



**Building on the Future:
The AI Technology
Center
Hartford, CT**

**Daniel Whittemore, PE, LEED AP
Associate Vice President
Project Manager**

AI Engineers, Inc. Services

- Transportation
- Highway/Civil/Site Design
- Bridges/Structures
- Construction Management and Inspection
- Utilities/Power
- Surveying
- M/E/P & Facility Design with an emphasis on Sustainable Design (LEED)

***AI Engineers Is the
AI Technology Center
Design Lead***



Why I'm Here Today

COURANT CLASSIFIED, PAGE E6

BUSINESS

WWW.COURANT.COM

TUESDAY, JULY 22, 2008

THE HARTFORD COURANT SECTION

▼ Dow Jones -29.23, 11,467.34	▼ Nasdaq composite -3.25, 2,279.53	▼ S&P 500 -0.68, 1,260.00	▼ Courtt Bloomberg CT -0.14, 343.76	▲ Russell 2000 +4.55, 697.63	▼ 10-Year T-Note Yield -0.05%, 4.04%	▲ Gold cash price +\$0.75, \$960.50	▲ Oil +\$2.16, \$131.04
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CONNECTICUT PROPERTY LINE

Broadcast House Has New Owner



Why I'm Here Today



LEED
PLATINUM

AI Technology Center

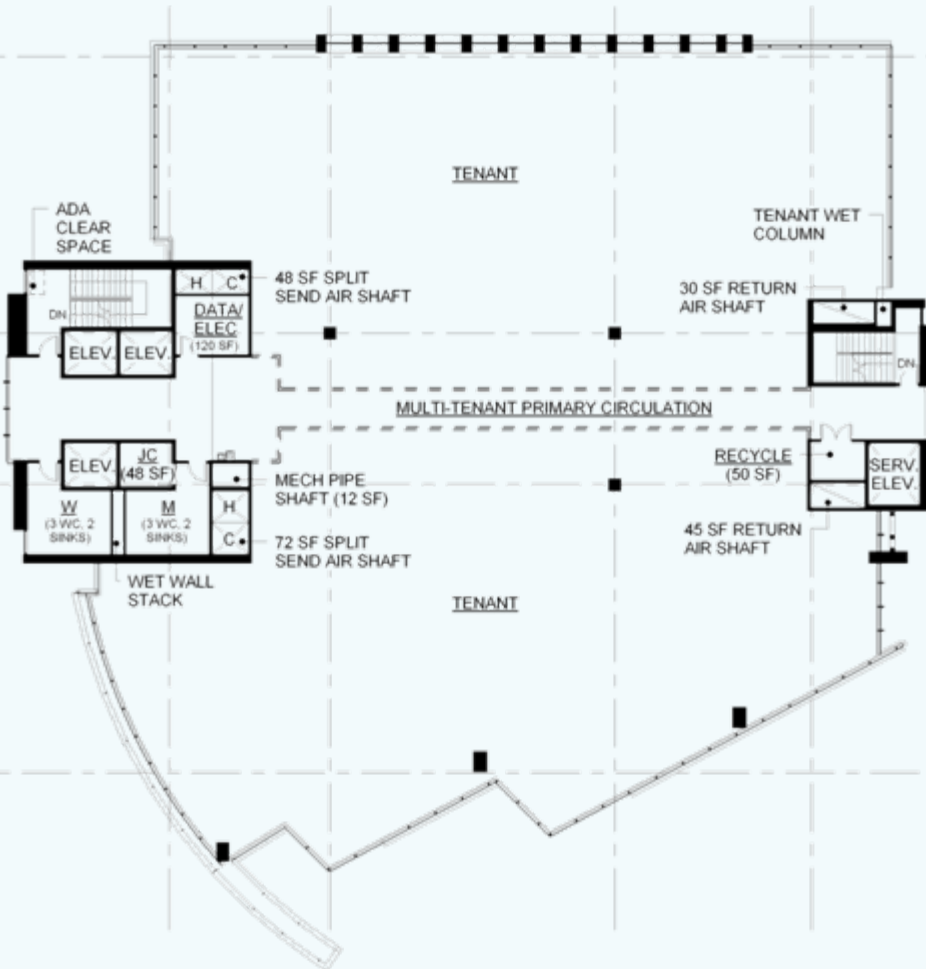


- 12 Stories
- 180,000 GSF of Commercially Leasable Office Space
 - 170,000 GSF Commercial Office Space
 - 10,000 GSF Ground Level Retail
 - 2,500 GSF Lecture
 - 50,000 GSF, 120 Lot Underground Parking Facility
- 2 Interconnected Entrances to tie Columbus and State to Plaza Level
 - Street Level is Commercial
 - Plaza Level is Business

