

B.Cube
Società di Ingegneria

Sport & Event Venue

SPORT&EVENT VENUE

_ BOSCO DELLO SPORT - VENICE ARENA

The new Venice Arena is part of a multifunctional context, near the Marco Polo International Airport, and envisages the construction of an indoor sports arena and event space capable of accommodating up to 10,000 seated people. The arena is spread over 4 levels, with 3 stands including one retractable, and a Food & Beverage area on the top floor of the project. The basement houses the warm-up gym for the teams.

ESTIMATION AND TENDERING



2023 - Ongoing

Client:
Comune di Venezia
General Contractor:
ATI: CEV – Milani – MAEG – Gianni Benvenuto
Designer:**Shesa**

Location:
Tessera, Venice, Italy
Capacity:
Up to 10,000 seats
Value:
€98 Mln

B.Cube scope of work:

- Detailed Resourced Construction Baseline in MS Project
- Technical support for Project & Construction Management
- Steel Structure Value Engineering & Method Statement.







_ CANTÙ ARENA

The new Cantù Arena will be built 1 km from the city center, with a connection to the existing shopping center. The urban plan includes, in addition to the sports complex with restaurants and offices, a commercial area of 2400 square meters and a building dedicated to fast-food restaurants. The sports arena will have 5,200 seats, a training field, and a museum. The arena will be spread over 3 levels, with 2 stands including one retractable. The playing field will be located in the basement.

CONSTRUCTION & EXECUTION



2024 - Ongoing

Client:
Cantù Next S.p.A.
General Contractor:
JV: Cobet – Pichler Projects
Designer:
MMA Projects

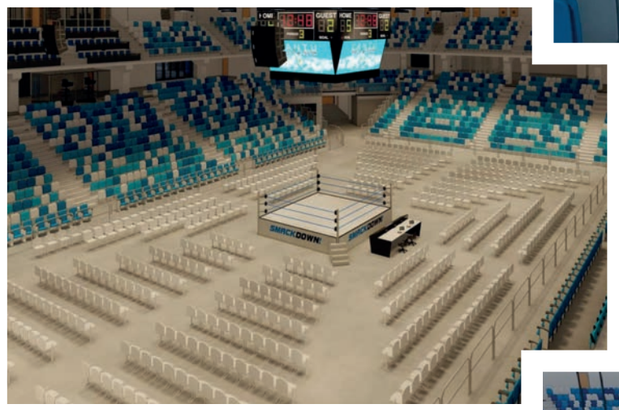
Location:
Cantù, Como, Italy
Capacity:
5,200 seats
Value:
€35 Mln

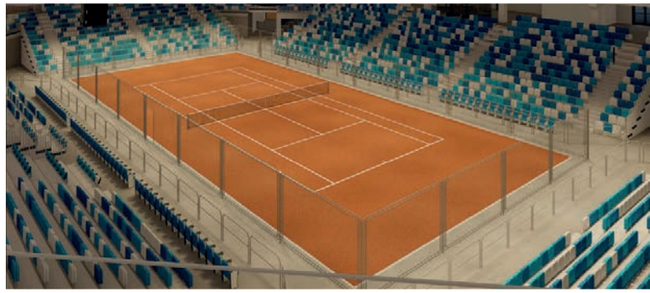
B.Cube scope of work:

- Project & Construction Management
- Coordination of Construction Design and Project Control & Planning
- Baseline Creation and Monitoring
- Steel Structure Value Engineering & Method Statement.













NEW AS ROMA STADIUM

The new AS Roma Stadium will be built in the Pietralata district of Rome, within a wider urban regeneration project covering approximately 27 hectares. The complex will include a 60,605-seat football stadium, designed around a large and immersive Curva Sud, as well as public green spaces, pedestrian areas and facilities for entertainment and hospitality. The project will also feature a club museum, official store, retail spaces, bars and areas dedicated to events and conferences. The stadium complex will cover approximately 6.7 hectares and is planned to become a new landmark for the city and a central element of the regeneration of the surrounding area.

ESTIMATION AND TENDERING



2024 - Ongoing

Client:
A.S. Roma S.r.l.
General Contractor:
To be appointed
Designer:
Populous

Location:
Pietralata, Rome, Italy
Capacity:
60,605 seats
Value:
€600~ Mln

B.Cube scope of work:

- Method Statement
- Construction Sequency
- Logistics
- Planning
- Façade And Steel Erection Sequence.



KEY STAFF EXPERIENCE

Our current key staff has gained in the past extensive experience on Sport&Event venue projects, leading it during Design and Construction Phase.
The key people have taken part to major Stadium such as:

CONSTRUCTION AND EXECUTION

— VTB ARENA - CENTRAL STADIUM DYNAMO – 2014- 2019

Location: **Moscow, Russia**
Capacity: **33,000 seats**
Architect: **MANICA Architecture**
General contractor: **Codest International S.r.l. (de Eccher Group)**
Scope of works: **Full design & Build**
Value: **€ 560 Mln**

— ALLIANZ STADIUM TORINO (formerly Juventus Stadium) – 2010- 2011

Location:**Turin, Italy**
Capacity: **41,507 seats**
Architect: **Shesa / Gino Zavanella / Hernando Suárez / Giugiaro Design**
Eor: **Francesco Ossola / Massimo Majowiecki**
Scope of works: **Roof Structure works**
Value: **€ 155 Mln**

— STADIO OLIMPICO GRANDE TORINO – 2003- 2005

Location:**Turin, Italy**
Capacity: **26,208 seats**
Architect: **Giovanni Cenna / Arteco**
Eor: **IN.CO. Ingegneria**
Scope of works: **Full Restoration works**
Value: **€ 45 Mln**



