

Headquarters & Offices WSP Spain Capabilities



Headquarters & Offices
Property & Buildings
WSP Spain Capabilities



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- 02. Our Expertise
- 03. Outstanding Projects



Property & Buildings
WSP Spain Capabilities

01. We are WSP

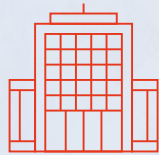
We are *WSP*

- One of the world's leading professional services firm, providing strategic advisory, engineering, and design services
- Ranked #1 in ENR Magazine's 2022 List of Top 225 International Design Firms
- Global leader in environment with a significant critical mass in water and energy transition
- One of the fastest-growing firms in our industry
- Industry leading rankings for our ESG program

WSP in the *World*



67.300
EMPLOYEES



600
OFFICES



40
COUNTRIES



8.9B
2022 NET
REVENUES* (CAD)

Property & Buildings
WSP Spain Capabilities

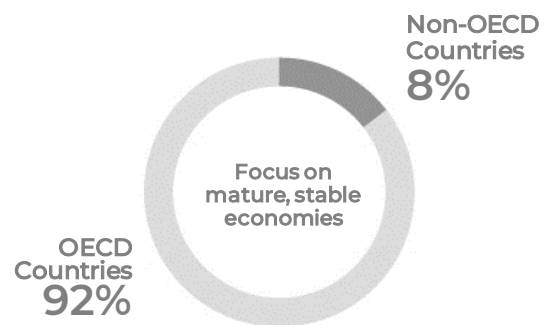
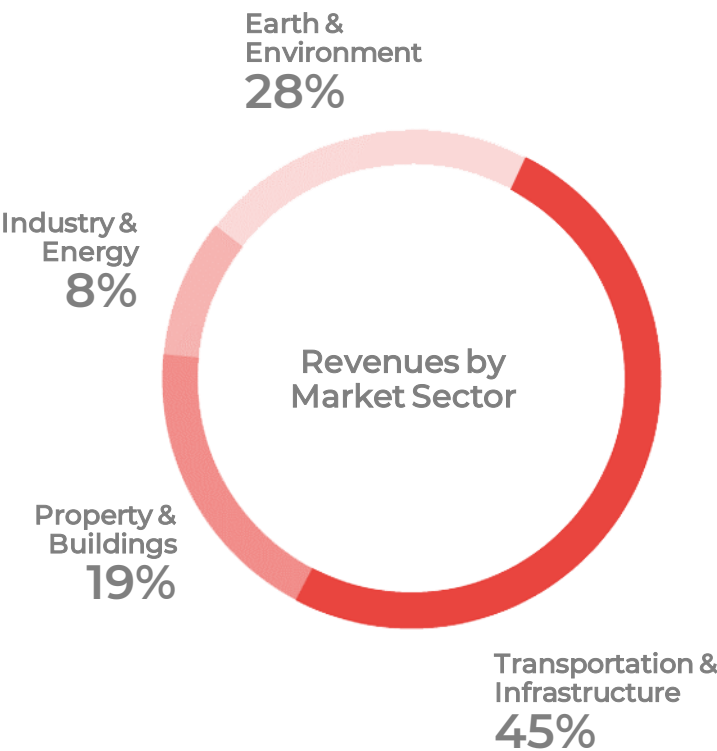
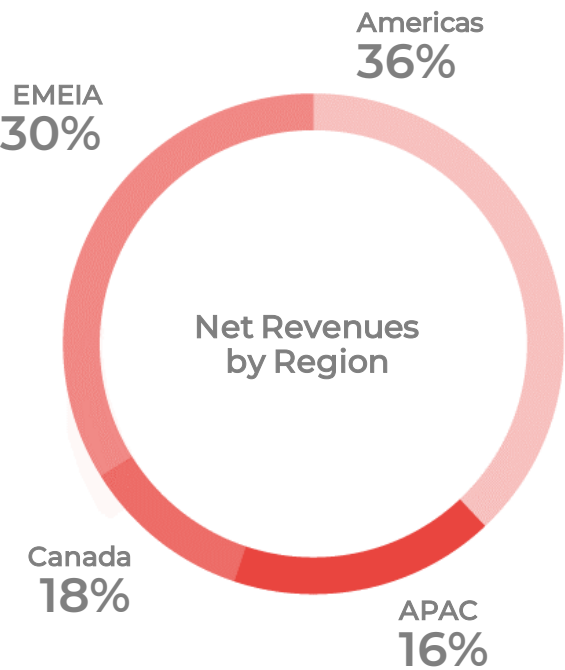
WSP in the *World*

Property & Buildings
WSP Spain Capabilities



*figures at December 2022

A Well Diversified *Revenue Base*



Property & Buildings
WSP Spain Capabilities

Our Guiding *Principles*

- We value our people and our reputation
- We are locally dedicated with international scale
- We are future-focused and challenge the status quo
- We foster collaboration in everything we do
- We have an empowering culture and hold ourselves accountable



Property & Buildings
WSP Spain Capabilities

WSP in Spain



35

YEARS OF
EXPERIENCE



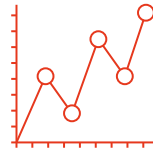
52

COUNTRIES WITH
PROJECTS DELIVERED



320

EMPLOYEES



23.5M

2022 NET
REVENUES (CAD)

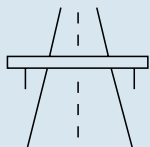
Main Offices

- Corporate Offices
- Project Specific Offices

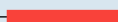


Property & Buildings
WSP Spain Capabilities

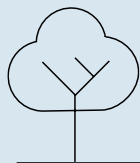
Markets & Services



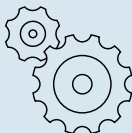
**Transport and
Infrastructure**



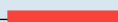
**Property and
Buildings**



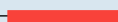
**Earth &
Environmental**



**Power &
Energy**



Industrial



Advisory

- Consultancy
- Permitting, Control and Monitoring
- Due Diligence & Audit

Planning

Design

- Design
- DB/PPP
- Engineering

Project Management

Construction Services

Digital Services



Property & Buildings
WSP Spain Capabilities

Our Team

Property & Buildings
WSP Spain Capabilities



**Javier
Bartolomé**

Chief Strategy
& Growth Officer



**Óscar
Albarrán**

Commercial, Hospitality
& Residential Business
Director



**Álvaro de
Prado**

Commercial, Hospitality
& Residential Technical
Director



**Luis
González**

P&B Advisory Services
Business Manager

Future Ready

Future Ready is our global innovation programme, challenging and inspiring all our people to advise and design programmes ready for the future as well as today.

We analyze future trends through 4 lenses



Climate

How will your project, infrastructure, or community hold up against the effects of global warming, flooding and rising sea levels, and more disruptive storms?



Resources

By changing our thinking on how we produce what we need, we can create an economy that allows us to do so much more, with less.



Society

The way we move around our cities, the way we design our neighbourhoods, and the way we plan infrastructure are all impacted by changes in social and cultural norms.



Technology

The speed of technological advancement has no historical precedent. It is upsetting almost every industry in every country, and the breadth and depth of changes is transforming entire systems of production, management, and governance.



