

Presentation Landing Page

Presentation Slides

Educational Research Prompt

Short Video: How to use the Prompt





www.freese.com/Al

How Al Works

Al Models Types and Understanding LLMs

Al Platforms

Al Foundational Model Platforms (LLMs)





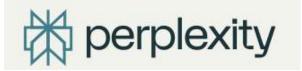






Al Integrated Platforms





ค NotebookLM



Agentic Development Environments



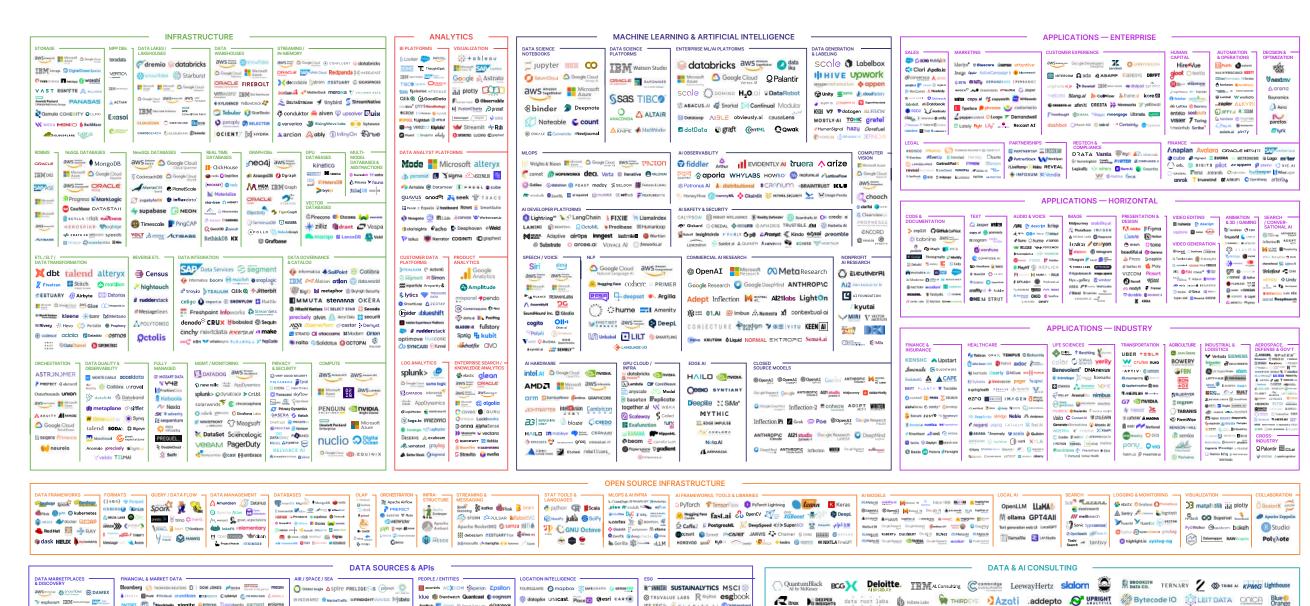








2025 Al Landscape



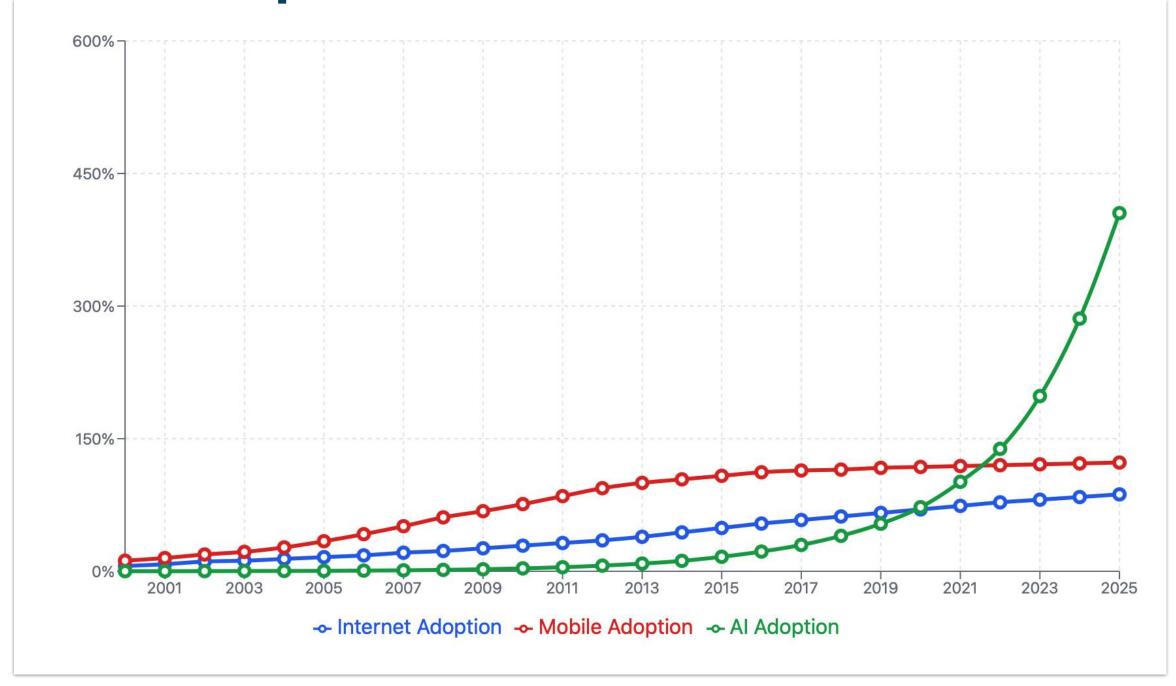
Arcadia novisto

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MERU Data Capitains Data Capitains 4 MILE 2005/ Adaptions Spinition Spinition Spinition Republic Company NTTD Data

Exponential Growth Trends



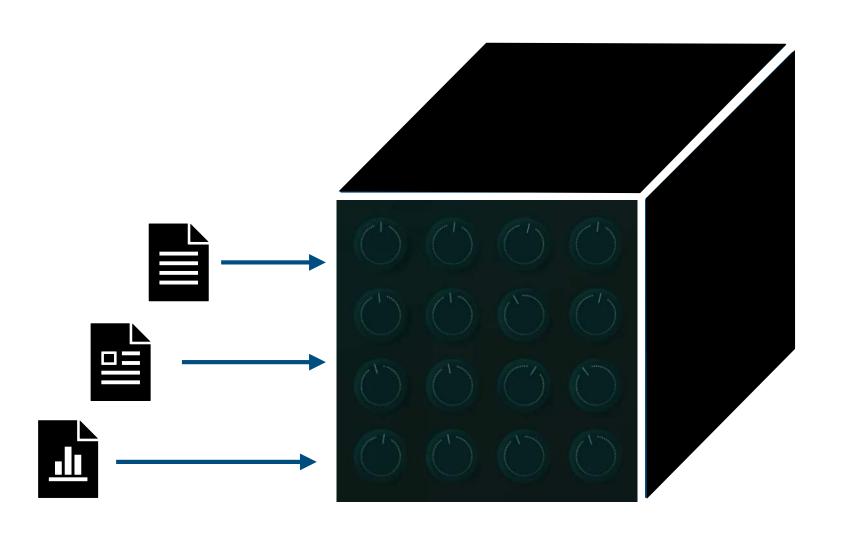
LLM = Large Language Model



Generative Al is just glorified autocomplete

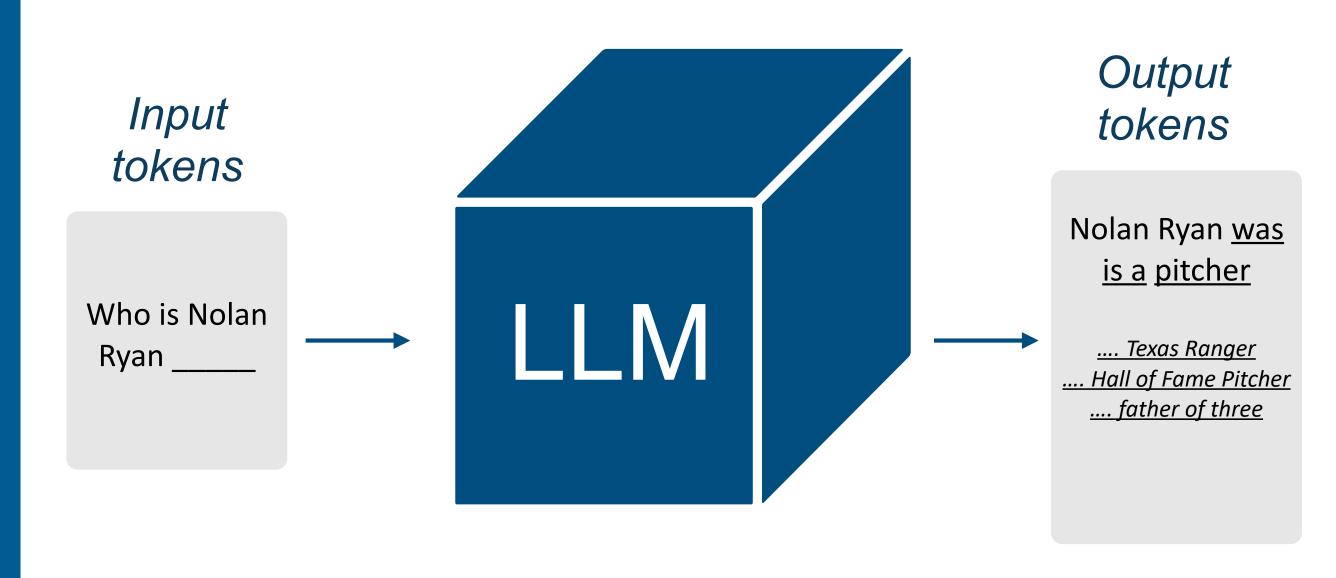
- AI Experts

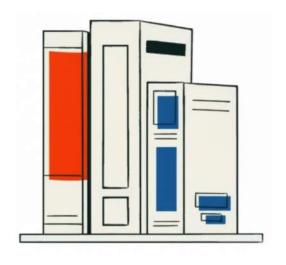
Model (LLM) Pre-Training



The model learns the patterns of the data during training

Generative "Probabilistic" Al





Risks and Limitations



LLMs are constrained to the data they were trained on.



