



ENGINEERING ARCHITECTURE CONSULTING CO. LTD.



SEZA ENGINEERING ARCHITECTURE CONSULTING CO. LTD.

SEZA is an architectural, engineering and technical consultancy company established in Turkey in 1974. As architects, designers, and engineers we believe it is our responsibility to deliver exceptional design ideas and solutions for our clients through the creative blending of human need, environmental stewardship, value creation, science and art, since then. From our foundation until today we have achieved a wide reference list by successful undertakings in the diversified fields of commercial buildings, industrial plants, special reinforced-concrete constructions, bridges, for considerable Contractor Companies and Financial Government Establishments.

We offer full services from basic design to construction supervision services; preliminary design, coordination of the various disciplinary groups (architectural, static, mechanical, electrical, infrastructural, etc.) construction projects, preparation of BoQ's, Specs, tender documentation for construction & site control. Throughout our professional career we have worked with private as well as institutional investors, in both national and international markets. We have completed several international projects in Russia, Saudi Arabia, Azerbaijan, Kazakhstan, Georgia, Lebanese, North Iraq, Iran, Algeria, China. Economical execution of works, fastidiousness, assembly easiness and sustainability have always been the basis of our activities

Seza Engineering has started its activities on Environmental Engineering consultancy in 2000, to assist organizations in monitoring and improving their environmental performances. We provide services on Environmental Site Assessments, HSE Audits, Legal HSE Compliance Audits, Environmental Due Diligence Audits; Phase I, Phase II and Phase III Environmental Site Assessment Audits (ESA's)

CONTACT

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➤ Seza Engineering Code of Conduct

- The quality of our services is based on the quality of our people. Thus, we follow a policy of recruiting well-trained, innovative, decision makers who are open to professional development and providing opportunities for advancement.
- We create necessary training and development opportunities for our employees in order for them to improve themselves.
- We approach employees with honesty and ensure a non-discriminatory, safe, and healthy working environment. We are committed to diversity and to equal opportunity in all aspects of employment.
- It is our policy to comply with all laws and regulations that apply to our business.
- We support social responsibility projects. We are sensitive to matters that interest society and support efforts to improve the community
- The "customer is always right" principle applies to our company. Understanding the customer's ideas and demands, even if different from us, directing them to the right solutions using our expertise and to provide the most appropriate, highest quality and most cost-effective solutions is our duty.
- We give utmost importance to protect the privacy of our customers. Thus all customer confidential information can not be used for another job or taken out of office. This is known and implemented by our employees. We aimed to Integrate ethical considerations into our design and business decisions.
- Being aware of our responsibility to our planet; altogether with our employees we give support to environmental protection by recycling our wastes and reducing the use of natural resources and give effort to promote our environmental awareness.

➤ Memberships



➤ Quality Policy

- to accurately perceive the demands of our clients in our Projects, correctly process the requests of our clients, and fully comply with these requests,
- to design, produce and timely deliver services in a manner to fully satisfy the requirements and the expectations of the clients in conformity with national and international standards,
- to this end, maintain continuous development by following technology closely,
- continuously seek to provide a happy working environment for our employees.

➤ Environmental Policy

- to implement a strategy to minimize the negative environmental impact of our activities,
- to reduce waste at source and to maintain recycling of separated wastes,
- to comply with environment – related national laws / legislation and other liabilities,
- to maintain the efficient use of energy and reduce the usage of natural resources,
- to support the activities of our employees to increase their sensitivity to the environment.

➤ Health & Safety Policy

- to provide adequate control of the health and safety risks arising from our work activities;
- to create healthy working conditions for our employees in our company,
- to comply with the legal requirements related to the H&S,
- to prevent accidents and cases of work-related ill health;
- To take necessary measures against emergencies.





ARCHITECTURAL & STRUCTURAL DESIGN SERVICES



We have experience in architectural and structural design, technical consultancy, and successfully coordinate various strategic projects and provide alternative innovative solutions to client demands.