Property & Buildings
WSP Spain Capabilities

02. Our Expertise

Key Markets



INDUSTRIAL & MISSION
CRITICAL FACILITIES



CIVIC & TRANSPORTATION
BUILDINGS



COMMERCIAL, HOSPITALITY
& RESIDENTIAL



P&B ADVISORY
SERVICES



P&B
ELECTRICAL



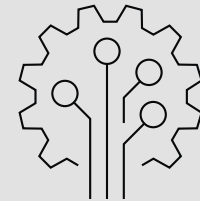
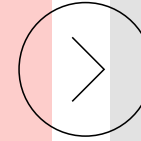
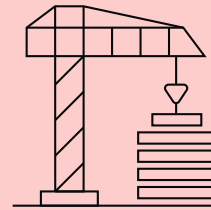
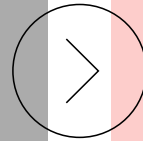
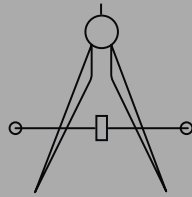
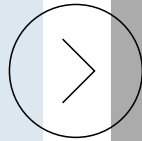
P&B
MECHANICAL



P&B
STRUCTURES

Property & Buildings
WSP Spain Capabilities

Key Services



INVESTMENT ADVISORY

- Technical Due Diligence
- Asset Feasibility Studies
- Digital Strategy Definition

PROJECT DESIGN

- Master Planning
- Architectural Design
- Engineering Practice

PROJECT EXECUTION

- Project Monitoring
- Project Management
- Construction Management

ASSET PERFORMANCE

- **bimux** Asset Management
- Performance Monitoring
- Renovation Planning

Property & Buildings Clients

Commercial



Merlin Properties



Tishman Speyer

metrovacesa

Metrovacesa



GMP Property Socimi



Inmobiliaria Colonial

Blackstone

Blackstone



Generali

BBVA

BBVA

**Goldman
Sachs**

Goldman Sachs

monthisa

Monthisa

Property & Buildings
WSP Spain Capabilities

03. Outstanding Projects

Puerto de Somport 21-23. Monteburgos Business Park

Client
Tishman Speyer – Metrovacesa

Location
Madrid, Spain

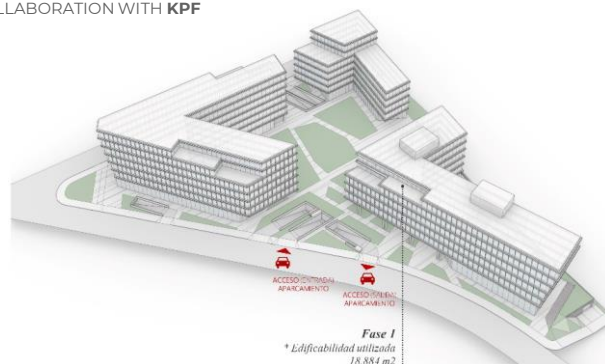
The Monteburgos Business Park project was initially developed in 2007, located in the north area of Madrid, Las Tablas, the future extension of Paseo de la Castellana.

The current project, from 2019, is a business park with three buildings and 56,000 sqm of which this is the first phase, with an area above ground of 20,200 sqm and below ground of 20,290 sqm. It's a flexible multi-tenant building allowing offices from 400 to 3000 sqm, connected, intelligent, and with LEED and WELL platinum certification.

* MASTERPLANNING AND CONCEPT DESIGN IN COLLABORATION WITH **KPF**



**Property and
Buildings**



MASTERPLAN *, DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
40.490 sqm





Property and
Buildings



WSP Spain
Outstanding Projects

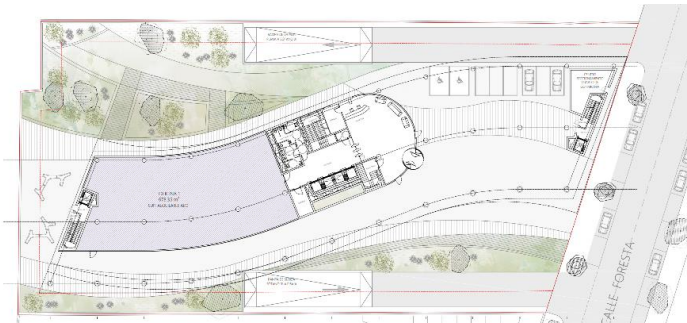
Foresta 8. Office Building in Las Tablas

Client
Metrovacesa – Catalana Occidente

Location
Madrid, Spain

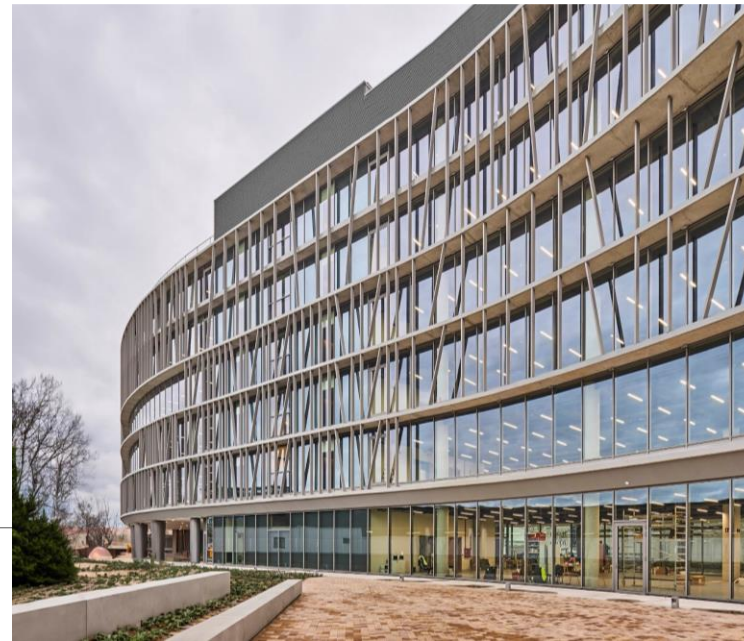
The new office building will have a total of six floors (ground floor and five upper floors) and two basement floors with a total of 310 parking spaces.

It will also have the latest innovations in energy efficiency with the aim of obtaining LEED certification. The building will stand out for its curve design, in a plot with a narrow facade to Foresta Street, and a sunshade design system.



**Property and
Buildings**

MASTERPLAN, DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
21.030 sqm





Property and
Buildings



WSP Spain
Outstanding Projects

Adequa Business Park

Client
Merlin Properties

Location
Madrid, Spain



Property and
Buildings

GLA
118,700
CAR PARKING
3,300
GREEN AREAS
30,000

WSP Spain
Outstanding Projects



BUILDING 4

GLA: 15,790 sqm

B/G: 8,215 sqm

BUILDING 5

GLA: 13,789 sqm

B/G: 11,693 sqm

BUILDING 6

GLA: 13,788 sqm

B/G: 7,279 sqm

BUILDING 7

GLA: 31,659 sqm

B/G: 25,275 sqm

BUILDING 3

GLA: 15,937 sqm

B/G: 10,230 sqm

BUILDING 2

GLA: 3,709 sqm

B/G: 10,040 sqm

BUILDING 1

GLA: 25,826 sqm

B/G: 30,248 sqm



**Property and
Buildings**

WSP Spain
Outstanding Projects

Adequa Tower.

