

## Philosophy

**Looking into the future needs careful consideration of history**

**We understand this statement**

Successful integration of tested technology with innovative solutions.

**Your gain**

You save money, time, nerves and get an optimized quality.

Whether offices or private premises – we realize your wishes and ideas so that you feel well your entire life.

We transform your ideas and requirements within given time, within budget and with the best quality.

We offer the entire spectrum of required services necessary to complete a construction project.

**We care - You live**

## Excerpts

**The way we work saves your time...** - You need to save time because your time is precious.

Our approach leaves you time for your job and your hobbies.

*"Ai1's competent and detailed consultation has enabled me to make quick and informed decisions which in turn saved time and nerves."*

Roman Teufl, President Equity Partner



**... maximize quality ...** - You value the special

We combine innovative solutions with proven technique and can therefore provide you with tailor – made concepts.

*"Due to the interdisciplinary approach and the competent consulting job we had a clear picture of our new home from the very beginning. Today we are very comfortable in our home – everything fits to the smallest details"*

Maximilian Baginsky President A & B Treuhand



**... and makes meaningful investments...**- Cash for the beautiful things in your life.

We optimize the project management to safeguard your financial flexibility.

Following an extremely short planning and approval time of total 8 weeks plus 5 month construction time we could move into our new premises ahead of schedule and could save approximately € 23.000 expenses.

Horst-Dieter Jordan – President of the Jordan Group



**The way we work is your benefit**

We care - You live

## Services

Most effective coordination of all parties involved in the project development.

We combine innovative solutions with proven technique and can therefore provide you with tailor – made concepts.

Reduction of overhead expenses due to interdisciplinary building and construction experience.

We always aim for innovative project solutions adopted to local conditions.

Reduction in construction time of up to 10% due to efficient timing and supervision.

Due to a detailed and early analysis of our clients´ needs and requirements (prior to applying for the official building permission) we have been able to meet the budget forecasts in all cases.

Through intensive planning discussions already at the beginning of the project we visualize your project and achieve budget certainty for you at a very early stage.

All project data available online securely.

The number of meetings is limited to the necessary minimum. All necessary decisions are made quickly but in an informed manner.

Permanent cost controlling during the construction period allows for reconciliation of individual change requests.

We combine theory with ample practical experience and hence can guarantee optimal project execution.

We optimize the project management to safeguard your financial flexibility.

Reduction of the project duration through optimized time planning and controlling.

*We were looking for a team which could successfully lead us through the jungle of planning, public invitation of tendering etc. – in short: everything which is risky in a construction project. Sticking with the budget was particularly important to us. We are extremely grateful that you managed a point landing in all respects.*

Martin Stewens Sauer Pflanzkulturen

**We care - You live**

## Technology

As we are entirely free in our choice of the best suppliers we are independently developing the optimal solutions for your building project. We excel in fine tuning of established techniques with innovative solutions.

### Cooling with air and water

What is the common of those two „buildings“?



Termites, Namibia

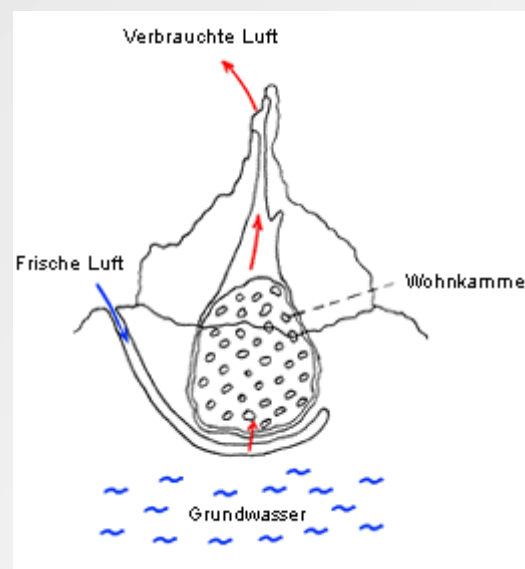


Office building

Cooling with air and water  
The Termites nests in the desert reach a depth till the ground water level. which often reaches depth levels of 20 metres or more.