Main design criteria;

- careful selection of environmentally sustainable building materials,
- using of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle,
- focus on the use of natural materials,
- economical feasibility
- using today's technology
- energy saving / production
- recyclable
- interior and exterior green spaces
- landscaping
- using natural light efficiently in spaces,
- design sustainable buildings





Architectural Design & Consultancy Services



- Architectural consultancy
- Architectural design management
- Concept projects, proposals, and presentations.
- Pre-design, sketch design, final design
- Direct the production of construction/decoration documents, drawings, and specifications.
- Process of setting up an architectural contract, the bid processes and setting up contractor selection processes.
- Green design and sustainable architecture



➤ Civil and Structural Design & Consultancy Services



- Structural consultancy
- Structural design management
- Technical due diligence and advice regarding buildings and installations
- Engineering Design Services
 - Tall Concrete and Steel Buildings
 - Industrial Plants
 - Commercial Buildings
 - Residence, Hotel, Villa etc.
 - Shopping and Business Centers
 - Road, Infrastructure Projects and Bridges
- Consulting setting up a civil contract, the bid processes and setting up contractor selection processes.
- Project Management



ENVIRONMENTAL SERVICES



Seza Engineering Architecture and Consulting Ltd. has started its activities on Environmental Engineering consultancy in 2000, to consult organizations in monitoring and improving their environmental performances.

Since then, we have completed several Environmental Health & Safety (EHS) compliance audits, due diligence audits, soil and groundwater investigations and EHS site assessments on behalf of both Turkish firms and international multinationals in cooperation with international consulting companies.



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Environmental Consultancy Services



- Environmental Due Diligence Audits
- Environmental Health & Safety Compliance Audits
- Environmental Site Assessments, (Phase I, Phase II and Phase III ESA in accordance with ASTM standards)
- EHS Legislation & compliance research and assessment
- Preparation of EHS Legal Registry
- Environmental and Social Impact Assessments (in accordance with IFC, WBG, Equator Principles, EBRD performance standards)
- Local, in-country support leading up to, throughout, and following the transaction process
- Local consultancy regarding Turkish Regulation on Control of Soil Pollution and Point Source Contaminated Sites (RCPSC) for operations to conduct contamination assessment as required by the Regulation

➤ Environmental Due Diligence Audits



Outline/ Scope

- Due diligence audits are an essential tool in the assessment of an operational site's saleability or viability.

Approach

- Collection and review of readily available public information;
- Review of existing reports and documentation;
- Interviews of Quality Manager and representatives from Business Units;
- Site walk-through for visual inspection;
- Red flag reports and summary of site visit findings;
- Data Verification through review of data room; Final reporting.

Client Benefits

- Greater understanding of the potential environmental risk associated with the property and in some instances, protection from future environmental liability
- Created independent evaluation of asset risk and environmental legacy issues
- Red-flag summary highlighting key areas of potential risk along with evaluation of potential costs to mitigate
- Delivery in short timescales to meet clients sales horizon

➤ Environmental Site Assessments (ESAs) (Phase I and Phase II and Phase III)



Outline/ Scope

- Investigate the environmental status of factories, industrial plants, petrol stations considered suspicious sites and evaluate whether they contain hidden risk factors and / or threats
- Determination of whether pollutants are present and / or have reached the highest target pollutant concentration in soil or groundwater
- Determination whether the discrepancies by visiting of site.
- Work generally requires several members of the environmental consulting team to be present on the site along with a drilling subcontractor to reach sub-surface samples. (Phase II)
- Analyzing by taking samples from the field which is thought to be contaminated. (Phase II)
- The Phase III ESA will continue with the development of an environmental remediation strategy and work plan, which will be carried out. (Phase III)

Outcome/ Client Benefits

- Obtaining the information about Site subsurface conditions and discard the presence of soil and/or groundwater contaminants at the Site
- Client able to appropriately account for the liabilities and plan to remediate
- Ensure fully comply with National regulatory requirements in relation to soil and groundwater contamination



Environmental Health & Safety Compliance Audits (EHS)



Outline/ Scope

The purposes of the EH&S Compliance Audit are;

- Assessments of the adequacy of controls used to assure continued compliance; and
- Assessments of compliance with related local, regional, state, and federal regulations, statutes, and policies, particularly those that have been incorporated into the permits by reference, and those that require the permitting of specified activities (to ensure that each site has obtained all required permits).