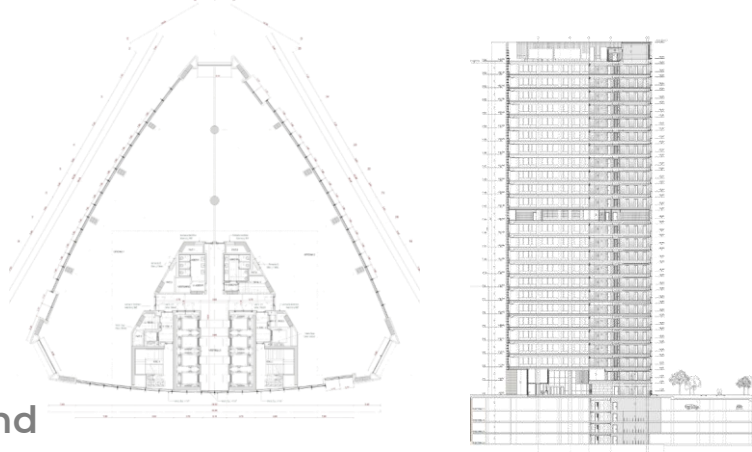
Building 7 Adequa Business Park

Client
Merlin Properties

Location
Madrid, Spain

The Torre Adequa project was born in 2004 with the initial development of the plot.

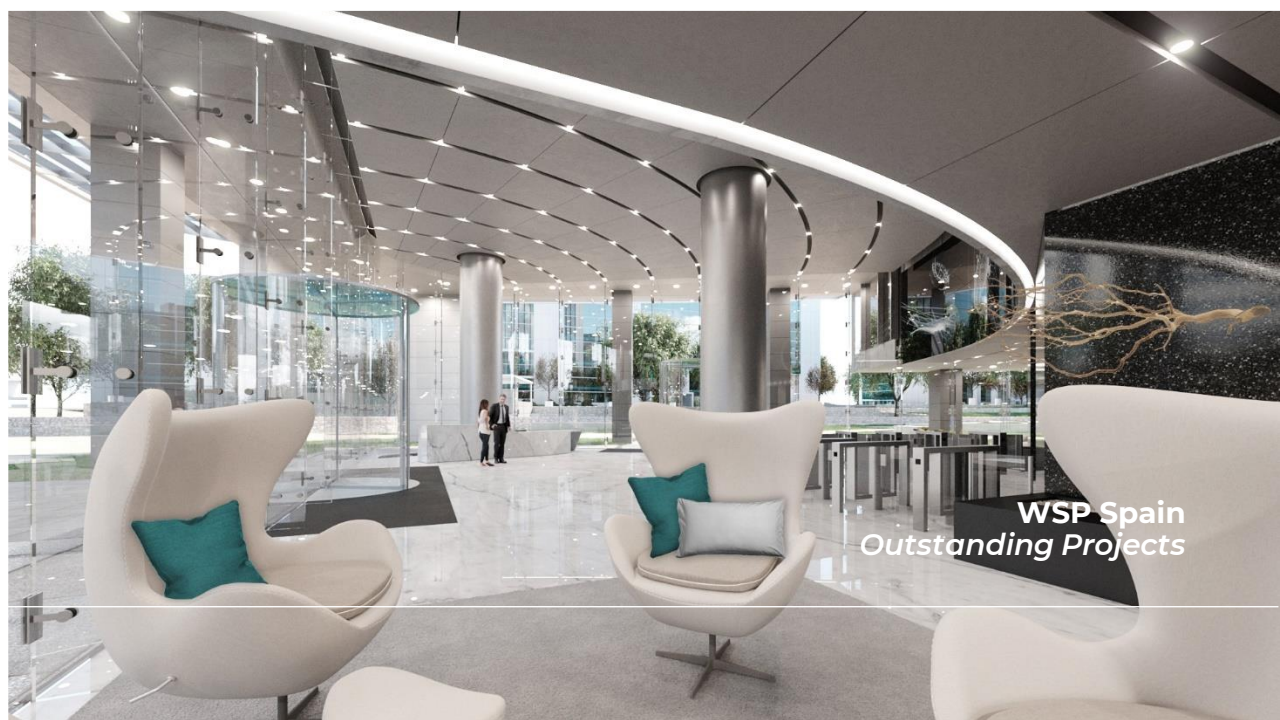
The building is currently in the process of starting construction for Merlin Properties. In this latest project, the building grows with 2,500 new m2 for offices. It is located in the north of Madrid, Las Tablas, the future extension of Paseo de la Castellana.



**Property and
Buildings**

MASTERPLAN, DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
31,659 sqm A/G, 25,275 sqm B/G





Property and
Buildings

WSP Spain
Outstanding Projects

Renault Headquarters.

Building 1 Adequa Business Park

Client
Merlin Properties

Location
Madrid, Spain

RENAULT's Headquarter project belongs to the Adequa Business Park, and was the result of an international architecture competition. It consists of a three module office building, joined by a two level base.

The project includes:

- Data Center
- Dining room and kitchen for 750 users
- Conference hall for 200 people



**Property and
Buildings**

MASTERPLAN, DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
57.355 sqm (27.400 sqm A/G)



Multitenant Refurbishment. Building 1 Adequa Business Park

Client
Merlin Properties

Location
Madrid, Spain

The project consisted of converting the building that housed the Renault Headquarters into a property compatible with multi-tenant.

The volume that served as common access to the modules was eliminated to make three independent office blocks with their own access, separated them from the service module and also giving them direct access from the garages by a dedicated elevator.

The two-story service module was converted into the Audi flagship store in the area, a dealership and vehicle workshop.

