

Overview

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SuperConstruct - (www.superconstruct.io) digitalizes, automates, and centralizes **day-to-day construction, pay applications, and project management** activities.

SC Mobile APP Android URL : <https://play.google.com/store/apps/details?id=com.superconstruct.sc>

SC Mobile App iOS URL : <https://apps.apple.com/us/app/superconstruct/id6451139927>

SC Web App URL : <https://app.superconstruct.io/>

OVERVIEW

SuperConstruct is a **cloud-based, AI-driven construction, finance, and project-management platform** designed for:

- **Cities & Counties (Public Works, CIP, Engineering)**
- **General Contractors, CMARs, Developers**
- **Architects, Engineers & Field Teams**

What SuperConstruct Does

It **automates, digitalizes, and centralizes** all public and private construction processes, including:

- Project creation & multi-stakeholder access
- Schedule of Values (SOV)
- Pay applications (GCs & subcontractors)
- Change orders & RFIs
- Daily logs, inspection reports & progress tracking
- Document management with unlimited cloud storage
- Lien waiver automation
- Real-time AI chatbot for project insights
- Notifications, approvals & version control
- Role-based user permissions
- Mobile + web access

SuperConstruct reduces **30–40% of manual work**, prevents miscommunication, and brings **complete transparency** to capital projects and private developments.

Why It Matters

Construction managers, city engineers, and developers today deal with:

- Outdated spreadsheets
- Email back-and-forth



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- Paper approvals
- Missed deadlines
- Budget overruns
- Lost documents
- Lien risks
- Lack of audit-ready data

SuperConstruct solves all these with **AI + Automation + Mobile Technology**, giving every stakeholder a real-time view of the project.

VISION

To become the nation's most trusted AI-powered construction and project-management platform that empowers cities, counties, developers, and contractors to build faster, smarter, and with complete transparency.

Our vision is to **digitalize and centralize the entire construction lifecycle**—from planning to pay applications—making construction seamless, compliant, and corruption-free for every stakeholder.

MISSION

SuperConstruct's mission is to revolutionize the construction and project-management industry by delivering an AI-driven platform that eliminates delays, reduces manual effort, and brings complete transparency to every stage of public and private construction. We are committed to empowering cities, counties, developers, and general contractors with automated workflows, intelligent insights, and compliant financial processes that protect owners from lien risks and ensure projects stay on time and on budget. By centralizing RFIs, change orders, pay applications, inspections, daily logs, and documents into one unified cloud system—accessible on both web and mobile—we aim to create a smarter, faster, and more collaborative construction ecosystem for all stakeholders.

Target Audience (day-to-day users)

Project Roles & Responsibilities (Commercial Construction)

Owner

The party that funds and ultimately owns the project. The owner may hire a **developer** and/or a **general contractor (GC)** to deliver the work.

Developer

Sources the land, secures entitlements and permits, arranges financing, and hires/manages the GC from start to finish. Owners typically hire the developer; the developer hires the GC; the GC hires subcontractors. In normal practice, the GC communicates directly with the developer (or owner), and subcontractors do **not** report to the owner/developer.

General Contractor (GC)

Leads construction from notice-to-proceed through substantial completion and closeout. The GC manages schedule, quality, safety, inspections, pay applications, and either hires all subcontractors or self-performs selected trades. The GC reports to the owner or developer and delivers closeout documents and supports the Certificate of Occupancy.

Subcontractors (SCs)

Trade specialists (e.g., earthwork, concrete, framing, MEP) contracted by and reporting **only** to the GC. They do not communicate directly with the owner/developer on project direction. The GC pays subcontractors per their contracts.

Lenders

Banks or funding partners that provide construction financing. Pay applications and field reports flow to the lender (via the owner/developer). Lenders may engage third-party construction inspectors to verify progress and approve or reject draws. Upon approval, funds are released to the owner/GC, then to subcontractors. The lender's oversight is crucial to cash flow.

Engineers & Architects (A/E Team)

Civil, structural, MEP, geotechnical, landscape, and architectural professionals who produce the construction documents. During construction, they answer RFIs, review submittals, issue clarifications/changes, and may perform site observations to confirm work aligns with the drawings and specifications.