Sometimes Al hallucinates

(makes things up)

A Governance

Policy Guidelines, Data Security, Model Types

Al Policy Guidelines

- Establish approved Al tools
- Protect City from data leakage
- Enforce Al output verification

GUIDELINES ON THE USE OF AI BY DESIGN PROESSIONAL FIRMS ACEC RISK MANAGEMENT COMMITTEE – AI RISK SUBCOMMITTEE ACEC TECHNOLOGY COMMITTEE JULY 2024

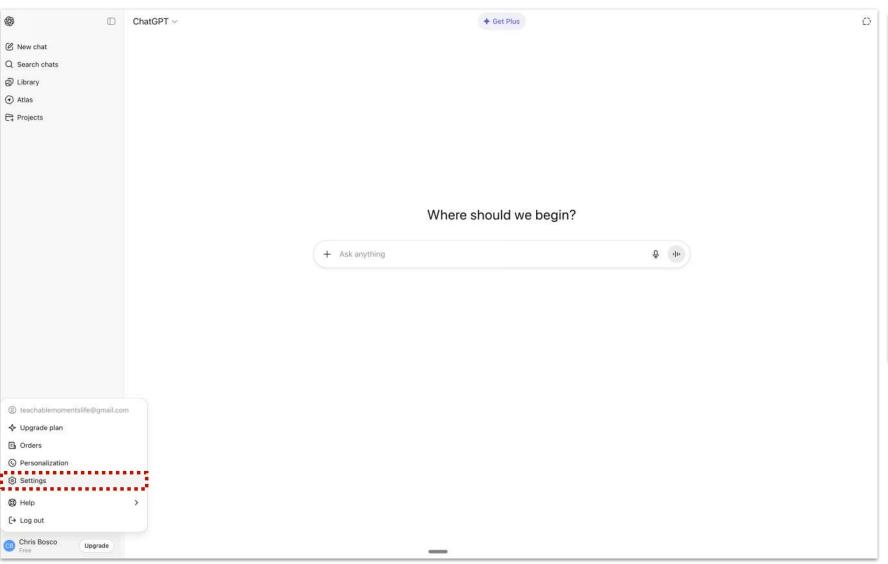
Guideline Usage: The suggested Guidelines set forth below have been drafted by the Artificial Intelligence (AI) Risk Subcommittee of the ACEC Risk Management Committee with input from the ACEC Technology Committee to serve as information for design professional firms in their evaluation of AI. Neither these Guidelines nor anything set forth herein constitute requirements, mandates, or an establishment of any facet of a design professional's standard of care. This information is not a statement by ACEC, its Risk Management Committee, this Subcommittee, the Technology Committee, or anyone affiliated with ACEC or any Member Firm regarding any legal, professional, or other standard or requirement in connection with a design professional's use or consideration of AI. Readers of these Guidelines are free to adopt or otherwise use as inspiration the information set forth below as they see fit (including not at all), as best suits their firms and their businesses. To reiterate, nothing herein is intended by this Subcommittee to constitute, nor shall it be interpreted as constituting, a standard of care when it comes to design professionals' use of AI or adoption or non-adoption of any of these Guidelines.

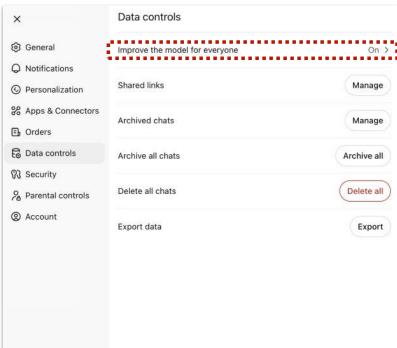
What is AI: Generally, Artificial Intelligence is conceived of as the theory and development of computer systems able to perform tasks that normally require human intelligence, such as visual perception, speech recognition, decision-making, and translation between languages. It encompasses the sub-fields of Machine Learning, Deep Learning, and Generative AI. Machine Learning is a form of artificial intelligence based on algorithms that are trained on data. Deep Learning is a subset of Machine Learning that uses artificial neural networks to mimic the learning process of the human brain. Generative AI generates content in response to a prompt, such as ChatGPT or DALL-E. Machine Learning is focused on analyzing data to find patterns and make accurate predictions whereas GenAI is focused on creating new data that resembles training data. Refer to the Lexicon in the Attachment for more information.

PURPOSE AND OVERVIEW

Purpose of Guidelines: Consistent with the preamble statement of Guideline Usage above, the purpose of these Guidelines is to provide information that design professionals may take into account in order to promote responsible, professional, and ethical behavior with respect to the adoption and usage of Al in their businesses, including the design professional firm's policies, culture, confidentiality requirements, and contracts with clients.

ChatGPT Data Collection

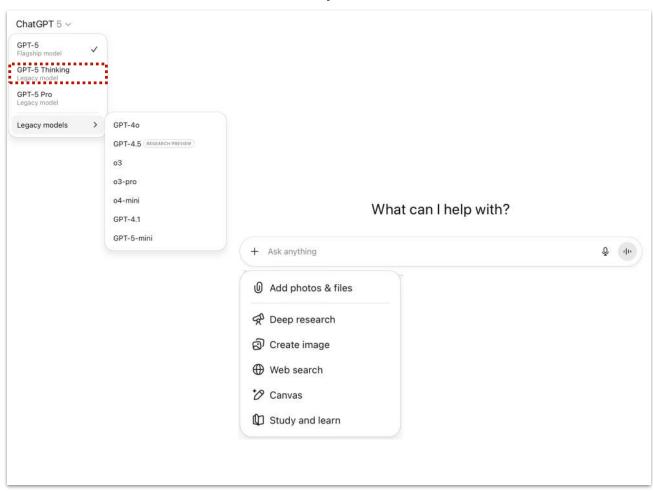




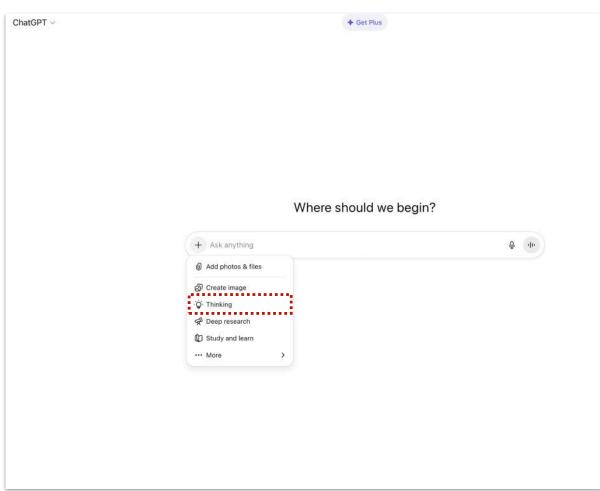
Model improvement	
Improve the model for everyone Allow your content to be used to train our models, which make ChatGPT better for you and everyone who uses it. We take ste to protect your privacy. Learn more	s ps
Voice mode	
Include your audio recordings	
Include your video recordings	
Include your audio and video recordings from Voice Mode to train our models. Transcripts and other files are covered by "Improve the model for everyone." <u>Learn more</u>	
	Done

Accessing Reasoning Models

ChatGPT Enterprise or Plus

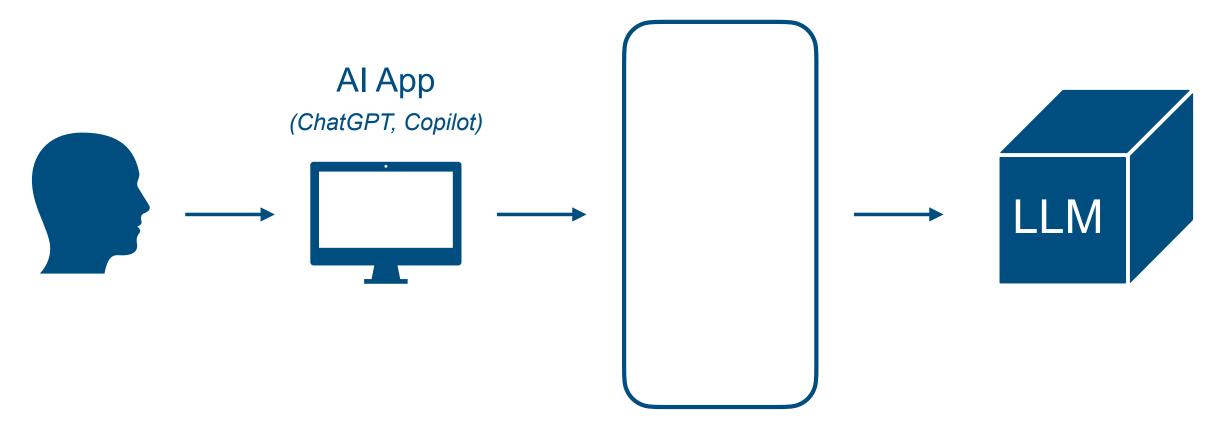


ChatGPT Free Version



Context is King

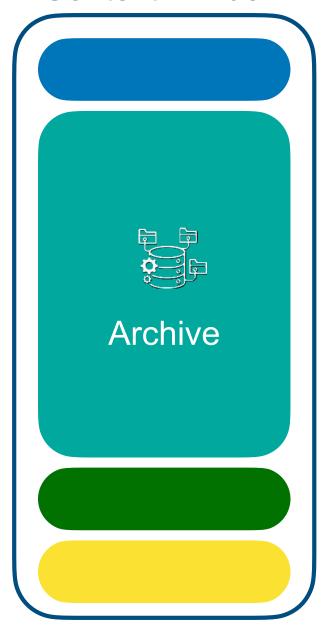
The better the context, the better the results



(Measured & Priced in Tokens)



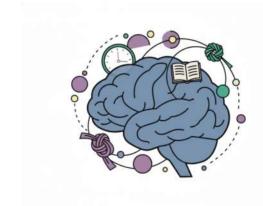




Chat History



Memory





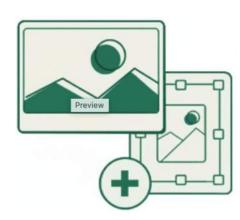
PDFs



Spreadsheets



Images

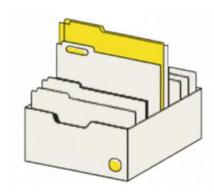




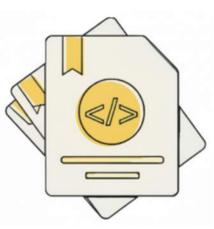
Web



Databases



API / MCP



"Low-Hanging Fruit" of Al

The Following are three AI tools that will provide immediate efficiency gains in your workday.

Voice Dictation

- WisprFLOW
- Real-time Speech Clean-up and smart editing
- Maintains your thought, words and context. But you can generate them 2-3x the speed of typing.



Al Browser

- Perplexity "Comet"
- OpenAl "Atlas"
- These tools navigate through multiple pages and bypass ads to give you a direct link to the specific document or page you're looking for.