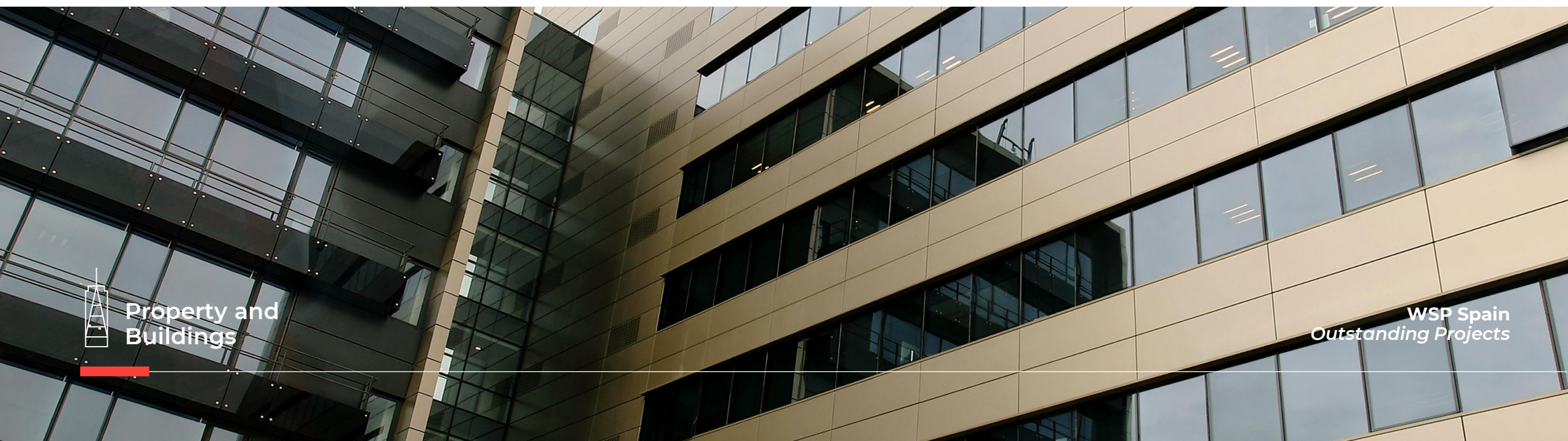


Property and Buildings



MASTERPLAN, DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
57.355 sqm (27.400 sqm A/G)





Property and
Buildings

WSP Spain
Outstanding Projects

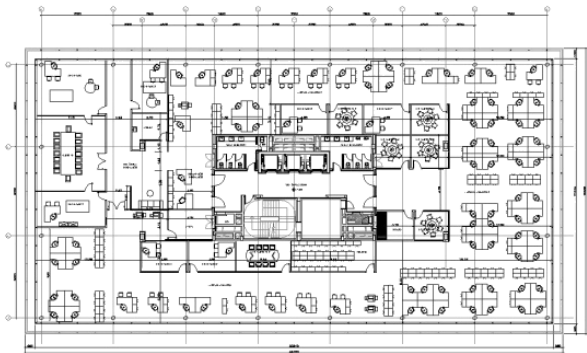
Via Norte Business Park. 5 Office Buildings

Client
Metrovacesa – Merlin Properties (actual owner)

Location
Madrid, Spain

The Via Norte Business Park project consists of five 5-story office buildings plus a small childcare building. The set is organized with a pleasant interior park forming an urbanization, which hides road traffic.

It is located in the north of Madrid, Las Tablas, the future extension of Paseo de la Castellana.



**Property and
Buildings**

MASTERPLAN, DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
36,200 sqm A/G, 23.300 sqm B/G





Property and
Buildings



WSP Spain
Outstanding Projects

Semark Headquarters. Cantabria

Client
Semark AC Group

Location
Cantabria, Spain

The new building has three floors (B+2) and a basement with a total of 25 parking spaces. On the ground floor are the departments that provide services to the rest of the company, meeting rooms and a porticoed area with surface parking.

The two upper floors are used to meet the needs of the company's various departments. On the one hand, an attempt was made to rotate the building in order to separate it as much as possible from the large volume of the logistics platform connected to it, and on the other, to look for magnificent views of the surroundings.



**Property and
Buildings**

DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
3,000 sqm A/G, 1,125 sqm B/G

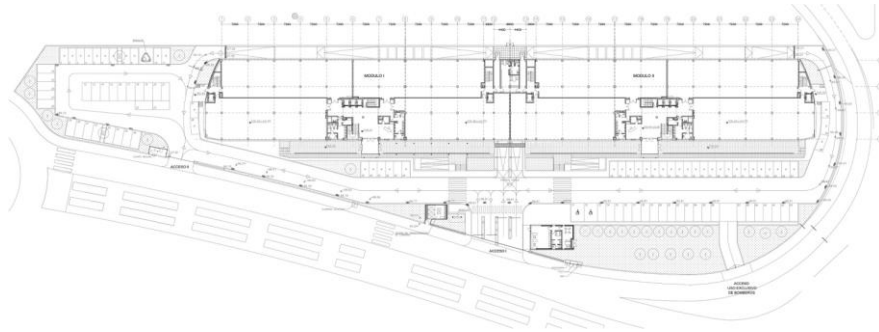


SANCHINARRO. Multi-tenant building

Client
Metrovacesa

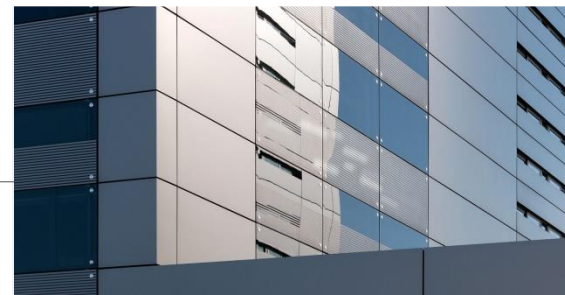
Location
Madrid, Spain

Multi tenant office building with 5 floors. The complex is organized on a common platform that makes up the underground parking spaces. It is located on María de Portugal Street, in Madrid, with total visibility from the A-1



**Property and
Buildings**

DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
3,000 sqm A/G, 1.125 sqm B/G



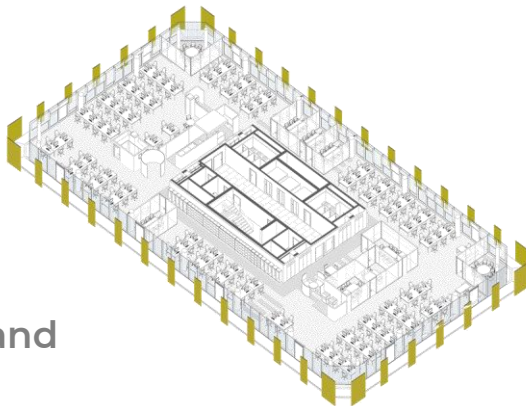
Vocento Headquarters. Refurbishment & fit-out

Client
Vocento

Location
Madrid, Spain

Complete interior renovation of the seven floors of the building (ground floor and six in height) to house the new headquarters of the Vocento group, including the interior architecture and the fit out, as well as the facilities.

The different spaces were projected: writing, editing, audiovisual, digital strategy, etc. optimizing them for the development of journalistic activity. Additionally, an event space was designed both inside and outside the building, a gastronomic area and a gym for staff.



**Property and
Buildings**

DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
7,200 sqm



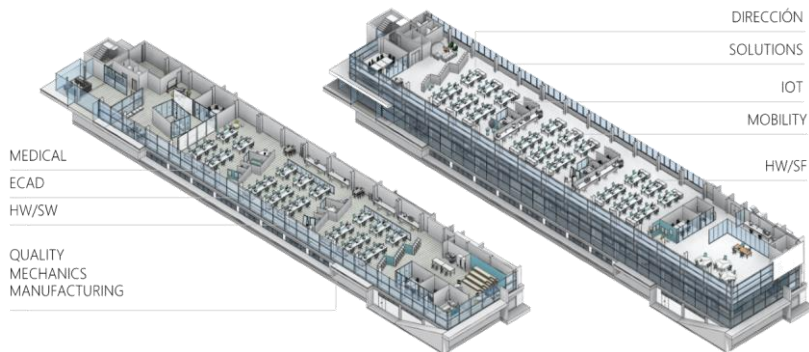
Idneo Headquarters. Mollet de Vallés

Client
Idneo – Ficosa

Location
Madrid, Spain

The project includes the refurbishment of an industrial building for offices, laboratories and electronics production facility.

