

**ADVANSYS**  
GROUP

We build  
**effective**  
Real Estate

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[www.advansys.ua](http://www.advansys.ua)



*Advansys Group is an innovative engineering and construction group of companies for the construction of effective commercial and industrial real estate facilities with headquarters in Kyiv. For more than 12 years of work, we have assembled a team of highly qualified specialists: engineers, designers, project managers and set up highly efficient management capable of meeting the needs of customers. At the same time, we have accumulated an extensive base of technical solutions in all areas of commercial and industrial real estate, including in accordance with international energy efficiency, ecological and quality standards.*

- 12+ years of experience;.
- 100+ successfully implemented projects;.
- 40+ experts: engineers, designers, PM-s, managers;.
- Large Base of Energy Effective Engineering Solutions;
- Knowledge of the basic International Energy Efficiency Standards LEED, BREEAM;.
- Project management experience in accordance with modern methodologies and practices.

## Our leaders

### Sergii Koziar



Co-founder and managing partner of the group of companies

**Education:**

- Master of Business Administration (MBA),
- Master of management,
- Master of engineering

### Oleksandr Zmikhnovskiy



Co-founder and managing partner of the group of companies

**Education:**

- Master of Business Administration (MBA),
- Master of Management,
- Master of Engineering,
- Master of Finance.

### Team:

Technical Director  
*Dzeczina Oleksandr*

Chief PM  
*Voropay Vitalyi*

Chief Engineer  
*Oberemok Anatolyi*

Chief Financial Officer  
*Ischenko Olga*

Head of Sales  
*Kravets Nazar*

Head of Maintenance  
*Yaroshevskiy Illiya*

Marketing Director  
*Tsylitsynskiy Oleksandr*

Product Manager AdvisorScada  
*Kolobashkin Dmitro*

Product Manager YasaLighting  
*Pysmennyi Yurii.*

**The company's mission:** to build efficient real estate that best meets the goals of the customer's business, bringing him the maximum capitalization from operation.

## *History of the company*

2010 - Founding of Advansys

2011 - Development of cable networks

2012 - Direction of automation and dispatching

2013 - Start of complex engineering solutions

2014 - High demand for complex engineering services

2015 - Implementation International quality standard ISO

2016 - Comprehensive energy-efficient engineering solutions  
Unit of MEP-designing

2017 - Own production of LED lamps YasaLighting

2018 - the Unit of direction of construction of industrial solar  
power plants

2019 - Unit of energy efficiency building consulting

2020 - Construction of own industrial solar power plant

2021 - Development and launch of AdvisorSCADA (unique cloud  
service for energy efficiency management of Real Estate).  
Transformation into Advansys Group.

2022 - Starting an international expansion of company services



*Today we occupy one of the leading positions in the field of energy efficient construction in Ukraine. Our solutions create efficient buildings, we reduce the capital costs of the client during construction, reduce the customer's costs during the operation of real estate, ensuring a comfortable internal environment of the facility and minimal impact on the environment.*

Advansys Group carries out a full range of services for the projected effective construction at all stages of the life cycle of the property: from the implementation of the initial idea of the investor to the commissioning and maintenance.

## Building Consulting

- Development and maintenance of engineering concept
- Energy modeling
- Energy audit
- Green construction certification

## Engineering

- Implementation of comprehensive infrastructure engineering
- Project management
- Service maintenance of engineering equipment

# Our services

# OUR PRODUCTS

# Our services

## MEP Designing

- Design of complex engineering solutions
- Design of energy efficiency facilities
- BIM - modeling

## Automation

- Automation and dispatching of engineering networks in commercial real estate
- Real estate energy management systems
- Design and assembly of automation boards



# Our services

## Development and maintenance of engineering concept.

A set of works for the analysis and development of sound engineering solutions to minimize operating costs by arranging engineering systems.



### Building energy modeling

Construction of a mathematical model of energy costs and revenues of the future building. Occurs by entering a number of physical parameters of the future building into a specialized program (DesignBuilder).

### Energy audit

A comprehensive technical survey of the facility, which allows to assess the potential for energy efficiency and propose a plan for the implementation of measures to improve the efficiency of energy use at the facility. When energy audit first of all raises the problem of saving and efficient use of energy. Analyzing the task, our engineers think over to the smallest detail each segment of the chain of the existing system, trying to offer the Customer real solutions for energy saving with adequate payback periods.

