

## COMPANY PROFILE & RESUME



# WHO WE ARE



## Our Values:

### Quality

To Meet and exceed our customers expectations trough delivery of high quality Solutions

### Integrity

We are open and honest with our company stakeholders, customers, providers and employees.

We are committed to work with integrity in every stage of our processes

### Focus on Customer

We seek for a full understanding of our customer needs in order to offer the best solution with high quality services, meeting their time and budget

## Our Vision:

Become the Business partner you need that adds value to your projects from the very conception until the successful conclusion of it

## Our Mission:

Design and deliver the best architectural and engineering solutions



WE ARE 100%  
MEXICAN COMPANY



We are dedicated to design, develop and maintain state of the art  
architectural and engineering solutions

## OUR PORTFOLIO



Architectural and Engineering Design



Construction and Technology  
Contracting



Service and Maintenance

**Architectural and Engineering Design**  
**INGENIERÍA + ARQUITECTURA** we are specialized in Design. The knowledge and creativity of our Architects and Engineers accompany the Project Life Cycle from the very conception until final accomplishment of works

### Test Fit & MEP Analysis

Evaluation of fundamental architectural conditions, technology services availability and infrastructure characteristics, making a fine analysis to determinate how a site would meet customer needs



### Architectural Design

Design of spaces that fulfill customer specific guidelines while ensuring esthetics and functionality

### Engineering Design

Design of installations that meets the quality and safety applicable standards. Engineering developed by specialists in Comfort, Safety, Energy Efficiency and Automation Solutions





# Construction and Technology Contracting

INGENIERIA + ARQUITECTURA, we have a great team of professional experts that allows us to come true our customer's project.



## Construction

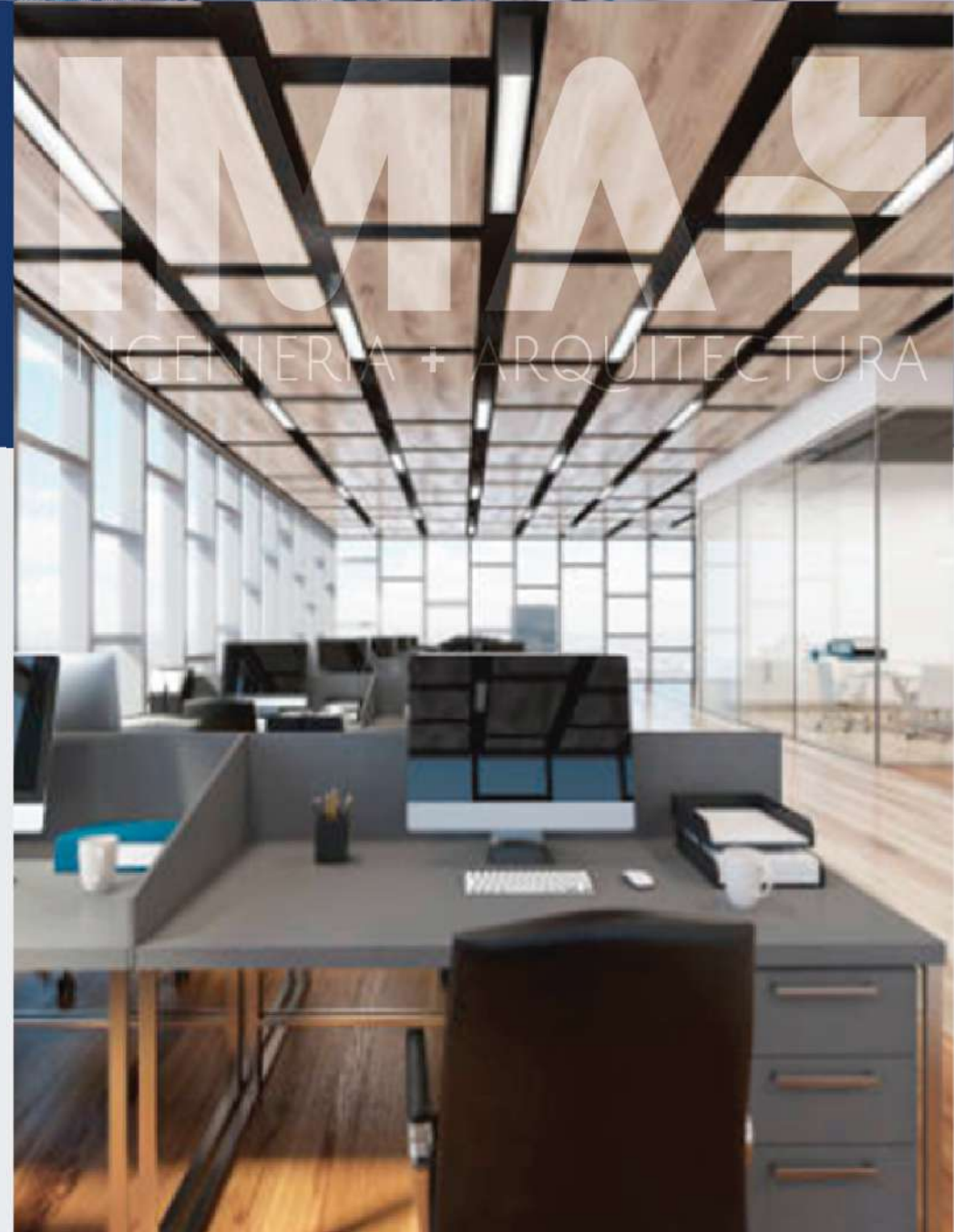
From General Infrastructure to the Last Finishes Detail we take care of Base Design, Functionality, Security and Quality while accomplishing Budget and Timing agreements.