Clever design of openings and air tubes lead to suction of hot outside air into the basement of the nest where it is cooled by ground water. This cool air then rises through the central funnel and cools down the living areas. .

An identical principle can be used in modern office buildings.



The same principle could be applied to a water surface in front of the facade. Through openings at the bottom of the facade cool air will be sucked into the building. While rising the air warms up and generates an air circulation inside the building. The hot air will be shed on top of the facade.



Ideally there is no need for an antiglare shield outside the building which contributes very positively to the appearance of the building. This effective use of physics results in a considerably reduction of the energy required for cooling and hence cuts costs.

Thus, natural and financial resources will be protected.

## Cooling in walls and ceilings



Wall mounted radiator

-using the tiled stove principle- which is fed with warm water during winter and cool water during summer.

Effectively an air-condition without the negative side effects, i.e. air circulation.



The “wall mounted radiator” principle can also be used when mounted to concrete ceilings

The pipes / ducts reduce summer heat and generate comfortable temperatures during winter.



This air conditioning uses the principle of radiation without the sometimes undesired side effects, such as draught and noise as common for “conventional” air conditions and – at the same time- is more energy efficient.

## Light design

Through a well designed use of the available daylight in the premises energy can be saved and the well being of the inhabitants can be improved.



Light coming through the roof top and being distributed into the various corridors achieves additional office illumination from the corridor side.



## Noise protection

noise protection can be achieved by using heavy construction elements in the roof construction.





## Projects

### Office building

The entire environment of the office building is regulated by a ground water based heat pump in combination with a concrete-heating-cooling-system. Particular emphasis and attention was directed towards the natural illumination and air ventilation of the entire office space and especially the lobby area.

The skilful design in the air and light planning made it possible to do without an outside antiglare shield at the filigree glass facade in the entrance area.

This natural way of cooling the building in combination with natural illumination and air ventilation was especially effective in the hot summer of 2003. This design also helped to significantly increase the work effectiveness of the employees.

The conference and training area at the ground floor and the conference rooms in the attic are equipped with an additional ventilation system which recovers excess heat.



computer design



## Jordan Textile and Wood Whole Sale

This project dealt with the development of a delivery and storage depot, training and sales areas for the company Jordan KG, the largest German floor covering whole saler.

It took only eight weeks to obtain the official government agreement and only 5 month to finish construction within budget and timing.

Due to the successful completion of the above mentioned project Ai1 has now also been assigned with the project management for the new branch office in Bietigheim-Bissingen, Germany.



## Horticultural Company

A nice and well managed synthesis of classic and modern architecture for the main building with an equally well designed adjacent building form a wonderful symbiosis with the beautiful Bavarian countryside.

The company owner placed particular importance in using ecological materials and an optimized energy supply system.



## Veterinary Hospital

The building will be used as a veterinary hospital. It includes surgery, x-ray and radiosopic equipment, apartments for doctors and nurses and a training and conference area.

The whole building is air-conditioned centrally. The entire building concept is based towards maximum of flexibility for different building usage.



computer design

## Handicapped accessible building

Due to the incorporation of a central elevator shaft this building is suitable for wheelchair use of handicapped people.

This elevator allows direct access to the fitness room in the basement.

There is also a totally separated flat available in this building either for renting out or for the owners of the building to use themselves. All doors and door areas are planned levelled out thus allowing easy access by wheelchair.

A decentralized ventilation system takes care of a convenient and stable temperature level and continuously changes the air in the living area.



## Living- and office building

The house is used for residential and office purposes simultaneously by the owner of the A&B Trust Company. The client was looking for a straight and ecological design. Massive brick was used for the exterior walls and for the construction of the roof. Natural aspects were taken into considerations in the design of the partition of the rooms and the garden area.

A ground water heat pump combined with solar panels are maintaining climate control in the building. During winter times heating is taken care of by in - wall mounted radiators while during the summer time cool ground water will flow through the same tubes and thus maintaining moderate room temperatures.

One electronic mainframe system centrally controls all essential building functions such as the heating system, the lights and the alarm system. This system can be remotely activated either by internet or mobile telephone.

The whole building is equipped with valuable fittings. The vine cellar in the basement is especially insulated to generate optimum temperature and humidity for storing expensive wines.



computer design