Approach

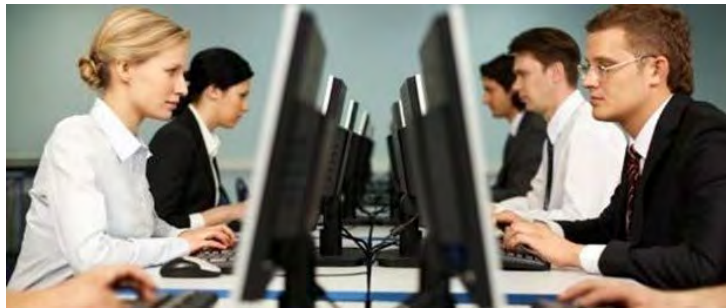
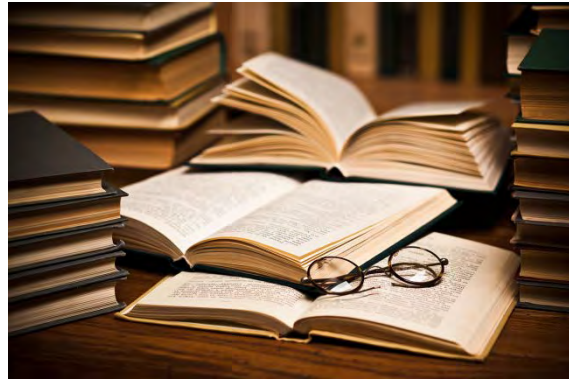
- Determination whether the discrepancies about with legal legislation by visiting of site.
- Checking the verification and integrity of the documents that the company should prepare according to environmental legislation.
- This information is reported to the company as a report, the followed by whether have been corrected.

Outcome/ Client Benefits

- Suggestions for resolving potential environmental issues identified
- Ensure to meet all of the compliance obligation requirements under current health, safety and environmental National regulatory requirements



➤ Preparation of Legal EHS Registry



Outline/ Scope

- Identify and determine the environmental compliance obligations relevant to their business
- Access the relevant legislation and supporting guidance documents
- Document how and why the compliance obligations apply to their business
- Demonstrate how it keeps up to date with changes in compliance obligations
- Record and retain documented information as evidence of compliance evaluation
- Record any identified risks and opportunities associated with its compliance obligations
- Maintain knowledge and understanding of its compliance status
- Link compliance obligations to relevant environmental aspects and environmental objectives

Outcome/ Client Benefits

- provide customized register for your specific needs
- can be combined with other complimentary activities such as compliance assessment to be more cost effective
- provide virtually instant notification of updates to laws and regulations
- Ensure that employers and employees are aware of changes in legislation sooner.

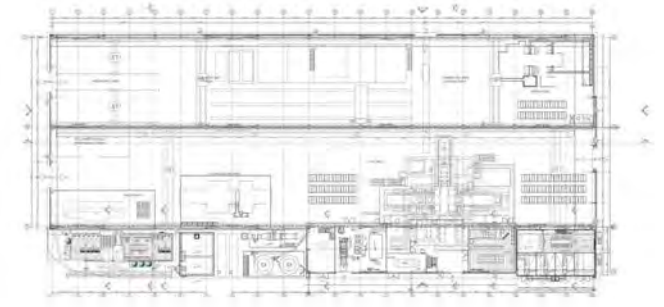
➤ Local consultancy regarding Turkish Regulation on Control of Soil Pollution and Point Source Contaminated Sites (RCPSC)



- The Ministry of Environment and Urbanization issued the Regulation on Control of Soil Pollution and Point Source Contaminated Sites (RCPSC) in 2010 and it has fully started to be implemented in September 2015.
- The industrial facilities as per the regulation have prepared Facility Information Forms and registered in the Contaminated Site Assessment System until September, 2015.
- At this stage, the Ministry have been investigating the Activity Information Forms and decide whether the site is a 'Suspicious Site' or 'Non suspicious Site'.
- The ministry has completed most of the assessments and will give start to conduct Phase 1 studies for the designated sites.
- Turkish authorities decided that the contaminated areas of hydrocarbon and hazardous substances should be investigated at first priority.
- Thus in near future, all facilities designated by Ministry as 'suspicious site' should be obliged to conduct site investigations together with consulting companies.
- SEZA continues to serve with the pride of being one of the first companies in Turkey which work with the specialist international consultant partners on the assesment of contamination of sites as per local Regulations.



ASSAN YAPI A.Ş.
ASSAN ALÜMİNYUM
FINE FOIL PRODUCTION PLAN



ADMINISTRATION BUILDING 350 m²
PRODUCTION BUILDING 6.700 m²
DİLOVASI/ KOCAELİ, 2016



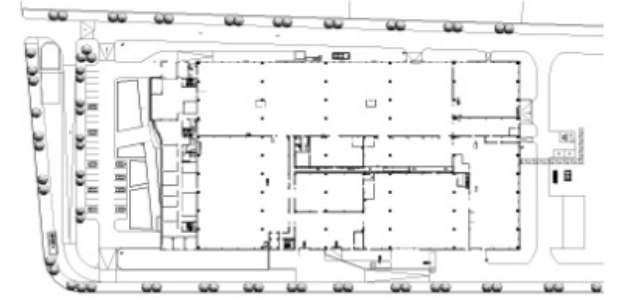
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EJOT TEZMAK

BAĞLANTI ELEMANLARI TEKNOLOJİLERİ SAN. TİC. AŞ.