## Technology Contracting

We develop Intelligent Facilities by implementing State of the Art Solutions which provide safety, efficiency and comfort to their occupants. Some of our solutions:

- Electrical & Lighting + Lighting Control
- Security Systems (CCTV, Access Control, Fire Detection & Protection)
- HVAC & Refrigeration (Chilled Water Plants, VRF, Air & Water Distribution Systems, Cooling Chambers)
- Structured Cabling, AV Systems
- Automation & BMS



## Services and Maintenance

Having a maintenance program is essential to ensure the optimal function and continuity of any system in place, INGENIERIA + ARQUITECTURA provides preventive and corrective maintenance services for equipment and systems to ensure performance and utility



### SERVICES



- Planned Service Agreements
- Retrofits and Repairs
- Operation & Maintenance



## RESUME



Architectural and Engineering Design



SOME OF OUR PROJECTS



## DESIGN



JCI/Colgate Palmolive  
Co-generation Plant  
Qro. Mx. 2010

**Project Features:**

800RT Cooling Plant

**Disciplines Developed:**

- Co-generation for 6 MW system

Spellman/FINSA  
Spellman Plant  
Tams. Mx. 2011

**Project Features:**

450RT Cooling Plant

+ Air Distribution, LEED Gold Certification

**Disciplines Developed:**

- HVAC (Using Gas Engine Driven System)

INBA  
Museums & Theaters  
CdMx. Mx. 2012

**Project Features:**

1 Museum (Museo Mural Diego Rivera)

3 Theaters ( Centro Cultural del Bosque)

2 General Offices

**Disciplines Developed:**

- HVAC (Including Dehumidification system) + Lighting Control

Ericsson  
Tecnoparque  
CdMx. Mx. 2013

**Project Features:**

17,000 m2, LEED Gold Certification

**Disciplines Developed:**

- HVAC (Chilled beams + Dehumidification system) + BMS + Smoke Detection + Fire Protection ( Sprinklers & NOVEC) + CCTV + Access Control

# DESIGN



**Cintermex** 2014  
**Phase III Extension for Expo Spaces**  
**NL. Mx.**

**Project Features:**

100,000 m2, 4,000 RT water plant, 400,000 CFM AHU system, 300,000 CFM Ventilation System

**Disciplines Developed:**

- HVAC & Electrolytic chemical free water treatment system

**Marsh Rehder** 2015  
**Lima HQ**  
**Lima. Peru**

**Project Features:**

7,000 m2

**Disciplines Developed:**

- MEP Analysis
- HVAC (Air Distributions by Infusers System) + BMS + Smoke Detection + Fire Protection (Sprinklers & NOVEC) + CCTV + Access Control + Electrical + Lighting Design & Control + Shades Controls+ Structured Cabling