### Green construction certification

Advansys Group is able to organize and support construction work according to international certification standards Leed, Breeam, DGNB. Goals:

- Ensuring minimal impact on the environment;
- Minimization of consumption of resources (water, energy, materials) during the whole life cycle of the building;
- Reduction of taxation (receipt of tax benefits) for the use of efficient energy-saving technologies.

### Complex design of engineering systems

This is the process of preparing technical documentation for a preconfigured concept or technical assignment. In the design process, the most suitable equipment is used. Qualified staff of Advansys Group provides services for complex design of engineering systems. We have experience in every field of commercial real estate.

## Advansys Group designs a full range of engineering systems:



- Heating, ventilation, and air conditioning
- Water supply and sewerage
- Security systems: video surveillance, burglar alarm, intercom, access control and management system



- Fire alarm, fire extinguishing
- Lightning protection, grounding



- Lighting design, lighting systems
- Cable systems: power supply, structured cable systems

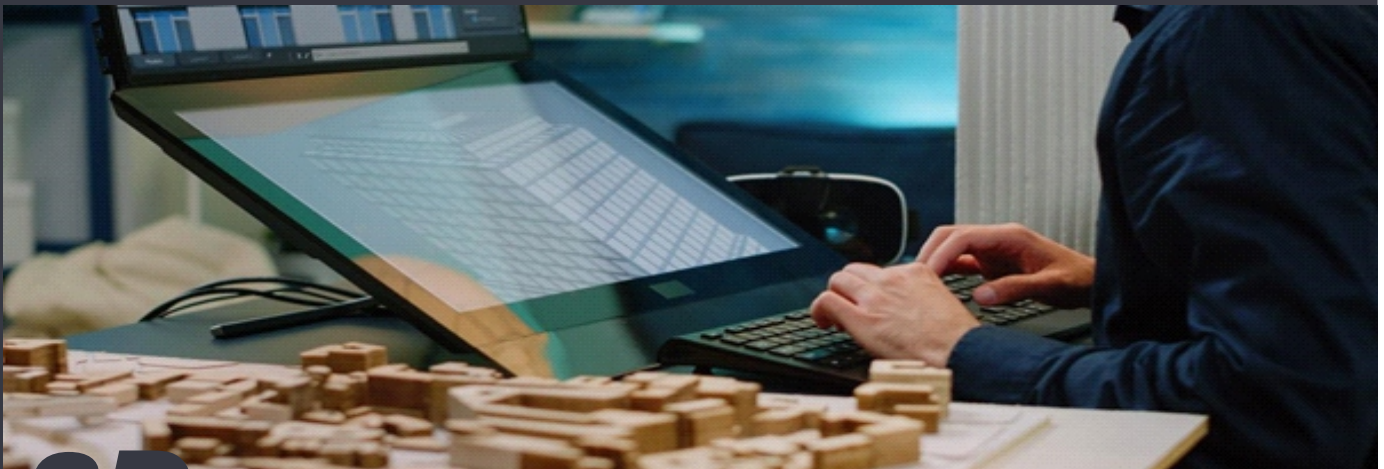


- Multimedia and IT infrastructure
- Automation and scheduling
- Alternative energy systems



### BIM – modeling

Advansys Group uses BIM modeling in the development of projects. Using BIM, a 3D building model is created based on available information on 2D drawings, as-built drawings, or laser scanning data. It includes detailed coordination drawings of various systems: mechanical, electrical, plumbing. It provides an accurate vision of the project as a whole and effective synchronization between all individual projects of the building.

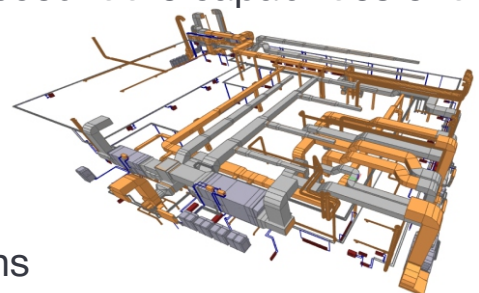


## 3D model of a building

The creation of a 3D building model allows you to better calculate the power consumption of the future structure, take into account the capabilities of the existing infrastructure and much more.

