





WHO WE ARE:

We're engineering by essence.

We aim for client's satisfaction and for the outcome's excellence through **personalized engineering solutions** to every project is what have been moving us on our path **since 1993**.

Our experience in acting on every step of the project, from the viability studies, reengineering to the installation's commissioning and the keys' delivery, has yielded us the confidence of national and international clients, of the most diverse segments, in many forms and contract modalities.

With **ethics, efficiency and entrepreneurship**, our goal is to **BUILD**, doing it on the broader meaning of the word.

To build constructions, relationships and values that perpetuate themselves and make the difference around our entire operation.

**WE BUILD
VALUES!**



WE BUILD SOLUTIONS

*“ We have the pleasure of transforming
difficulties in opportunities,
challenges in solutions. ”*

HÉRCULES GOMES NOLASCO
Ancora Engenharia CEO

**Intelligence and innovation,
consistency and competence
until the end.**

Our multidisciplinary technical team operates from land recognition, preliminary studies, viability analysis, reengineering, to the most diversified construction solutions, according to the specificity of each project and the client's need.



WE BUILD RESULTS

“Perfect work and delivered on time.”

GUILHERME PAULUS
Group GJP Hotels & Resorts Chairman
CVC founding partner, Latin America largest travel operator.

We deliver satisfaction to the most rigorous clients.

With vanguard business vision, a highly qualified and experienced technical team and master of the most advanced techniques and construction methodologies, we work on every segment of corporate market, operating in the most distinct modalities: global enterprise, administration, “MGP” (Maximum Guarantee Price), “Built to suit” and “EPC” (Engineering Procurement Construction).

Prefabricated facade - GJP Hotel - Confins Airport - MG





WE BUILD PARTNERSHIPS

“ Ancora is a reliable and a professional company that knows the Brazilian market very well, and this was essential for us. ”

MARCIN FIJALKOWSKI
Director of Operation - CANPACK S.A
Polish multinational with over 25 factories around the world.

With competence, ethics and transparency,
we cultivate partnerships and the trust of our clients.

Relying on a smart, dynamic and agile structure,
always attentive to meeting deadlines, responsibly
signed and with high technical excellence,
we have stood out as one of the main companies on
the segment, sought by important international groups
for the development of their corporate
projects in Brazil.

Staff's technical visit to the CANPACK S.A.





WE BUILD HISTORY

Since **1993** BUILDING VALUES!

Since the beginning, dedication, competitiveness and entrepreneurship were striking and fundamental in our business life.

Our history was driven by the technical competence, flexibility and custom way that we deal with every business, respecting clients' values and adding value to their users.

Within more than 25 years, we helped to make metal packaging, store the most diverse product types, produce medicine, process food, extract minerals, make cleaning products, treat sewage, capture water and then returning it clean to the environment, produce and distribute energy, health diagnose, offer hosting, promote recreation, education, habitation and entertainment.

Today we're a consolidated company on national scene, with **over 1 million m² of values constructed** and keeping a steady, solid and sustainable growth rate. And we're sure that it's just the beginning.

Some of the certifications and technical requirements on our projects:



WE BUILD FUTURE

“To promote well-being through engineering solutions.”

Âncora Engenharia mission
Company mission described on its chart of values since 1993.

We believe that with well-planned actions, we can promote a **real transformation** on the environment and on the lives of those that somehow are close to us.

We understand that **well-being and the quality of life** are values that can be sustainably achieved through **knowledge, education and work.**

On our social actions, promoting education and development of needy young people, we feed hope of a **better future** where everyone can understand the capability of dreaming, accomplishing and multiplying that they possess.

