

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.

A stylized, handwritten signature in grey ink, representing Nithish Sairam.

Nithish Sairam
CEO

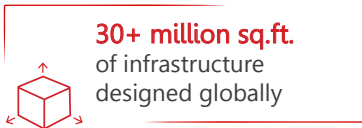
The buildings industry in the US is set for strong growth in 2025, driven by rapid urbanization, ambitious infrastructure goals, and a shift toward sustainable development. As cities evolve and the demand for smarter, more resilient structures rises, innovative engineering is now essential.

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.

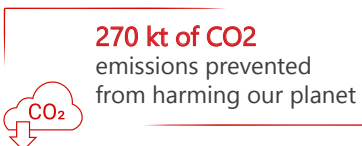
Highlights



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



Today’s mechanical and electrical contractors face intense pressure to deliver complex systems quickly, without compromising safety, accuracy, or code compliance. Success hinges on early coordination, detailed planning, and the right engineering support.

At Illumine-i, we work closely with contractors to simplify design and documentation. Our expertise in electrical and mechanical engineering, combined with BIM and structured project workflows, ensures smooth execution from load calculations to permit-ready plans.

Backed by technology and a deep understanding of local AHJ requirements, we are trusted partners for permit-ready electrical and mechanical plan sets.

With nearly a decade of experience in the US, over 30 million sq ft of project work, and the trust of more than 100 contractors worldwide, we understand what it takes to deliver at scale.

Mechanical Design & Engineering

- HVAC Design
- Ductwork and Piping Design
- Permit Plan Sets
- Site Plans
- Heating/Cooling Load Calculations
- Code Review and Stamping
- Mechanical Shop Drawings
- Energy Modeling and Compliance

Electrical Design & Engineering

- Electrical & Lighting Design
- Permit Plan Sets
- Site Plans
- Single Line Diagrams
- Power Distribution Layouts
- Load Calculations
- Code Review and Stamping
- Electrical Shop Drawings

Building Information Modeling (BIM)

- 3D MEP BIM Modeling
- Clash Coordination
- Construction Documentation
- As-Built Drawings

Laser Scanning and Modeling

- 3D Laser Scanning and Surveying
- Scan to BIM

CAD Drafting & Detailing

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