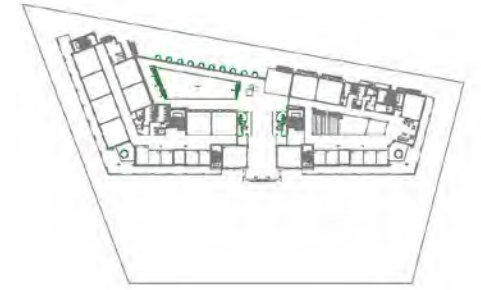
ADMINISTRATION BUILDING 3.100m²
SHOWROOM, OFFICES, CAFETERIA, LABORATORY
FASTENERS FACTORY 12.900 m²
ÇERKEZKOY / TEKİRDAĞ, 2016



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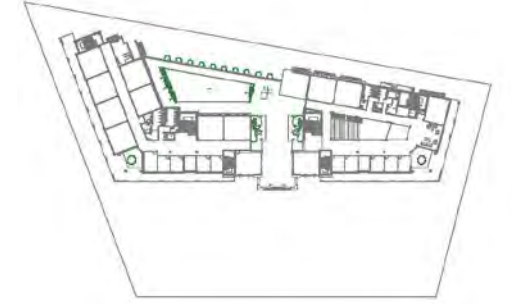
KEMERBURGAZ DOĞA KOLEJİ



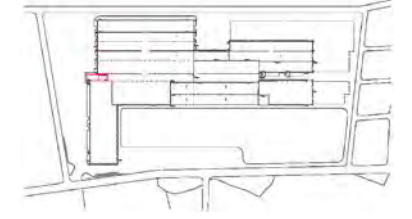
HIGH SCHOOL, 1012 STUDENTS, 12.800 m²
605 PEOPLE CONFERENCE HALL, STUDIOS, SWIMMING POOL, SPORTS HALL
LEED CERTIFICATE
LOCATION EYUP / ISTANBUL, 2015



KEMERBURGAZ DOĞA KOLEJİ



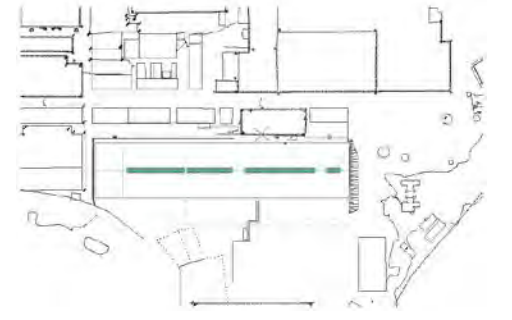
ASAŞ ALÜMİNYUM SAN. VE TİC.A.Ş.



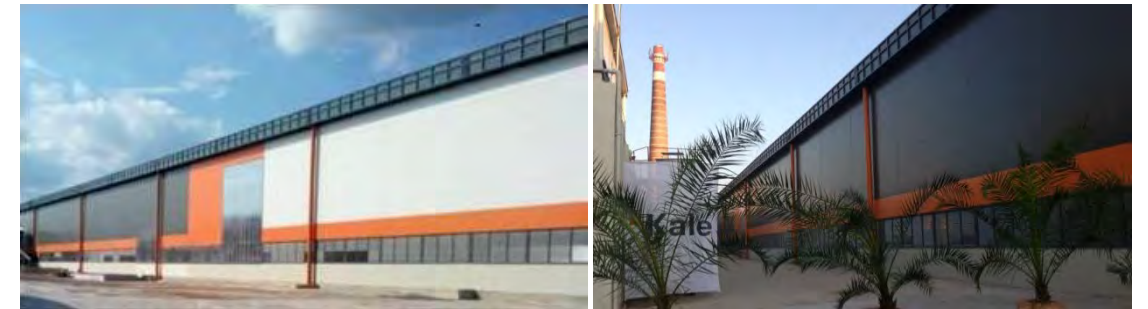
ADMINISTRATION BUILDING, 5.150 m²
OFFICES, CONFERENCE ROOM
ALUMINIUM FOIL MANUFACTURING & PLATE CUTTING FACTORY
93.100 m² AKYAZI / SAKARYA, 2012-2013



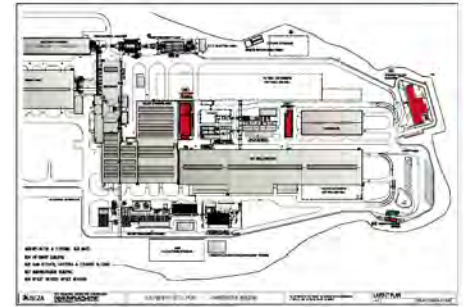
➤ ÇANAKKALE KALEBODUR SERAMİK SAN. A.Ş.



