



INGENIOUS

WE SHAPE YOUR NEEDS

GENERAL DESIGNER
SERVICES

GENERAL DESIGNER FUNCTIONS

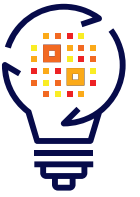
INGENIOUS Company performs the general designer (integrator) functions by managing the design at all stages of construction projects ranging from pre-design, engineering surveys, field supervision to commissioning.

We take your concerns related to development of project documentation on a turn-key basis upon ourselves.

You may only be required to describe the facility you want to build. We also always help to make up a preliminary Statement of Work, collect the initial data and offer an adequate implementation strategy and Project Management Plan.

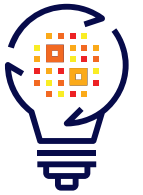
When managing the design, we are guided by the interests of the Customer and we guarantee that the layout and arrangement, engineering, technical and other approaches will be optimal and of high quality, which in the end will make it possible to save on the facility construction and operation. We know how to implement it properly from our own experience.





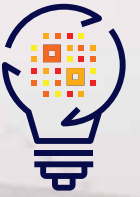
OUR MAIN ADVANTAGES

- We calculate the engineering and economic performance of your facility before starting to work, optimize and design within the limits of the construction budget approved by the Customer
- An innovative project management system that allows you to monitor the quality and progress of design activities
- Estimation and control of the budget at all stages of design and cost estimation of technical approaches to optimize the key project indicators
- Approval of the developed project documentation: our specialists submit documents for approval in the required departments; we have gained experience and established contacts with all state and oversight bodies in the field of construction
- Guaranteed quality of work
- We always fulfill the work on time
- Adequacy and flexibility in organizational schemes to create a maximum value for the Customer throughout the entire investment cycle. For example, "Integrated Project Delivery", "design - build", "project partnership"



HOW WE ACHIEVE IT

1. We use up-to-date strategies for managing the project processes, which allow us to organize well-coordinated team work
2. To provide a successful design, we prepare a PMP (project management plan) that represents all the necessary aspects: cooperation and communication, application of the information and technical tools, scheduling, a quality system, process regulations and individual requirements of Customers as well as other elements of our “know-how”
3. We give great consideration to the pre-design preparation, check-up and detailed study of the future project key parameters and design requirements specifications
4. Our design timing schedules are not a formal timing tool, but a detailed and specific schedule in MS Project based on weekly and daily planning