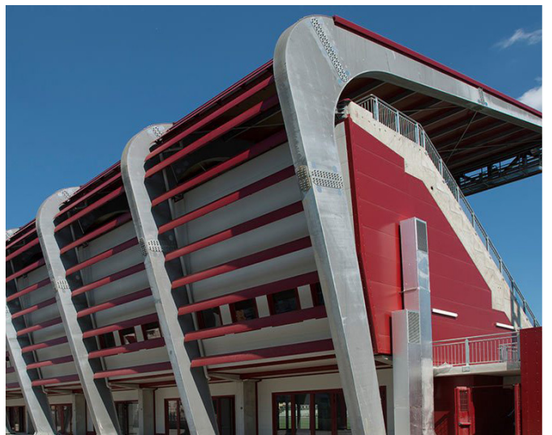


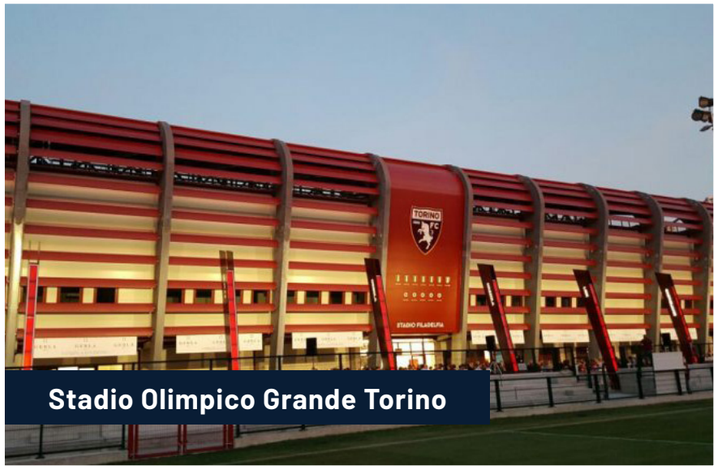
Allianz Stadium Torino



VTB Arena Dynamo







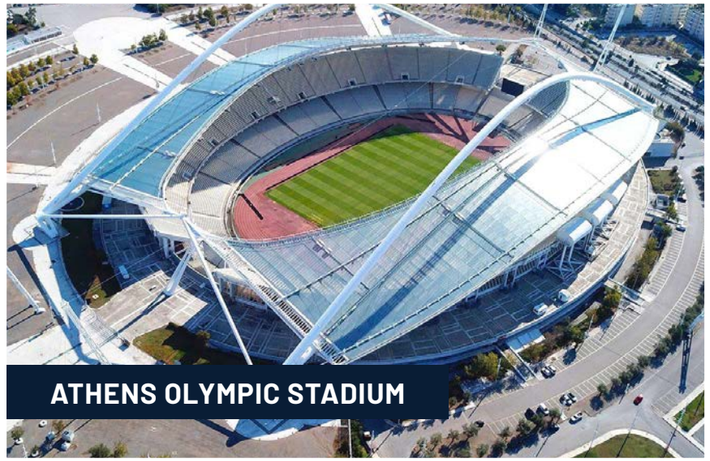
Stadio Olimpico Grande Torino

— ATHENS OLYMPIC STADIUM – 2003-2004
Location: **Athens -Greece**
Capacity: **60,000 seats**
Architect: **Santiago Calatrava**
Eor: **Walter P Moore**
Scope of works: **steel structure / FLC cable stays / polycarbonate roof**
Value: **€ 130 Mln €**

— BRASILIA NATIONAL STADIUM – 2012
Location: **Brasilia - Brazil**
Capacity: **70,000 seats**
Architect: **Castro Mello / GMP**
Eor: **Walter P Moore**
Scope of works: **Steel structure / FLC cable / castings / PTFE fabric membrane**
Value: **€ 492 Mln €**

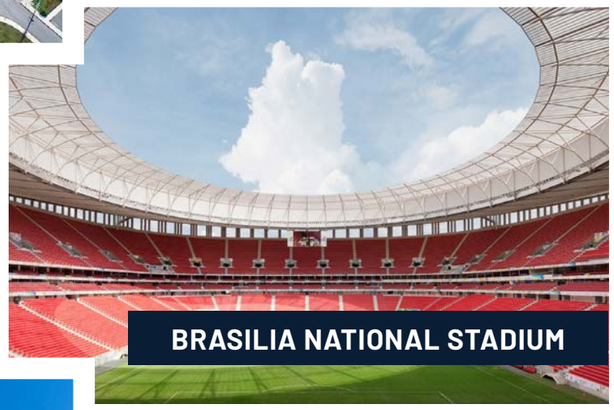
PRECONSTRUCTION AND DESIGN ASSIST

— SOFI Stadium Inglewood – 2017
Location: **Los Angeles (CA) (USA)**
Capacity: **90,000 seats**
Architect: **HSK**
Eor: **Walter P Moore**
Scope of works: **Steel structure / FLC cable / castings / ETFE fabric cushions**
Value: **€ 4.2–5.0 Bln**


ATHENS OLYMPIC STADIUM



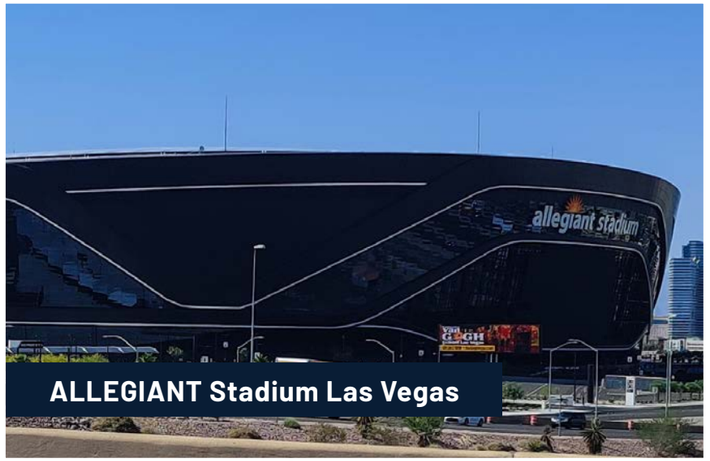



BRASILIA NATIONAL STADIUM


SOFI Stadium Inglewood

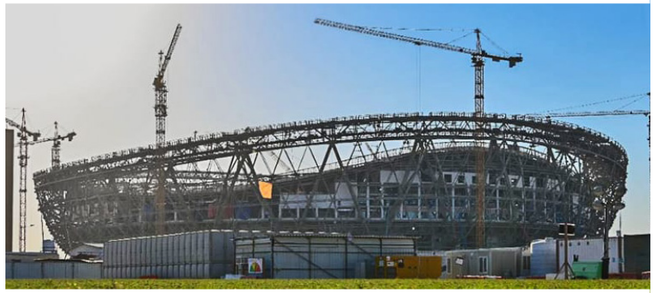






ALLEGIANT Stadium Las Vegas


LUSAIL SPORTS ARENA






BEIRA RIO Stadium

– ALLEGIANT Stadium – 2016–2020
Location: **Las Vegas (NV) (USA)**.
Capacity: **65,000 seats**
Architect: **HNTB/ARUP**
Eor: **ARUP**
Scope of works: **Steel structure / FLC cable / castings / ETFE fabric cushions Project**
Value: **€ 1.67 Bln**