Services: Design, project execution and technical supervision of architectural services, air-conditioning, electricity, plumbing and sanitation.



**Property and
Buildings**

DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
7,000 sqm



Madrid. New Headquarters Building

Client
Confidential

Location
Madrid, Spain

There was a challenge in implementing a building with a large consumption of buildable space on a trapezoidal plot and in which free plot areas were especially important.

The building had to convey an image of modernity while having a high standard of sustainability that brings it closer to almost zero consumption.



**Property and
Buildings**

CONCEPT DESIGN (COMPETITION)
40,000 sqm



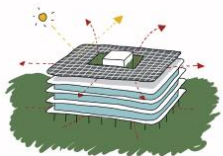
Sanchinarro 17. Multitenant Office Building

Client
GMP Properties Socimi

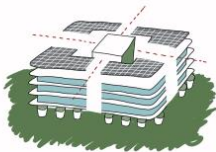
Location
Madrid, Spain

The main challenge of this project was to achieve a fully sustainable building. A building that is a benchmark in sustainable architecture and in which the desired zero consumption is achieved.

For this, it is necessary to create a building with a very high level of energy efficiency, in such a way that the amount of energy it needs is very low or almost zero, and it comes from renewable sources generated in the same building or in its immediate surroundings.



El edificio que menos consume
Sostenibilidad y consumo 0



Una oficina para todos
Espacio flexible e inclusivo



Trabajar en la naturaleza
Naturaleza integrada



¿Trabajar en casa o como en casa?
La oficina del futuro



**Property and
Buildings**

CONCEPT DESIGN (COMPETITION)
21,360 sqm



Goya 14. Multitenant Office Building

Client
GMP Properties Socimi

Location
Madrid, Spain

The building is located in a premium area of Madrid, but both its interiors, facades and accesses need an adaptation to be in a premium market.

GMP invites us to a restricted competition for the integral reform of the building in which we intervene in the new facades and the integral modification of the communications and access center, as well as new facilities.



**Property and
Buildings**

CONCEPT DESIGN (COMPETITION)
12,440 sqm



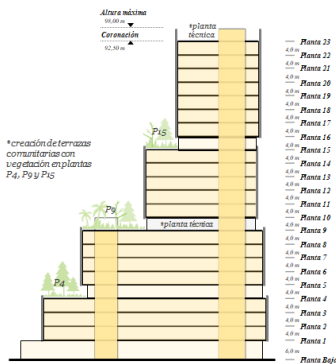
Madrid. New Headquarters Building

Client
Confidential

Location
Madrid, Spain

A new project is proposed for a new headquarters in a high-rise building. A strategy is followed to maximize the size of the ground floors and the height between floors, although there are fewer floor levels for the height of 100 m. of the building.

The building had to convey an image of modernity while having a high standard of sustainability that brings it closer to almost zero consumption.



Property and
Buildings

CONCEPT DESIGN (COMPETITION)
36,000 sqm



Miguel Yuste 40.

Building 3 & 4 El País Business Park

Client
Drago Capital – El País – Grupo Prisa

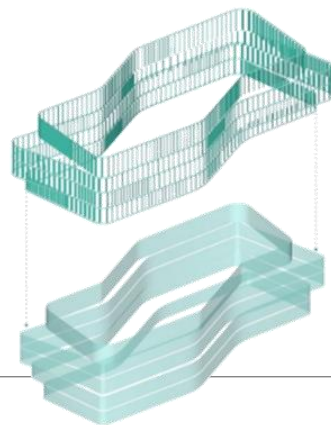
Location
Madrid, Spain

The building is part of El País newspaper printing press facility in Madrid. Due to the disruption of digital newspaper, the space needed for printing journals has decreased significantly in the last decade. Therefore, a large amount of space could be now repositioned and dedicated to office and commercial space.

WSP has worked with the Client the repositioning strategy, designed the masterplan, the Concept Design of the new Building.



FACHADA



**Property and
Buildings**

MASTERPLAN & CONCEPT DESIGN
23,000 sqm



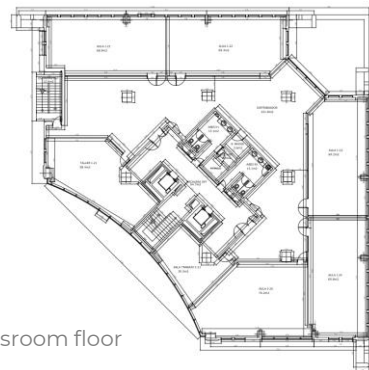
Repositioning of office building for educational purposes

Client
Merlin Properties - Cunef

Location
Madrid, Spain

The project consists of the repositioning of the Churruca Business Park to change its use from tertiary offices to educational facilities. The affected area of the total building is 4.412 sqm.

In this first phase, Building 1 will be renovated to include a programme of classrooms and workshops on all floors.



**Property and
Buildings**

MASTERPLAN, DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
4,500 sqm A/G



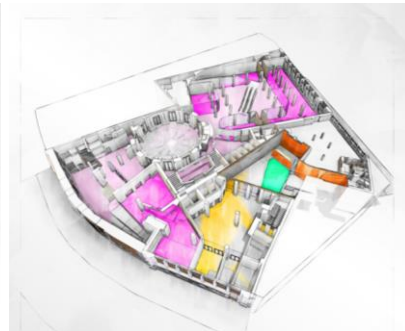
Repositioning of administrative building for Retail, F&B and offices

Client
GMP Property

Location
Madrid, Spain

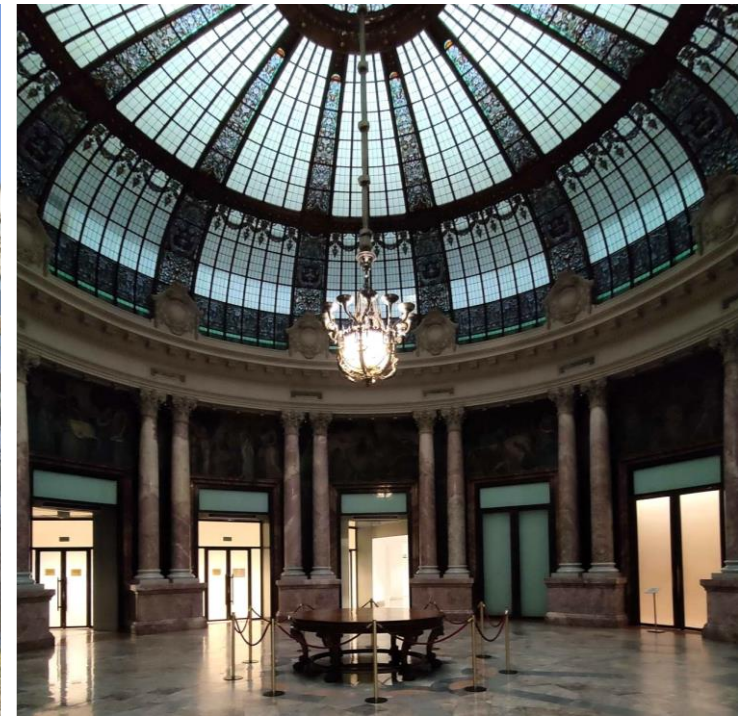
Feasibility study. The project involves the repositioning of a listed building in the city centre, whose exclusive use is now tertiary offices.