### Main advantages of use:

- Exact vision of the project as a whole
- Detection and coordination of collisions
- Accuracy of forecasts
- Increasing the accuracy of financial calculations



# Complex engineering and construction works



Advansys Group provides services for the implementation of a comprehensive engineering infrastructure for commercial and industrial real estate:

- We implement complex engineering projects. When working on a project of any complexity, in order to achieve the best results, we use a modern methodology for the quality management of BIM, BEM, PM projects, IoT technologies, etc.
- Perform commissioning, start-up, measurement and setting of systems operation.
- We provide technical support at the initial stages of operation and compliance with warranty obligations.
- Accompany objects on the subject efficiency of engineering infrastructure. Help with service engineering equipment (warranty and post-warranty) and BMS-service systems.

Advansys Group staff ensures high quality of process organization at all stages of project management. The company employs certified specialists (Construction Project Manager specialty) who can perform comprehensive management of complex construction projects. Our specialists can not only manage project deadlines and scope of work, but also fully manage the economy and budget of the project; increase the profitability of the project; create an effective project team.

## ***Service maintenance of engineering equipment***

Advansys Group is committed to providing maximum comfort for its customers, creating the necessary conditions for the successful operation of the companies served. Being one step ahead of traditional approaches, Advansys Group strives not only to fulfill the wishes of the client within the framework of the project, but also takes on the development of engineering and



# Automation and dispatching of engineering networks in commercial real estate

The main purpose of automation is to increase the performance of real estate. We implement automation systems at the stages of construction and reconstruction in different types of commercial real estate.

15%  
efficiency of  
an object

-30%  
energy saving

-100%  
consequences  
of accidents

+10%  
value  
m2

**up to 50% of energy resources**

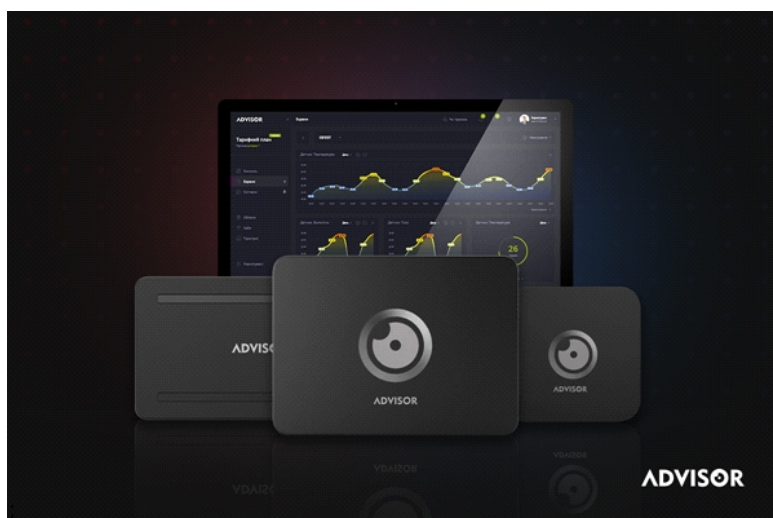
spend as a result of not effective management of engineering systems

## Real estate energy management systems

### Design and assembly of automation boards

Automation boards together with control cabinets are among the key elements of automation systems. Their purpose is to manage and control the functioning of engineering systems.





**Advisor SCADA** is a smart system where every object after connection, entering its high-tech environment, receives real-time diagnostics of equipment life and key energy consumption indicators and the ability to effectively control them, which ensures a reduction in 30% of resource consumption.

- *Innovative development of Advansys Group*
- *Wireless IoT technology and quick setup*
- *Flexibility of the system for needs*
- *Low cost of implementation*
- *Energy management systems, service automation*
- *Convenient panel with web-interface*
- *Impact on the rating system upon receipt BREEAM certification*



BUILDING



ADVISOR SCADA



ADVISOR DEVICES

energy  
consumption  
accountingMonitoring of  
parameters  
comfortEngineering  
equipment

# Yasa



## LIGHTING

Masterpieces of commercial lighting



*Modern Ukrainian manufacturer of high-quality lighting for business. Since the company was founded in 2017 successfully executes projects for lighting buildings, office premises, shopping and entertainment centers, factories, warehouses, street and park lighting, advertising illumination.*

### **Yasa Lighting provides professional lighting design services:**

- Light modeling, visualization, calculation.
- Light engineering designing.
- Individual production of LED lighting.
- Professional installation.
- Setting up automated lighting control systems.
- Technical support.