Event with the collaborators' families and neighborhood residents.
Construction of Gráfica Gonçalves at Cajamar - SP





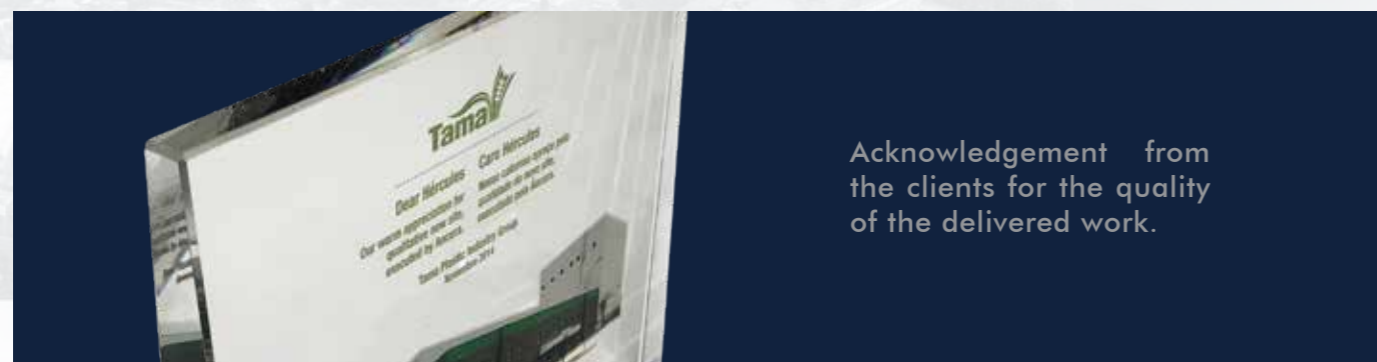
WE BUILD RECOGNITION

“A competent and responsible company, with technical quality and mainly which respects the budget and deadline.”

NEI CONTIERI
Director of Engineering and Operations - Gráfica Gonçalves

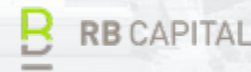


One of the largest graphic industries of the country, being the 3rd largest of the midwest.



Acknowledgement from the clients for the quality of the delivered work.

MAIN CUSTOMERS





Logistics

Guarulhos III Logistics Park



see more



2021
Year

Guarulhos- SP
Site

187.223,50 m²
Implantation

94.760,00 m²
Built Area

Project Differentials:

- Logistics complex in one of the noblest areas of President Dutra Highway, near Guarulhos Airport. The project, with requirements for LEED certification, includes the retrofitting of a warehouse built in the early 2000s, dividing it into two autonomous warehouses, and the construction of a third warehouse totaling more than 90,000 sq. m of area built.

Performance Differentials:

- Participation in the development of the project from design and feasibility phases to project and executive processes management. The construction methodology and the technical solutions were tailored to enable the execution of the services and the assembly of the new structure inside the existing warehouse without removing the roof. The dismantling and reuse of the pre-molded and metallic structure in the construction of the new warehouse and the reprocessing of the demolished industrial floor for use in the subgrade of the new pavement were solutions developed for this project for the optimization of the cost and the schedule.



Logistics

PIRELLI - Distribution Center



see more



2020
Year

Campinas - SP
Site

120.000,00 m²
Implantation

56.048,68 m²
Built Area

Project Differentials:

- Construction of a warehouse for tires and raw materials with more than 56,000 sq. m for the expansion of the largest Pirelli Manufacturing Complex in Brazil.
- Project includes, in addition to the main warehouse, administrative area, support buildings, road system and yards, including a tire conveyor belt connecting the factory to the new warehouse with street crossing and an extension of approx. 150m.
- A rigorous geotechnical project enabled the creation of the project implementation plateau, which has embankments up to 30m in height and an earthwork volume of more than 800,000 cubic meters.

Performance Differentials:

- Elaboration of the winning project of the built-to-suit bidding process with optimization of results through detailed reengineering and planning in partnership with an investor group.
- Work performed with the customer engineering team to prepare and optimize all projects, as well as obtaining licenses and legal approvals.



Logistics

Distribution Center Castelo Branco - Distribution Center



see more



2020
Year

Barueri - SP
Site

93.693,14 m²
Implantation

46.092,86 m²
Built Area

Project Differentials:

- Distribution Center located at one of the most noble areas of Castelo Branco Highway. Project contemplates over 55,000m² of storage area, including shed and metallic mezzanine and counts with, as one of its specificity, over 10,000m² of shed with concrete-slab roof in order to support parking and administrative area, maximizing the use and meeting the entire requirements program proposed.

