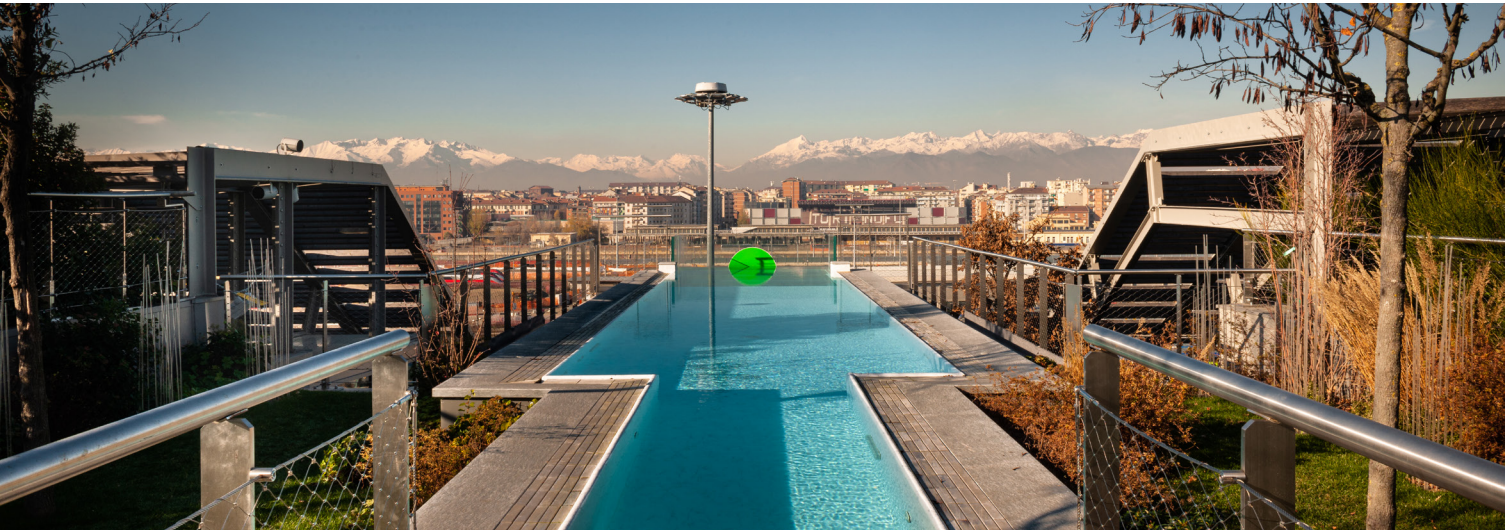
- Ing. Bruno Finzi
- Ing. Mauro Savoldelli

Regulatory framework

New construction

Sustainability

The choice of steel as the main material is due to its mechanical performance, but also by its features of reuse and contribution to the circular economy



BIM
45

Activity

3D modeling of structures.
Extraction of documents from model.
Coordination with the architectural and
plant engineering disciplines

Division

Structural design

Design phase

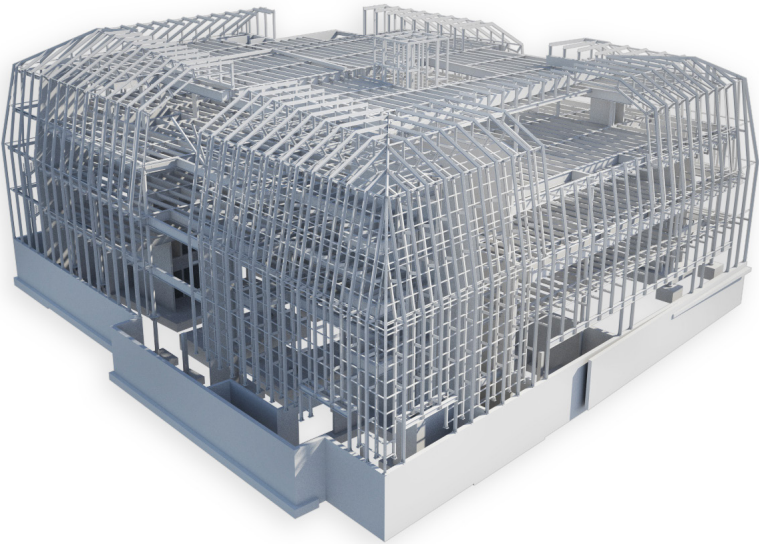
- Preliminary design
- Developed design
- Detailed design