**WWW.YASALIGHTING.COM**



# Our projects

## *Energy-efficient real estate*

Examples of successful cases of energy-efficient solutions without additional capital costs.



### *Huhtamaki factory*

Complete complex of engineering systems: heating, ventilation, air conditioning, power supply, structured cable network, heating station, safety systems. Ventilation system textile ducts to facilitate roof loading. Industrial Yasa Lighting lamps with narrow focus.

### *Adidas*

Complex of engineering systems in a logistics complex. Installation of Advisor SCADA in a network of stores. Automation of engineering equipment. Climate and energy consumption monitoring system.



### *ZMU plant*

Reduction of energy consumption without additional capital costs. Savings on the purchase of boiler equipment for 250 kW. At the same time, energy consumption decreased by 30% from the design indicators.





### *BMW dealership*

A complex of external and internal engineering systems, the largest BMW dealership in Northern Europe in Kiev region village Gora.

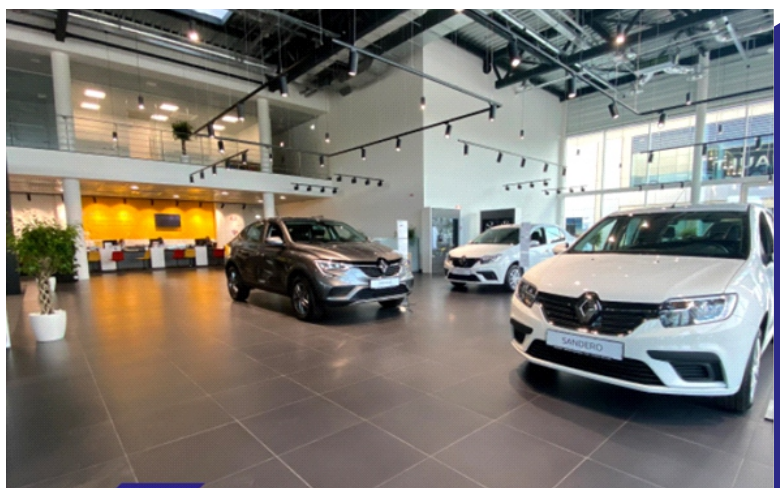


### *Autocenters: Porsche, Volvo, Jaguar Land Rover, Bentley*

Full range of engineering and construction works in accordance with international standards. Also, installation of automation and dispatching systems for energy efficiency management of the facilities.

### *Renault Winner Obolon dealership*

Full range of engineering and construction works in accordance with international standards. The project received certification BREEAM International New Construction 2016. Installation of automation and dispatching systems.