Finance & Accounting Teams

Within the owner/developer and GC organizations, these teams prepare and process pay applications, track the Schedule of Values, manage retainage, collect/verify lien waivers and insurance, and ensure vendor compliance and timelines.

Superintendents (SIs)

Employed by the GC to manage day-to-day site operations, coordination of trades, daily logs, safety, schedule, and quality. Owners may also appoint an owner's representative to observe progress, but the GC's superintendent runs the site.

Inspectors

City/county or third-party inspectors who review work at required milestones (e.g., earthwork, foundations, framing, MEP rough-in, finals). Work must pass inspection to proceed to the next phase.

Typical Communication Flow

Owner → (Developer) → General Contractor → Subcontractors.

The lender and A/E team interface primarily with the owner/developer and GC; RFIs/submittals flow between GC and A/E; pay apps flow GC → owner/developer → lender; funds flow lender → owner/GC → subs.

Developer/Owner Pain Points

1. **No real-time financial visibility**
Budgets, commitments, actuals, retainage, and contingency live in separate spreadsheets and inboxes. Without a unified ledger, “spent vs. remaining” and cash-flow timing are unclear. Executives can’t see variance-to-budget or exposure by cost code, delaying decisions on purchasing, staffing, or acceleration and inviting surprises during lender reviews and audits.
2. **Fragmented field documentation**
Daily logs, photos/videos, inspections, submittals, and RFIs sit across email, text threads, and shared drives. Retrieving proof for pay apps or disputes becomes a scavenger hunt. Missing context causes rework, undermines quality control, and slows approvals. Teams waste time searching rather than building, while owners and inspectors lose confidence in reporting.
3. **Lien waiver timing/accuracy risks**
Conditional and unconditional waivers often arrive late, incomplete, or mismatched to invoice amounts and dates. That creates mechanics-lien exposure and triggers draw holds from owners and lenders. Accounting stalls payments, subs escalate, and relationships fray. The GC burns hours reconciling documents that should have been validated and matched automatically.
4. **SOV (Schedule of Values) exposure**
Front-loading early line items and midstream re-coding obscure true earned value. Comparing current billing to the original SOV becomes subjective, prompting disputes. Owners suspect overbilling; lenders request backup the team can’t quickly produce. Progress curves flatten late in the project, starving finishing trades and forcing costly change orders or acceleration.
5. **Heavy pay-application verification**
Each month, teams manually confirm percent complete, stored materials, change orders, and retainage across dozens of subs. Spreadsheets proliferate; math errors slip through; supporting photos and approvals aren’t linked. Cycle times stretch, draws are delayed, and cash strain spreads to suppliers. Valuable staff hours shift from planning to clerical reconciliation.
6. **Excessive on-site time just to “see status”**
Because reports are inconsistent or outdated, executives travel to sites simply to understand progress. Walkthroughs become status meetings, not issue resolution. Decisions wait for in-person confirmation, slowing procurement and schedule recovery. Mileage, time, and opportunity cost increase while coordination that could happen asynchronously gets postponed another week.
7. **No live completion forecast**
Percent complete by trade, float, and critical path aren’t updated in a trusted system. Forecast dates come from anecdotes, not data. Owners ask, “When do we finish?” and receive guesses that shift monthly. Late recognition of slippage reduces recovery options, inflates overtime, and erodes credibility with lenders and inspectors.
8. **Change-order fog**
RFIs lead to CORs (change order requests) and eventually approved COs—but the chain isn’t linked. Pricing lacks schedule impact notes; budget reallocations trail decisions; CCDs and T&M



tickets go missing. Months later, reconciling “what was agreed” becomes a negotiation, delaying payment and masking true cost and time exposure.

9. **Compliance & insurance gaps**

Certificates of Insurance, additional insured endorsements, W-9s, and licenses expire midstream. Without automated tracking and pay blocks, noncompliant vendors proceed, increasing liability. Catching issues late halts payment runs and angers subs. Admin effort balloons as teams chase documents instead of managing work-in-place and preparing the next billing cycle.

