

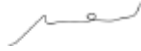
ENGINEERING DONE RIGHT.



From the CEO's Desk



At **Illumine-i**, we are committed to power the United States' infrastructure future through precision engineering, sustainable design, and value chain collaboration.



Nithish Sairam
CEO

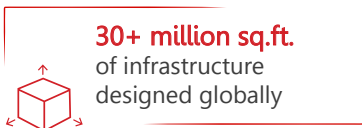
The buildings industry in the US is set for strong growth in 2025, driven by rapid urbanization, ambitious infrastructure goals, and a shift toward sustainable development. As cities evolve and the demand for smarter, more resilient structures rises, innovative engineering is now essential.

At Illumine-i, we bring deep expertise in electrical and structural engineering, powered by our state-of-the-art BIM Studio. Our team partners with developers, architects, consultants, contractors, and government agencies to create future-ready buildings.

We've led high-impact projects that reshape urban spaces, combining technology and design thinking to drive efficiency, quality, and sustainability. With global experience and deep domain knowledge, we help our clients stay ahead.

Thank you for considering Illumine-i. We look forward to helping you shape what's next, with trust, innovation, and engineering done right.

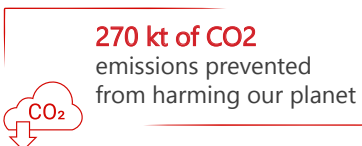
Highlights



30+ million sq.ft.
of infrastructure
designed globally



4 Continents
serving various
AEC stakeholders



270 kt of CO2
emissions prevented
from harming our planet



250+
engineers and
consultants



As the US construction industry continues to grow, the need for sustainable building practices and efficient project management has become critical. Minimizing time and cost overruns starts with careful planning in the pre-construction phase, where decisions most impact project success. Addressing challenges early can greatly improve outcomes in later stages, ensuring projects are cost-effective and environmentally responsible.

At Illumine-i, we help AEC firms overcome these challenges by combining our engineering expertise, leveraging Building Information Modeling (BIM), and applying robust project management. With nearly a decade of experience in the US, a 30M+ sq ft portfolio, and numerous accolades, we support over 100 AEC firms globally.

Design and Engineering

- Architectural Design and Engineering
 - Conceptual Design
 - Schematic Design
 - Design Development
 - Interior Design
 - Detail Design Drawings
 - Shop Drawings
 - Fabrication Drawings
 - Architectural Drafting and Detailing
- Structural Design and Engineering
 - Connection Design
 - Member Design
 - Foundation Design
 - Engineering Analysis
 - Code Compliance
- M&E Design and Engineering
 - HVAC Design and Engineering
 - Ductwork and Piping Design
 - Electrical and Lighting Layouts
 - Single Line Diagrams
 - Power Distribution Layouts
- CAD Drafting and Detailing
- Validation and Stamping
- Sustainability Design and Engineering
 - Energy Modeling and Analysis
 - Daylight Analysis
 - Site Assessment
 - Material Selection and LCA

Building Information Modeling

- Architectural BIM
- ID BIM
- Structural BIM
- MEPF BIM
- Clash Coordination
- Construction Documentation
- 4D Construction Sequencing
- 5D Cost Estimation (BOQ, QTO)
- 7D Facility Management (COBie)
- Visualization - Rendering and Walkthrough (AR/VR)

Laser Scanning and Modeling

- 3D Laser Scanning and Surveying
- Scan to BIM

Project Portfolio

Hospitality & Retail



Luxury Hotel
Chicago, IL



Luxury Hotel
Chicago, IL



Luxury Hotel
Dubai, UAE

150+
Projects

Education



Middle School
Downers Grove, IL



Elementary School
Downers Grove, IL



Elementary School
Fort Worth, TX

100+
Projects

Healthcare



Multi-specialty Hospital
Winston-Salem, NC



Multi-specialty Hospital
Cornelius, NC



Cancer Center
Geneva, IL

50+
Projects

Residential



Multi-family Residential
Los Angeles, CA



Mixed-use Buildings
Dubai, UAE



Mixed-use Building
Toronto, ON

75+
Projects

Heritage



Cathedral Hall
Chicago, IL



Heritage Steel Bridge
British Columbia, Canada



Heritage Wooden Bridge
British Columbia, Canada

25+
Projects