ESTIMATION AND TENDERING

– LUSAIL SPORTS ARENA – 2011
Location: **Lusail (Qatar)**.
Capacity: **15,000 seats**
Architect: **HNTB/ARUP**
Eor: **ARUP**
Scope of works: **Steel structure / glazed roof / façades**
Value:**€ 255 M**

– BEIRA RIO STADIUM – 2012
Location:**Porto Alegre (RS) (Brazil)**.
Capacity: **60,000 seats**
Architect: **Hype Studio / Santini&Rocha**
Eor: **ARUP**
Scope of works: **Steel structure / PTFE fabric membrane**
Value: **€ 125 Mln**

— ARENA DA AMAZONIA – 2014

Location: **Manaus (AM) (Brazil)**
Capacity: **45,000 seats**
Architect: **GMP**
Eor: **SBP**
Scope of works: **Steel structure / PTFE fabric membrane**
Value: **€ 127 Mln**

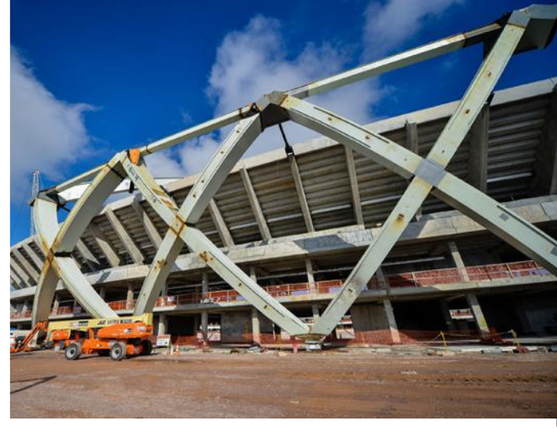
— MORUMBI STADIUM – 2010–2014

Location: **Manaus (AM) (Brazil)**
Capacity: **70,000 seats**
Architect: **João Batista Vilanova Artigas / Carlos Cascaldi**
Eor: **SBP**
Scope of works: **Steel structure / FLC cable / castings / PTFE fabric membrane**
Value: **€ 120 Mln**

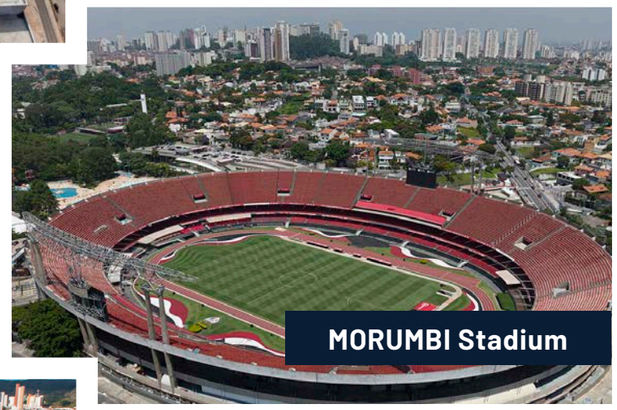
— ARENA DAS DUNAS – 2011–2014

Location: **Natal (RN) (Brazil)**
Capacity: **30,000 seats**
Architect: **Popolus**
Eor: **Walter P Moore**
Scope of works: **Steel structure / standing seam roof & façade**
Value: **€ 130 Mln**


ARENA DA AMAZONIA





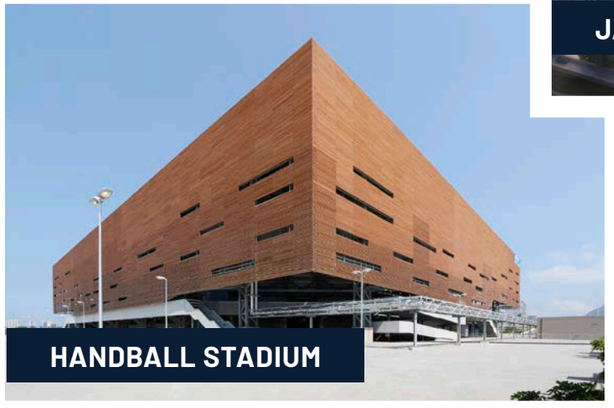

MORUMBI Stadium

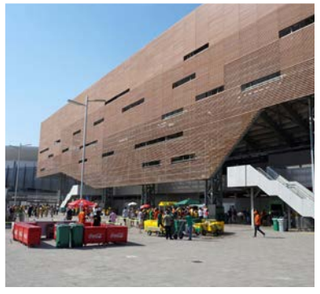

ARENA DAS DUNAS

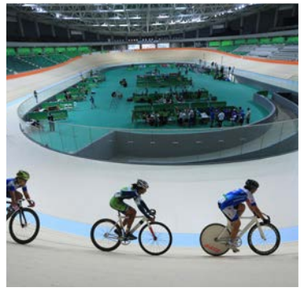


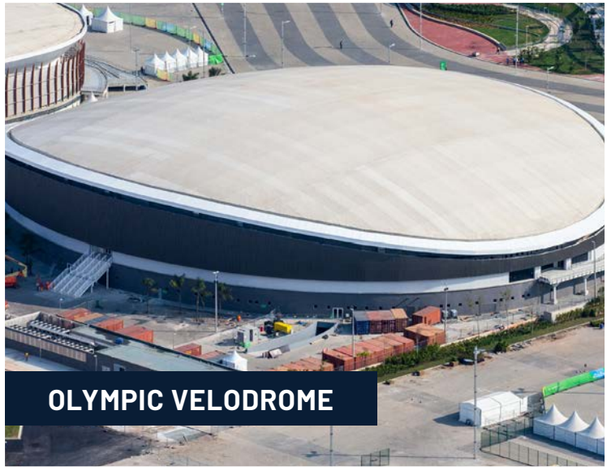



JACKSONVILLE JAGUARS STADIUM


HANDBALL STADIUM






OLYMPIC VELODROME


TENNIS ARENA

— JACKSONVILLE JAGUARS STADIUM – 2016

Location: **Las Vegas (NV) (USA)**.
Capacity: **5.500 seats**
Architect: **Populous**
Eor: **Walter P Moore**
Scope of works: **Steel structure /Fabric roof and Façade**
Value: **€ 51 Mln**