**MMC** 2016  
**Torre Mayor HQ**  
**CdMx. Mx**

**Project Features:**

10,000 m2

**Disciplines Developed:**

- MEP Analysis
- HVAC (Air Distributions by Infusers System) + BMS + Smoke Detection + Fire Protection (Sprinklers & NOVEC) + CCTV + Access Control + Electrical + Lighting Design & Control + Structured Cabling + A/V System

**Suarez Co.** 2017  
**Torre 57**  
**Qro. Mx.**

**Project Features:**

22 Floor Building, 500RT

**Disciplines Developed:**

- HVAC (Chilled water plant and ventilation system) + HVAC Central Plant Control

## DESIGN



Tecoyotitla Park  
ACPM/Pointer  
CdMx. Mx. 2018

**Project Features:**

1050 m2

**Disciplines Developed:**

- MEP Analysis, Test Fit & Arch Design
- HVAC + Smoke Detection + Fire Protection (Sprinklers) + Hydraulic + CCTV + Access Control + Structured Cabling

Unilever  
Tultitlan Plant  
Edo Mex. Mx. 2019

**Project Features:**

215 RT

**Disciplines Developed:**

- HVAC (Chilled Water Plant)

MMC  
Branch Offices  
Gdl, Pue, Qro. Mx. 2019

**Project Features:**

3 Facilities (1,400 m2)

**Disciplines Developed:**

- MEP Analysis
- HVAC + BMS + Smoke Detection + Fire Protection (Sprinklers & NOVEC) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design & Control + Structured Cabling + A/V System

UPL  
CdMx. Mx. 2019 HQ

**Project Features:**

1,000 m2

**Disciplines Developed:**

- Test Fit
- HVAC + Smoke Detection + Fire Protection (Sprinklers & NOVEC) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design & Control + Structured Cabling



# DESIGN

Cambridge University Press      2019  
Mx HQ  
CdMx. Mx

- Project Features:**  
1200 m2
- Disciplines Developed:**
- HVAC + Smoke Detection + Fire Protection (Sprinklers+Novec) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design + Structured Cabling

Inmob. Patrimonial Medica      2020  
Yuridia Building  
Mty. Mx.

- Project Features:**  
30,000 m2 Residential & Commercial spaces
- Disciplines Developed:**
- HVAC + Smoke Detection + Fire Protection (Sprinklers) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design + Structured Cabling + REVIT Modeling

Comunidad Medica Integral      2020  
Unidad Santa Fe  
CdMx. Mx.

- Project Features:**  
600 m2, Health Services
- Disciplines Developed:**
- MEP Analysis, Test Fit & Arch Design
  - HVAC + Smoke Detection + Fire Protection (Sprinklers) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design + Structured Cabling

Suarez Co.      2020  
Torre Capita  
Qro. Mx.

- Project Features:**  
22 Floor Building + Commerce & Shops Area, 750RT, LEED Certification
- Disciplines Developed:**
- HVAC (Chilled water plant and ventilation system) + BMS



# DESIGN

MMC

Lomas Altas & TM. P15

CdMx. Mx.

2020

**Project Features:**

5,100 m2

**Disciplines Developed:**

- MEP Analysis
- HVAC + BMS + Smoke Detection + Fire Protection (Sprinklers & NOVEC) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design & Control + Structured Cabling + A/V System

Silgan Dispensing

Process Chilled Water Plant

SLP Mx.

2020

**Project Features:**

500 TR Process Chilled Water Plant

**Disciplines Developed:**

- Chilled Water Design Plant for 500TR Water Cooled Chiller, Pumping, Cooling Tower and Control System

MMC

Arcos Bosques HQ

CdMx. Mx.

2021

**Project Features:**

3,100 m2

**Disciplines Developed:**

- MEP Analysis
- HVAC + BMS + Smoke Detection + Fire Protection (Sprinklers & NOVEC) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design & Control + Structured Cabling + A/V System

MMC

TM P10-P14 Backoffice

CdMx. Mx.