ÇAN PLANT, 25.200 m²
ÇANAKKALE , 2013



➤ MASS GROUP HOLDING, JORDAN



SULEYMANIYAH IRON & STEEL PLANT, 89.000 m²
NORTH IRAQ, 2011-2015



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➤ MASS GROUP HOLDING, JORDAN



ADMINISTRATION BUILDING 3.800 m²
OFFICES, CONFERENCE HALL, CAFETERIA, SHOWROOM
NORTH IRAQ, 2012-2013



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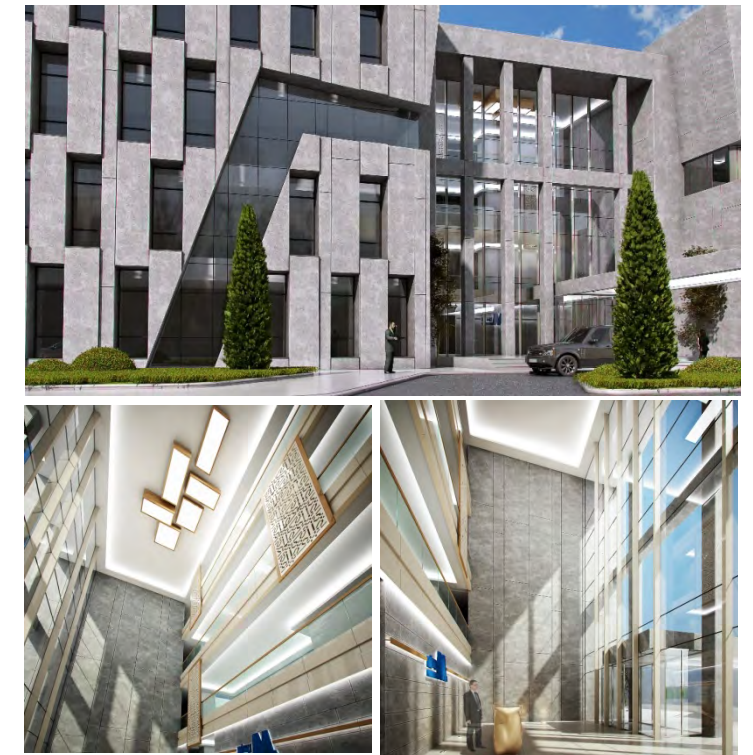
ENGINEERING ARCHITECTURE CONSULTING CO. LTD.

MASS GROUP HOLDING, JORDAN



“FORTRESS”

HEAD OFFICE BUILDING
CONCEPT DESIGN
ERBIL, IRAQ, 2015



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➤ MASS GROUP HOLDING, JORDAN



MASS CITY COMMERCIAL COMPLEX CONCEPT DESIGN, 1.100.000 m²
IN COOPERATION WITH LORENZO ALONSO ARQUITECTOS S.L.P.
RESIDENCE, HOTEL, SHOPPING & ENTERTAINMENT CENTER, BUSINESS CENTRE
ERBIL / IRAQ, 2014



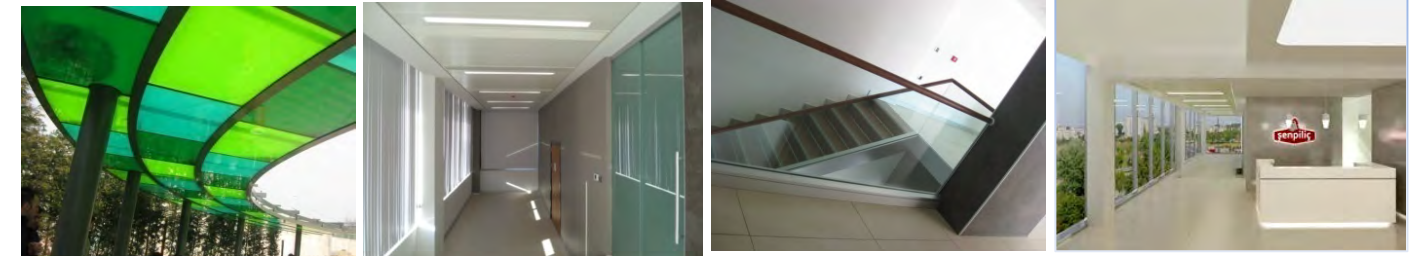
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ENGINEERING ARCHITECTURE CONSULTING CO. LTD.