Performance Differentials:

- Operating during the entire process since "Due Diligence", with recognition of the area, legal approval, project, planning and execution. Due to being located together with a functioning commercial area, the entire work had to foresee conditions to the perfect continuity of the neighbor property, requiring a detailed planning of the entire process.
- Due to the great earth movement and the soil special characteristics, various highly technological geotechnics solutions were applied, ensuring efficiency and stability to the services.



Industrial

AMBEV - Landscaping



see more



2019
Year

Sete Lagoas - MG
Site

208.063,00 m²
Implantation

800.000,00 m³
Earth Movement

Project Differentials:

- Ambev's bottles and metallic cans factory, company leader of Brazilian market in production of drinks.
- Execution of the entire complex infrastructure that includes administrative, production, storage and distribution areas, possessing a productive capability of 60 thousand bottles and 120 thousand cans per hour.

Performance Differentials:

- Executive projects and reengineering studies were developed, optimizing the entire infrastructure execution, that relied on more than 800,000m² of earth movement, the complex draining system, underground installation networks and paving of all the urbanized area, including water main and sewage pipeline connected from the new factory to the existent brewery located about one kilometer of the site.



CAN-PACK DO BRASIL S.A. - Metallic packages industry



see more



Industrial



2016
Year

Itumbiara - GO
Site

120.251,00 m²
Implantation

41.303,89 m²
Built Area

Project Differentials:

- First aluminium can factory on Latin America of the Polish multinational Can-Pack.
- The factory complex, on the margins of BR-153 Highway, centers all the administrative, production, storage and distribution areas, within a productive capability of 6,5 millions of cans per day.
- The project contemplates many specificities and technical differentials, such as concrete flooring for over 25tf/m², the production ceiling executed with TPO system, water reuse and infiltration systems, responsible for infiltrating on the soil the surplus water of the production process, that corresponds to 25m³/h.

Performance Differentials:

- Operating on the entire "Due Diligence" process for identification of the best area and analysis of technical and economic viabilities.
- Elaboration of all projects, since architectural concept and pre-engineering, with the *tropicalization* of the plan and european technical specificities and demanded legal approval.
- Delivery of the work for operation in just over a year after the first contacts in Brazil.



Logistics

RIVIERA GR GUARULHOS - Logistic Condominium



see more



2016
Year

Guarulhos - SP
Site

33.767,15 m²
Implantation

19.972,67 m²
Built Area

Project Differentials:

- Logistics condominium of the groups Riviera Investiments and GR-Properties, located next to Presidente Dutra Highway.
- The complex has 10 modules of approximately 1,800m² each, separated in 2 blocks, besides condominial support areas, such as concierge, support rooms, restaurant and utilities.

Performance Differentials:

- Complete reengineering of the basic projects, executive projects elaboration and monitoring of the entire approval process.
- The work, which had the most updated building technologies, also possessed a rigorous process of environmental control, culminating with Leed and energetic efficiency PROCEL certifications.



Logistics

RIVIERA GR RÉGIS - Logistic Condominium



see more



2016
Year

Itapecerica da Serra - SP
Site

67.500,00 m²
Implantation

30.592,23 m²
Built Area

Project Differentials:

- Logistics condominium of the groups Riviera Investments and GR-Properties, located on the margins of Régis Bitencourt Highway.
- The complex has 16 modules of approximately 1,800m² each, separated in 2 blocks, besides condominial support areas, such as concierge, support rooms, restaurant and utilities.

Performance Differentials:

- Complete reengineering of the basic projects, executive projects elaboration and monitoring of the entire approval process.
- The work, which had the most updated building technologies, also possessed a rigorous process of environmental control, culminating with Leed and energetic efficiency PROCEL certifications.