10. **Procurement blind spots**

Bid tabs, award history, lead times, and delivery dates aren’t centralized. Long-lead items—switchgear, windows, elevators—miss pre-buy windows, and fabrication updates are buried in email. Crews stand down, schedules slip, and recovery plans cost more than early coordination. Owners perceive poor planning, inviting additional oversight and contingency demands.

11. **Audit / lender / grant friction**

Draw packages require consistent backup: pay apps, certified payroll, participation reports, invoices, photos, and approvals. When evidence is assembled ad hoc, submissions are incomplete, reviewers ask for resubmissions, and reimbursements stall. The team works nights patching documentation instead of managing production. Credibility with auditors and agencies suffers.

12. **Closeout drag**

As-builts, O&M manuals, warranties, attic stock logs, and punchlist status live in multiple folders and emails. Subs move to new jobs, responsiveness drops, and the GC struggles to compile a complete handover. TCO/CO and final payments are delayed, property management receives gaps, and post-turnover callbacks increase avoidable costs.

General Contractor Pain Points

1. **Managing all subcontractor SOVs (Schedule of Values)**

Every subcontractor submits a different SOV structure and coding. Reconciling these to the prime contract’s SOV takes hours of manual mapping and increases error risk. When line items don’t align, progress reporting becomes inconsistent, approvals stall, and owners/lenders question accuracy, leading to rework, delayed funding, and strained relationships.

2. **Subcontractor pay applications**

Monthly billing cycles require collecting dozens of pay apps, checking math, confirming stored materials, and routing signatures. Without standardized templates and validations, admins spend days chasing corrections. Small errors cascade into delayed payments, supplier holds, and



schedule slips. The GC loses negotiating leverage while subs experience cash-flow stress and escalate.

3. **Lien waivers (conditional/unconditional)**

Coordinating correct, timely waivers from subs and second-tier suppliers is tedious. Missing or mis-matched waivers create lien exposure and jeopardize owner draws. When documentation doesn't match invoices or payment dates, accounting must pause payments, prompting disputes. The administrative overhead grows each cycle and distracts teams from managing field progress.

4. **Validate sub pay apps vs. original SOVs & prior pay apps**

Verifying percent complete, stored materials, and balance to finish requires line-by-line checks against both the original SOV and prior months. Spreadsheet gymnastics invite mistakes. If one trade's billing is overstated, the cumulative earned value is distorted, complicating owner pay apps and potentially breaching lender thresholds or covenants.

5. **Detect/prevent front-loading**

Without automated controls, subs can overbill early by inflating front-end tasks. This drains budget before later work is performed, leaving insufficient funds to finish or forcing change orders. Detecting patterns manually is slow, subjective, and contentious. Owners lose trust, and GCs face cash gaps and uncomfortable renegotiations downstream.

6. **Per-sub performance snapshot**

Executives need at-a-glance health by trade: schedule adherence, burn rate, retainage, and remaining scope. Instead, information sits in separate spreadsheets and email threads. Creating a weekly summary becomes a manual project, often outdated by the time it's shared. Problems are spotted late, limiting recovery options and increasing cost.

7. **Assembling the monthly owner pay app**

Building the owner-facing pay application requires consolidating all sub billings, reconciling to the prime SOV, attaching evidence, and resolving discrepancies. Without structured data, teams re-enter numbers, reformat exhibits, and redo calculations. Submission quality varies, prompting owner/lender questions, resubmissions, and delayed funding that ripples into vendor payments and schedule.

8. **Owner pay-app backup package**

Owners and lenders expect a package for the last 30 days: daily logs, photos, RFIs (Requests for Information), change requests/orders, and submittals. Teams scramble across drives, texts, and email chains to assemble proof. Missing pieces stall approvals. The administrative lift compounds every month, diverting focus from planning and execution.

9. **RFI (Request for Information) management chaos**

When RFIs move via phone, text, and email, there's no single source of truth. Answers aren't tied to drawings, cost, or schedule impact. Duplicate questions proliferate, and field crews proceed with assumptions. Disputes emerge later during billing or punchlist, where proving who knew what—and when—becomes time-consuming and expensive.