2021

IN PROGRESS

**Project Features:**

5,000 m2

**Disciplines Developed:**

- MEP Analysis
- HVAC + BMS + Smoke Detection + Fire Protection (Sprinklers & NOVEC) + Hydraulic + CCTV + Access Control + Electrical + Lighting Design & Control + Structured Cabling + A/V System



## RESUME

### SOME OF OUR PROJECTS



Construction and Technology  
Contracting

### COMMERCIAL MARKET



## ■ SOME OF OUR PROJECTS

### Museums & Theaters INBA 2012– Mexico City– HVAC & Lighting Systems



- High efficiency dehumidification systems
- 6 different types of (Facility) complex retrofits
- HVAC & Lighting Controls
- 10,000 m2 conditioned spaces
- 750KUSD

### Ericsson Tecnoparque 2013– Mexico City– Technology Contracting



- 17,000 m2 office space
- Technology Contracting: HVAC,
- Access Control, Detection, CCTV & BMS
- LEED Gold project
- 1.8 year payback
- 5 MUSD

## ■ SOME OF OUR PROJECTS



### Cintermex 2014– Monterrey, NL – HVAC



- Phase III extension for Expo Spaces
- 100,000 m<sup>2</sup>
- HVAC: Re-engineering of 4,000 RT and Installation of 1,300 RT Chilled Water Plant; 400,000 CFM AHU System, Electrolytic chemical-free water treatment system
- 2.5 years payback
- 2 MUSD

### PEPSI 2015– Mexico City– Technology Contracting



- 4,000 m<sup>2</sup> office space
- Technology Contracting: HVAC, Electrical, Lighting, Access Control, Fire Protection, Detection, CCTV
- 1.25M USD



## ■ SOME OF OUR PROJECTS

### Marsh&McLennan/ Torre Mayor 2016 – Mexico City – Technology Contracting



- 7 floor office-space remodeling
- 10,000 m2 Systems. 2,000m2
- Technology Contracting:  
HVAC, Acces Control,  
Detection, Fire Protection,  
CCTV, Lighting Controls,  
electric, plumbing & BMS
- 1.5 year payback
- 2 MUSD
- 500K USD on investment  
savings for customer with re-  
engineering solutions

### Axa Seguros, 2016 – Lighting Control Projects

MEZZANI N99 LED

IMA SYSTEMS



Local 1 / Rendering (procesado) de colores falsos



- Lighting Control
- Leviton ECO Technology
- ✓ AXAPOLIS Monterrey
- ✓ AXA AJUSCO
- ✓ AXA Citi Insur
- 200K USD



## ■ SOME OF OUR PROJECTS

### Torre 57 2017– Querétaro, Qro – Technology Contracting



- 500 RT Air Cooled Chilled water plant and riser
- BMS
- 500K USD

### ACPM 2018– CDMX– Construction & Techonology Contracting



- **GENERAL CONTRACTOR**
- Construction.
- 550m2
- Interior Design
- Technology Contracting:  
HVAC, Acces, Security  
Systems, Electrical & Lighting
- 500K USD

## ■ SOME OF OUR PROJECTS



### Pointer 2018– CDMX– Construction & Techonology Contracting



- **GENERAL CONTRACTOR**
- Construction
- 500m2
- Interior Design
- Technology Contracting: HVAC, Acces, Security Systems, Electrical & Lighting
- 400k USD

### AXA Santa Mónica2018– CDMX– Construction & Techonology Contracting



- **GENERAL CONTRACTOR**
- Construction
- 300m2
- Interior Design
- Technology Contracting: HVAC, Electrical & Lighting, Cablign
- General Contractor
- 250K USD



## ■ SOME OF OUR PROJECTS



### Mercado Libre 2019 – Tepotzotlan– Construction & Technology Contracting



- Finishes
- Technology Contracting: Acces, Security Systems, Electrical & Lighting
- 250K USD

### AXA Seguros VAO1 2019 – San Pedro – Technology Contracting



- HVA C + BMS retrofit
- HVAC Service Agreement
- Finishes
- 4000K USD



## ■ SOME OF OUR PROJECTS

### Marsh&McLennan 2019 –Guadalajara– Construction & Technology Contracting



- **GENERAL CONTRACTOR**
- Construction
- 400 m2
- Technology Contracting retrofit: HVAC, Electrical & Lighting, Cablign, CCTV, F&S, Access Control
- 200K USD