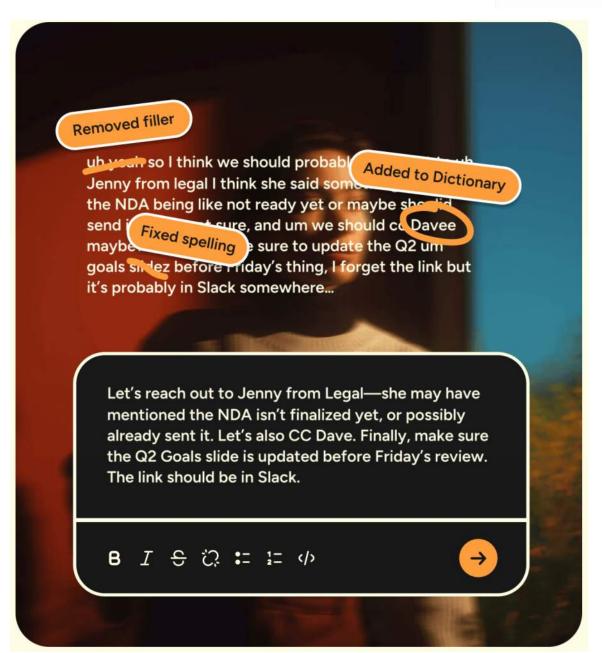
Educational Tools

- Notebook LM
- Great for Review of Large Documents
- Provides mind map and podcast summary of the document
- Study Guide



Voice Dictation Tool III Flow



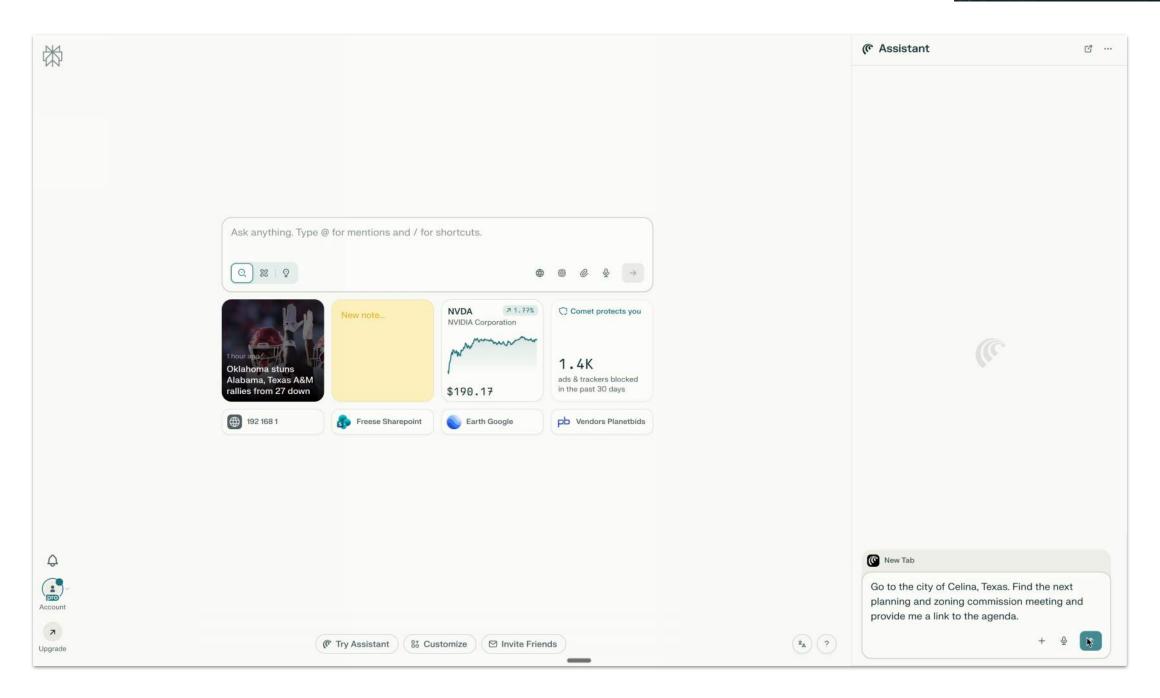




Speak naturally and Flow transcribes and edits your voice, instantly. Rambled thoughts become clear, perfectly formatted text, without the filler words or typos.