10. Inspections & submittals not centralized

Approved submittals and inspection results must be easy to find. In practice, they're scattered across inboxes and folders. Field teams waste time hunting documents, defer work, or build from outdated approvals. Rework increases, inspectors lose confidence, and schedule buffers evaporate. Owners question quality control, triggering more oversight and meetings.

11. Finance/accounting burden

Accounting needs clear spend-to-date, remaining, retainage, and allocations by cost code and subcontract. Without integrated data, they reconcile manually, risking misstatements and slow month-end closes. Cash forecasts become guesses, and WIP (Work in Progress) reports lack credibility. The GC's leadership can't make timely decisions on draws, purchases, or hiring.

12. Drawing/spec version control

Distributing current plans and ensuring crews aren't building off outdated sheets is a constant fight. Paper sets circulate, and cloud folders get messy. One missed bulletin can cause widespread rework and change orders. Trust erodes between field and office, and architects tighten oversight, adding time and friction to approvals.

13. Change-order lifecycle gaps

From RFI to COR (Change Order Request) to approved CO, the chain often breaks. Pricing isn't tied to schedule impact; budget reallocations lag; CCDs (Construction Change Directives) and T&M (Time and Materials) tickets go missing. Months later, reconciling what was agreed becomes a negotiation instead of a confirmation, delaying payment.

14. Vendor compliance

Tracking COIs (Certificates of Insurance), endorsements, licenses, and expirations is relentless. A single lapse can expose the GC and owner to risk or halt a pay cycle. Manually policing compliance creates tension with subs and consumes accounting bandwidth. Workarounds introduce further risk and complicate closeout and audits.

15. Sub onboarding & capacity

Prequalifying subs for safety, financials, bonding, backlog, and capacity is essential but often ad hoc. Incomplete vetting leads to coverage gaps or underperforming trades. When issues arise mid-project, replacement options are limited and costly. The GC spends time firefighting instead of planning, compromising quality and schedule objectives.

16. Procurement & long-lead items

Windows, switchgear, elevators, and specialty finishes require early submittals and pre-buys. Without a centralized tracker linking approvals to fabrication and ship dates, items slip. Job sites wait on deliveries, crews are rescheduled, and productivity drops. Owners perceive poor planning, and recovery plans usually cost more than prevention.

17. Field ↔ office disconnect

Daily logs, installed quantities, and percent complete rarely flow cleanly into cost codes, SOVs, or schedules. Field data lags or lacks structure, making earned-value and productivity analysis unreliable. Decisions are based on anecdotes rather than numbers, leading to misallocated resources and late recognition of delays or overruns.

18. Cash-flow forecasting

GCs juggle pay app timing, retainage releases, supplier terms, payroll, and change-order funding. Without integrated views, projections are rough estimates. Surprises cause strained vendor relationships, missed early-payment discounts, or unnecessary borrowing. Financial uncertainty limits the GC's ability to invest in manpower, equipment, or acceleration when it's most needed.

19. Public-work compliance

Prevailing wage, certified payroll, DBE/MBE participation, and grant documentation require precise, defensible records. When these live in separate systems, assembling draw packages is slow and risky. Small mistakes invite withholds or penalties. Teams spend nights fixing paperwork instead of managing work-in-place, and reputational risk increases with agencies.

20. Safety & QA/QC (Quality Assurance/Quality Control)

Incidents, inspections, NCRs (Non-Conformance Reports), and corrective actions are often tracked separately from schedule and cost. Patterns by trade or area go unnoticed. Repeat issues recur, insurance carriers raise questions, and owners request additional testing. The project absorbs hidden costs in rework, delays, and diminished confidence in delivery.

21. Scheduling integration

Two-week look-aheads and CPM (Critical Path Method) updates aren't linked to RFIs, change orders, or material deliveries. Planners work from partial information. Crews show up before prerequisites are ready, or critical activities slip silently. Recovery eats contingency and overtime budgets. Owners and lenders lose faith in completion forecasts.