Industrial

GONÇALVES - Graphic Industry



see more



2012
Year

Cajamar - SP
Site

69.572,56 m²
Implantation

38.950,33 m²
Built Area

Project Differentials:

- Producing packages made in paper card for the most varied segments, with emphasis on the pharmaceutical industry, the project appears as one of the largest and most modern graphic industries of the country.
- Because of the complexity of the project, all the plan's sectorized with compartments made of panels Drywall RF. The areas, endowed with special bases and floors with a capacity of up to 8ton/m², are divided in production, raw material storage, finished product, utilities area and over 7,000m² of administrative area, with underground parking.

Performance Differentials:

- Starting from the basic projects, it was made all the reengineering an executive projects elaboration, that culminated in the execution and work delivery in just over a year.
- Due to the communities special characteristics in the surroundings, during the entire construction were performed events and social actions aiming at the training and knowledge, education and work promotion together with the local community.



GJP HOTELS & RESORTS



see more



Commercial



2014
Year

Confins - MG
Site

3.548,16 m²
Implantation

14.957,20 m²
Built Area

Project Differentials:

- Hotel complex of the group GJP at the Confins international airport.
- Edification with 14 floors, with 135 rooms 3 stars and 49 rooms 4 stars.
- Were used, for finishing the facade, prefabricated concrete panels, increasing the construction speed.
- To reduce noise from the proximity of the airport and roads, the construction had special acoustic treatment solutions, attending to every performance standard.

Performance Differentials:

- In the face of the challenges of a differentiated architectural project, special structural systems and a high standard finishing, the delivery of the work, inside the deadline and with quality acknowledged by the client, was made possible thanks to the proposed engineering and architecture solutions, combined with efficient management.



Industrial



2013
Year

Feira de Santana - BA
Site

48.964,54 m²
Implantation

4.423,68 m²
Built Area

Project Differentials:

- First factory in Brazil of the Israeli multinational TAMA, producer of plastic films for packages in the rural sector.
- The factory complex has several storage yards, raw material and finished products deposits and production, utilities and offices areas.
- The production area splits in a refrigerated shed and an extrusion area with a 22m ceiling height.

Performance Differentials:

- Through a great management effort, which relied on a complete reengineering and elaboration of new executive projects, in a way practically concomitant with the construction execution, a great cost and deadline optimization was achieved, completely fulfilling the client's expectation.



see more

TAMA BRASIL - Rural packages industry



Industrial

CIFARMA - Pharmaceutical Industry



see more



2003
Ano

Goiânia - GO
Site

100.000,00 m²
Implantation

23.180,36 m²
Built Area

Project Differentials:

- Pharmaceutical industry responsible for the production of liquid, semi-liquid, sterile liquid and hormonal medicines and also cosmetics all over Brazil.
- The project contemplates a vast implantation area with several buildings, comprising production, support and utilities areas, laboratories, clean rooms, storages and an administrative building with a basement.

Performance Differentials:

- As an industry which manipulates medicines and has a need for controlled, sterile and aseptic environments, the buildings had complex installation and finishing solutions, highlighting the air control and treatment systems. It also had its own treatment systems of water and of domestic and industrial effluents.



CLÍNICA SÃO CAMILO



see more



Commercial



2003
Year

Goiânia - GO
Site

1.800,00 m²
Implantation

2.500,00 m²
Built Area

Project Differentials:

- Diagnosis center which provides medical services, tests and high quality image diagnosis.
- Built with a metallic structure with a special infrastructure for large equipment such as the ones for tomography and magnetic resonance.
- High quality finishing, including a wide glass facade with triple height ceiling (structural glazing).

Performance Differentials:

- Co-authorship of the architecture project and conduction of the solutions and the executive projects.
- Due to the constructive system and the engineering solutions adopted, it was possible to gain a great boost of time on the delivery of the work, which had a great quantity of finishing details and many normative requirements due to the specificities of the usage.