### Cambridge University Press 2019 – Ciudad de México – Construction & Techonology Contracting



- **GENERAL CONTRACTOR**
- Construction
- 1200 m2
- Technology Contracting: HVAC, Acces, Security Systems, Electrical & Lighting
- 2 Floor Levels
- 600K USD

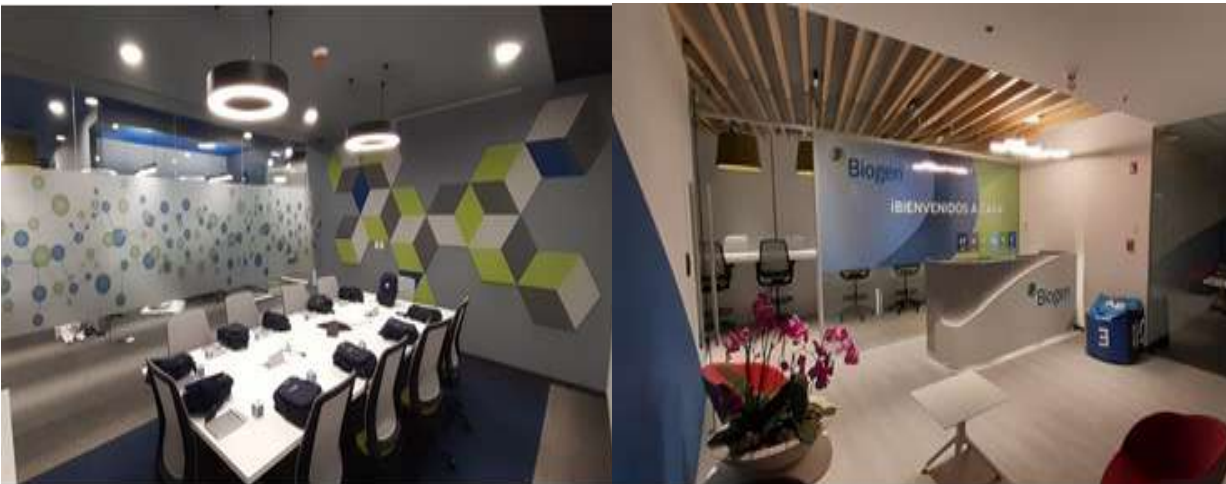
## ■ SOME OF OUR PROJECTS

### Marsh Puebla -2019-Construction & Technology Contracting



- **GENERAL CONTRACTOR**
- Construction
- General Contractor
- 200m2
- Technology Contracting: HVAC, Electrical & Lighting, Cabling, CCTV, F&S, Access Control
- 200K USD

### Biogen 2019 - CDMX - Construction & Technology Contracting



- **GENERAL CONTRACTOR**
- Construction
- 650 m2
- Architectural Design
- Technology Contracting: HVAC, Electrical & Lighting, Cabling, CCTV, F&S, Access Control
- 500K USD