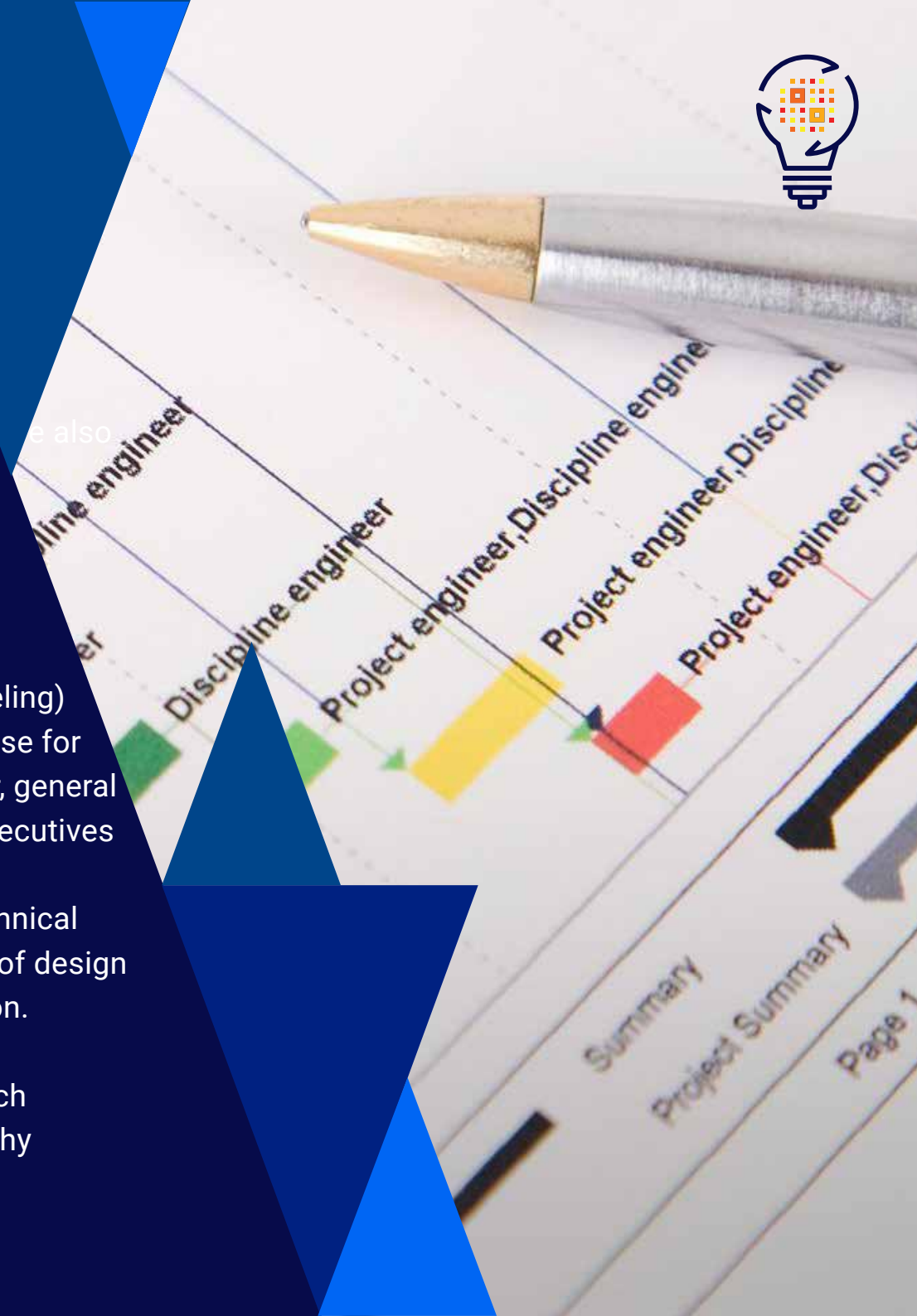
HOW WE ACHIEVE IT

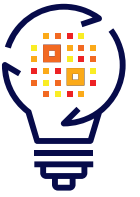
5. The quality system of our company is not only standard requirements of design “inspections norms”. We also provide the incoming initial data inspection, continuous operational inspection of technical approaches, internal examination of each project stage or section results

6. We place emphasis on BIM modeling. We create a BIM model for each project section with a pre-agreed detailing and information level. The basis for BIM (building information modeling) is a three-dimensional information model which is used as a base for organizing the work of all participants of the investor, customer, general designer, general contractor and operating organization. Our executives have respective Autodesk certificates

7. Application of “value engineering” (cost estimation of technical and engineering concepts) as a tool for the integrated solution of design problems, especially in terms of technical approach optimization. Reduction of costs and budget saving

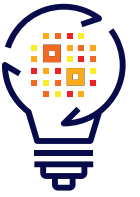
8. We create a system of monthly and weekly reporting, which provides the Customer with the most transparent and trustworthy account of the course of design activities





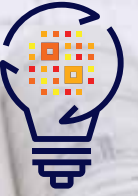
OUR SPECIALISTS HAVE EXPERIENCE IN DESIGNING THE FOLLOWING FACILITIES

- Industrial buildings
- Residential buildings
- Public buildings
- Administrative buildings
- Engineering structures
- Environmental facilities
- Road structures
- Industrial parks



WE RENDER GENERAL DESIGN SERVICES INCLUDING:

- Integrated design and coordination of all participants including special types of work
- Development of projects of any complexity as a General Designer
- Conducting the necessary engineering surveys and examinations
- Assisting the Customer in preparation of initial permits and obtaining Technical Specifications
- Development of pre-design stage materials, elaboration of conceptual designs (architectural and functional concept) and a feasibility study (FS)
- Working out the design documentation in accordance with Decree No 87 of the Government of the Russian Federation
- Working out the estimate documentation for various design stages and sections
- State and non-state examination and obtaining a positive design documentation conclusion



WE RENDER GENERAL DESIGN SERVICES INCLUDING:

- Elaboration of the working documentation and organization of the design engineering support during facility construction, preparation of executive documentation
- Working out and approval of special technical specifications (STS)
- Elimination of design collisions and “linking” of related design sections
- Application of BIM technologies, making use of cloud and server information design platforms
- Field supervision, monitoring the observance of the design concepts at the construction site
- Audit of the design documentation for all stages and phases
- Consulting on any design issues
- Adaptation, updating the design documents elaborated by foreign companies and bringing them to conformity with the current legislation and regulatory documents of the Russian Federation
- Design-projects