— OLYMPIC TENNIS ARENA – 2013

Location: **RIO DE JANEIRO (RJ) (BRAZIL)**.
Capacity: **10.000 seats**
Architect: **AECOM**
Eor: **To be verified**
Scope of works: **Structural Engineering / Precast Concrete Structure / Stadium Design**
Value: **€ 34 Mln**

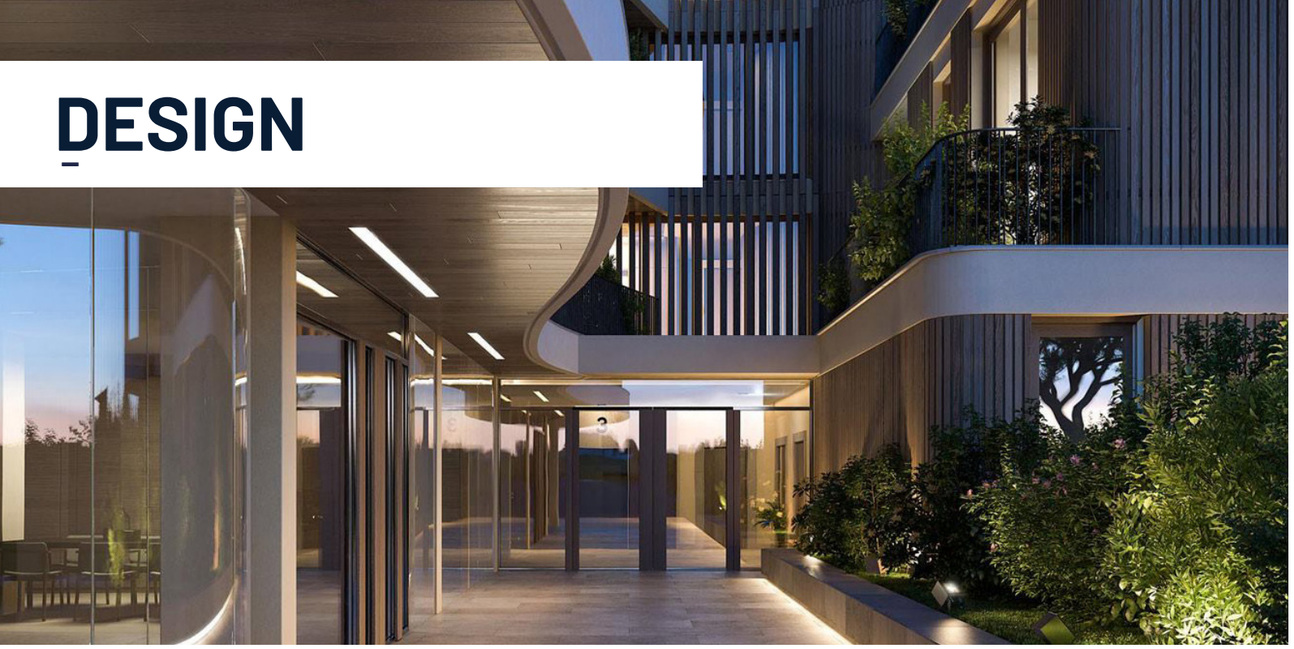
— HANDBALL STADIUM – 2013

Location: **RIO DE JANEIRO (RJ) (BRAZIL)**.
Capacity: **12.000 seats**
Architect: **Lopes, Santos & Ferreira Gomes Arquitetos / Oficina de Arquitetos**
Eor: **MBM Serviços de Engenharia / DW Engenharia**
Scope of works: **Steel Structure / Modular & Demountable Structure / Timber & Steel Façade**
Value: **€ 42 Mln**

— OLYMPIC VELODROME – 2013

Location: **RIO DE JANEIRO (RJ) (BRAZIL)**.
Capacity: **5.000 seats**
Architect: **Schürmann / BLAC Arquitetura e Cidade**
Eor: **Arup do Brasil / Rio Olympic Equipment Consortium**
Scope of works: **Structural Engineering / Steel Structure / Velodrome Roof / Cycling Track**
Value: **€36 Mln**

DESIGN



Design in the field of **Building Engineering**, with its two main specializations in Technical **Architecture** and **Structural Engineering**, constitutes one of the most important segments of **B.Cube's activities**. In this context, we have developed **excellent projects** over the years, working on large buildings (e.g., the new headquarters of L. Bocconi University in Milan) as well as smaller-scale interventions. We also have recognized expertise in **renovation and restructuring of existing buildings**.

In all our projects, regardless of scale, program, or economic value of the intervention, our effort is aimed at **identifying appropriate solutions that meet the needs and are suitable for the specificities of each cas**e. We pay particular attention to safety, ease of implementation and maintenance, economic and environmental sustainability, and the context.

A) IDEATION PHASE:

- Investigations, surveys, and problem analysis.
- Identification of alternatives and operational directions.
- Pre-feasibility studies.
- Cost and benefit analysis of alternative solutions.
- Verification of urban compatibility.

B) DESIGN PHASE:

- Preliminary design.
- Feasibility study.
- Urban design.
- Environmental design.
- Interior design.
- Preliminary, detailed, and executive design.
- Documentation and assistance for financing procedures.
- Specifications, technical specifications, price lists, quantity surveys, and cost estimates.
- Documentation for requests for proposal or tender.
- Safety plans.

BIM (BUILDING INFORMATION MODELING)

B.Cube offers **comprehensive solutions in the field of structural and architectural design using Building Information Modeling (BIM)**.

Building Information Modeling has become an **integral part of the construction industry** as it allows professionals to digitally analyze the key physical and functional characteristics of a project before its realization.