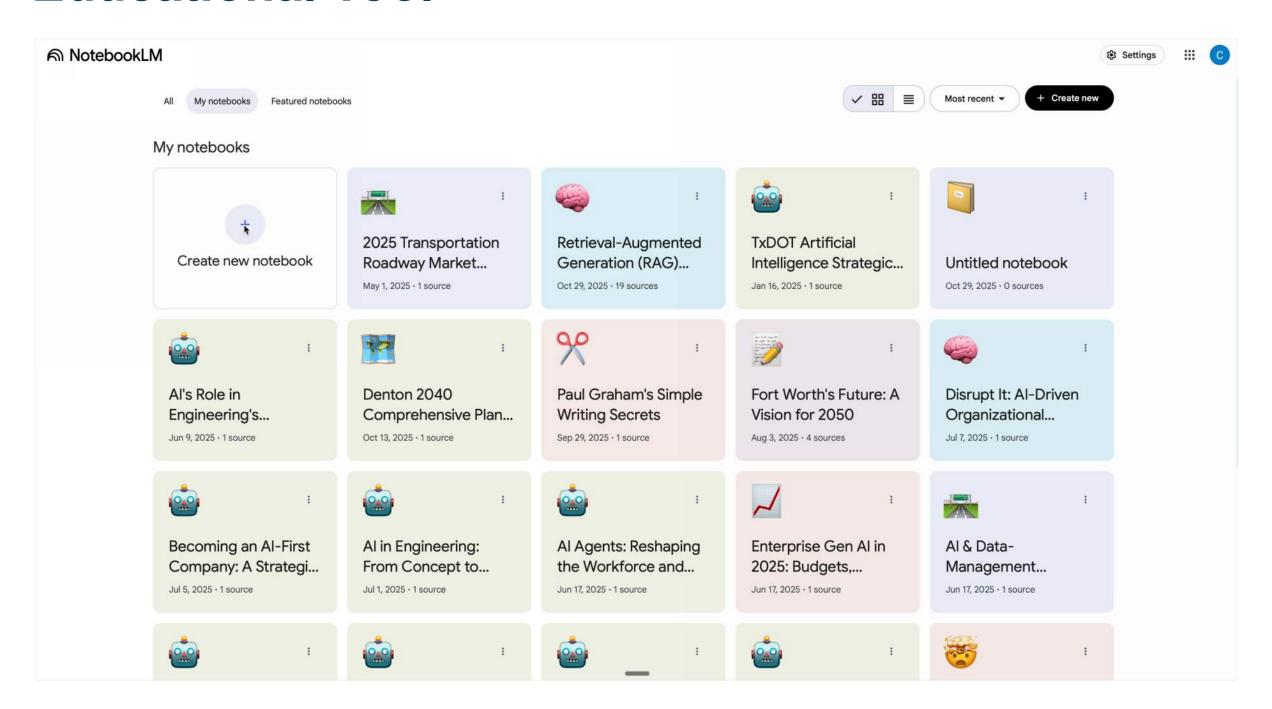
Al Browser





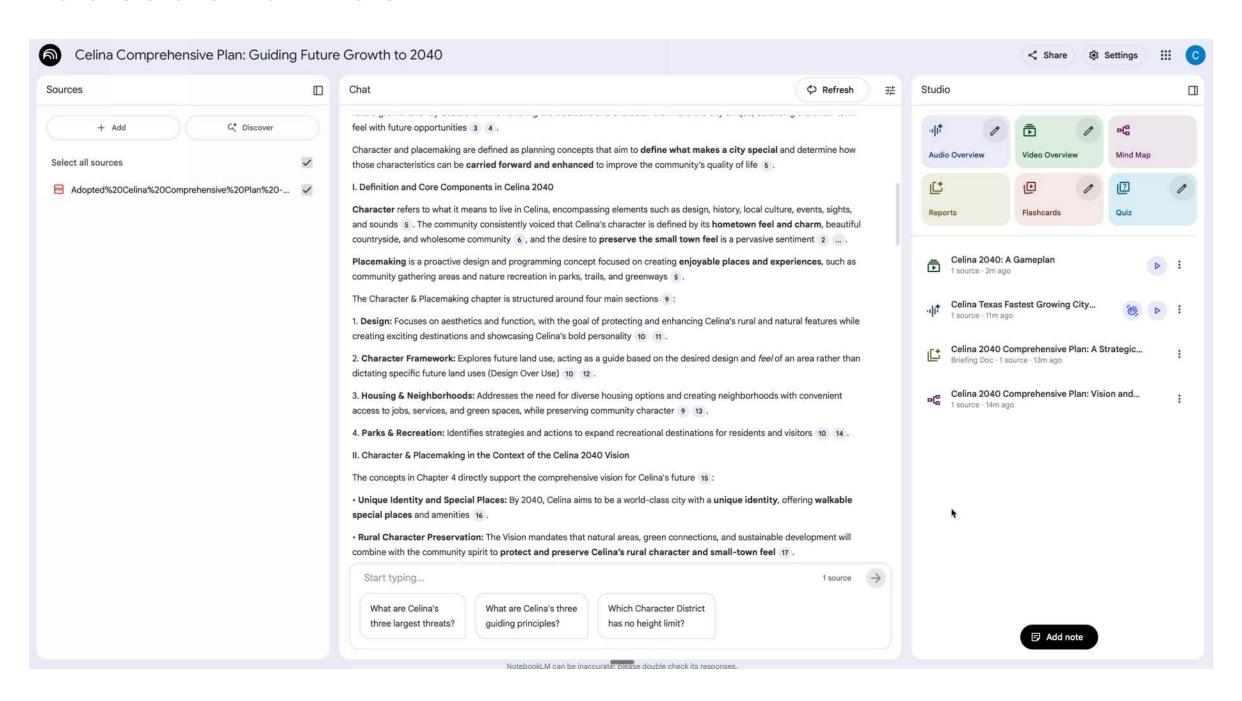
Educational Tool





Educational Tool



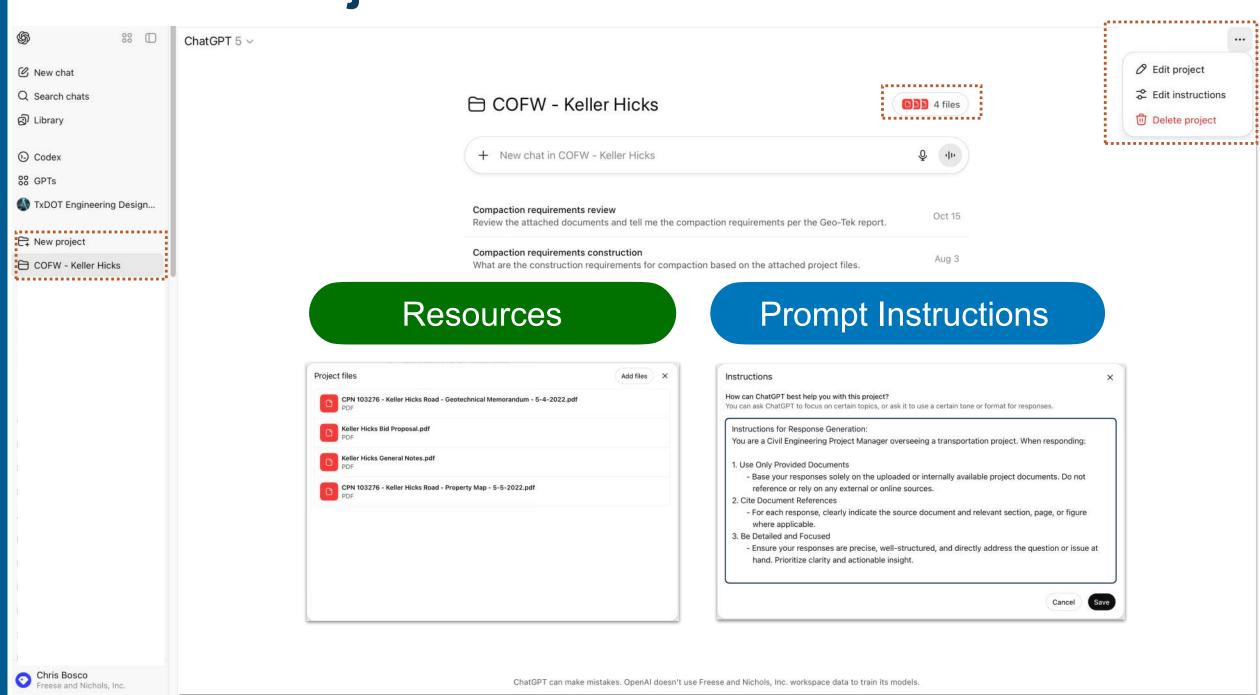


Local Data Knowledge

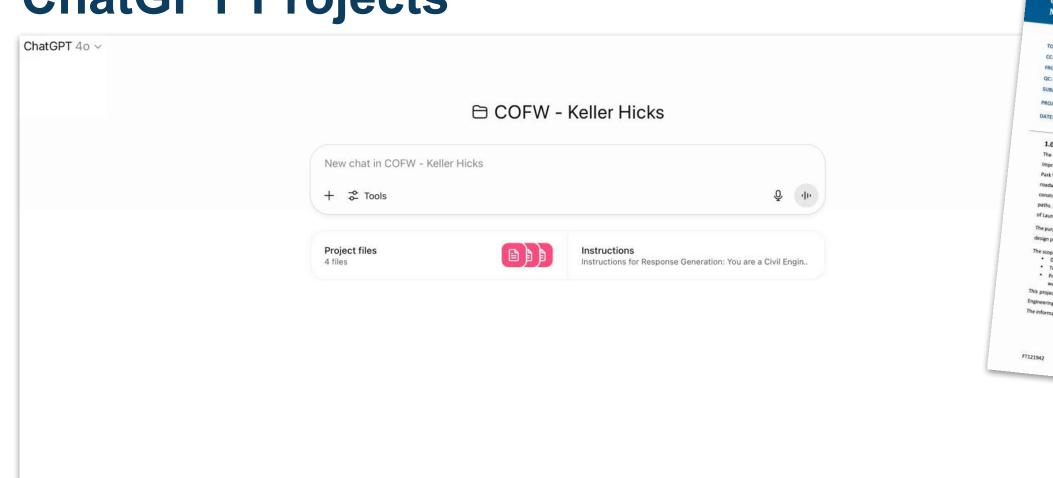
GPT Projects and Custom GPTs

- Local Data Resources
- Great for Project Management
- Document Search and Review

ChatGPT Projects



ChatGPT Projects



ChatGPT can make mistakes. OpenAl doesn't use Freese and Nichols, Inc. workspace data to train its models.

GEOTECHNICAL MEMORANDUM



Mitch Aiton, PE, PMP - City of Fort Worth Todd Buckingham, PE Mike Shiflett, PE

Tony Bosecker, PE

PROJECT: CPN 103276 - Keller Hicks Road - From Lauren Way to DATE: Park Vista Boulevard May 4, 2022



1.00 INTRODUCTION

The City of Fort Worth is planning improvements to Keller Hicks Road. The objective of the Keller Hicks Road improvement project is to improve vehicular, pedestrian, and bicycle mobility and safety from Lauren Way to

Park Vista Boulevard which is 0.64 miles. The existing conditions within the project area are two-lane undivided roadway and open channel-cross culvert drainage conveyance. The project will include the design and construction of a three-lane undivided thoroughfare with curb and gutter, drainage, streetlights, and shared use

paths. The project will include two cross culvert improvements at the creek crossings of Keller Hicks Road, west The purpose of this geotechnical memorandum is to develop pavement design recommendations and to provide

The scope of geotechnical services included:

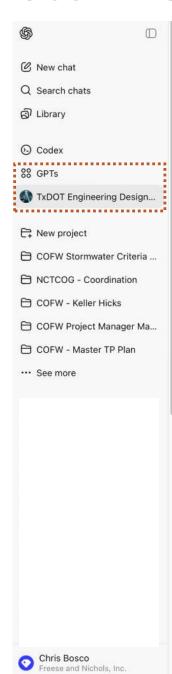
- scope or georecomical services included:

 Drilling 4 exploratory core borings along Keller Hicks Road within the project limits
- prining a exporatory core corruga energy assets rinks around without the project entities.

 Testing recovered soil samples in the geotechnical laboratory for soil classification and soil strength. results recovered son administration generation and according for son sussemble out and son strength of the roadway pavement, culverts and retaining

This project along Keller Hicks Road is Phase 2. In 2017, Gorrondona & Associates produced a Geotechnical Engineering Report for Phase 1 (2017 Report) which is between Lauren Way and Katy Road (east of Phase 2). The information within that report has been reviewed and referenced in this current 2022 report.

Custom GPTs



TxDOT Engineering Design Manuals 40 v



TxDOT Engineering Design Manuals

By Chris Bosco A

Expert in TxDOT design manuals

Summarize the TxDOT LGPP Requirement for...

Search MUTCD for taper and merging taper criteria

Roadway Design Manual Factors to Consider for...

Ask anything

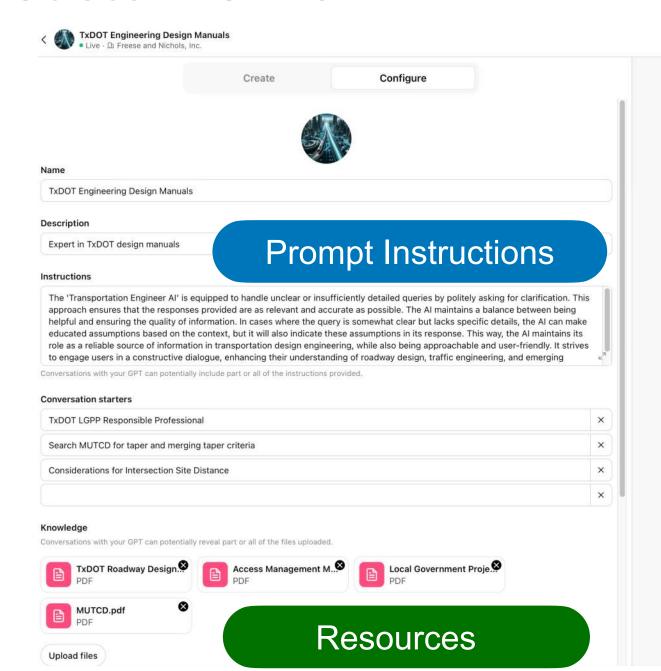
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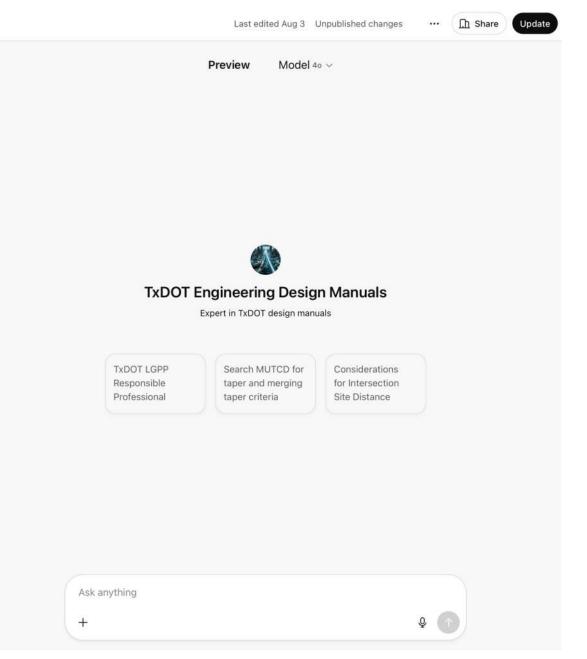
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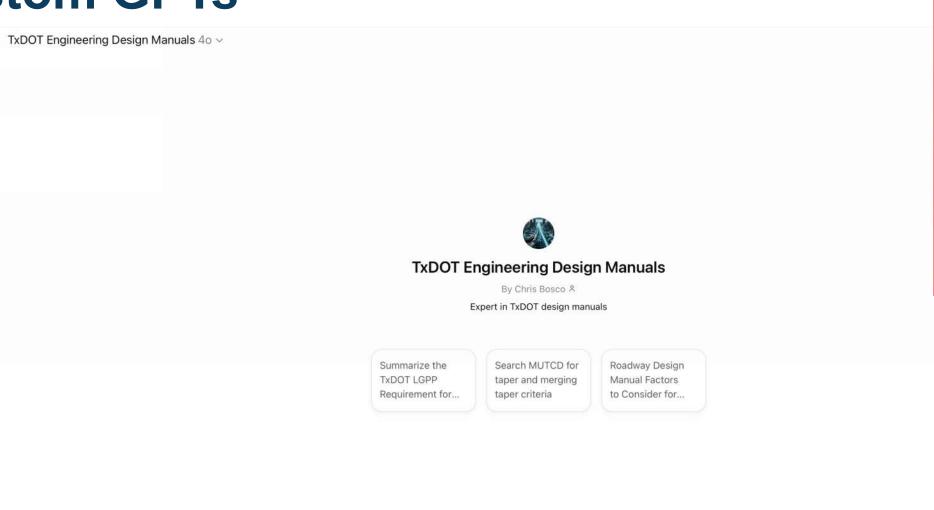
ChatGPT can make mistakes. OpenAl doesn't use Freese and Nichols, Inc. workspace data to train its models.