WE HAVE A FLEXIBLE APPROACH AND ARE GUIDED BY THE CUSTOMER'S NEEDS, SO WE ARE ABLE TO PERFORM LOCAL TYPES OF WORK IN SPECIFIC AREAS, NAMELY:

ARCHITECTURE

- Development of architectural and urban planning concepts
- Development of the album of architectural and urban planning approaches
- Architectural and construction design at the stage of design and working documentation
- Optimization of architectural approaches
- Functional zoning of premises

DESIGN OF LOAD-BEARING STRUCTURES

- Calculations of load-bearing structures
- Development of the load-bearing structure concepts
- Elaboration of structural and layout and arrangement approaches at the stage of design documentation
- Development of reinforced concrete and metal structures at the stage of working documentation
- Optimization of design concepts
- Making verification calculations
- Conducting an independent examination of structural concepts

DESIGN OF ENGINEERING SYSTEMS

- Elaboration of the engineering concept
- Development of engineering systems at the stage of design and working documentation

Heating and ventilation systems
Water supply and sewerage systems
Power supply systems
Low-voltage networks
Automation systems

FIELD SUPERVISION





Our Leaders...

ALEXANDER KIRSANOV Operations Director

Alexander Kirsanov is a Director and co-founder of INGENIOUS. He has 24 years of experience in the field of civil engineering. Professional experience includes practice in various fields of construction (residential estates, social and business as well as retail centers, production facilities and engineering infrastructure). Organizational and managerial skills of Alexander allow him to manage several construction projects simultaneously as well as to select and manage up to 70 development engineers.

Alexander has a wide experience of managing Design and coordination of Construction projects (residential complexes, public business and shopping centers, manufacturing enterprises, as well as engineering infrastructure) including: pre-design studies, investment justification, author and technical supervision, interaction with contractors, technical support and organizational and financial support, control and participation in the commissioning of objects.

Alexander is very familiar with permits and expertise procedures, provides technical support as well as organizational and financial support. Besides Alexander successfully interacts with contractors and supplies author and technical support. Moreover Alexander can make feasibility studies. Alexander is skilled in design and maintaining civil facilities.





Our Leaders...

VALERY SELEZNEV Commercial and Cost Director

He has 30 years of experience in the field of civil engineering. Valery graduated from the Gorky Institution of Civil Engineering with honors in 1988 with a degree in Industrial and Civil construction. In 1988 he embarked upon his career as civil works foreman, in 1995 Valery was the Director of Estimate and Contract Department for the major general contractor company that performed building and installation works on sites of Russian Federal Nuclear Centre (All-Russian Scientific Research Institute of Experimental Physics). Constantly improving his skills in estimates pricing in construction, Valery, in cooperation with the Sarov branch of the SI of the Moscow Center of Pricing in Construction of the Russian Federation State Committee for Construction, took part in the creation of the state costing standards in 2001. Working with design organizations, he has gained experience in creating estimates for objects of different levels - from the preparation of estimates for individual objects (residential buildings, shopping centers) to the preparation of estimates for the development of urban neighborhoods. His last 15th year work experience was in Savant and AECOM (successor Savant company), as Cost and Commercial manager he developed and implemented procedures that allowed for selection of contractors and cost control management with high efficiency. His in-depth understanding of the construction process, knowledge of standards, regulations and specifications, state costing standards and sequence of commercial rates creation assist in design and construction cost management with a guarantee of a high degree of accuracy. Valery has a major experience in cost control management of different project construction, including construction of airport terminals, business and shopping centers, production facilities. His comprehensive approach to the management of contractor selection and constant cost control at all stages of design and construction has resulted in clients cutting their investment costs.





Our Leaders..

MARK CARRINGTON H&S Director

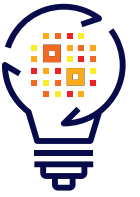
Mark brings over 20 years of construction experience ranging across many sectors, including sports, retail, residential, education, civil engineering, road, rail, hospitals and other buildings. Mark has extensive knowledge and experience of integrating H&S into the design, construction and end use/maintenance of a wide range of building and infrastructure projects. Furthermore, he has a track record of providing professional and proactive services to Clients in all matters relating to H&S, Quality, Integrated Management Systems and Training/Audit of these areas.

