



BOHIOSYSTEM

• SERVICE DATASHEET • BOHIOSYSTEM

Smart Buildings & IoT

We automate physical spaces and connect devices: control, monitoring, energy efficiency, and security, with local architecture and data you own.

DOCUMENT

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PREPARED BY

BohioSystem

BohioSystem

bohiosystem.dev • Confidential

THE SERVICE

A building or a plant generates data all day long. The difference between an expense and an investment is that someone uses it to decide.

We design and implement automation and monitoring systems for physical spaces: offices, retail stores, plants, homes, and distributed sites. Lighting and climate control, consumption metering, environmental sensing, access control, and integrated video surveillance.

We prioritize architectures with local control: the system must keep working even if the internet goes down, and the data must stay on the client's infrastructure.

LocalWORKS WITHOUT
INTERNET**Your data**

NO MANDATORY CLOUD

Open

NO VENDOR LOCK-IN

MeasurableCONSUMPTION AND
SAVINGS

01

What we solve

What drives these projects, and what tends to go wrong.

COMMON SITUATION	WHAT IT MEANS FOR THE BUSINESS
The electric bill climbs with no explanation	There is no metering by zone or by equipment, so no one knows what consumes power or when, and any savings measure is a guess.
Everything is operated manually	Someone turns equipment on, off, and adjusts it every day. If they forget, it stays on for the entire weekend.
No visibility into remote sites	No one knows what is happening at another branch until someone calls to report a problem.
Systems that do not talk to each other	Cameras from one manufacturer, access control from another, and climate from a third, each with its own app and no combined view.
Everything depends on the manufacturer's cloud	If the vendor changes terms, raises the price, or shuts down the service, the installed system stops working.
Failures detected too late	A freezer rising in temperature or a stopped pump is discovered only after the damage is already done.

02

What the service includes

01 Space automation

Automatic control of lighting, climate, and equipment based on schedule, occupancy, or environmental conditions.

Lighting by zone and schedule · Climate control based on occupancy · Scenes and operating modes · Blind and access control · Manual operation always available

02 Metering and energy efficiency

Knowing what each thing consumes is the first step toward any real savings.

Metering by circuit or equipment · History and comparisons · Phantom load detection · Deviation alerts · Savings achieved report

03 Environmental sensing and monitoring

Continuous monitoring of the conditions that matter, with alerts before they turn into a loss.

Temperature and humidity · Air quality · Leak and flood detection · Opening and presence · Cold chain

04 Security and access control

Control over who enters, when, and where, integrated with the rest of the system in a single view.

Credential-based access control · Integrated video surveillance · Event logging · Technical alarms · Integration with automation

05 Distributed sites

A single console for multiple locations, with independent local operation at each one.

Centralized dashboard · Local autonomy per site · Comparison across locations · Alerts per site · Repeatable rollout

06 Integration with business systems

Making sure physical-world data reaches where decisions are made, instead of staying stuck in a separate app.

Delivery to the data platform · Alerts to the team's channels · Connection with maintenance · Open APIs · Cross-system automations

03

How we work

In short stages, with something verifiable at the end of each one.

PHASE	WHAT HAPPENS	WHAT YOU KEEP
01 · Discovery	We understand the business, the current state and the real constraint.	Diagnosis and agreed scope.
02 · Design	We define the solution, its risks and its execution plan.	Architecture and milestone plan.
03 · Build	We implement in verifiable increments, not in a single delivery.	Functional progress per milestone.
04 · Go-live	Controlled deployment, testing and knowledge transfer.	Solution in production and team trained.
05 · Evolution	Operation, measurement and continuous improvement under a service agreement.	Periodic report and living roadmap.

04

What you receive

Installation

- Equipment installed and configured.
- Cabling and mounting documented.
- Segmented network for devices.
- Complete labeling.

Documentation

- Installation diagram.
- Device inventory.
- User operating manual.
- Maintenance guide.

System

- Operational local controller.
- Automations configured.
- Control panels by profile.
- Secure remote access.

Continuity

- Configuration backup.
- Restoration procedure.
- Documented manual operation mode.
- Staff training.

05

Technologies we work with

We choose the tool for the problem, not by trend or by agreement with a vendor.

HOME ASSISTANT

ESPHOME

ZIGBEE

Z-WAVE

MATTER

MODBUS

MQTT

KNX

NODE-RED

GRAFANA

INFLUXDB

SHELLY

SONOFF

RASPBERRY PI

FRIGATE

UBIQUITI

06

Engagement models

MODEL	HOW IT WORKS	WHEN IT FITS
Fixed project	Defined scope and deliverables, agreed price and timeline.	Bounded needs with a clear objective.
Monthly retainer	Reserved team capacity month to month.	Continuous evolution and sustained support.
Dedicated team	Profiles assigned exclusively under your direction.	Long programs or high workload.
Hour bank	Consumable hours with agreed priority.	Variable demand or one-off work.

07

Our commitments

COMMITMENT	HOW IT IS MET
The system works without internet	Automation logic runs on a local controller. The connection is used for remote access, not for the lights to turn on.
No vendor lock-in	We favor open protocols and interchangeable equipment. If something requires a proprietary cloud, we flag it before installing it.
The data belongs to the client	Consumption and sensor history is stored on the client's infrastructure and is exportable.
Manual operation guaranteed	Everything automated keeps its manual control. A system failure must never leave a space inoperable.

COMMITMENT	HOW IT IS MET
Isolated device network	Automation equipment lives on its own network segment, separate from the corporate network.

WHERE TO START

By measuring. Before automating anything, it is worth installing consumption metering and sensors for a few weeks: two or three avoidable sources of consumption almost always turn up and get fixed with no extra investment, and that data lets you size the rest of the project on evidence instead of a catalog.

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Next step

GET STARTED

A one-hour session, at no cost, to review your current situation and define together the minimum scope to start with.

CONTACT
contacto@bohiosystem.dev

WEB
bohiosystem.dev

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