➤ ŞENPİLİÇ GIDA SANAYİİ A.Ş.

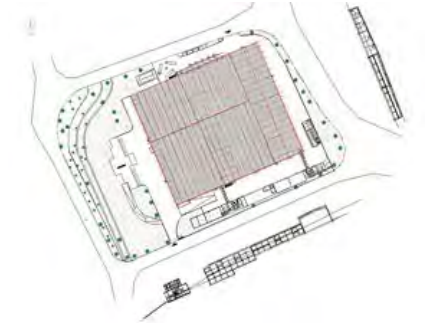


ŞEN PİLİÇ FACTORY & ADMINISTRATION BUILDING,
10.600 m²
ADAPAZARI / SAKARYA, 2011





ELİF PLASTİK AMBALAJ SAN. VE TİC. A.Ş.



PACKAGING FACTORY 43.000 m²
ESEN YURT / İSTANBUL, 2002-2003



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➤ MONTEL MOBİLYA A.Ş.



FURNITURE PRODUCTION FACTORY 14.700 m²,
ADMINISTRATION BUILDING, SHOWROOM 3.785 m²
İZMİT / KOCAELİ

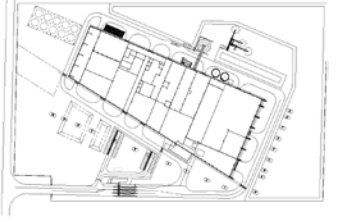


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ERENCO ERDEMİR MÜHENDİSLİK A.Ş.



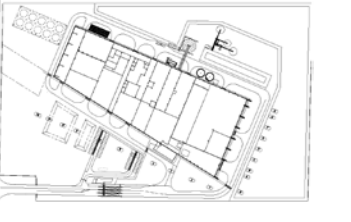
WASTE TO ENERGY PLANT 22.500 m²
ADMINISTRATION BUILDING 3.050 m²
BAKÜ / AZERBAIJAN



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➤ MMK-ATAKAŞ METALURJİ SAN.TİC. VE LİMAN İŞLETMECİLİĞİ A.Ş.



IRON AND STEEL FACTORY 19200 m2
PERSONNEL BUILDING 4500 m2
İSKENDERUN / HATAY 2008-2010



➤ MMK-ATAKAŞ METALURJİ SAN.TİC. VE LİMAN İŞLETMECİLİĞİ A.Ş.



ADMINISTRATION BUILDING, 4.600 m2
PERSONEL BUILDING, 1100 m2
DİLOVASI / SAKARYA



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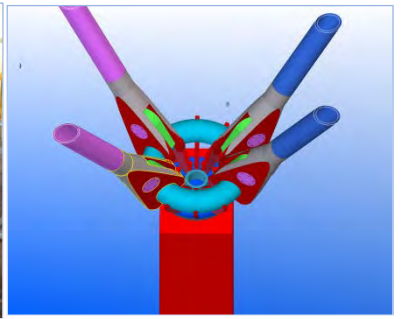
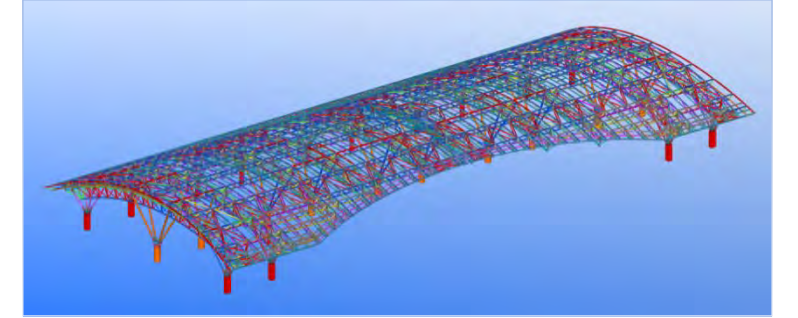