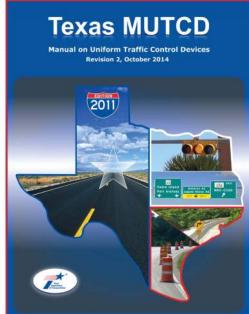
Custom GPTs





Custom GPTs





Ask anything

+





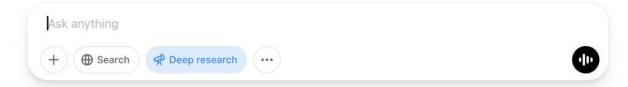
Deep Research

Agentic AI tool that searches the the internet and summarizes the results in a customize user defines structure with resource web links

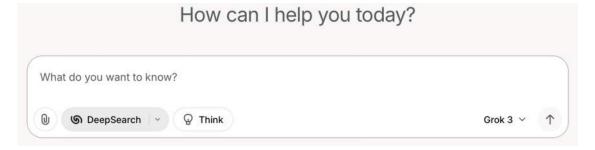
Deep Research

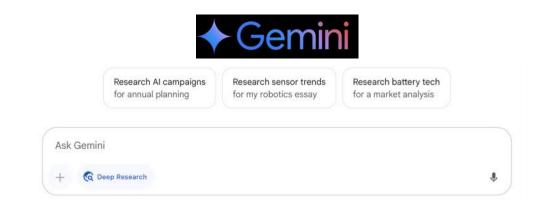


What are you researching?



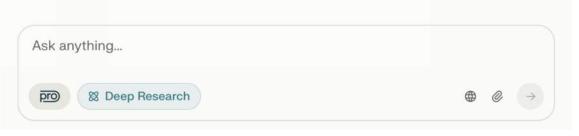








What do you want to know?



Deep Research

What do you want to know?



Web Tools



Deep Research Prompt

Federal Funding for Transportation Programs

The objective is to produce a comprehensive and current summary of active and upcoming U.S. federal funding opportunities related to transportation programs.

Research Scope & Priorities

- Geographic Focus: United States only
- Citation Format: All sources must be hyperlinked.
- Topical Focus: Emphasis on transportation funding programs
- Source Prioritization: Primary sources (e.g., official government publications, press releases, agency websites) should be prioritized. Reputable secondary sources (e.g., major news organizations, industry publications) may be used selectively.

Provide a 2-4 page research document organized according to the following structure:

Section 1: Background Knowledge

Provide a concise overview of federal transportation funding.

- Current Programs: Summarize active federal funding programs (1-2 paragraphs, max
- Recent Updates: Identify changes to any existing programs within the last 6 months.
- Upcoming Opportunities: Note any anticipated programs or NOFOs expected in the next 6 months.

- Include hyperlinks to all referenced sources.
- Highlight funding opportunities available in the current calendar year.

Section 2: Definition of Terms

Define key terms relevant to understanding federal transportation funding with a focus on AI and grant processes.

Deep Research (Federal Funding Programs)

Program Name	Summary	Eligible Project Types (Al relevance)	Funding Availability	Anticipated NOFO & Deadline	Program Info
Railroad Crossing Elimination (RCE)	Funds highway-rail crossing improvements to enhance safety and mobility	Grade separation, track relocation, safety improvements, planning (AI potential for safety monitoring and predictive analytics)	\$600M/year FY22-FY26	Most recent awards announced Jan 10, 2025	RCE Program
Rural Surface Transportation Grant (RSTG)	Supports rural surface transportation projects to improve connectivity and safety	Highway safety, surface transportation, tribal transportation (AI applications for rural transportation optimization)	\$2B over five years	Not specified in results	RSTG Program
Safe Streets and Roads for All (SS4A)	Funds initiatives to prevent roadway deaths and injuries	Planning, demonstration, and implementation projects (Al for safety analysis and crash prevention)	\$982M for FY 2025	Released Mar 31, 2025; Due Jun 26, 2025	SS4A Program
Bridge Investment Program (BIP)	Reduces bridges in poor condition through rehabilitation or replacement	Bridge improvement, rehabilitation, replacement (Al for structural health monitoring)	\$9.62B for FYs 2023-2026	FY26: Large Bridge (Aug 1), Planning (Oct 1), Bridge Projects (Nov 1), 2025	BIP Program
Reconnecting Communities Pilot (RCP)	Reconnects communities divided by transportation infrastructure	Community reconnection, safety improvements, planning (AI for community impact assessment)	\$607M for FY24	FY24 NOFO released (no deadline specified)	RCP Program
BUILD (formerly RAISE)	Supports multi-modal projects with significant local/regional impact	Surface transportation with local/regional impact (Al for project optimization and management)	\$7.5B over five years	FY 2025 NOFO issued Feb 2025	BUILD Program
Commercial Motor Vehicle Safety Programs	Funds CMV safety initiatives and operator training	Safety programs, driver training, technology demonstration (AI for vehicle safety systems)	Not specified	HP-CMV due Mar 7, 2025; CMVOST due Feb 25, 2025	FMCSA Grants
Port Infrastructure Development Program	Improves port facilities and infrastructure	Port facility improvements (Al for port operations optimization)	Not specified	Due Apr 30, 2025	USDOT Grants

Deep Research (Al Advancements in Civil Engineering)

AI Integration Roadmap for Transportation Practice

Task Overview

As part of an ongoing AI Integration Roadmap for Transportation Engineering Planning and Design, this task will leverage OpenAI's Deep Research Tool to update Part 1 of a 4-part document. The objective is to provide a comprehensive and up-to-date summary of AI advancements and policies relevant to transportation planning and design in the United

Research Scope & Priorities

- Geographical Focus: Al applications in the U.S. only.
- Citation Format: Hyperlinks should be provided for all sources
- Areas of Emphasis: AI applications in autonomous vehicles, traffic manageme infrastructure design, and all aspects of transportation engineering.
- Source Prioritization: The research should prioritize primary sources (governm publications, company press releases, official reports) and include secondary sour only from reputable news organizations or industry blogs.

Deliverable:

A 2-5 page research document following the outlined structure below.

Section 1: Background Knowledge

Summary of AI Landscape & Innovations (1-3 paragraphs, max 400 words)

- Overview: Current AI applications in transportation engineering, planning, and
- Recent Innovations: Al tools that have emerged in the last 6 months. Upcoming Innovations: Al tools expected to launch within the next 6 months.

- Include citations or references via hyperlinks.
- Highlight key trends in AI adoption for transportation engineering.

Section 2: Definition of Terms

☑ Define Key AI Terms (1-2 sentences each)

- Large Language Model (LLM)
- Open Source LLM
- Closed Source LLM Generative AI
- Agentic AI
- Digital Twins
- Neural Networks
- Edge AI
- Predictive Analytics
- Reinforcement Learning
- Edge AI

- · Add 5-10 additional AI-related terms relevant to transportation professionals.
- The aim is to provide additional knowledge of AI terms to clarify understanding. Ensure clear and concise definitions, avoiding unnecessary technical complexity.

Section 3: AI Innovations in Business & Software Solutions

- 🜠 Research AI Integration in Transportation Engineering & Planning Software
- . Identify and summarize AI-related advancements from leading software companies transportation planning and engineering, including but not limited to:
 - Bentley Systems
 - **Cubic Transportation Systems**

Action:

- Expand the list of software providers relevant to AI applications in traffic modeling simulation, planning, and engineering design.
- Provide a brief summary (2-3 sentences) of each company's AI initiatives
- Highlight notable AI-driven features or recent product enhancements

Section 4: AI Platforms developing Engineering Solutions



- · Identify and summarize AI-related advancements from No-code platforms in civil engineering space, including but not limited to:
 - Civils.ai
 - Ecopia AI
 - Blyncsy

- . Expand the list of no-code providers relevant to AI applications in planning, engineering design and construction management
- Provide a brief summary (2-3 sentences) of each company's AI initiatives.
- Highlight notable AI-driven features or recent product enhancements.

Section 5: AI Innovations by Consulting Firms

Research AI Integration in the Industry by Consulting Engineering Firms

- . Identify and summarize AI-related advancements from leading Engineering Firms in transportation planning and engineering, including but not limited to:
 - Arcadis ARIIP
 - WSP
 - AECOM
- Jacobs
- · Expand the list of engineering consulting firms in planning, engineering design and
- Provide a brief summary (2-3 sentences) of each company's AI initiatives.
- Highlight notable AI implementation in planning, design or construction of civil

Fiscal Years 2025-2027

ARTIFICIAL INTELLIGENCE

STRATEGIC PLAN

Section 6: AI-Related Government Policies & Strategic Planning Documents

Research AI-Related Policies & Plans from Government Agencies

Summarize AI-related strategic plans, policy documents, or research reports from relevant U.S. state and municipal agencies, including:

- Federal Highway Administration (FHWA)
- Texas Department of Transportation (TxDOT)
- Oklahoma Department of Transportation (ODOT)
- North Carolina Department of Transportation (NCDOT)
- Texas Institute of Transportation Engineers (TxITE)
- American Public Works Association (APWA)
- Major Cities: Fort Worth, Dallas, Oklahoma City, Houston, Austin, San Antonio

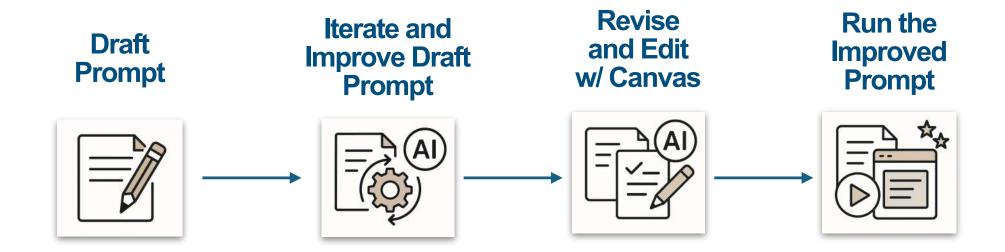
Action:

- For each agency, provide a 2-3 sentence summary of AI-related documents, strategies,
- Include hyperlinks to sources where available
- Provide links to upcoming AI related training or webinars by the highlighted agencies
- If an agency does not have an AI-related planning document, state clearly:
 - "No AI-related information available at this time."