## ■ SOME OF OUR PROJECTS

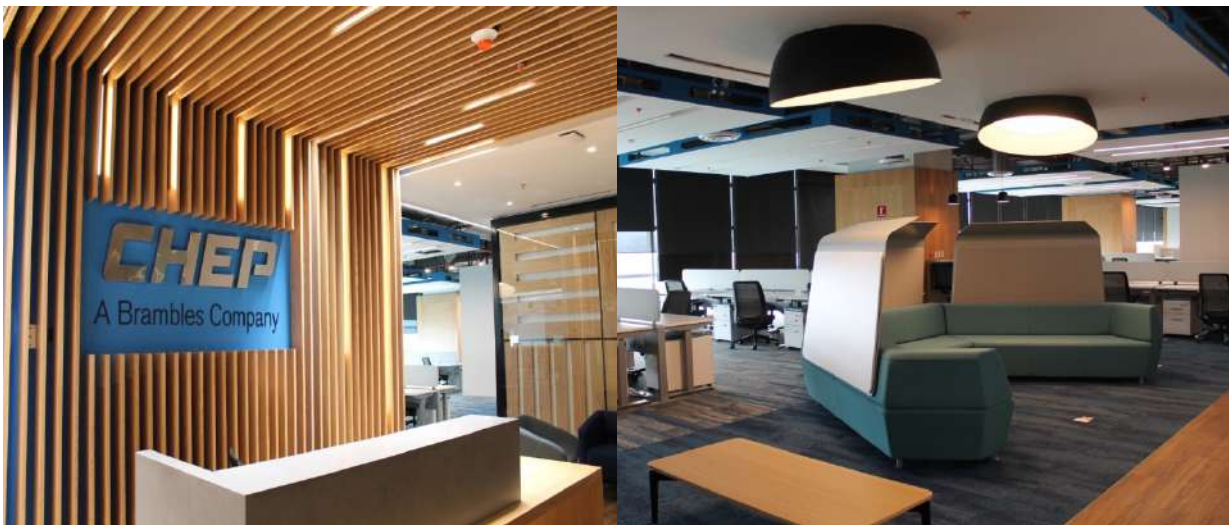


### UPL AGRO 2019 – CDMX – Construction & Technology Contracting



- **GENERAL CONTRACTOR**
- Construction
- 1000m2
- Architectural Design
- Technology Contracting: HVAC, Electrical & Lighting, Cablign, CCTV, F&S, Access Control
- 600K USD

### CHEP 2020– CDMX – Construction & Technology Contracting



- **GENERAL CONTRACTOR**
- Construction
- 3100 m2
- Architectural Design
- Technology Contracting: HVAC, Electrical & Lighting, Cablign, CCTV, F&S, Access Control
- LEED Project
- 2.6M USD

## ■ SOME OF OUR PROJECTS

### TORRE CAPITAL 2020 – QRO Mx – Chilled Water Plant



- HVAC
- 3 Air Cooled Chillers @ 190 RT = 570 TR total
- Pumping System
- Chilled Water Distribution
- Air Distribution & Ventilation
- BMS Architecture
- Silver Leed Certification
- 1.5 MUSD

### Unilever 2020 Estado de México Tultitlán – HVAC Precision Units Site –



- Precision Units 10 TR
- Air Distribution & Ventilation
- 200 K USD



## ▪ SOME OF OUR PROJECTS



### MMC ARCOS BOSQUES 2021 – CDMX – Construction & Technology Contracting –



- **GENERAL CONTRACTOR**
- Construction
- 3100 m2
- Technology Contracting: HVAC, Electrical & Lighting, Cablign, CCTV, F&S, Access Control
- 2.2M USD

### MMC TORRE MAYOR 2021 – CDMX – Construction & Technology Contracting –



- **GENERAL CONTRACTOR**
- Construction
- 5000 m2
- Architectural Design
- Technology Contracting: HVAC, Electrical & Lighting, Cablign, CCTV, F&S, Access Control
- 2.7M USD

## ■ SOME OF OUR PROJECTS



### Maersk HQ 2021 – CDMX – Construction & Technology Contracting, In Progress



- **GENERAL CONTRACTOR**
- Design and Construction
- 2,520 m2
- Construction, Finishes, HVAC, Electrical & Lighting, Cabling, CCTV, F&S, Access Control
- 1.3M USD

### JCI Offices, Test and Training Center – CDMX – Refubrishment, In Progress



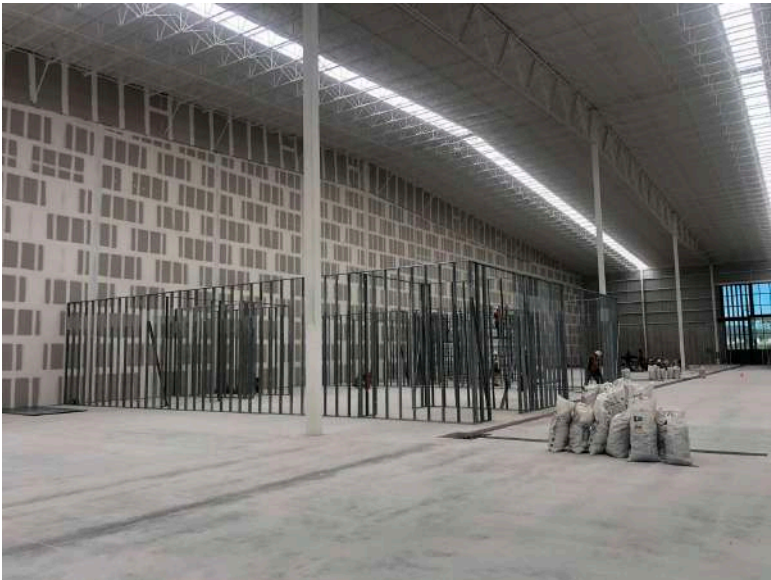
- **GENERAL CONTRACTOR**
- Refubrishment
- 2,200 m2
- Construction, Finishes, HVAC, Electrical & Lighting, Cabling
- 200K USD