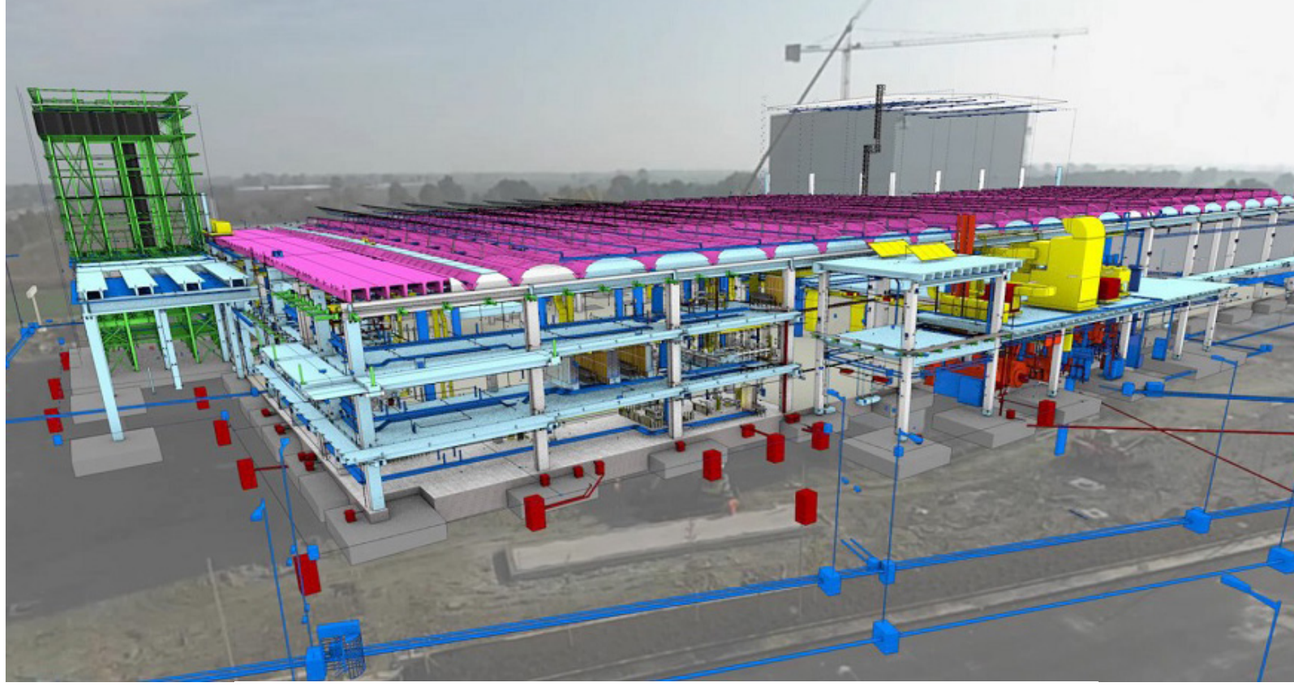
In our industry, the application of BIM technology has transformed workflows by enabling the consideration of civil engineering works throughout their entire lifecycle. Our information modeling solutions are based on coordinated, reliable, and precise data, made possible by utilizing the most up-to-date BIM software.

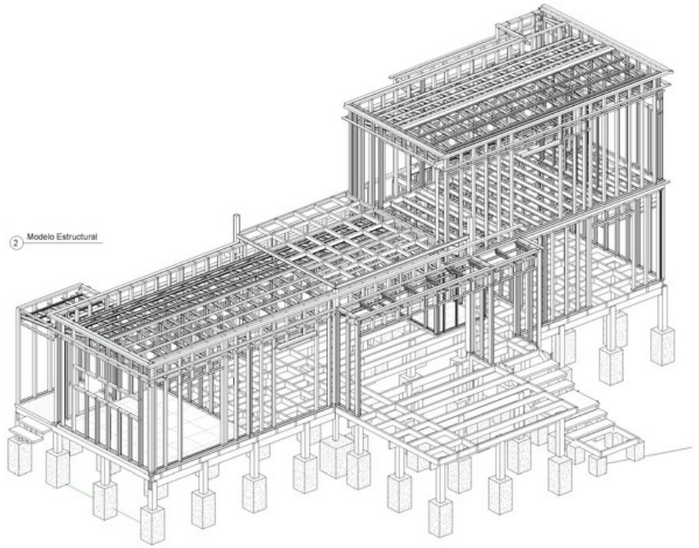
Building Information Modeling (BIM) is a **process based on 3D models that generates a federated model of the project**, containing information from various disciplines.

This model enables our clients to visualize their investment before the project is executed.

By its nature, BIM encourages enhanced communication among architectural, structural, and MEP (mechanical, electrical, plumbing) consultants, offering all parties **the opportunity to control and coordinate the project like never before**.

BIM
DESIGN





PROJECT MANAGEMENT

We believe that a good project is one that is able to identify and **achieve clear objectives, fully meeting the needs and expectations from which the project originates**. Such a result largely depends on the ability to foster proper interaction among different specialized components and to plan and manage all the activities of design, development, and control. It primarily relies on the aptitude to establish a collaborative dialogue with the client, ensuring **constant and systematic quality verification**.

In the execution of Project Management services, B.Cube employs the **best expertise regarding technical, regulatory, and procedural aspects**, responsibly handling the coordination of all phases and processes, in close collaboration with the client and while respecting the targets.

A) PRE-CONSTRUCTION PHASE

- Technical assistance to the Contracting Authority (RUP - Responsible for Public Contracts);
- Verification of completeness and adequacy of documents;
- Assistance to the contracting entity in obtaining permits, authorizations, and approvals;
- Support during the tender phase for the selection of contractors/suppliers;
- Technical and administrative consultancy;
- Evaluation, monitoring, and supervision of projects and programs.





CONSTRUCTION MANAGEMENT

As a company structured to offer **integrated and comprehensive services**, B.Cube specializes in engineering, managing, and supervising the execution of complex construction projects.

This activity is primarily directed towards construction companies and is carried out by **personnel with qualified experience in the field of Construction**, who have held managerial roles in the past in General Contractors or Construction Companies.

The integrated approach enables us to identify the best opportunities to add value and improve the quality of the works.

It also allows for effective planning, considering the objectives of time and cost, as well as the characteristics of the operating contexts. We pay the utmost attention to **optimizing processes** to ensure better control over execution methods and the quality of outcomes. Additionally, we prioritize **safety and environmental sustainability conditions**.