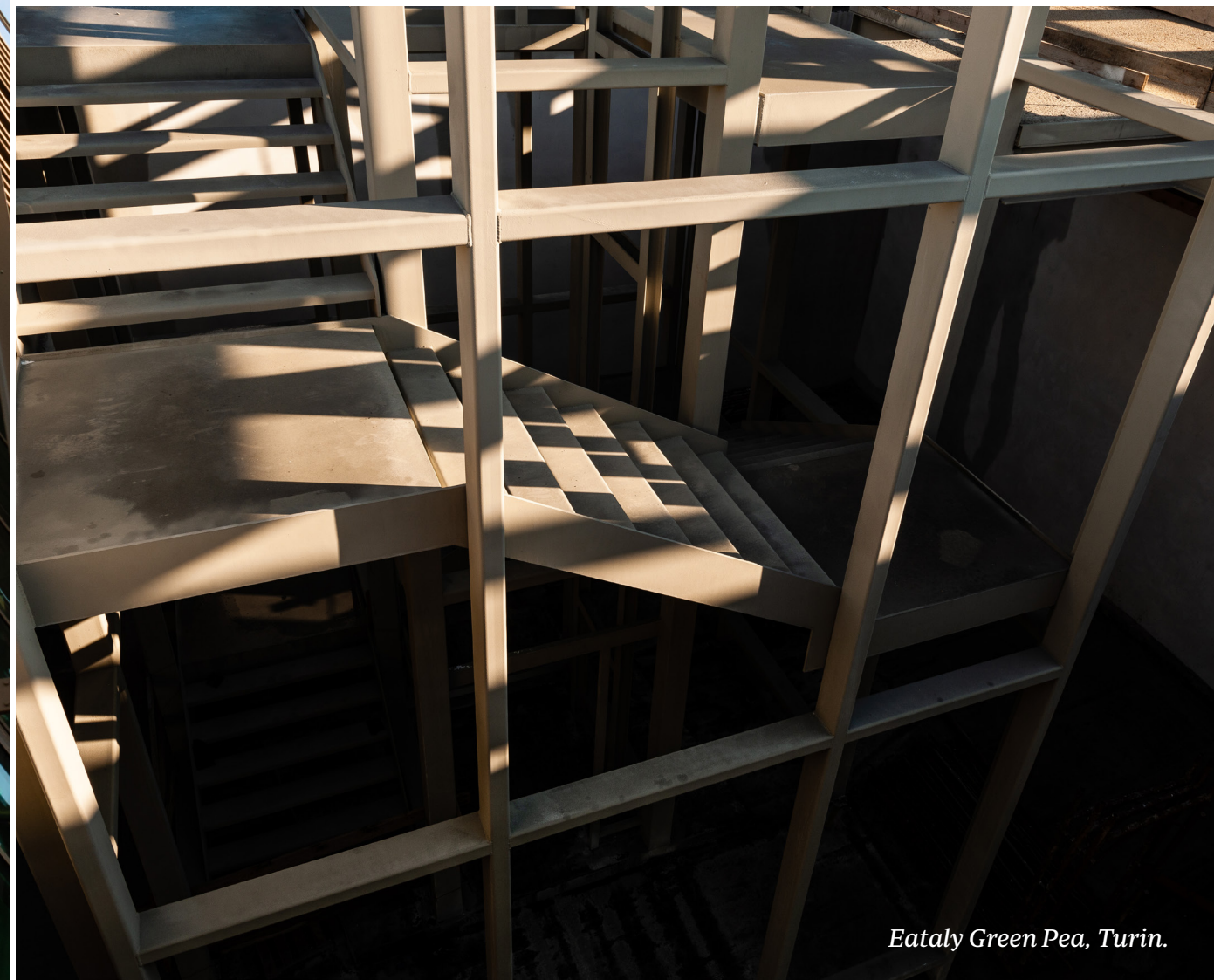
Software

Tekla

Lead engineers

- Technical manager: Ing. B. Finzi
- Senior engineer: Ing. M. Savoldelli
- BIM Coordinator: Ing. L. Cattaneo





Fondazione Prada Museum

Multidisciplinary application in the multicultural space

Location
Largo Isarco 2, Milan

Year
- Construction supervision “DL”: 2010 – 2017

Client
Prada SpA

Concept design
OMA - Rem Koolhaas

Area
Exhibition

Activities

- Developed design for the issue of the building permit
- Coordination of construction documents design
- General and specialistic construction supervision “DL” (structures, mechanical and electrical systems, civil works)
- Safety design and inspection coordination