## ■ SOME OF OUR PROJECTS

### UL Laboratories 2021 – QRO, MX – Construction & Technology Contracting, In Progress



- **GENERAL CONTRACTOR**
- Construction & Technology Contractor
- 4,000 m2
- Construction, Finishes, HVAC, Electrical & Lighting, Cabling, CCTV, F&S, Access Control
- 6M USD



## RESUME

### SOME OF OUR PROJECTS



Construction and Technology  
Contracting

### INDUSTRIAL MARKET



## ■ SOME OF OUR PROJECTS



### Spellman 2011 – Matamoros, Tamps – HVAC - Gas Cooling



- First Gas Cooling Project in Mexico
- Gas-Engine-Driven Chillers
- 450 RT Chilled Water Plant and air Distribution System
- LEED Gold Project
- 1.5M USD

### Absormex 2016 – Altamira, Tamps – Turbine Inlet Air Cooling



- TIAC (Turbine Inlet Air Cooling) for a Solar Titan 250 Gas Turbine
- Engineering, supply and installation of a 1000 RT Absorption Chiller, Cooling Tower & Pumps
- 25% Generating Capacity increase
- 2 MUSD
- ROI: 2 years

## ■ SOME OF OUR PROJECTS



### Givaudan, 2017, CDMX- HVAC



- HVAC & control projects for Givaudan Laboratories in Queretaro and Cuernavaca
- HVAC Engineering for Givaudan Laboratories CdMx
- 300K USD

### ILSA Frigo, 2017 - Refrigeration

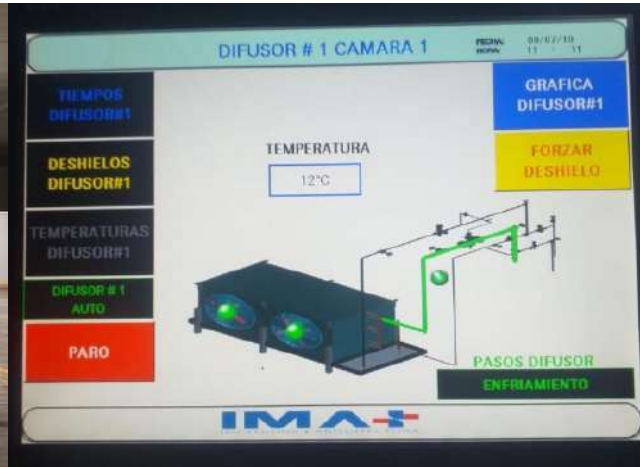


- NH3 Refrigeration System Installation
- 3 Perfector System installation for margarine process
- 400K USD



## ■ SOME OF OUR PROJECTS

### Almacenadora ACCEL CEDIS Camarones, 2018- Refrigeration



- 5 EVAPCO Evaporative Condensers installation
- 350K USD

### Soriana Villahermosa, 2018 - Refrigeration



- Güntner Evaporative Condenser installation
- 200K USD

## ■ SOME OF OUR PROJECTS

### Smiths Medical 2018 – Monterrey, NL – Technology Contracting



- Chillers and different HVAC equipment retrofits
- BMS
- 800K USD

### Almacenadora ACCEL Chihuahua, 2018- Refrigeration



- Frick XLP Evaporative Condenser Installation
- 200K USD



## ■ SOME OF OUR PROJECTS

### IRESA CDMX, 2018 - Refrigeration



- CO2-NH3 Refrigeration System Comissioning and Stratup
- 200K USD

### Unilever – Tultitlan HVAC 2019



- HVAC Retrofit
- 2 215 RT Chillers
- Chilled Water Pumps
- Mechanical & Electrical Installation
- 350K USD

## ■ SOME OF OUR PROJECTS

### Almacенadora ACCEL Cuautitlán, 2019 - Refrigeration



- BAC Evaporative Condenser installation and NH3 Refrigeration System Installation
- 650K USD