22. Equipment & rentals

Rental start/stop dates, idle time, damages, and return tickets are loosely tracked. Equipment lingers on-site burning fees, or is returned early and needed again. Cost coding is inconsistent, obscuring true productivity. Vendors dispute charges, and the GC spends management time reconciling rather than optimizing utilization.

23. WIP (Work in Progress) & revenue recognition

Month-end requires accurate percent complete by cost code. Without structured field data and integrated financials, teams estimate. Errors distort margin forecasts and bonding capacity. Over/under billings accumulate unnoticed, creating cash surprises. Auditors and lenders ask for backup the team can't easily produce, prolonging closes and audits.

24. Sub-tier exposure

Second-tier suppliers and lower-tier subs often fall outside standard workflows. Their preliminary notices and waivers are hard to collect. Payments propagate without full release protection, leaving hidden lien risks. When a dispute surfaces, untangling the chain of responsibility consumes legal time and jeopardizes owner payments.

25. Environmental & permits

SWPPP (Stormwater) logs, environmental inspections, and special permit conditions sit in binders or scattered folders. Missed updates lead to violations or stop-work orders. Corrective

actions distract crews and extend timelines. Owners fear reputational damage, and agencies scrutinize more heavily, adding recurring administrative workload for the GC.

26. Closeout & handover

As-builts, O&M (Operations & Maintenance) manuals, warranty certificates, attic stock logs, and punchlist status lack a central tracker. Subs move on to new jobs, reducing responsiveness. TCO/CO (Temporary/Final Certificate of Occupancy) and final payments are delayed. Property management receives an incomplete package, generating post-turnover friction and callbacks.

Subcontractor Pain Points (when no tech/CMS is in place)

1. No single source of truth

Project data—contracts, SOVs (Schedule of Values), addenda, RFIs (Requests for Information), submittals, revisions—sits in paper folders, emails, and random PDFs. Crews and office staff waste time hunting for “the latest.” Decisions are made on partial information, causing mistakes, rework, and billing disputes that erode margins and trust.

2. Time-consuming pay applications

Each billing cycle means rechecking contract value, SOV line items, prior pay apps, percent complete, retainage, and balance to finish. Without standardized templates and auto-checks, admins rebuild packages by hand and chase signatures. Small errors trigger rejections, delaying cash and tying up people who should be planning work and purchasing.

3. Lien waiver hassles

Collecting, notarizing, and sending conditional/unconditional waivers every month is repetitive and easy to miss. Mismatched amounts or dates result in pay holds from the GC/owner. The team spends hours correcting paperwork instead of managing field production. Missed waivers also create lien exposure and damage relationships with higher-tier partners.

4. Version control risks

Multiple drawing/spec versions float around. Field leads may print an old set and build against outdated details. Rework follows, with labor and material waste, while billing becomes contentious. Arguing “which revision was current” consumes management time. Quality suffers, and clients tighten oversight, slowing approvals and increasing administrative burden.

5. Change-order confusion

CO requests, pricing, negotiations, and approvals live in scattered email threads. There’s no linked chain from RFI to COR (Change Order Request) to executed CO. Items fall through cracks or stay in limbo, starving cash flow. Later, proving entitlement or schedule impact becomes a negotiation instead of straightforward documentation.

6. RFI lag

Questions wait in inboxes with unclear owners or due dates. Field crews stall or proceed with assumptions. Days later, answers arrive without being tied to cost or schedule. The same

questions resurface because threads are lost. Momentum slips, productivity drops, and the sub's credibility is questioned during pay-app reviews.

7. **Schedule blind spots**

Two-week look-aheads and pull plans aren't shared consistently. Subs show up under-manned or with the wrong material sequence. Crews sit idle while prerequisites finish. Equipment rentals burn money. Recovery requires overtime or resequencing, compressing float and increasing risk. Meanwhile, leadership can't forecast manpower needs across multiple jobs.

8. **Compliance churn**

COIs (Certificates of Insurance), endorsements, W-9s, safety packets (JSAs, toolbox talks), and licenses expire mid-project. Without automatic reminders and pay holds, non-compliance slips through and then halts payment. Admin staff become document chasers. Relationships strain as GCs tighten controls, and closeout drags while compliance backfill is assembled.