TENDER, QS & COST ANALYSIS

Estimates, Quotations, and Estimated Metric Computations

B.Cube, based on its own database, market research, and continuous monitoring of the most important construction projects in Italy, **is capable of defining the economic aspect of the most complex projects**, ultimately determining the figures constituting any type of business plan.

In the development of the project phases (preliminary, final, executive), initial estimates are gradually refined, transitioning from parametric values determined through analytical metric computations.

Capitolati, Technical Specifications, and Tender Documents

Depending on the type of construction project (new construction, renovation, restoration) and the type of client (public or private), **B.Cube prepares the bidding documents, including contracts, special contract specifications, and technical specifications**. This is done in close collaboration with Designer:s, specialists, and the client, adapting to even the most specific requirements and leveraging their experience **to ensure alignment between the project and its execution.**

Assistance in the Tender Process

In close collaboration with the client, following their standards, or independently according to their own procedures, B.Cube is capable of **identifying lists of qualified suppliers for any type of contract or procurement**. B.Cube compiles and standardizes the tender documentation, advertises the tender, prepares comparisons of the received bids, meets with suppliers and contractors, and assists the client throughout **the negotiation process, leading up to the signing of the contract.**

Service for Companies in Tendering

B.Cube, with its team of professionals with experience in the construction industry, has developed a **service to support construction companies** in participating in both public and **private tender processes**. This support includes technical and economic analysis, document review, scrutiny of metric computations, price analysis, economic evaluation of work thanks to an established supplier database, the exploration of improvement proposals, critical contract and specification analysis, project planning and work program development, site planning, identification of faster and/or cost-effective construction technologies.

The service is complemented by activities such as work accounting and measurement, the preparation of variant surveys, and procurement activities.

Cost analysis is conducted by **researching the market at the time of proposal preparation or by drawing from B.Cube's own database**, which has been built over time with data from completed contracts categorized by their technical characteristics and contract values.

PROJECT CONTROL & PLANNING

B.Cube deploys the best technical expertise derived from experience in General Contractor companies for the proper **planning and control of complex projects**. At B.Cube, we believe that careful Project Control is a crucial and indispensable element to ensure the success of a project, from its initial conception and planning to its conclusion and delivery.

PLANNING

Drawing from past experiences with General Contractors, **B.Cube is capable of developing work programs of various natures and complexities** tailored to the investor's needs. These programs define the time frame of an investment in all its major phases or in detail for each task. This is an indispensable tool for the General Contractor to ensure the proper execution of the project.

Using its established **internal database of productivity analysis** and leveraging the quantities of work and project budget, **B.Cube calculates analytically the number of hours** required to complete each activity, providing monthly **curves of man-hours and economic production**.

PROJECT CONTROL

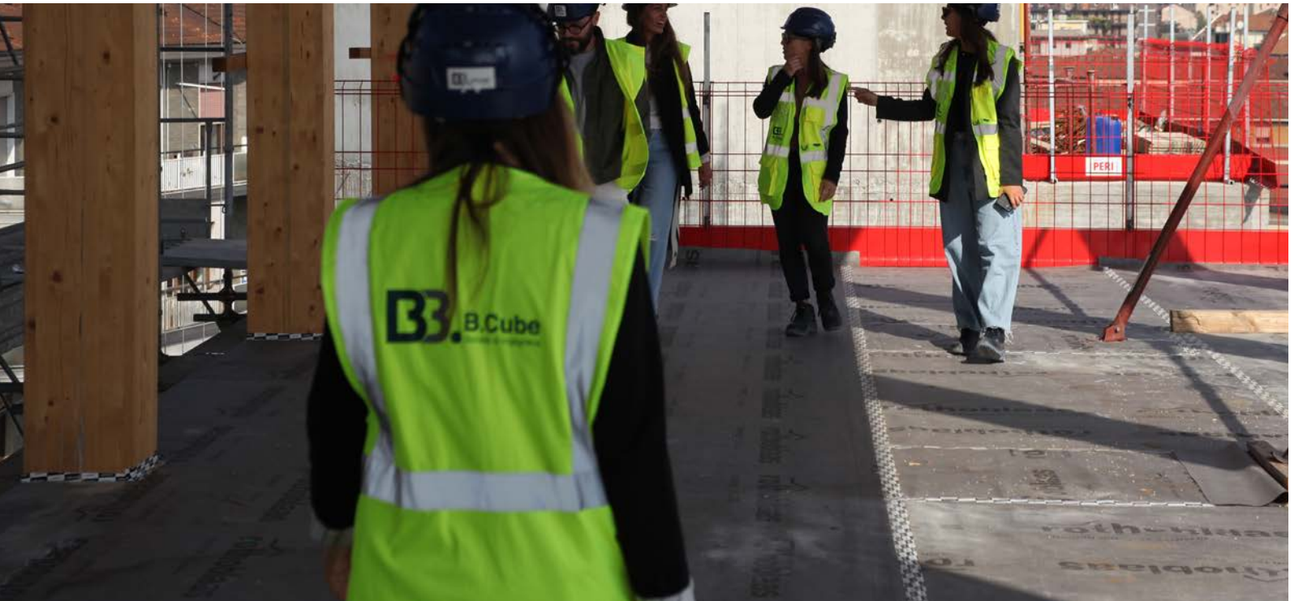
Based on the **baseline** that B.Cube establishes through its constant and active presence on the project, **we evaluate the project's progress in economic terms, man-hours, and as a percentage of the total**, comparing it to the planned schedule. In case of deviations from the baseline, we actively develop action plans to **mitigate any delays, recalculating the requirements** in terms of man-hours and finances to completion.

We create **intuitive dashboards** to identify the project status and highlight any critical issues through indicators, along with detailed **monthly reports** that depict the progress of EPC projects in all phases. **We generate Time Impact Analysis** on the project baseline to analyze the deviations caused by individual events, thereby supporting the General Contractor in potential requests to the client.

- Creation of Master Schedule
- Work Sequence Analysis
- Allocation of financial and time resources, study of productivity
- Economic and temporal project planning
- Time Impact Analysis
- Monitoring and updating
- Action Plan and Mitigation Plan
- Monthly Reporting







ENGINEER (Direzione Lavori)

Engineer (Direzione Lavori) is a key professional role in the construction process, responsible for the technical and administrative **supervision of the construction site,** ensuring its compliance with the project and current regulations.