Mark graduated from the UK Cardiff School of Engineering in 1998 with a MEng Civil Engineering. From late 2009 to mid-2017, Mark worked in Qatar using his knowledge and experience to manage H&S for a range of mega projects including the New Doha Port Project, Local Roads & Drainage Programme and most recently working in the H&S Assurance Team for the Qatar 2022 World Cup programme. Experience gained in Qatar involved working in a demanding and high expectation environment to help ensure that the highest H&S standards were achieved across all aspects of project delivery. This included the review of Safety in Design and the application of H&S measures during procurement, enabling works, project village construction, roads, training sites and major stadium construction.

During Mark's time overseas, he also spent 9 months in Russia and CIS region to undertake a lead role in the development of AECOM's Integrated Management Systems throughout Russia and the CIS region. Mark Carrington is our leader in Project / Construction Management Systems, Personnel Training, Inspection and Auditing - it includes the following services:

- Preparation of project / building management / systems manuals / or clients' minimum standards for health, safety, environmental and quality control (HSEQ);
- Personnel training in these systems;
- Project reviews that consider how safety is considered in terms of construction, use, cleaning / maintenance, and demolition (for instance safe access to roofs for maintenance, installation or how to clean windows safely, etc.);
- Audit of the project / construction management system, including safety, environmental and quality control (HSEQ)





Our Strengths...

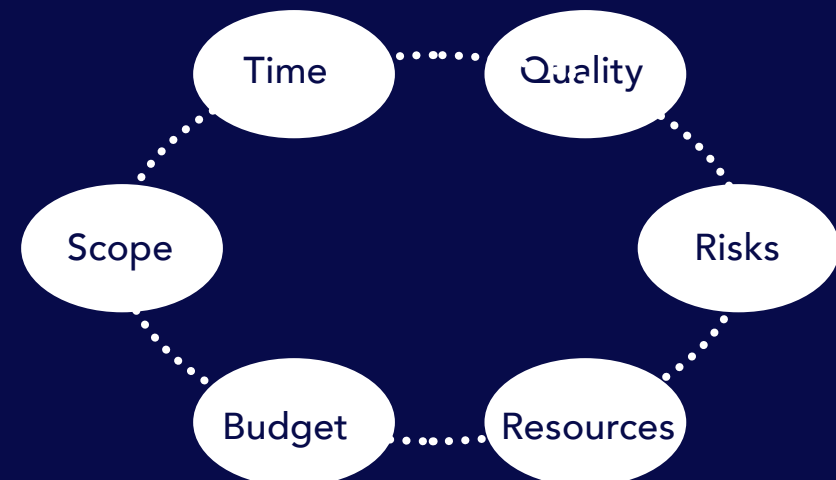
- Excellent knowledge of international standards and practices
- Very good understanding of the Russian market, rules and regulations
- Big work experience across Russia
- Giving you the confidence and clarity to make the best choices
- Reducing project risks and uncertainty at the earliest possible phase
- Guarantee optimum performance between design, performance, time and cost
- A flexible and collaborative approach when matching our services to your requirements
- An enviable track record of delivering complex and varied projects.
- Maintaining project viability through a strong understanding of the process.
- Maintaining project control at every stage of development

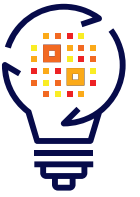


INGENIOUS IMS

Integrated Management System

INGENIOUS IMS provides an integrated approach to quality management (ISO 9001-2015), environmental management (ISO 14001-2015) and Occupational health and safety (OHSAS 18001-2007) which significantly optimise operational and construction costs.





SRO & Certificates

We are members of the Self Regulated Organization, with permission to carry out engineering surveys, design and construction, including especially dangerous, technically complex and unique capital construction projects

and certified on the following international standards:

