

Practical AI for preconstruction. Built by an estimator, not a software vendor.

For owners, chief estimators and precon directors at commercial GCs and trade subcontractors.

25+ yrs in commercial construction: journeyman carpenter to contractor owner to estimator.	Omissions Costly omissions caught before bid day, saving five figures or more each time.	Scope gaps surfaced understated revisions and unassigned scope across a full GMP bid tab.	In-House Toolkits Custom tools built to fit your team's daily workflow, then used every day.
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YOUR DATA STAYS YOURS

Remote: files arrive over an encrypted connection and are processed on our own secured hardware. Raw files never touch public AI.

On-premises: everything runs on your infrastructure and never leaves your building. We spec the hardware to run the models.

Either way: about **90% of the work is deterministic code**, sensitive text stays on local models, and cloud models see only scrubbed data.

SERVICES

All prices USD

START HERE Remote 01 & 02: 24–48 hour standard turnaround; rush available	01 Bid-Day Risk Audit Send a bid package, get a report of scope gaps, takeoff-vs-estimate variances, formula errors, unassigned exclusions and double-carried scope. You get: a 1-page findings memo (PDF) and a line-by-line Excel audit.	\$1,000–\$2,500 per package
	02 Bid Leveling Service Sub proposals leveled against the bid tab into an apples-to-apples scope matrix, with targeted clarification questions for low-detail bidders. You get: a leveled Excel bid matrix and clarification questions ready to send to subs.	\$350–\$750 per trade package 3-package minimum
	03 Estimating Scorecard Built from your own bid log and job-cost data: win rate by bid size, sector and client, margin fade, change-order growth.	\$1,000–\$2,500 one-time
BUILD On-site or hybrid	04 Custom Tools & Private AI Tools and pipelines built around how your office works, yours to keep and run, plus AI use policy and cloud-vs-local data rules, with optional on-premises models. Bid day & estimating takeoff vs. estimate audits Office to field field-safe foreman binders Drawings & revisions door/hardware schedule reconcilers Cost & change control change-order vs. submittal checks Submittals & shop drawings submittal package generators Team visibility cross-project task dashboards If your team does it twice by hand, we can probably build it.	Starting at \$4,000 On-premises from \$7,500 plus travel
GROW Ongoing	05 Historical Data Mining Years of job files turned into answers on sub schedule slippage, labor drift vs. estimate, winning PM/super pairings and repeat scope blind spots.	From \$7,500 per engagement
	06 Fractional Precon-Tech Advisor Monthly hours for tool upkeep, new pipelines and a standing call.	From \$2,000 per month

HOW IT WORKS	1 Send files over an encrypted link	2 Automated checks catch what people miss; an estimator verifies each one.	3 Findings ranked by what they'd cost you.	4 Keep it going: recurring audits or tools you own.
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The estimator still makes every call. We just make sure nothing goes unread.

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