B.Cube coordinates the site activities and communicates with all project stakeholders, thus creating the necessary conditions for the correct and timely completion of the work. **Thanks to its experience in both on-site work and design, B.Cube addresses technical issues and ensures timely technical solutions**.

Engineer (Direzione Lavori) appointed by the client as **a natural continuation of the detailed and executive design, managed through** Document Control, is one of B.Cube's strengths. **It allows** the client to achieve efficient and **effective coordination** throughout the project supply chain, resulting in significant technical, temporal, and economic benefits.

B.Cube can fulfill both the role of "**DLG**" (Direzione Lavori Generale) and "**DLS**" (Direzione Lavori strutture).

- Technical and administrative management
- Measurement, accounting, assistance, and supervision of works
- Inspection and approval of works
- "As-built" project
- Execution phase safety coordination.

DOCUMENT CONTROL

Document Control is the process that **creates, manages, codes, names, distributes, tracks, records, archives, stores, and retrieves the documents produced**.

For this reason, B.Cube has considered it essential to implement and apply its own Document Control system, both for its detailed design and construction documents, as well as those related to Works Management, in order to facilitate the document flow.

In addition to its internal use, **Document Control is made available to General Contractors** who wish to manage all the necessary documents in a standardized and structured manner during the construction phase. This includes submissions of material data sheets**, method statements, quality and safety plans, and any other documents produced**, with the aim of monitoring the timely issuance and approval by the client through appropriate registers, creating alerts in case of delays.

Careful and accurate Document Control is **essential to minimize errors and reduce rework** to a minimum, ensuring that all participants in the process have correct access to up-to-date information and its history.





STEEL STRUCTURES AND FAÇADES

In line with the company **“vision”** of expanding its market, through the diversification of its reference sectors, and with the company **“mission”** of improving, expanding and integrating the support provided to businesses, B.Cube established in 2024 a **specialized department dedicated to steel structures and curtain wall systems**.

Based on the extensive experience gained by holding managerial roles within steel fabrication companies, curtain wall systems manufacturers, and General Contractors, **B.Cube’s Senior Advisors can provide appropriate support to General Contractors and manufacturing companies throughout all phases of project development and execution**, ensuring:

- **Technical support** for the review of the project documentation, to identify design shortcomings and/or details that could lead to critical issues during production or installation on-site.
- **The optimization of design solutions** to enhance constructability and on-site assembly efficiency, while ensuring compliance with production costs, work schedules, and safety regulations, and to ensure a full integration with all other design packages (e.g., concrete structures, roofing system, MEP system, etc.).
- **Support for the evaluation of potential operational scenarios** to verify that all necessary provisions and arrangements have been made (e.g., provisions for hanging loads, systems penetrations, thermal and acoustic insulation, corrosion and fire protection, etc.).
- **The development and validation of installation plans by** analyzing, refining, and verifying erection plans and installation strategies.
- On-site support during the installation of the steel structures and the façade systems and, in general, during all construction phases (including visual and performance mock-ups).
- **Contract management assistance**.
- **Quality controls and performance checks assistance**.

TEMPORARY MANAGEMENT

The knowledge of the construction industry, the experience in leading medium- and large-scale manufacturing companies and the expertise gained covering key positions for General Contractors on major national and international projects, **leads B.Cube's Senior Advisors in supporting manufacturing companies and general contractors** not only **from a technical perspective but also from an organizational standpoint** in case of company changes due to:

- **Generational or managerial transitions and M&A**
- **Revenue growth management**
- **Start-up of new management and control systems**
- **Financial distress situations**
- **Productivity and efficiency increasing**

Our **Temporary Managers** and B.Cube's technical team support companies by integrating and completing the company staff and, after an in-depth **assessment of the current state ("As-Is")** and the analysis of the strengths and weaknesses, they work alongside the company's board to define the **strategy** and to identify the key intervention areas (HR, Administration and finance, Management control and planning, QHSE, PMO, Purchasing, Tenders, etc.). Once the **action plan** has been shared with all members of the organization, they start implementing the necessary changes to shape the company from its current state into its **future vision ("To-Be")**.

B.Cube's approach is summarized in its slogan: **"Maximum effectiveness in the shortest possible time"** and the success of the intervention strategy is measured by the time committed to the company and by the time needed to make the presence of the Temporary Manager no longer necessary.
In carrying out the company development our **Temporary Managers** simultaneously prepare the organizational structure for their smooth and strategic exit.



COMPANY STRUCTURE

B.Cube has developed its organizational structure to ensure business success through the effective and efficient use of company resources. The company shares the goal with its clients to deliver projects that meet their desires, while also adhering to project timelines and budgets.

B.Cube is capable of fulfilling client requests both within its own facility and at other locations. Our employees are qualified technicians specialized in their respective fields. B.Cube assigns a project manager to each assignment who coordinates the team of technicians involved. This ensures effective organization and management of each project.



Alessandro Boe
Partner
Engineer with 20 years of experience in executive design and construction management of civil and structural works. Founding Partner and President of B.Cube, he leads the executive design and construction management sector.



Raffaele Quaranta
Partner
With extensive experience as an executive in medium-Capacityd general construction companies, he has been involved in both public and private contracts, as well as works accounting and procurement, for about 20 years. He is responsible for the estimation and tendering sector.