Through the proposed refurbishment, it is intended to implement retail and F&B use on the ground and first floors, reforming the rest of the floors above ground to continue with office use..



**Property and
Buildings**

FEASIBILITY STUDY AND CONCEPT DESIGN
19,500 sqm A/G, 8,200 sqm B/G



Miguel Yuste 40. Building 1 & 2 Façade

El País Business Park

Client
Drago Capital – El País – Grupo Prisa

Location
Madrid, Spain

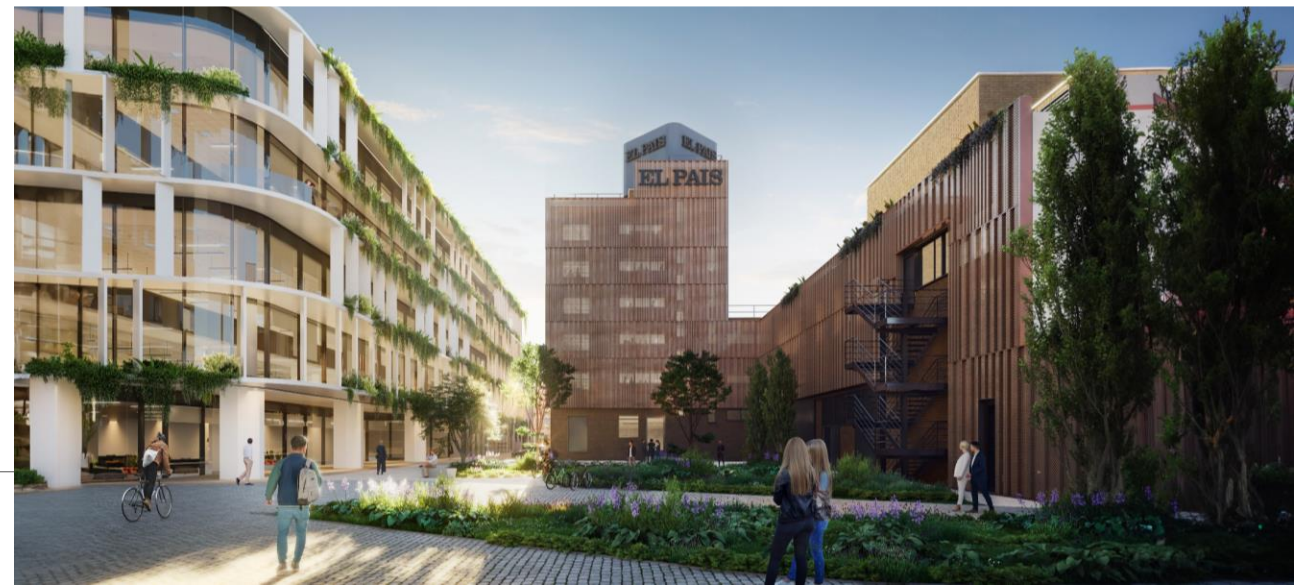
As part of a strategy to reposition and improve the Business Park, where the main offices of El País are located, an opportunity was identified to enhance the energy efficiency of the existing buildings.

WSP was asked to provide a solution for renewing the existing facades of buildings 1 & 2, together with a study of the energy savings that could be achieved with this investment.



**Property and
Buildings**

CONCEPT DESIGN &
ENERGY EFFICIENCY STUDY



Property & Buildings
WSP Spain Capabilities

Other Project Highlights

Torre de Madrid.

Barceló Hotel 5* 258 keys

Client
Metrovacesa – Barceló Group

Location
Madrid, Spain

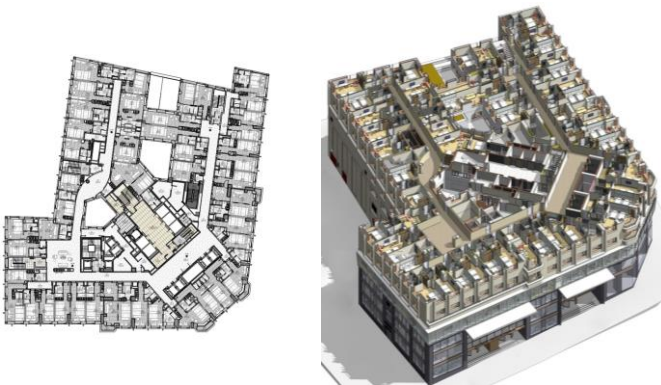
The Barceló Hotel, located in Plaza España, in the emblematic Torre de Madrid, developed from the basement to the ninth floor (included) and completely independent of the residential area.

Through complex urban procedures of change of use, in a protected building, it was possible to adapt a new arrangement of spaces in the existing structure to meet the new needs of the current hotel.

It is a 5-star category hotel that offers 258 rooms, both standard, Jr. Suite and suites of various types. It has restaurant services, a la carte restaurant, Bar, Spa, Gym and meeting or convention rooms on an exclusive floor.



**Property and
Buildings**



DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
26.000 sqm



Fomento 2.

Hotel 4* 146 keys

Client
Bouygues – Global Gideonía S.L.U.