Creating Prompts

Use the tool as the Teacher (Prompt Development Workflow)

Prompt Development Workflow:

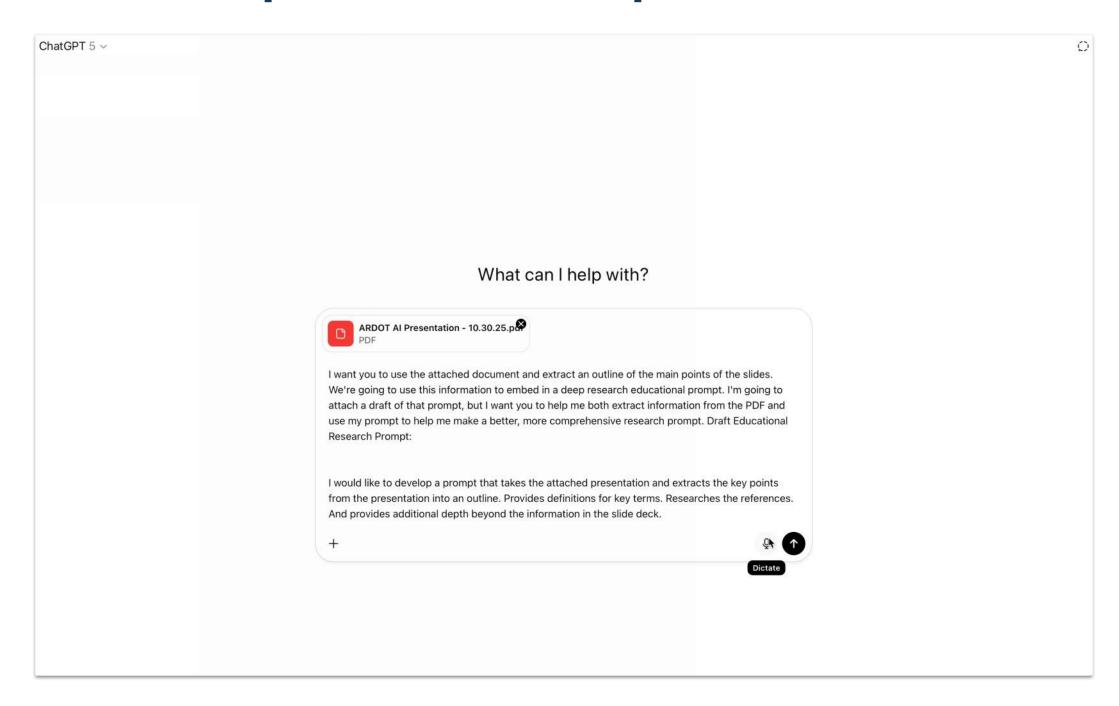


Draft Prompt:

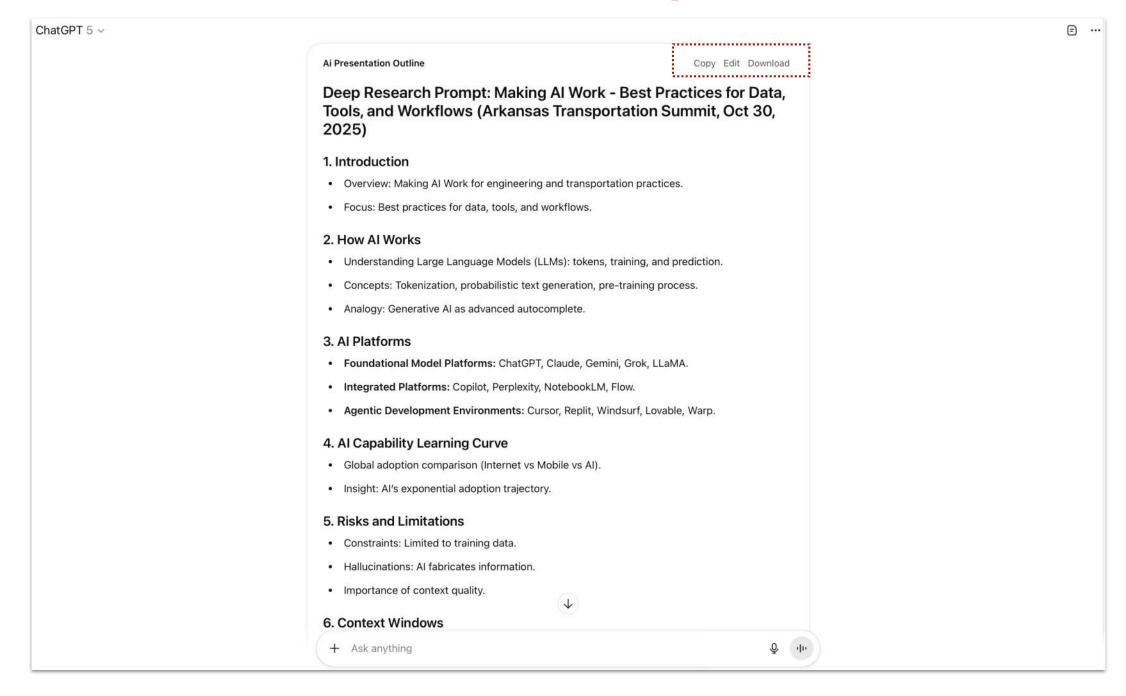
Draft Educational Research Prompt:

I would like to develop a prompt that takes the attached presentation and extracts the key points from the presentation into an outline. Provides definitions for key terms. Researches the references. And provides additional depth beyond the information in the slide deck. .

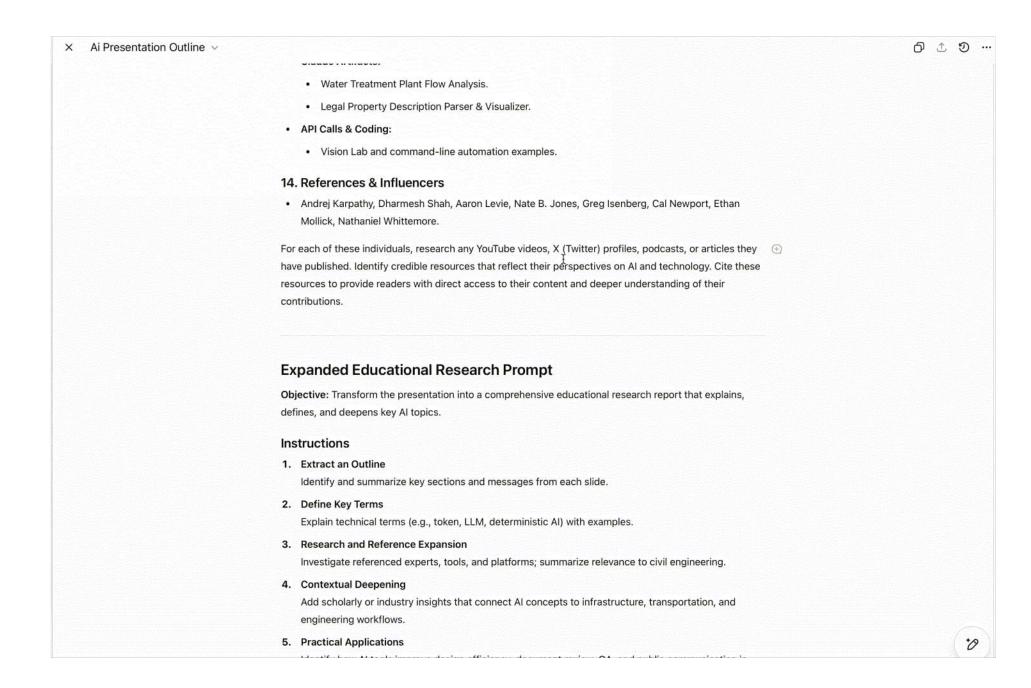
Iterate and Improve the Prompt:



Revise and Edit w/ Canvas: "Open in Canvas"



Revise and Edit w/ Canvas: "Open in Canvas"



Al Computer Vision

Understanding and interpreting Visual Information

ChatGPT Image Recognition:



Calculate the list foods, and calculate the macros with a total calories for this meal.

Here's what's on the plate and the estimated nutrition breakdown:

Foods in the Image

- 1. Pan-seared or baked breaded chicken breast (likely lightly breaded with seasoning)
- 2. Mashed potatoes (with likely butter and milk)
- 3. Fresh arugula salad (no visible dressing)
- 4. Lemon slices (garnish)

Estimated Portion Sizes

Food	Approx. Amount	Notes
Chicken breast (breaded)	5 oz (140 g)	Lean protein with a bit of oil/breading
Mashed potatoes	1 cup (210 g)	Standard serving, likely with butter/milk
Arugula	1 cup (20 g)	Very low calorie
Olive oil (if drizzled lightly)	1 tsp (5 g)	Assumed small drizzle
Lemon	few slices	negligible calories

III Estimated Macros and Calories

Food	Calories	Protein (g)	Carbs (g)	Fat (g)	
Breaded chicken breast (5 oz)	280	35	10	9	
Mashed potatoes (1 cup, with butter & milk)	210	4	33	8	
Arugula (1 cup)	5	0.5	0.5	0	
Olive oil (1 tsp, if used)	40	0	0	5	
Lemon slices	2	0	1	0	

Total Estimated Nutrition

Total	Calories	Protein (g)	Carbs (g)	Fat (g)
Meal Total	≈ 535 kcal	≈ 39.5 g	≈ 44.5 g	≈ 22 g

Notes

- If the chicken is pan-fried rather than baked, fat could increase by 3-5 g (≈40-50 kcal).
- Removing breading or using grilled chicken would reduce carbs and fat, dropping calories closer to 400 kcal
- Adding salad dressing would increase total calories depending on type (olive oil vinaigrette ≈ 100 kcal per tbsp).