Commercial

SESC GO



see more



2012
Year

Goiânia - GO
Site

2.357,90 m²
Implantation

6.116,76 m²
Built Area

Project Differentials:

- Social and leisure activities center of SESC-GO (Social Service of Commerce).
- The building, with 2 basements and 4 floors, has a theater, gym, dance halls, auditorium, odontological offices, administrative areas, parking spot and many other activities.
- Stands out in the construction process: the structural system, completely metallic with steel deck slab, basement with metallic embed profiles and the ventilated facade with porcelain tile and glass facade.

Performance Differentials:

- The project had special material specifications and high quality finishing.
- A great logistic challenge was overcome due to the building being located in a central region of the city, with heavy traffic and highly dense buildings adjoining with the new building.



QUÍMICA AMPARO - YPE - Detergent Factory



see more



Industrial



2011
Year

Anápolis - GO
Site

52.857,00 m²
Implantation

23.500,00 m²
Built Area

Project Differentials:

- Detergent, bleach and softener factory with production capability of 10 million liters per year.
- Metal structure building with a 36 x 24m modulation on the production and storage areas.
- The complex has an administrative area, support buildings, courtyards and an external tank area with over 1,300m².

Performance Differentials:

- Because of the high complexity of the manufacturing process and the electromechanic installations, the project had a technical office on the spot with over 6 full time engineers and architects coordinating a crew that had over 100 collaborators.
- The entire elaboration process, approval and legal and executive projects coordination were conducted by Ancora since the first contacts with public agencies responsible for the approvals.



Industrial

BIMBO DO BRASIL - Bakery factory



see more



2010
Year

Santa Maria - DF
Site

20.000,00 m²
Implantation

8.089,54 m²
Built Area

Project Differentials:

- Bimbo's industrial bakery factory, largest company of the segment in the world and leader on the Brazilian and American market, owner of the brands Pullman, Rap10, Nutrella and many others.
- Plan comprises 3 production lines, storage and expedition areas, offices and several support and utilities buildings.
- On the civil works, the solutions adopted for the more than 1,200m² of concrete retainers and stapled soil with heights greater than 6m stand out.

Performance Differentials:

- In the face of a complex scope, a project full of specificities, characteristic of food industries, it was possible to achieve the cost, quality and deadline goals through a technical management, an efficient supplies management and the realization of a complete project reengineering.



Industrial

RIO BRANCO ALIMENTOS (PIF PAF) - Poultry slaughterhouse



see more



2008
Year

Palmeiras de Goiás - GO
Site

300.000,00 m²
Implantation

16.687,82 m²
Built Area

Project Differentials:

- PPoultry refrigerator, responsible for the slaughter, processing and distribution of frozen food, with slaughter capability of 150,000 poultries per day.
- With over 50 years, Pif Paf group is one of the largest companies in the sector in Brazil, in addition to serving the internal market, the slaughterhouse's responsible for the product exportation to over 20 countries.
- As project special characteristics, the production and storage refrigerated areas, the frozen chamber, the cooling tunnel and the substation stand out between many others.

Performance Differentials:

- Construction with a rigorous technical monitoring since project and specification phases, mainly along with various special details resulting from the chilled and frozen environments, such as the ones present in floors, drains and closures.



Commercial



2012
Year

Gama - DF
Site

30.000,00 m²
Implantation

4.812,00 m²
Built Area

Project Differentials:

- Professional and Technological Education Campus, with complete structure for programs on areas of Food, Administrations, Chemistry, Logistic, Agribusiness and Cooperativism.
- The project includes specialized rooms and laboratories, beside a theater, a gym and external paving services.

Performance Differentials:

- With extensive and diversified requirements program, the project demanded performance on the most different specialties with attention to special executive details, such as the theater acoustic treatment, special installations on the laboratories and execution of green roof.
- With projects in hand, in partnership with the client and aiming to optimize proposed technical solutions, it was developed complete reengineering, with new projects elaboration that resulted in more adequate solutions and optimization of cost and deadlines.