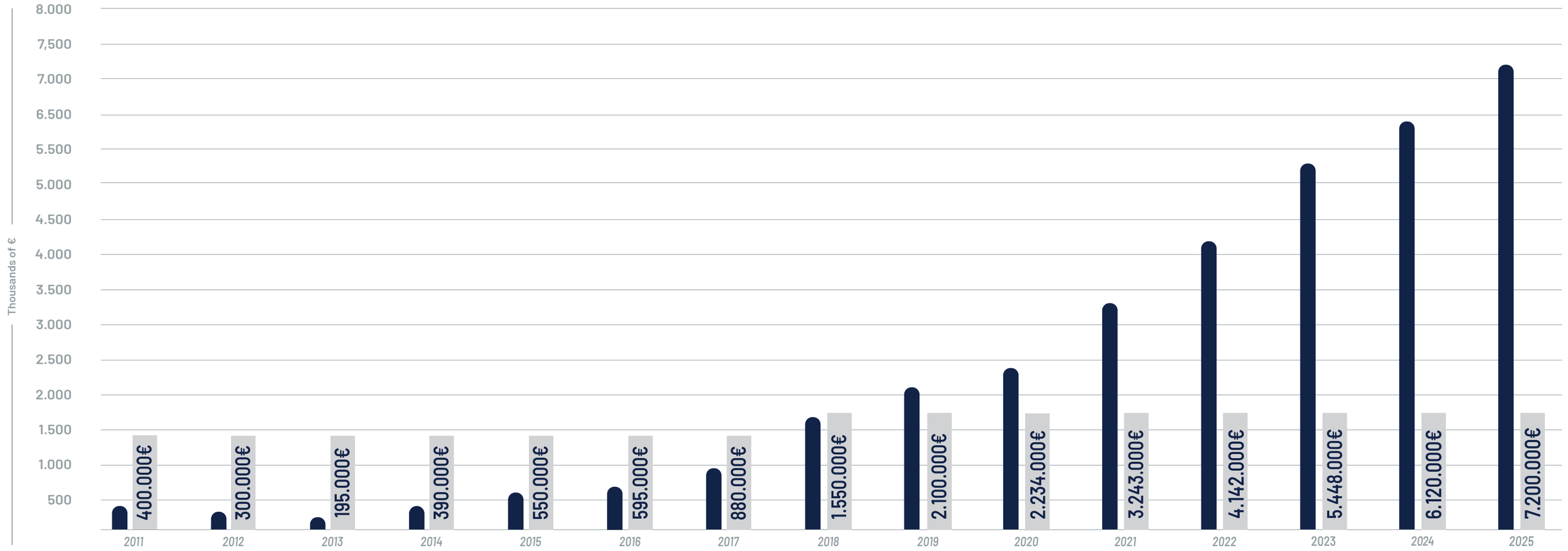
Diego Robuschi
Partner
With over 20 years of experience in Construction and Project Management, he has built complex, large-scale organizations from the ground up. As Technical Director, he oversees all technical aspects of projects, ensuring effective coordination and successful delivery.



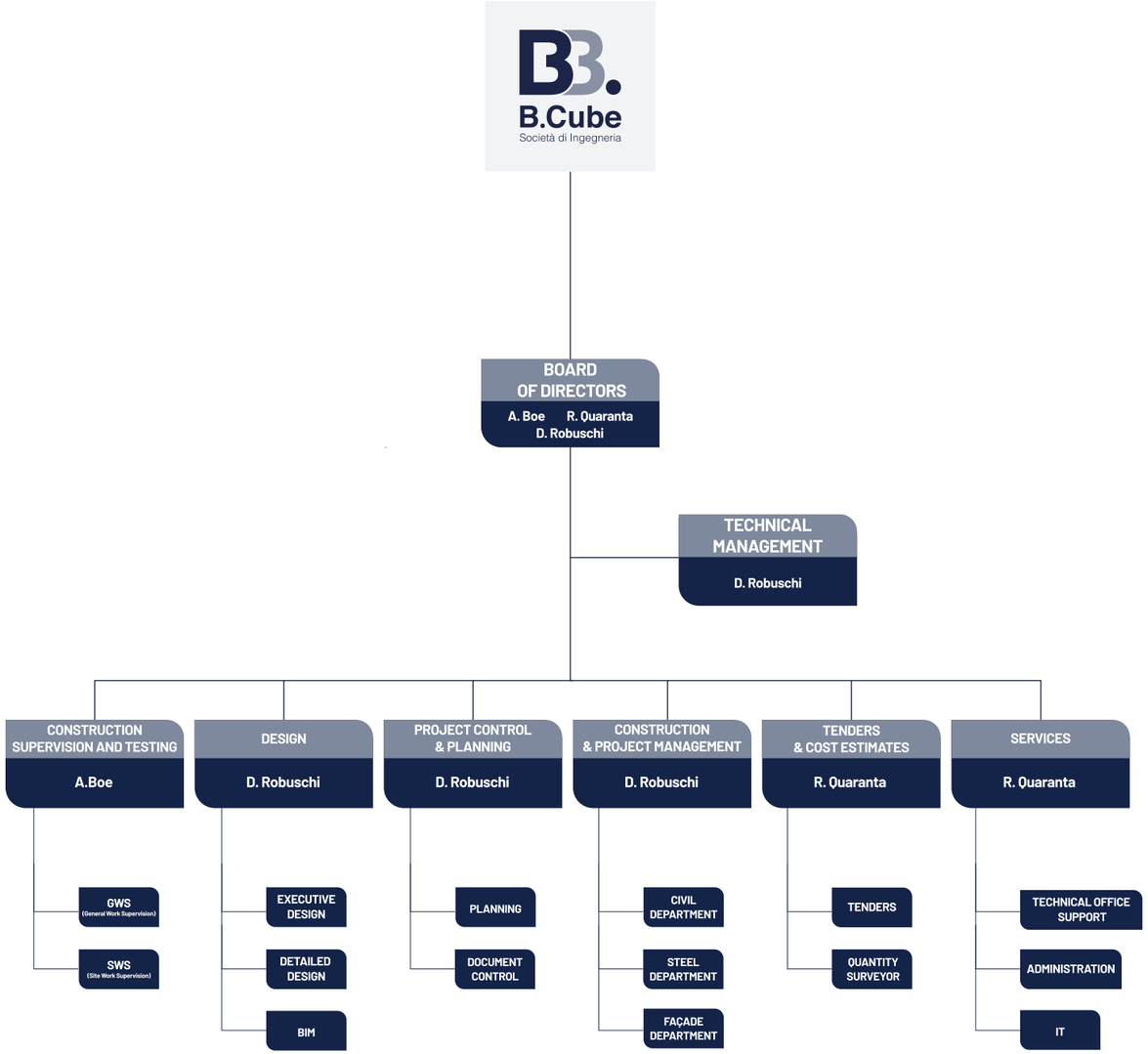
TURNOVER

Established in 2007, B.Cube was initially formed as a technical support structure for construction sites of a major construction company in Milan. The current corporate structure has been in place since 2013, when the company underwent an internal reorganization process and expanded its market.

Despite the severe crisis in the construction industry, the trend of the turnover value is indicative of the continuous evolution that characterizes the company in carrying out its activities, through the diversification of its sectors of reference.



ORGANIZATIONAL STRUCTURE



OUR PARTNERS







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