9. **Quality & punchlist sprawl**

Punch items live in spreadsheets, emails, and photos on phones. Ownership, due dates, and dependencies are unclear. Items reappear after "complete." Payment holds linger. Supervisors spend evenings reconciling lists instead of planning tomorrow's work. The team's reputation suffers when the GC must repeatedly verify fixes or involve the owner.

10. **Back-charge disputes**

When documentation is scattered, defending against GC back-charges (cleanup, protection, rework) becomes difficult. Conversely, issuing your own charges for preceding trades is equally hard. Without dated photos, notes, and linked events, discussions are emotional, not factual. Margins erode quietly, and relationships sour under the weight of avoidable conflict.

11. **Field reporting burden**

Daily logs, quantities, photos, inspection notes, safety checks, and delivery confirmations take hours to compile into monthly reports. Different GCs want different formats. Leaders who should be coaching crews and solving problems are formatting spreadsheets. Important insights (productivity trends, weather impacts) remain buried and never reach decision-makers.

12. **Cash-flow uncertainty**

Slow reviews, missing backup, and lender draw cycles push payments out. Subs juggle payroll, vendor terms, and rentals with little predictability. Early-payment discounts are missed; borrowing costs rise. Without clear status on each pay app, owners and banks view the sub as risky, tightening scrutiny and stretching approval times.

13. **Closeout drag**

O&M (Operations & Maintenance) manuals, warranties, as-builts, attic stock, and training logs are assembled at the end—when teams are already on the next job. Deliverables are incomplete, causing repeated rejections. Final payment and retention release slip by weeks or months. The sub eats overhead without revenue and burns relationships.

14. **Limited analytics**

There's no portfolio view of crew productivity, hit rates on COs, average days-to-pay, or most

frequent causes of rework. Leaders manage by anecdotes. Estimating can't learn from field data; operations can't benchmark teams. Margins vary wildly across projects, but the root causes stay hidden and therefore persist.

15. Multi-portal chaos & duplicate entry

Every GC or owner uses a different portal for RFIs, submittals, pay apps, and safety. Subs retype the same data into multiple systems, increasing errors and burning time. Teams forget which portal holds the latest status. Training new staff per portal becomes its own overhead line item on every project.

16. Mobilization & site-access barriers

Badging, orientations, hot-work permits, and delivery windows differ by project. Without a central checklist and tracking, crews get turned away or start late. Delays ripple through the day's plan, hurting productivity and morale. The sub absorbs costs for idle labor while appearing disorganized to the GC and owner.

17. Equipment & small-tools accountability

Rental start/stop dates, damages, and returns are tracked in emails and paper tickets. Tools wander between sites without logs. Idle equipment racks up fees; missing items spark disputes. Cost coding is inconsistent, masking true cost of production. Managers spend time reconciling vendor statements instead of optimizing utilization and planning.

18. Workforce scheduling & certified payroll

Matching crews to tasks, shifts, and locations is tricky without live progress data. Public projects add certified payroll and prevailing wage reporting. Errors trigger payment holds or penalties. Supervisors build schedules in texts and spreadsheets, then spend nights reconciling hours and classifications—time that should be spent improving productivity.

19. Sub-tier supplier management

Lower-tier vendors and suppliers send notices and waivers outside normal workflows. Tracking their paperwork manually creates blind spots. Payments move upstream without complete releases, leaving hidden lien exposure. When a dispute surfaces, reconstructing the chain of responsibility consumes legal time and delays the sub's own receivables and relationships.

20. Estimating-to-operations handoff gaps

Assumptions in the bid (productivity, logistics, alternates) aren't clearly transferred to field teams. Buyout differs from estimate, but changes aren't documented. Crews discover scope surprises mid-install, leading to change-order fights and schedule slips. Lessons learned never reach estimators, so the next bid repeats the same costly blind spots.

Lender Pain Points

1. Inconsistent draw packages & slow reviews

Monthly submissions arrive in different formats with missing backup—pay apps, lien waivers, inspection reports, photos, certified payroll, change orders. Analysts spend days reconciling

documents and requesting resubmittals. Funding stalls, frustrating borrowers and title partners, while the bank's audit trail remains patchy, elevating regulatory and credit-risk exposure.