Project cost
75.217.225,71 €

Structure cost
29.242.150,18 €

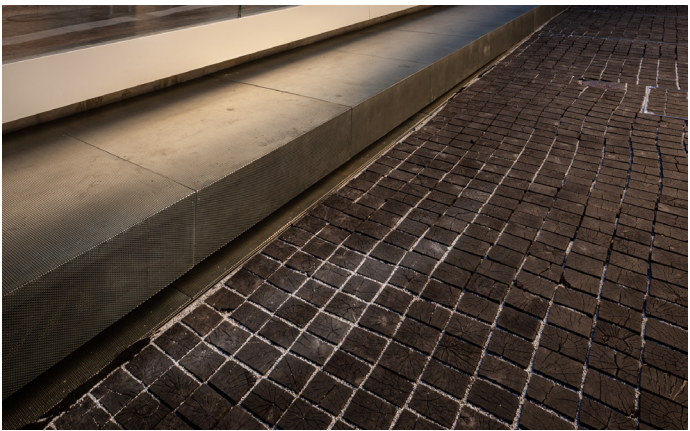
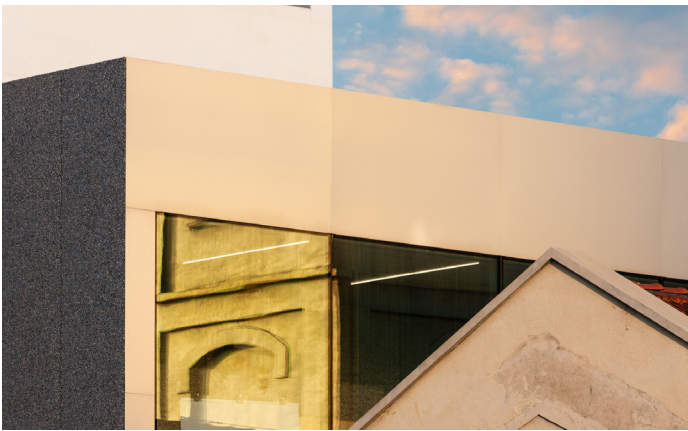
Size

- 19.000 sqm
- 10 buildings

Lead engineers

- Ing. Patrizia Polenghi
- Ing. Bruno Finzi
- Ing. Valter Carni

Regulatory framework
Building renovation and new construction





Torre Velasca

Refurbishment of an icon



Location

Piazza Velasca, Milan

Year

- Design: November 2019 – July 2021
- Construction supervision "DL": November 2020 – ongoing

Client

PRELIOS SGR

Concept design

Studio BBPR

Area

Offices
Residential

Activities

- Preliminary, developed and detailed structural design
- Façade renovation project
- Construction supervision "DL" for restoration, façade renovation, and structural work

Size

- GFA: 18.971 sqm
- GBA: 25.755 sqm

Certifications obtained

LEED Gold

Lead engineers

- Ing. Bruno Finzi
- Ing. Mauro Savoldelli

Regulatory framework

Seismic retrofit

LEED

Gold

Porta Nuova Garibaldi

*Reuniting the city, redeveloping
the urban fabric*

Location
Piazza Gae Aulenti, Milan

Year
- Construction supervision “DL”: 2008 - 2012

Client
Hines Italia SGR SpA

Concept design
César Pelli

Area
Offices

- Activities**
- Structural construction supervision “DL”
 - Monitoring of present and adjacent buildings, verticality checks of Tower A
 - Assistance to the construction site
 - Assistance to the in-progress structural certification
 - Study of flows / viability of the underground car park

Structure cost
67.000.000,00 €

- Size**
- Over 290.000 sqm
 - 231 m height of Unicredit tower
 - 1.113 car park slots

Certifications obtained
LEED Gold

- Lead engineers**
- Ing. Giovanni Canetta
 - Ing. Bruno Finzi
 - Ing. Luca Rossini

Regulatory framework
New construction





Porta Nuova Garibaldi, Milan.

City Life

High technology

Location
Piazza Tre Torri, Milan

Year
- 2011 - 2021

Client
CityLife S.p.A.