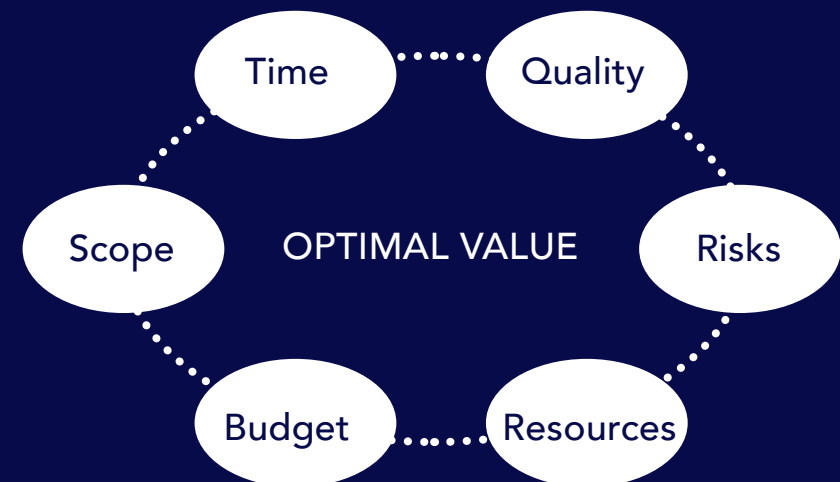
- Quality management (ISO 9001-2015),
- Environmental management (ISO 14001-2015) and
- Occupational health and safety (OHSAS 18001-2007)

documents available on request.



Start right...

Careful analysis of all possible options for change and the optimal balance of key components of the project;





Our Experience...

FIT OUT SERVICES

We turn the client's vision precisely into reality, trying to deep insight every little things of the imagination, having an idea of the result it expects.

FIT-OUT is a complex of works for design, construction, fit-out and engineering equipment of the internal premises of commercial real estate facilities. The FIT-OUT segment develop in Russia for decades. In our days this is one of the most popular segments in the Russian market and in the world in general.

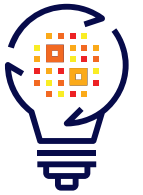
As part of the FIT-OUT projects, our team provides the services of the Design & Build format, that is independently implements all stages from design to commissioning, and also serves as a general contractor. We have capabilities and experience in FIT-OUT projects to be carried out to the highest standards. We offer all services and products exactly to your requirements and wishes.





FIT-OUT includes a variety of professional complex of services:

- **Project Management.** The FIT-OUT complex is not a simple mechanism. It includes a lot of features such as time-limits, money's limits and originality. Our team of professionals are able to think creatively, make prompt decisions and coordinate immediately without delay. Management is the most important part of the project and we cope with this task by excellent coordinating work between departments.
- **Design interiors.** This is one of the influential step in the process, at this stage we carefully discuss all the details important for Customers. Using high-quality materials and cutting edge technology, we create interiors that connect and inspire people. Whether it's a custom design that you need drawn up or if you already have a design that you need built - we will make it.
- **Design works.** We prepare the design for each of our projects by own. The coordination between architects, designers and chief engineers helps us to avoid mistakes.
- **Engineering services.** This is the most laborious process that runs in parallel with construction and decoration works.
- **Building and construction works.** The most time consuming stage. It's connected with a lot of related technological processes that run in parallel. These processes couldn't be broken. It's important to follow the sequence.
- **Decoration.** We organize and supply all equipment's and materials needed to complete the project. Every element of delivery is supervised and monitored personally to meet the project requirement and the client's satisfaction.



Our Partners...

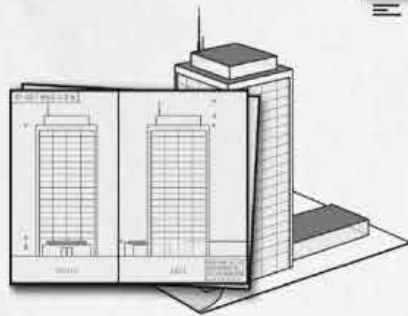
BIM

Information modeling has become a powerful technique for backing up project management services, from conceptual studies, through all stages of design, construction, handover, and up to and including facility management.

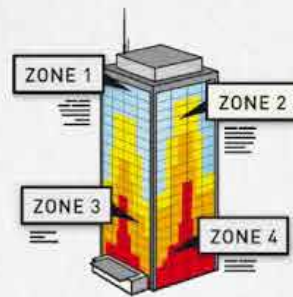
In order to make the vast potentials of Information Modelling available both to our engineers and to our clients, we have partnered with Tanmiya Management and Development, a company with more than 20 years history working in Russia and CIS.

Tanmiya's subsidiary, MiNT (Modelling Information Technologies) has a fully professionally trained and fully dedicated team of architects and engineers, providing information modelling support to the AEC industry both in Russia and abroad.