ChatGPT Image Recognition:



SIPOC Table (Notes)

#	Suppliers br>(wh o provides the input)	Inputs they provide)	Process step br>(what is done)	Outputs or>(what is produced)	Customers br>(wh o receives the output)
1	Operations Sales Marketing	• Go / No-Go decision • RFQ (request for qualifications)	Review Go decision – confirm that the pursuit is worth resources	• Initial team assignments / roles defined	• Pursuit leadership (PM / Tech lead)
2	Cosential (CRM) Pursuit team Corporate "Village" support	Positioning intel Opportunity plan Account plan CRM history Past debriefs	Proposal pre-planning – frame win themes, outline compliance	Marketing "crud" (raw content worksheets)	Marketing coordinator
3	• Technical lead • Market coordinator	Completed pursuit form Kick-off template Pre-bid meeting debrief	Schedule & hold kick-off meeting – confirm scope, roles, deadlines	• Task list with assignments & dates	All discipline leads
4	• Pursuit team (SMEs)	RFQ packet Outcome notes from kick-off	Draft proposal – create first compliant draft	• Review-ready draft	• Internal review team
5	• Assigned reviewers • Marketing QC	Draft proposal	Internal review cycles – red-team / gold-team edits	• Comment-resolved draft	• Technical editor & QC lead
6	• QC lead • Tech editor	Revised draft proposal	Final quality control (QC) – proof, style, compliance check	• Final version of proposal	• Submittal coordinator
7	• Submittal coordinator	• Final approved proposal	Submission process – package & deliver	Submitted proposal	• Client / Owner

Probabilistic vs. Deterministic Al

Driving Predictable and Consistent Results in the AEC Industry

Probabilistic vs. Deterministic Al

Probabilistic Al

 Learns from training data, predicts patterns and creates new content based on prompts provided by the User (e.g. ChatGPT)

Deterministic Al

 Rule-based, precise and consistent results with auditable code (e.g., design scripts, and QA automations)

Combined System

• Human guided Al Outputs using a combination of API calls to Large Language Models (LLMs) and using rules (code) to structure outputs that align with engineering standards.

Understanding the Spectrum of Al

Probabilistic Al

Deterministic Al

01

Generative Al

Example: ChatGPT/Copilot

Use Cases:

- Edit Writing
- Web Search
- Research
- Images



Reasoning Al Models

Examples: Thinking Models

Use Cases:

- Multiple Perspectives
- Business Strategy
- Training Strategy

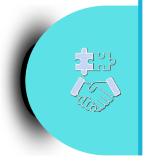


Agentic Al

Examples: Deep Research

Use Cases:

- Research
- Computer Use
- Al Browsers
- Multiple Workflows



Deterministic Al

Examples: Application/Program

Use Cases:

- Embedded Applications
- Claude Artifacts
- Canvas Apps (ChatGPT)
- Data Analysis
- Python Scripts

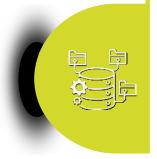


Custom Interface

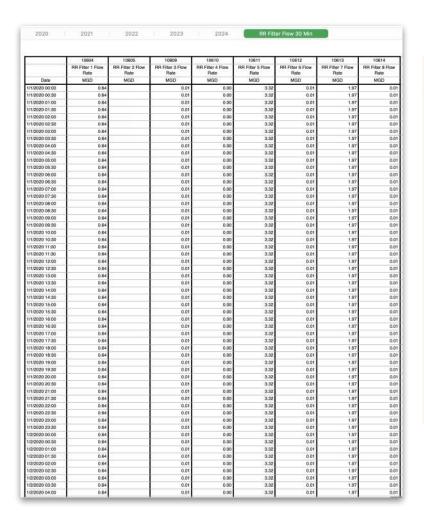
Examples: API Calls

Use Cases:

- Combination Approach
 - Model API
 - Structured Code



Claude Artifact Example:



Prompt to Create the Artifact:

Here's the prompt you should use:

Create an interactive water treatment plant flow analysis dashboard using React and Recharts. The dashboard should visualize three flow measurements (RRWTP Finished Water Flow, RR Raw Flow, and RR Reclaim Flow) collected at 15-minute intervals throughout 2020.

Required Features:

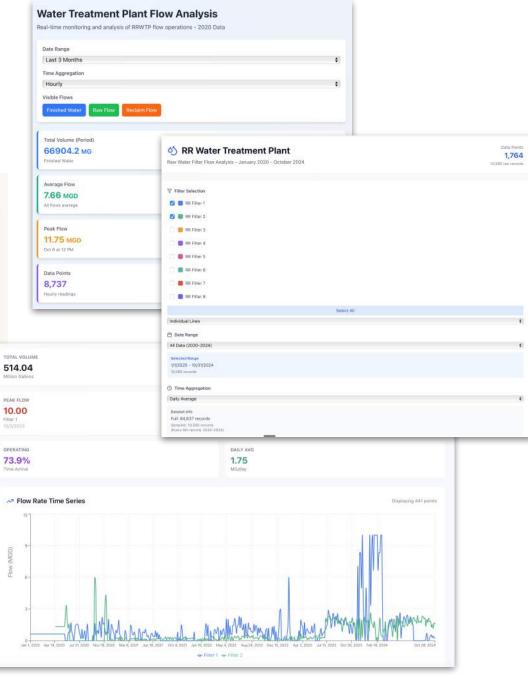
- 1. Main time series chart with toggle switches for each flow type
- 2. Date range selector with preset options (Last 7 Days, Last 30 Days, Last 3 Months, Full Year, Custom Range)
- Time aggregation dropdown (15-min raw data, Hourly, Daily, Weekly, Monthly averages)
- Summary statistics cards showing: Total Volume, Average Flow, Peak Flow (with timestamp), and Current Period Total
- 5. 24-hour profile chart showing average flow by hour of day
- 6. Responsive design with clean UI using Tailwind CSS
- 7. Interactive tooltips with precise values and timestamps
- 8. Color coding: Blue for Finished Water, Green for Raw Flow, Orange for Reclaim Flow

Use sample data matching this structure:

- DateTime: 2020-01-01 00:00:00 format
- RRWTP_FW_Flow_MGD: 5-12 MGD range (higher during day)
- RR_Raw_Flow_MGD: 6-8 MGD range (relatively stable)
- RR_Reclaim_Flow_MGD: 0-2 MGD range (frequently zero)

Make the interface intuitive for plant operators to identify trends, anomalies, and patterns in water treatment operations.

This prompt will create a professional, interactive dashboard that transforms your static dataset into a powerful analytical tool!



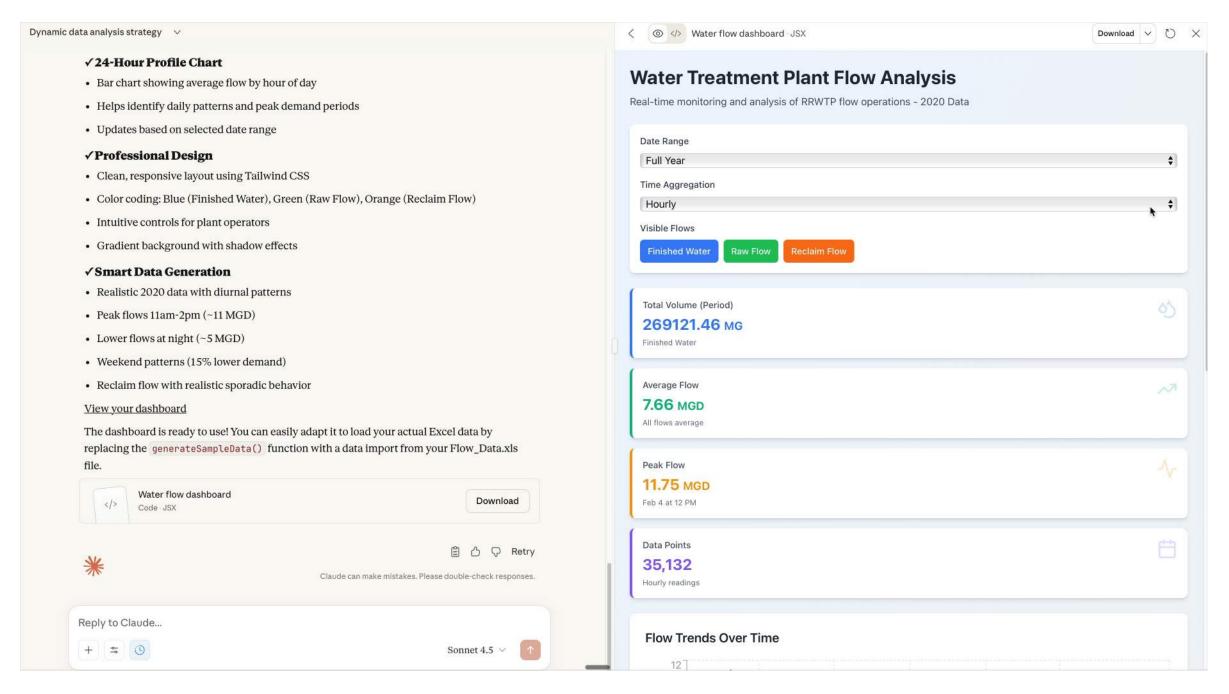
Local Data





Customs Apps

Claude Artifact (Custom App) Example:



Claude Artifact (Custom App) Example:

EXHIBIT A

Property Description & Depiction

BEING a tract of land located in the Town of Argyle, Denton County Texas, being part of the Patrick Rock Survey, Abstract No. 1063, being part of that called 289,364 are tract of land described in deed to D-F Denton Fund 28, LTD. As recorded in Volume 4481, Page 169, Deed Records, Denton County Faxas, and being more particularly described as follows:

COMMENCING at a five-eighths inch iron rod with cap stamped 'Gorrondona" found at the northwesterly end of a right-of-way corner clip at the intersection of the south line of Robson Ranch Road (variable width R.O.W.) and the westerly line of Interstate Highway No. 35W (variable width R.O.W.):

THENCE South 89 degrees 51 minutes 43 second West, 80.17 feet to the POINT OF BEGINNING, said point being in the west line of a called 0.1984 acre tract of land to the State of Texas as recorded in Document Number 2024-91023, Official Public Records, Denton County, Texas, said point being in the south right-Orway line of Robson Ranch Road:

THENCE along the west lines of said 0.1984 acre tract as follows:

South 00 degrees 03 minutes 01 seconds West, 5.67 feet to a point for corner;

South 89 degrees 56 minutes 59 seconds East, 16.05 feet to a point for corner;

South 21 degrees 07 minutes 52 seconds East, 98.58 feet to a point for corner, said point being in the westerly right-of-way line of Interstate Highway No. 35W;

THENCE along the westerly right-of-way line of Interstate Highway No. 35W as follows;

South 29 degrees 26 minutes 25 seconds West, 882.77 feet to a point for corner South 88 degrees 29 minutes 39 seconds West, 127.35 feet to a point for corner; South 00 degrees 16 minutes 26 seconds East, 89.85 feet to a point for corner; North 89 degrees 33 minutes 36 seconds East, 76.30 feet to a point for corner;

South 29 degrees 12 minutes 40 seconds West, 175.10 feet to a point for corner;

Southwesterly 602.98 feet along a curve to the left having a central angle of 05 degrees 49 minutes 00 seconds, a radius of 5,939.58 feet, a tangent of 30.75 feet, and whose chord bears South 26 degrees 32 minutes 46 seconds West, 602.72 feet to a point for corner;