Location
Madrid, Spain

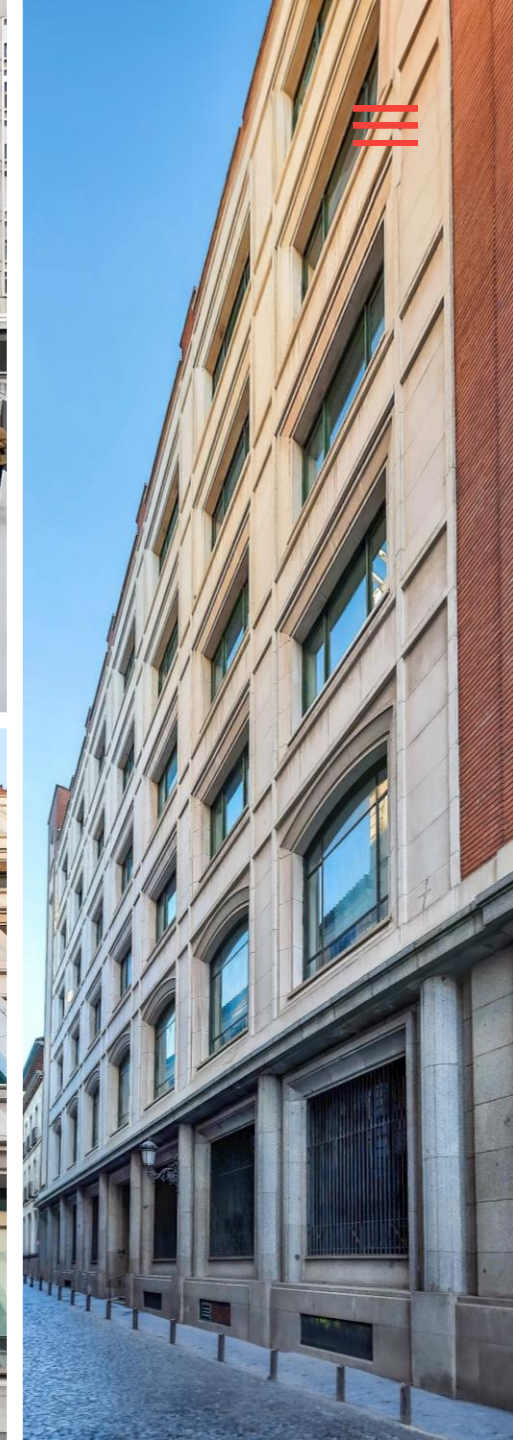
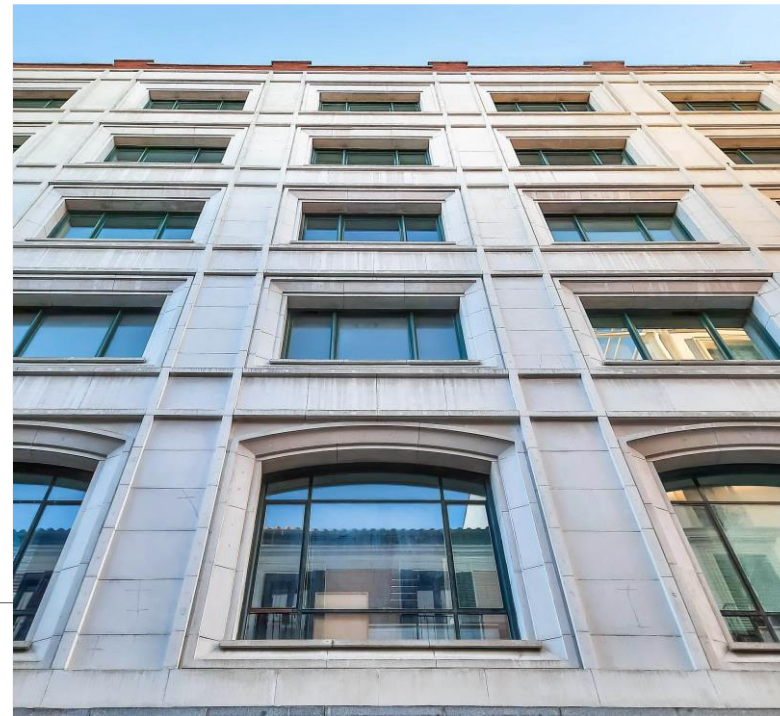
The block where the hotel is located is subject to a new volumetry, as the existing building is currently not abiding planning regulations.

The project is a challenge of reshaping the volumetry to the urban planning regulation, with the demolition of a strip towards the interior of the courtyard, the change of use of the building from tertiary infrastructure services to tertiary accommodation, and the maintenance of the existing facade, which although not protected, must obtain the approval of the Municipal Authority.



**Property and
Buildings**

DESIGN, PROJECT AND CONSTRUCTION MANAGEMENT
9.801 sqm (8.369 sqm A/G, 1.432 sqm B/G)



San Cándido. Senior Care Home 180 + 40

Client
Fundación San Cándido

Location
Santander, Spain

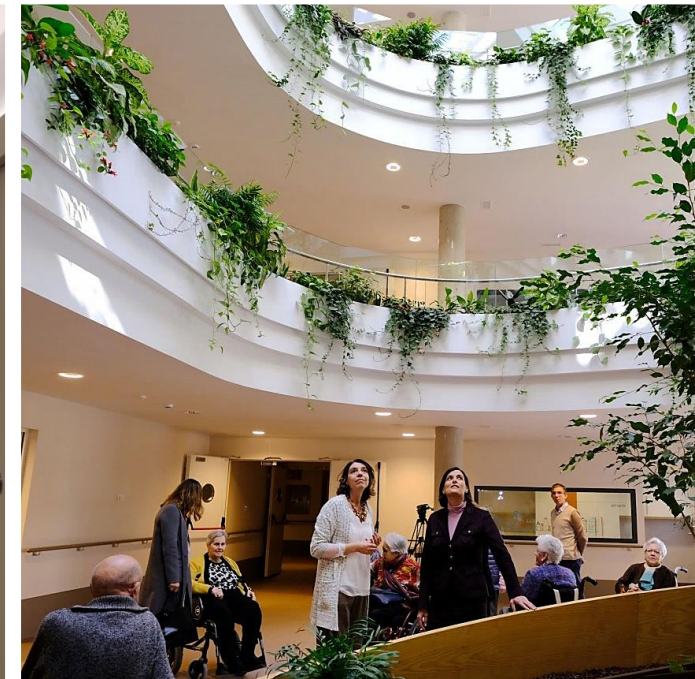
The project includes the expansion of the residence, which will be the first of the three phases to be developed in the complex. It develops the construction of a new building for 180 new residents. The building includes individual rooms distributed over 4 floors, a central living room, dining rooms and a kitchen.

Subsequently, the refurbishments and adjustments of the old buildings of the complex will be developed.



**Property and
Buildings**

DESIGN, PROJECTS AND CONSTRUCTION MANAGEMENT
12.400 sqm



Puerto del Rosario. Senior Care Home 108 + 30

Client
Cabildo de Fuerteventura – OHL

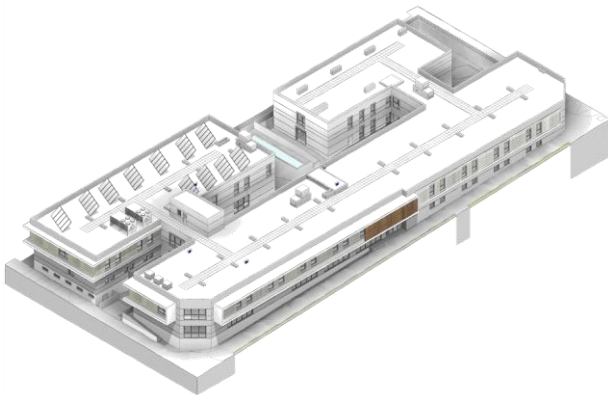
Location
Puerto del Rosario (Fuerteventura), Spain

The project was the result of a public Design & Build tender. The Care Home consists of a ground floor for common areas, services and a day center plus a housing unit for people with a high degree of dependency. The first floor is mainly intended for residents grouped into 6 convivial units with separate living rooms.

The building is structured in a rectangular main piece where the main access takes place, aligned with Reyes Catolicos street which connects with two back pieces through galleries equipped with stairs and medical lifts.



**Property and
Buildings**



CONCEPT DESIGN AND CONSTRUCTION PROJECTS
6.499 sqm (5.473 sqm A/G, 1.026 sqm B/G)



Vallecas I.