TRAFFIC CONTROL TOWER 1500M²
SİRTE / LİBYA





TRAFFIC CONCOURSE BUILDING OF MUSCAT
INTERNATIONAL AIRPORT, OMAN, 2013



➤ REFERENCES - ARCHITECTURAL & STRUCTURAL DESIGN & CONSULTANCY SERVICES

➤ COMMERCIAL BUILDINGS

- KEMERBURGAZ DOGA HIGH SCHOOL, LEED CERTIFICATE, ISTANBUL, 2015
- LEBANESE UNIVERSITY NORTH CAMPUS – FACULTIES OF ENGINEERING AND FINE ARTS / TRIPOLI- 2010-2012
- ÇANAKKALE SERAMİK HEAD OFFICE / ÇANAKKALE - 2007
- TEVFIK SENO ARDA HIGH SCHOOL / KOCAELI - 2005-2006
- BORUSAN HOLDING HEAD OFFICE / RUMELIHISARI - ISTANBUL - 2005
- GEMLİK TAX ADMINISTRATION BUILDING / BURSA - 2005
- ASTES ASANSÖR ADMINISTRATIVE BUILDING / SILIVRI - 2004
- MONTEL MOBİLYA ADMINISTRATIVE BUILDING / IZMIT - KOCAELI - 2004
- KROMTEL ADMINISTRATIVE BUILDING / ISTANBUL - 2003-2004
- İTÜ MOLECULAR BIOLOGY & GENETIC RESEARCH CENTER / MASLAK - ISTANBUL - 2003
- ŞENPİLİÇ ADMINISTRATIVE BUILDING / ADAPAZARI - 2002-2003
- OĞUZ OLUKLU MUKAVVA ADMINISTRATIVE BUILDING / ISTANBUL - 2002
- DARÜŞŞAFAKA CEMİYETİ MUSEUM BUILDING / ISTANBUL - 2002
- ASAŞ ALÜMİNYUM ADMINISTRATIVE BUILDING / ADAPAZARI - 2000
- MPS ADMINISTRATIVE BUILDING / KOCAELI - 1999
- TUZLA COAST RE-ARRANGEMENT PROJECTS/ ISTANBUL - 1999
- DARÜŞŞAFAKA CEMİYETİ - HALASKARGAZI SİTESİ CINEMA, SHOPPING CENTRE & CAR PARK COMPLEX/ ISTANBUL - 1997-2000
- BORUSAN BORU FAB. GEMLİK PLANT NEW CAFETERIA BUILDING / BURSA - 1999
- NUH ÇİMENTO ADMINISTRATIVE BUILDING / ISTANBUL - 1992
- BORUSAN OTO - ANKARA SALE & SERVICE BUILDING / ANKARA - 1996
- K. SÖZEN ADMINISTRATIVE BUILDING & GUESTHOUSE / ÇANAKKALE - 1995
- JAN GAN TAU THERMOTHERAPHY CLINIC / KAZAKHISTAN - 1995
- TBS ADMINISTRATIVE BUILDING / ISTANBUL - 1995
- KALEKALIP CAFETERIA BUILDING & HELIPORT / ISTANBUL - 1994
- TSCHAJKOWSKIJ VE KRASNODAR SPORT COMPLEX & AMBULATORY / RUSSIA - 1993
- TML İNŞAAT NAKKAŞTEPE ADMINISTRATIVE BUILDING / ISTANBUL - 1993
- ZEYNEL ABİDİN ERDEM ADMINISTRATIVE BUILDING / ISTANBUL - 1992
- EVSAN TOFAŞ SERVICE STATION / KARTAL - ISTANBUL - 1992
- TÜPRAŞ IZMIT REGIONAL DIRECTORATE BUILDING / KOCAELI - 1987
- İST. BÜYÜKŞEHİR BELEDİYESİ CEMAL KAMACI SPORT COMPLEX / ISTANBUL - 1987-1988

➤ SHOPPING & TRADE CENTERS

- BUYAKA SHOPPING CENTER, STRUCTURAL CALCULATIONS OF PEDESTRIAN BRIDGES, SKYLIGHT, STEEL CONSTRUCTION ROOF STRUCTURE / ISTANBUL - 2012
- VOLGAGRAD HYPERMARKET, TRADE CENTER & CINEMA COMPLEX / RUSSIA - 2007
- ESKİŞEHİR NEO HYPERMARKET, TRADE CENTER & CINEMA COMPLEX / ESKİŞEHİR - 2007
- MALTEPE CHAMPION-SA HYPERMARKET / ISTANBUL - 2000
- BAUHAUS BAYRAMPAŞA HYPERMARKET / ISTANBUL - 2000
- VOSTANIA HOTEL & BUSINESS CENTRE/ MOSCOW-RUSSIA - 1998-1999
- NURHAN KINAYMAN BUSINESS CENTRE / BOSTANCI-ISTANBUL, 1997-1998
- SABAHATTİN YILMAZ BUSINESS CENTRE/ ALTUNIZADE-ISTANBUL - 1990