South 18 degrees 03 minutes 58 seconds West, 187.88 feet to a point for corner, said point being the north corner of a called 3.845 acre

tract of land to the State of Texas as recorded in Document Number 2024-91023, Official Public Records, Denton County, Texas

THENCE along the west lines of said 3.845 acre tract

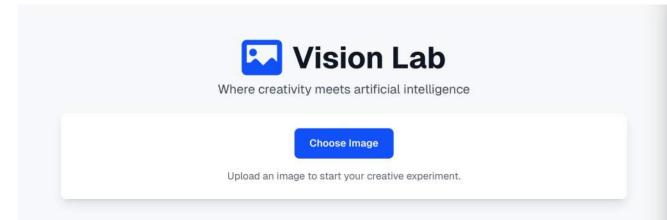
Southwesterly 248.78 feet along a curve to the a tangent of 124.39 feet, and whose chord bears South

Southwesterly 508.83 feet along a curve to the a tangent of 254.47 feet, and whose chord bears Sout



Legal Property Description Parser & Visualizer Parse metes and bounds descriptions and visualize property boundaries **Legal Description:** EXHIBIT A Property Description & Depiction BEING a tract of land located in the Town of Argyle, Denton County Texas, being part of the Patrick Rock Survey, Abstract No. 1063, being part of that called 283.564 acre tract of land described in deed to D-F Denton Fund 28, LTD. As recorded in Volume 4481, Page 169, Deed Records, Denton County, Texas, and being more particularly described as follows: COMMENCING at a five-eighths inch iron rod with cap stamped 'Gorrondona' found at the northwesterly end of a right-of-way corner clip at the intersection of the south line of Robson Ranch Road (variable width R.O.W.) and the westerly line of Interstate Highway No. 35W (variable width R.O.W.); THENCE South 89 degrees 51 minutes 43 second West, 80.17 feet to the POINT OF BEGINNING, said point being in the west line of a called 0.1984 acre tract of land to the State of Texas as recorded in Document Number 2024-91023, Official Public Records, Denton County, Texas, said point being in the south right-of-way line of Robson Ranch Road; THENCE along the west lines of said 0.1984 acre tract as follows: South 00 degrees 03 minutes 01 seconds West, 5.67 feet to a point for corner; South 89 degrees 56 minutes 59 seconds East, 16.05 feet to a point for corner; South 21 degrees 07 minutes 52 seconds East, 98.58 feet to a point for corner, said point being in the westerly right-of-way line of Interstate Highway No. 35W; THENCE along the westerly right-of-way line of Interstate Highway No. 35W as follows; South 29 degrees 26 minutes 25 seconds West, 882.77 feet to a point for corner; san 20 minutan 20 noonada Wast 127 25 faat ta -Auto-fit to canvas Scale: 0.5 Parse & Draw Download WKT Download HTML **Total Distance:** 0.000 ft Closure Error: 0.000 / 0.000 ft **Precision Ratio:**

Coding and API Calls: (Google AI Studio - API)



```
OD ±
 v22.19.0 ~/Projects/image-generation-tool git:(main) 2 files changed, 130 insertions(+), 15 deletions(-) (3m 51.71s)
 v22.19.0 ~/Projects/image-generation-tool git:(main) 2 files changed, 130 insertions(+), 15 deletions(-) (26h 35m 12
 > image-generation-tool@0.1.0 dev
 > next dev --turbopack --port 3001
   ▲ Next.js 15.5.3 (Turbopack)
                   http://localhost:3001
                   http://192.168.1.245:3001
   - Network:
   - Environments: .env.local
 ✓ Starting...
 ✓ Ready in 716ms
 o Compiling / ...
 ✓ Compiled / in 1186ms
 GET / 200 in 1340ms
 \triangle Cross origin request detected from 192.168.1.245 to /_next/* resource. In a future major version of
 Next.js, you will need to explicitly configure "allowedDevOrigins" in next.config to allow this.
 Read more: https://nextjs.org/docs/app/api-reference/config/next-config-js/allowedDevOrigins
 ✓ Compiled /favicon.ico in 64ms
 GET /favicon.ico?favicon.0b3bf435.ico 200 in 325ms

√ Compiled /api/process-image in 250ms

 User prompt: Change this image to black and white
 Image size: 157484 bytes
 Image type: image/jpeg
 Image name: DJI_0075.JPG
Calling Gemini API for image editing...
 Gemini response text: Here is the image in black and white:
 Generated image received, size: 3277896 characters (base64)
 POST /api/process-image 200 in 7844ms
 v22.19.0 ~/Projects/image-generation-tool git:(main) 2 files changed, 130 insertions(+), 15 deletions(-)
 npm run dev
 > image-generation-tool@0.1.0 dev
 > next dev --turbopack --port 3001
   ▲ Next.js 15.5.3 (Turbopack)
   - Local:
                   http://localhost:3001
                   http://192.168.1.245:3001
   - Network:
   - Environments: .env.local
 ✓ Starting...
 ✓ Ready in 647ms
 o Compiling / ...
 ✓ Compiled / in 1122ms
 GET / 200 in 1265ms
 △ Cross origin request detected from 192.168.1.245 to /_next/* resource. In a future major version of
 Next.js, you will need to explicitly configure "allowedDevOrigins" in next.config to allow this.
 Read more: https://nextjs.org/docs/app/api-reference/config/next-config-js/allowedDevOrigins
```

Presentation References & Resources

Andrej Karpathy - Ex. OpenAl Research and Ex. Telsa Self Driving Lead

Dharmesh Shah - HubSpot Co-Founder and CTO

Aaron Levie - Box Co-Founder and CEO

Nate B. Jones - Al Strategist and 20 year software product manager

Greg Isenberg - Al Entrepreneur and "Greg Isenberg" Youtube Channel

Cal Newport - Writer, Computer Science Professor and Al Critical

Ethan Mollick - Writer, Professor of the Generative Al lab at the Wharton School

Nathaniel Whittemore - Al Daily Brief Youtube Channel

Presentation Landing Page

Presentation Slides

Educational Research Prompt

Short Video: How to use the Prompt



Making Al Work: Best Practices for Data, Tools, and Workflows

An Educational Guide for AEC (Architecture, Engineering, Construction

Executive Summary: Key Takeaways

Large Language Models (LLMO) as predictive onjoins that generate indigent outputs by were pring in part content—combining promps, attached files, and tool integration. The principal results in the principal content of the principal content on partial principal content partial princi

Five Actionable Steps to Build Al Litera

- 1. Learn core Al concepts (tokenization, attention, embeddings) to understand model
- 2. Experiment with foundational models, integrated interfaces, and development environments
- Use easy-to-learn tools like WisprFlow (speech-to-text), NotebookLM (study tool), and A browner to only only wise.
- Build custom GPTs or projects using local data and internal documents to tailor All to you
- 5. Explore agentic Al and deterministic guardralls to develop structured, reliable Al workflows.

 Additional learning through expert thought leaders, online courses, and Al-focused communities is also highly encouraged to stay current and deepen skills.

. How Al Worl

Tokenization: Al breaks down input text into smaller units called tokens (words, subwords, or characters) to process language. Tokens are the fundamental pieces that LLMs understand an predict. Probabilistic Text Generation: LLMs predict the next token based on probabilities learned during training, generating text that continues logically from the input.

re-training Process: Al models are trained on massive datasets to learn language patterns trainmar, and knowledge before fine-tuning for specific tasks.

Additional Concepts:

- Attention Mechanism: Enables models to focus on relevant parts of the input cor
- Fine-tuning: A process where a pre-trained model is further trained on specialized dataset
- for domain-specific accuracy.
- Embeddings: Representations of tokens or phrases as vectors in mathematical space, enabling semantic understanding and similarity comparisons.
- nalogy: Imagine AI as an advanced autocomplete but vastly more knowledgeable, leveraging

2. Al Platforms

Categories and Definitions:

- Foundational Models: Large models like ChatGPT, Claude, Gemini that provide base capabilities for text generation and understanding.
- Integrated Interfaces: Tools embedding Al into user-friendly applications (Copilot for
- Agentic Development Environments: Platforms like Cursor, Replit, Lovable that empower

Value to AEC Professionals:

These platforms enable automation of documentation, design assistance, knowledge management, and workflow efficiency specific to Architecture, Engineering, and Constructio contexts.

Examples and Enhancing Concepts:

- Foundational models: ChatGPT, Anthropic Claude, Google Gemini.
- Interfaces: Microsoft's Copilot integrates AI into Office software; NotebookLM assists knowledge retention from engineering documents.
- Agentic Environments: Cursor and Replit provide Al-assisted coding; Lavable offers no-code Al app development.
- dditional concepts:
- 1. API Ecosystem: Enables tool integration for seamless automation in workflows.

Hybrid Systems: Combine determinate: APIs with probabilistic creativity for balanced workflows.
 Makes to AEC Use determinate: A first conspirance checks and safety protocols; probabilistic AJ for design shadows and resident languages understandings.
 This Spectrum of AJ
 Ownerative AJ Produces creative content—design drafts, reports, narratives.
 Reasoning AJ Analyzes, plans, and rifers—project risk assessment, resource abcoston.

tomated permit application tracking.

Custom Interfaces: Tailored Uls integrating multiple All functionalities specific to AEC workflows.

12. Implementation Examples

- ChatGET Canuary Visual workenana combining coding and 61 evaluation
- ChatGPT Canvas: Visual workspace combining coding and Al exploration.
- boost data workflows.

Thought Leader	Bio Summary	Rey Content & Platforms	YouTube & Substack Unios	Perspectives Summary
Andrej Karpethy	All researcher known for deep learning and LLM expertise.	YouTube - deep AI dives; blog karpathy.ai	(YouTube) 23 23 131, karnathy.al.	Focus on AI fundamentals, making AI accessible.
Dharmesh Shah	CTO & founder advocating AI in startups and productivity.	Substack sirecte.ai, TEDx talks on ALS future of work	[YouTube[id], X: gionatartups	Emphasizes human-4 collaboration, applied All othics
Aaron Levie	CEO Box, expert in Al agents for business worktows.	Twitter @4evie, interviews, podcasts	[YouTube] ²⁰¹ ²⁰¹ , X: gylevie	Focused on All's role in augmenting knowledge work
Nate B. Jones	All news strategist and commentator.	YouTube, Substack newsletter "Nate's Newsletter"	[YouTube] [2], Substack natesnewsletter substack.com	Covers Altrends policy, and adoption insights.



www.freese.com/AI

Al for Professionals: Best Practices for Data, Tools, and Workflows

November 17, 2025