Concept design
Zaha Hadid
Daniel Libeskind
Arata Isozaki

Area
Commercial / Offices

Activities
- In-progress and final structural certification
(*Collaudo statico ongoing d'opera e finale delle opere strutturali*)

Project cost
n/a €

Lead engineers
- Ing. Bruno Finzi
- Ing. Luca Rossini

Hadid Tower

Year
- 2014 - 2019

Structure cost
42.026.318,0 €

Libeskind Tower

Year
- 2015 - 2020

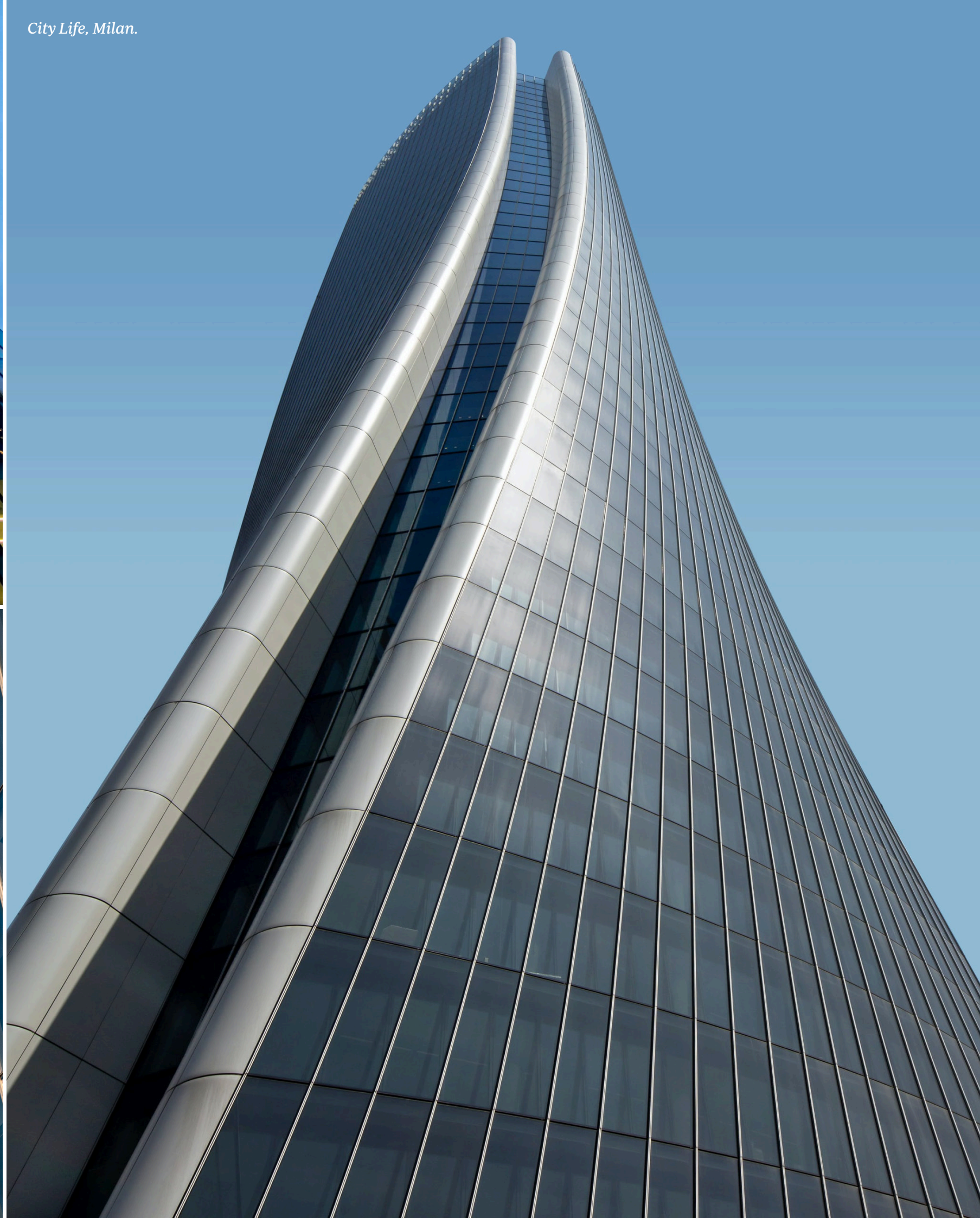
Structure cost
16.570.000,00 €

Isozaki Tower

Year
- 2011 - 2016

Structure cost
70.911.257,00 €





New Milan Stadium

Technical-economic feasibility study

Location
Piazzale Angelo Moratti, Milan

Year
- 2019 - 2023

Promoters
- A.C. Milan Spa
- F.C. Internazionale Milan Spa

Concept design
Populous

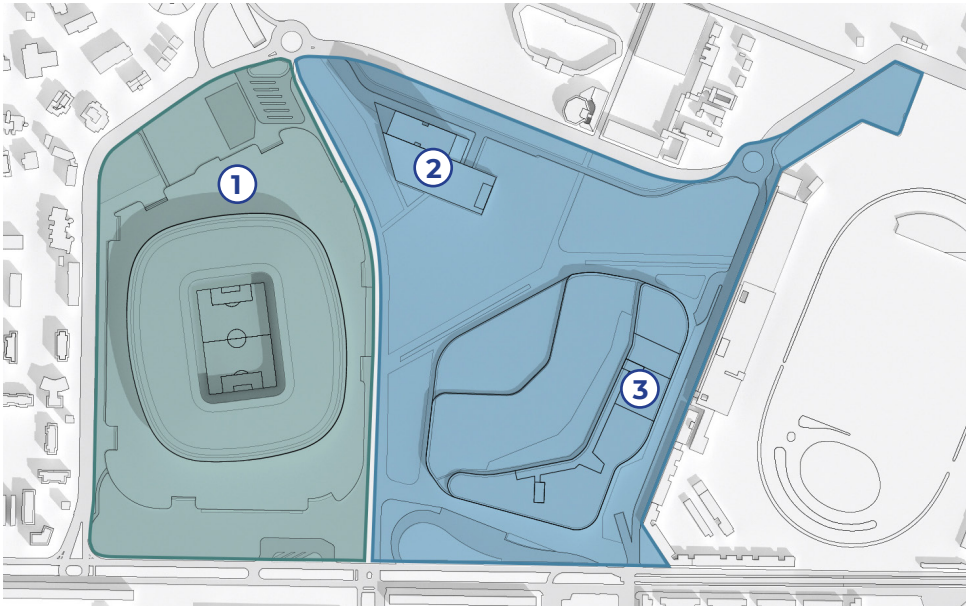
Activities
- Development of Economic Technical Feasibility Study (PFTE)
- Technical coordination of project team during Public Debate

Size
- Territorial area ST: 280.916 sqm
- New stadium's seats: 60.000 - 65.000
- Tortal build surface: 196.297 sqm

Lead engineers
- Project coordinator: Ing. Patrizia Piera Polenghi

Relevant aspects

- New stadium that enhances the the teams' competitive power in the international arena, consolidating their sport leadership
- New zero-emission stadium with reduced visual and acoustic impact
- Energy masterplan introducing innovative systems with high ecological efficiency for a "Nearly Zero Energy Building" NZEB
- Construction of a urban park with double the usable green spaces, with consequent de-pavement of the areas