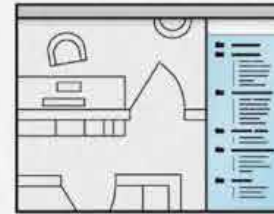
For more details of BIM services and of our partners, please visit the site at www.mint-aec.com.



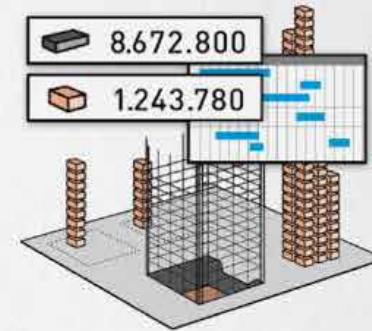
Detailed Design



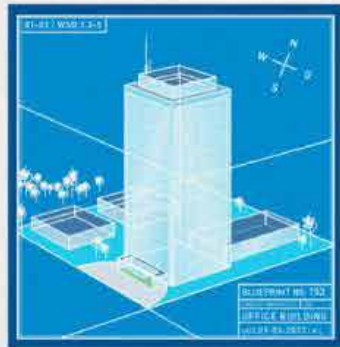
Analysis



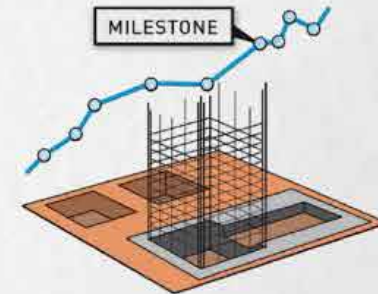
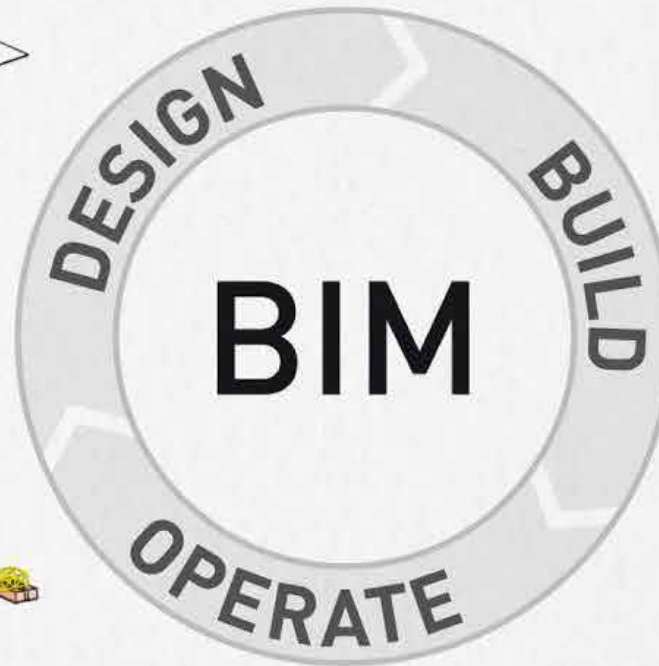
Documentation



Construction Planning & Fabrication



Conceptual Design



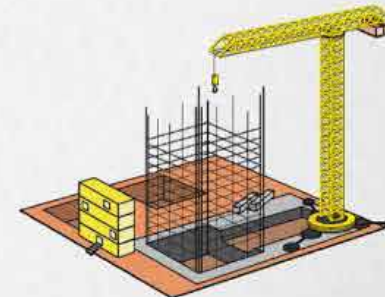
Construction 4D / 5D



Renovation and Retrofit



Operations and Maintenance



Construction Logistics



Why INGENIOUS?

We offer competitive prices

We have clear defined action plans

We build effective communication

We manage the latest technologies like BIM

We offer professional solutions



Added value

Experienced professionals

Understanding client expectations

Efficient management of information

Focus on time and cost control

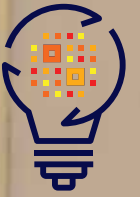
Good local knowledge and experience



Contact Us...

Miguel De La Torre
General Director, Russia
M: +7 909 643 29 46
miguel.delatorre@ingenious-ccs.com

INGENIOUS
Construction and Consultancy Services
4th, Lesnoy pereulok, H.4, 5th floor,
Moscow 125047, Russia
T: +7 495 790 69 00
www.ingenious-ccs.com





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