# Our projects

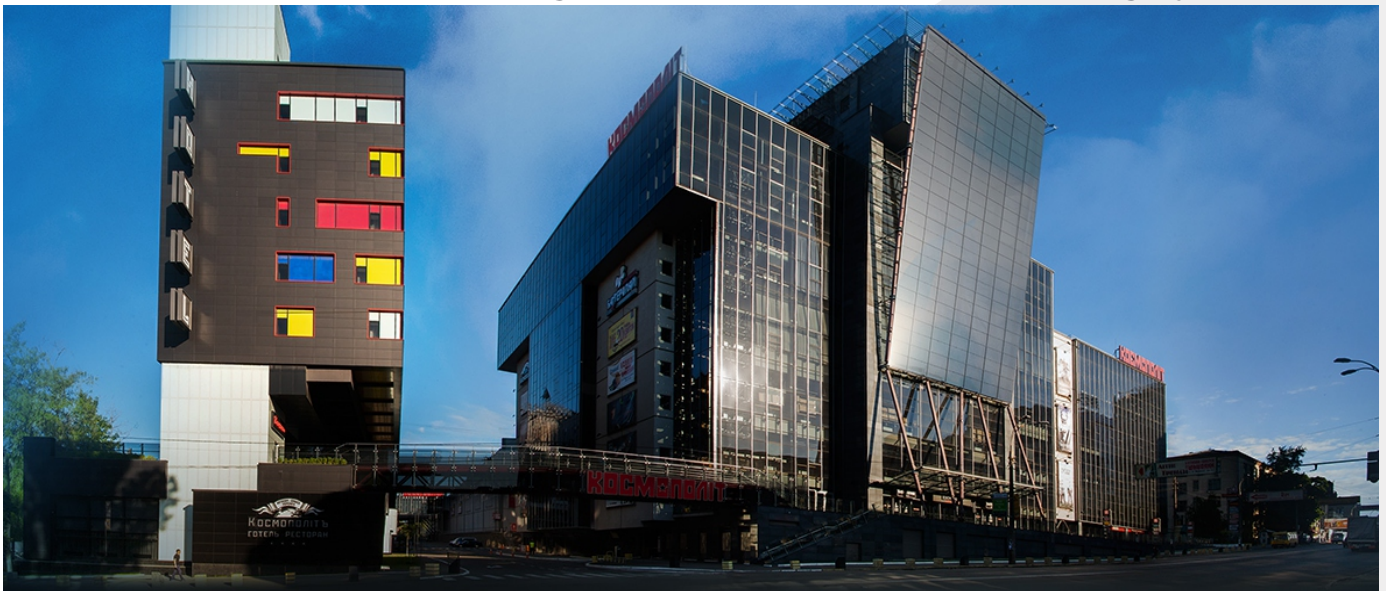
## *Space4 office complex*

A solution to reduce energy consumption by balancing the heating and cooling system. Savings - about 25% of the required power.



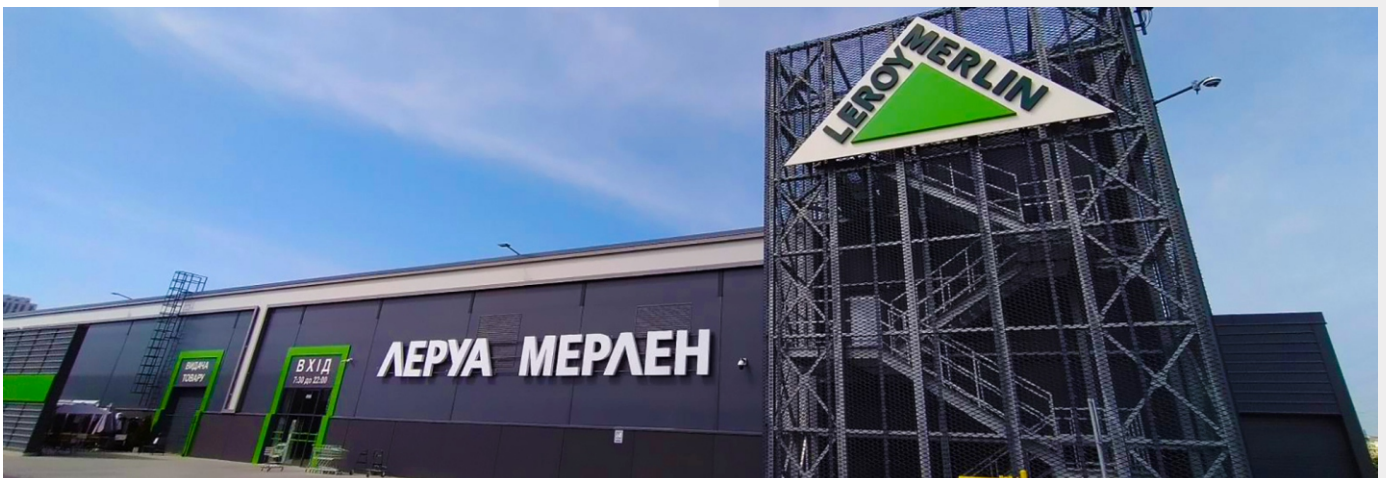
## *Cosmopolitan shopping mall*

Modernization of the heating, ventilation and air conditioning system.



## *Hypermarket of building materials Leroy Merlin*

Complex engineering and construction works.







### *Liko Sport complex*

With minimal capital investment, savings on energy resources amounted to more than 20%. The investment paid off in the first year of operation.

### *Mondelez*

Complex engineering and construction works according to international standards. BMS. Mondelez is a multinational company. The largest manufacturer of chocolate products in the world.



### *Astound Ukraine*

Complex engineering and construction works. Company has been operating in the global e-commerce market.





## Contact Us

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