AI Technology Center

10 Stories from Constitution Plaza of Class “A” Office Space

- Dual Concrete Core Design
 - Elevators / Stairwells
 - Waterclosets
 - Vertical penetrations
 - Recycling center
 - Data/Telecom rooms
- Resulting 15,000 GSF floorplates are open, airy and “nearly” column free
 - Natural light into interior spaces
- Addition of a hall makes multiple tenant occupancies possible
- Angled southern exposure accentuates sun exposure and views of CT River



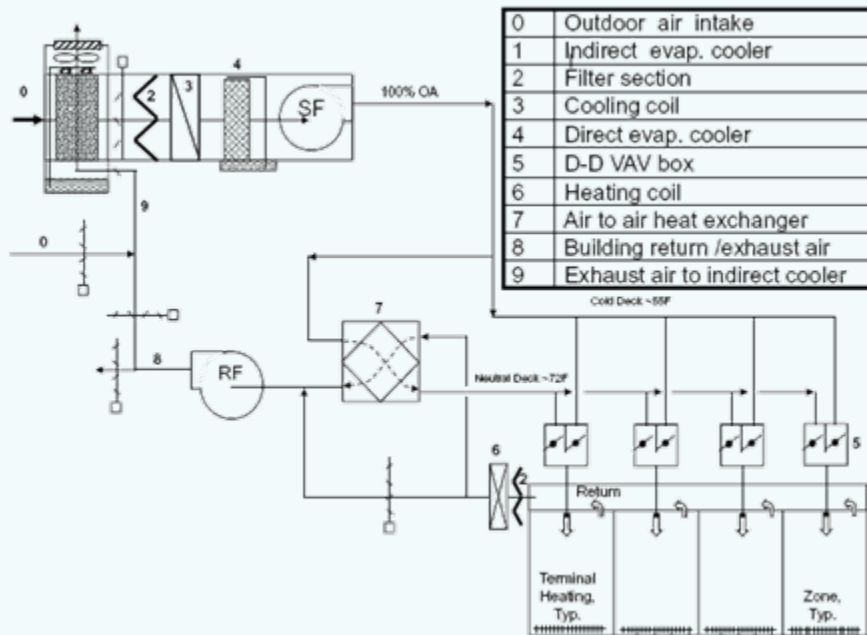
AI Technology Center Green Technology



“Yep, It’s In There!”

- Green spaces / Rooftop Gardens
- 150KW Photovoltaic Array removes lighting load from grid
- Fuel Cell
 - Powers mechanical systems
 - Heat runs through an absorption chiller for baseline building cooling loads
- Water recovery / water recapture
 - Stormwater
 - Cooling Coil Condensate
- Energy efficient building skin
- Recycled Materials (Pre & Post Consumer)
- Recycling Center
- HOV Parking Spaces

AI Technology Center Hybrid Double Duct



AI designed Hybrid Double Duct HVAC unit will be the centerpiece of energy efficiency and cost savings

- Up to 70% more energy efficient than VAV or RTUs
- The system uses 100% outside air for an unmatched indoor air quality
- Smaller off the shelf, commodity components means comparable installation costs to traditional HVAC
- Superior temperature and humidity controls
- Previous successful installations have resulted in dramatic decreases in absentee rates of building occupants

AI Technology Center

Model of the future

...the building will be the first that I know of that is truly a “commercial” LEED Platinum building. To date, every LEED Platinum building that I know of has either been affiliated with academia, government or an owner-occupier’s desire for a signature building....

The answer to this question [*will tenants come to occupy the space for more money*] could fundamentally change the commercial building market not only in Hartford but beyond. If tenants show preference for a LEED Platinum building, existing commercial buildings could slowly become obsolete thereby lowering their rental value causing existing buildings to be renovated to keep up with the new standards...