INSTITUTO FEDERAL DE BRASÍLIA - IFB



see more



Logistics

SANTA MARTA



see more



2002
Year

Aparecida de Goiânia - GO
Site

56.000,00 m²
Implantation

15.000,00 m²
Built Area

Project Differentials:

- Distribution Center and Administrative Complex of the main drugstore chain of the State of Goiás.
- Warehouse made in prefabricated structure with isothermal panel closures, completely air-conditioned, following the highest control and quality standards for medicine storage.
- A wide administrative area with over 4,000m², with auditorium and restaurant with an industrial kitchen.

Performance Differentials:

- Project elaboration, monitoring of the approvals and execution of the entire complex.
- Development and execution of the warehouse's climatization system using chillers with 100TR.
- The project, that unified the group's administrative and logistic areas, became a reference due to its unique project and the quality of the finishing materials implemented.



Infrastructure

UTE GOIÂNIA II - Thermoelectric Power Plant



see more



2008
Year

Aparecida de Goiânia - GO
Site

72.572,30 m²
Implantation

5.975,00 m²
Built Area

Project Differentials:

- Thermoelectric power plant with 40MV capacity, from the Israeli group Telemenia.
- Power plant with 88 generators and over 1,800tn of installed equipment, storage tanks for 1,5 million liters of diesel oil, fire water reservoir with over 200,000 liters.
- Power plant with capacity to supply a city of over 500,000 inhabitants.

Performance Differentials:

- Project elaboration, approvals monitoring and execution of the development and civil works, highlighting the 283 equipment bases executed, that make up over 1,000m² of concrete used.



Residential

HOUSING ALPHAVILLE - Gated Community



see more



2002
Year

Goiânia - GO
Site

46.500,00 m²
Implantation

7.800,00 m²
Built Area

Project Differentials:

- Gated community of residential townhouses incorporated by FAL2.
- In the face of a short-term delivery, execution processes were developed in order to keep the project's characteristics in each of the houses, using prefabricated elements, ensuring excellency of the finishing, aligned with the proposal of high standard townhouses.

Performance Differentials:

- The unities construction in serialized constructive process used several prefabricated solutions in order to anticipate the final delivery of the work. Such solutions, such as the structural masonry, were successfully used without mischaracterizing the adopted architectural party neither harm the high finishing standard applied.



Residential

ALLOTMENT - Jardins Porto and Jardins Barcelona



see more



2017
Year

Senador Canedo - GO
Site

491.171,13 m²
Implantation

182.755,32 m²
Built Area

Project Differentials:

- Horizontal condominium in closed allotment mode, with 501 residential lots (of approximately 300m² each).
- Projected with an exclusive urban design, a wide concierge with 4 entrance and 4 exit bays, a complete leisure area, a linear park and over 200,000m² of green area.

Performance Differentials:

- Development of the entire project and legal approval process, from the area recognition, urban project to its registry.
- Presentation to the market in partnership with FGR Urbanismo.
- All the lots, making an overall sales value above 80 million reais, sold in less than 6 months.



Logistics

FLEX CENTRO EMPRESARIAL - Logistic and business complex



see more



2016
Year

Goiânia - GO
Site

10.403,18 m²
Implantation

11.492,95 m²
Built Area

Project Differentials:

- Business condominium with flexible and adaptable modular spaces. Within commercial facades facing the external streets and an exclusive internal street with controlled access.
- The complex, composed of 2 blocks/vessels with a total of 12 units ranging from 750m² up to 1,000m² each, it also comprises armored concierge, trailer dock, a restaurant area and meeting rooms.

Performance Differentials:

- Own enterprise, idealized and realized through Âncora Empreendimentos.
- Development of the whole concept and all of the project, execution and commercialization phases.
- Employment of high technological engineering solutions, with prefabricated solutions which allows flexibility and easy layout adaptations.

Access www.flexcentroempresarial.com.br for more details.



Business

Engineering solutions.

Mission

To promote well-being through excellency of engineering solutions.

Vision

To be the best company of engineering solutions in Brazil.

Cooperative Values

Ethics, Entrepreneurship and Efficiency.



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