➤ HOTELS

- GÜRAL SAPANCA WELLNESS PARK SPA HOTEL/ SAKARYA - 2006-2007
- LES OTTOMANS HOTEL / KURUÇEŞME - ISTANBUL - 2004
- INTOURIST HOTEL / BATUM-GÜRCİSTAN - 2004
- THE MARMARA HOTEL / BODRUM-MUĞLA - 1991
- TEKİROVA HOLIDAY VILLAGE / ANTALYA - 1989
- KEMER HOTEL KUMTEPE / KEMER - ANTALYA - 1989
- RİZE TOURISTIC HOTEL & RESTAURANT / RİZE - 1989
- MANAVGAT ACISU TOURISTIC HOTEL / ANTALYA - 1988

REFERENCES - ARCHITECTURAL & STRUCTURAL DESIGN & CONSULTANCY SERVICES

INDUSTRIAL PLANTS

- ASSAN ALÜMİNYUM DİLOVASI PLANT; FURNACE AND CASTING HALL, PAINT LINE, ADDITIONAL COIL STORAGE HALL, FOIL PLANT, DİLOVASI, KOCAELİ, 2016
- EJOT TEZMAK FASTENING FACTORY & ADMINISTRATION BUILDING, CERKEZKOY, 2016
- TRAKYA DÖKÜM A.Ş., NEW CASTING LINE, LÜLEBURGAZ, KIRKLARELİ, 2015-2016
- CAM İŞ MADENCİLİK A.Ş. MD50 KARABUK KUVARS SAND PREPARATION FACILITY, KARABÜK, 2015
- MASS GLOBAL INVESTMENT CO. / IRAQ SULEYMANİYAH IRON & STEEL PLANT / 2011-2013
- ASAŞ ALÜMİNYUM SAN. VE TIC. A.Ş. / ALUMINIUM FOIL MANUFACTURING & PLATE CUTTING FACTORY – ADAPAZARI / 2011-2013
- MMK-ATAKAŞ METALURJİ SAN. TIC. VE LIMAN İŞLETMECİLİĞİ A.Ş. / DÖRTYOL IRON & STEEL PLANT – HATAY / 2008-2010
- MMK-ATAKAŞ METALURJİ SAN. TIC. VE LIMAN İŞLETMECİLİĞİ A.Ş. / DİLOVASI IRON & STEEL PLANT – KOCAELİ / 2008-2010
- ERENCO ERDEMİR MÜHENDİSLİK A.Ş. – AZERBAIJAN – BAKÜ WASTE TO ENERGY PROJECT (Wte) / 2009-2010
- BORÇELİK ÇELİK SAN. TIC. A.Ş. - GEMLİK PLANT / 1993-2008
- ERENCO - İSKENDERUN HOT ROLL PLANTS / 2006-2008
- YAPI MERKEZİ A.Ş. - ALGERIA CARROBIER TRAIN STATION WORKSHOP & WAREHOUSE BUILDINGS / 2008
- CETA - GÜRIŞ A.Ş. - AR-RAQQAH & YAROUBIA CEMENT GRINDING & PACKING PLANTS / SYRIA - 2007-2008
- KAHRAMANMARAŞ ÇİMENTO A.Ş. - COAL & CEMENT MILLS / 2007-2008
- ELKA A.Ş. - AMRAN CEMENT PLANT PACKAGING UNIT & FILTER SUPPORT STRUCTURES / 2007
- KALEVİT ROCA A.Ş. - ACYRLIC FACTORY / ÇANAKKALE 2006
- KALEKİM A.Ş. - YOZGAT YERKÖY FACTORY / 2006
- DÜRR SYSTEM GmbH - CHINA, INDIA, GERMANY AUTOMOBILE PAINT FACTORIES / 2005-2007
- TEZCAN GALVANİZ A.Ş. - ADAPAZARI GALVANIZING PLANTS / 1998-2006
- AKÇANSA ÇİMENTO A.Ş. - BÜYÜKÇEKMECE FACTORY EXTENTION PROJECTS / 1998-2005
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