- Hydraulic efficiency with significant increase in the filtering capacity
- Accessibility system to the sectors defined by the most innovative principles of sustainable and shared mobility
- Car free area dedicated to soft mobility
- New vehicle connectivity system with reconstruction of the Patroclus underpass for underground access to the district
- Construction site development divided into phases that guarantee the usability of the Meazza Stadium and optimizes the duration of the intervention. This also aims at minimizing the impact of the construction site on the district, reducing emissions and improving materials management



BUSINESS GOALS
The scope of the large urban function of the intervention is made up of publicly owned areas circumscribing a surface area of 280,916 square meters.
Purpose: to create a large sports facility divided into distinct sectors:

- ① **Stadium sector**
Housing the New Stadium of Milan
- ② **Multi-Purpose sector**
Hosting offices, hotels and congress centers
- ③ **Sport & Entertainment sector**
Commercial, entertainment and sports functions

OBJECTIVE 1
To build the stadium of Milan, a modern and efficient facility capable of respecting the most innovative technological standards of sustainability and safety

OBJECTIVE 2
Urban regeneration, with the creation of an internal pedestrian area, connections to the city center and the refurbishment of a part of the current "G. Meazza " stadium

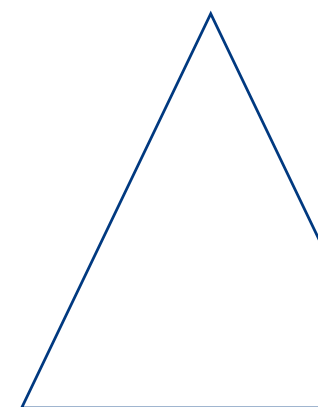


San Siro Masterplan.



Portfolio
of main Clients





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