### Almacенadora ACCEL Cuautitlán, 2020 – Refrigeration –



- Change of Amoniac Thermosiphon Tank & Retrofit to Starters Panels for Compressors
- 150K USD

## RESUME

### SOME OF OUR AGREEMENTS



Service and Maintenance



## ■ SOME OF OUR MAINTENANCE SERVICES



### Marsh & McLennan Companies – All Installations

|                      |      |           |                           |
|----------------------|------|-----------|---------------------------|
| • Torre Mayor        | CDMX | 10,000 m2 | OPERATION & MAINTENANCE   |
| • Torre Acueducto    | GDL  | 1,500 m2  | PLANNED SERVICE AGREEMENT |
| • Torre Helicon      | MTY  | 1,500 m2  | PLANNED SERVICE AGREEMENT |
| • Parque Chapultepec | CDMX | 2,500 m2  | PLANNED SERVICE AGREEMENT |

### Leviton – All Installations

|          |      |          |                           |
|----------|------|----------|---------------------------|
| • Samara | CDMX | 1,000 m2 | PLANNED SERVICE AGREEMENT |
|----------|------|----------|---------------------------|

### ACPM – All Installations

|               |      |        |                           |
|---------------|------|--------|---------------------------|
| • Tecoyotitla | CDMX | 500 m2 | PLANNED SERVICE AGREEMENT |
|---------------|------|--------|---------------------------|

### Pointer – All Installations

|               |      |        |                           |
|---------------|------|--------|---------------------------|
| • Tecoyotitla | CDMX | 500 m2 | PLANNED SERVICE AGREEMENT |
|---------------|------|--------|---------------------------|

### UPL Agro – All Installations

|                |      |          |                           |
|----------------|------|----------|---------------------------|
| • Torre Prisma | CDMX | 1,000 m2 | PLANNED SERVICE AGREEMENT |
|----------------|------|----------|---------------------------|

### Biogen – All Installations

|                 |      |          |                           |
|-----------------|------|----------|---------------------------|
| • Torre Manacar | CDMX | 1,000 m2 | PLANNED SERVICE AGREEMENT |
|-----------------|------|----------|---------------------------|

## ■ SOME OF OUR MAINTENANCE SERVICES



### AXA – HVAC, Electrical & BMS

- |                 |          |           |                           |
|-----------------|----------|-----------|---------------------------|
| • Torre VAO     | MTY      | 12,000 m2 | OPERATION & MAINTENANCE   |
| • 40 Facilities | Noroeste | 5,000 m2  | PLANNED SERVICE AGREEMENT |

### Torre 57 – Chilled Water Plant & BMS

- |            |     |           |                           |
|------------|-----|-----------|---------------------------|
| • Torre 57 | QRO | 20,000 m2 | PLANNED SERVICE AGREEMENT |
|------------|-----|-----------|---------------------------|

### Unilever Tultitlan – Chillers for Comfort

- |                   |        |          |                           |
|-------------------|--------|----------|---------------------------|
| • Admin Buildings | EDO MX | 8,000 m2 | PLANNED SERVICE AGREEMENT |
|-------------------|--------|----------|---------------------------|

### Torre Capita – Chilled Water Plant & BMS

- |                |     |           |                           |
|----------------|-----|-----------|---------------------------|
| • Torre Capita | QRO | 22,000 m2 | PLANNED SERVICE AGREEMENT |
|----------------|-----|-----------|---------------------------|

### CHEP– All Installations

- |               |      |          |                           |
|---------------|------|----------|---------------------------|
| • Santa Fe HQ | CDMX | 3,100 m2 | PLANNED SERVICE AGREEMENT |
|---------------|------|----------|---------------------------|

## ■ SOME OF OUR CUSTOMERS





## INGENIERÍA + ARQUITECTURA

Calle providencia 1255 A, Col. Del Valle, Del. Benito Juarez , México, D.F. / C.P. 03100

[contacto@imasystems.mx](mailto:contacto@imasystems.mx) +52 (55) 51-62-24-48 +52 (55) 5674 - 8307

[www.ingenieriamasarquitectura.mx](http://www.ingenieriamasarquitectura.mx)