...Therefore, Mr. Islam may be a visionary, an idealist and an environmentalist. **However, to many, his project will be a test of the marketability and demand for LEED in the real commercial market.**

Brad Mondschein
Pullman and Comley
Green Energy and Development Law Blog
December 7, 2008

Openings Available

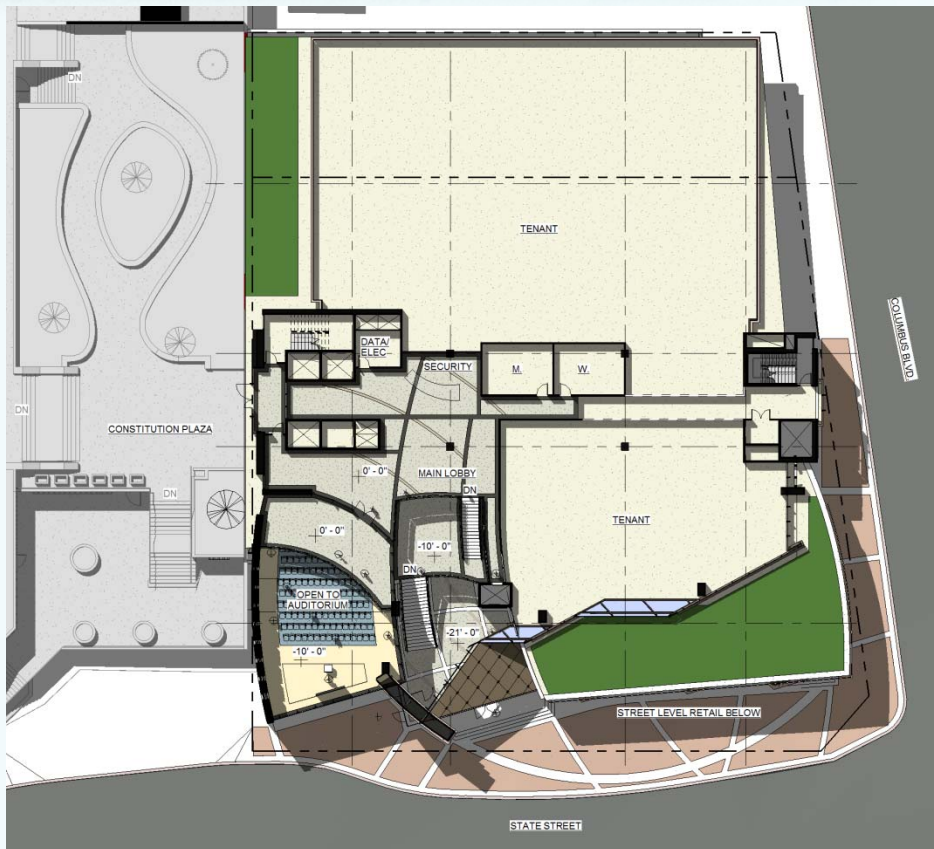


Get in on the ground floor!

- Contractor / CMs
 - \$40MM Construction Cost
 - Building Cost Estimation
 - Means and Methods
 - Regional Suppliers / Vendors
- Early integration into design team
 - Integrated Design-Build Team / Construction Delivery Method
 - Team input to final project goals
 - Owner is “in the business”, understands the project, and desires to see the job done “right”

Contractor/CM selection will be made through rigorous interview process

Interview Highlights



Come prepared to discuss:

- Similar projects
 - High-rise construction
 - LEED Experience
 - Contractor's sub's subs phenomenon
 - Urban Work Experience
 - Tight Quarters
 - Media Scrutiny
- Integrated Project Delivery Systems
 - BIM Solutions / Scope
 - Project Timelines
- Past design-build experience

Interview Highlights



Come prepared to discuss:

- THIS project
 - LEED aspects
 - LEED verification plan
 - Material selections
 - Potential vendors/subs
 - Potential cost savings
 - Hartford work experience
 - Potential project pitfalls
 - Work action plan
 - Final building certification
 - Fee schedule
 - Selection will be qualifications based with fee playing a role but not the final deciding factor

Why the Rush?

*Project Schedule Is to Start
Foundation Work Fall of 2009!*

- Owner's desire for space
- Owner's desire to capitalize on current lower construction and material costs
- Owner's desire to be poised to be on the forefront of the projected 2010/2011 economic rebound



What next?



- Get the building brochure at <http://www.aiengineers.com/News.html>
- RFP will be released in the next month
 - Shortlisted CM / Contractors will be interviewed at subsequent presentations
- Get in touch with me by mail or email with a preliminary qualification package to be notified when RFP is released

Email:

AITECHCENTER@AIENGINEERS.COM