235 BTR Apartments

Client
Gestilar – Urban Input – DWS

Location
Madrid, Spain

The volume of the building consists in a narrow, markedly linear piece, that is 110 m long and only 12 m wide. The interior common areas are between two buildings of the same size, with an interior width of approximately 21.5 m between facades.

The longitudinal shape of the buildings is emphasized by a composition of horizontal bands in shades of white and dark gray, which vary semi-randomly in height to provide an illusion of movement and transformation along the long facade.



 **Property and
Buildings**

DESIGN, PROJECT AND CONSTRUCTION MANAGEMENT
32.168 sqm (20.773 sqm A/G, 11.394 sqm B/G)

Isla de Cortegada.

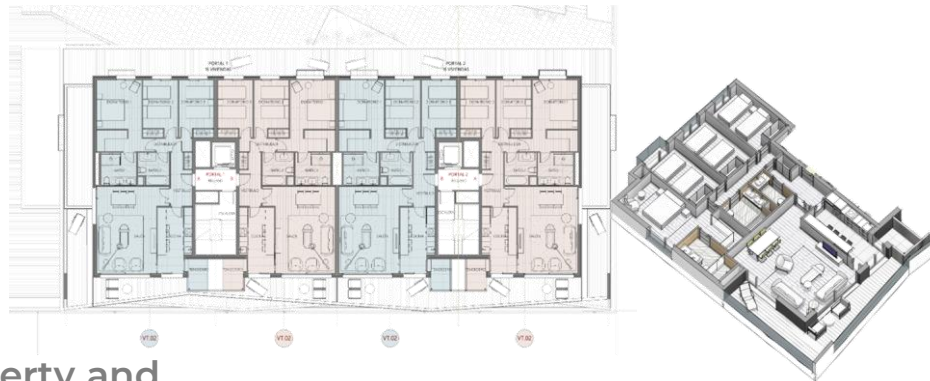
30 Apartments in exempt block

Client
Gestilar

Location
Madrid, Spain

The block is located in the south-east corner of the plot, with the facades aligned to the street, leaving a considerable free area for common uses while it separates itself from its neighbor buildings, improving privacy and indoor illumination.

All the dwellings have been designed with the main living rooms and main terraces oriented south, making this façade the most livable and dynamic of the building.



**Property and
Buildings**

DESIGN, PROJECT AND CONSTRUCTION MANAGEMENT
7,447 sqm (5.355 sqm A/G, 2.091 sqm B/G)



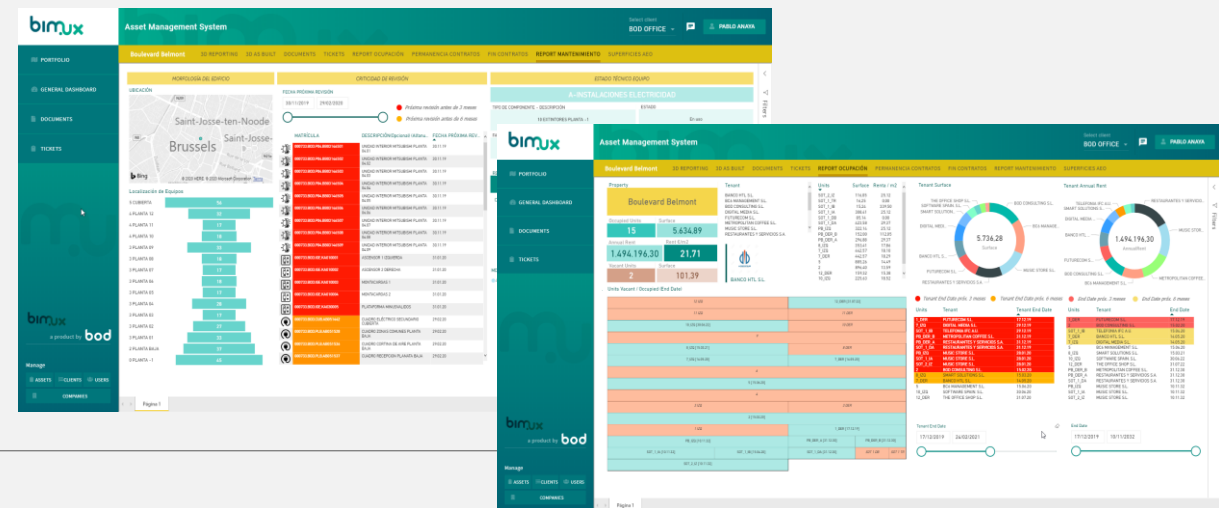
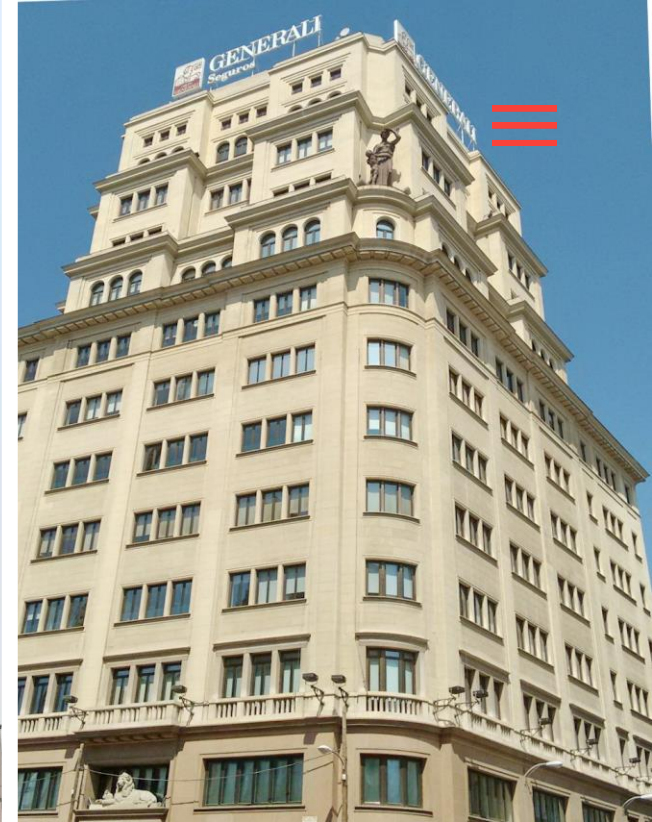
BIMUX™ ASSET MANAGEMENT

Client
Generali Real Estate

Location
Madrid, Spain

BIM methodology implementation for Generali Real Estate, including the drafting of the BIM Technical Specification and BIM Execution Plan, documents setting out the client's procedures, modelling criteria and information structure to use in new or rehabilitation projects. Likewise, the BIM modelling template was created including the development of 3D graphic families and objects.

Digital Twin generation of and existing asset by mean of BIMUX™ platform deployment, where the graphic information from the 3D model is integrated with the data from the Client's management data bases (YARDI for property management and GIM for FM). Any update in these data bases would be real time reflected in the BIM model and all the graphic information automatically updated, such as: commercial, as built and maintenance drawings, area distribution tables, equipment, etc.



**Property and
Buildings**

BIM IMPLEMENTATION, ASSET MODELLING, BIMUX.
9,000 sqm

Property & Buildings WSP Spain Capabilities



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