2. **Weak work-in-place verification & overbilling risk**

There's no trusted, real-time link between field progress and billing. Percent complete by cost code, retainage, and stored materials are manually estimated. Inspectors and analysts rely on snapshots that quickly age. Lenders risk funding ahead of work, complicating curtailments and jeopardizing collateral coverage if schedules slip or scopes change.

3. **Change-order & contingency opacity**

RFIs → CORs → approved COs aren't tied end-to-end with budget lines or schedule impacts. Contingency erosion isn't visible until late. Equity vs. loan proceeds application is unclear, creating covenant friction. Credit teams lack early warnings to reprice risk, adjust reserves, or require sponsor equity injections before overruns compound.

4. **Lien & compliance exposure**

Conditional/unconditional waivers don't match invoice amounts or dates; sub-tier releases are missing; COIs (Certificates of Insurance) and endorsements expire mid-project. Public-work documents (certified payroll/MBE/DBE) are scattered. Title can't clear funds; lender holdbacks proliferate. Legal costs rise as teams reconstruct paper trails that should have been validated automatically.

5. **Covenant monitoring & portfolio visibility gaps**

Key metrics—LTV (Loan-to-Value), DSCR (Debt Service Coverage Ratio) projections, interest-reserve burn, schedule variance, and exposure by trade—live in spreadsheets. Roll-ups are slow and error-prone, delaying credit memos and watch-list decisions. Executives lack a portfolio dashboard to spot emerging risks and intervene before delays and cost overruns harden.

Engineers and Architects' Pain Points

1. **Document control & version drift**

Current drawings, specs, bulletins, and addenda circulate via email and shared drives with inconsistent naming. Field crews often build from outdated sheets. Redlines aren't captured back into a single record set, creating rework, delays, and finger-pointing over design intent versus "what was issued" at a given date.

2. **RFI & submittal fragmentation**

RFIs (Requests for Information) and submittals live in scattered threads and PDFs. There's no linked chain from question → response → approved shop drawing → field installation. Response times slip, duplicate RFIs appear, and status reporting to owners is manual. Design clarifications don't reliably propagate to the teams that need them.

3. **Change management opacity**

Owner and GC requests, VE (value engineering), ASIs (Architect's Supplemental Instructions), CCDs, and COs (change orders) aren't tied to budget or schedule impacts in one place. Decisions



lack an audit trail, creating liability risk. Weeks later, proving what was approved—and why—becomes argumentative, slowing approvals and damaging stakeholder trust.

4. **Discipline coordination & clashes**

Structural, MEP, civil, and architectural coordination issues surface late because comments are tracked in spreadsheets and emails rather than a shared log tied to sheets/details. Field fixes outpace design updates; as-issued drawings don't reflect site realities. RFIs proliferate, and clashes reappear across package releases, eroding confidence in the design.

5. **Field observation, permitting & closeout gaps**

Site reports, photos, and deficiency lists aren't centralized, so recurring issues persist. Permitting comments and resubmittals lack a single tracker, stretching review cycles. At closeout, as-builts, O&M manuals, and warranties arrive piecemeal, delaying substantial completion and occupancy. The A/E team absorbs avoidable admin time and faces reputational risk.

Finance and Accounting Team Pain Points

1. **Draw packages & documentation chaos**

Monthly owner/lender draws arrive in inconsistent formats with missing backup—pay apps, lien waivers, invoices, certified payroll, change orders. Accounting spends days assembling and reconciling evidence, fielding rejections, and resubmitting. Funding delays ripple to AP, sour vendor relations, and force last-minute cash juggling instead of predictable, audit-ready workflows.

2. **WIP (Work-in-Progress) & revenue recognition risk**

Percent-complete inputs are late and inconsistent across cost codes, making over/under-billing difficult to spot. Month-end close drags; margin forecasts swing unexpectedly; bonding capacity and bank reporting suffer. Auditors demand traceable links from field progress to invoices and GL (general ledger), but data lives in spreadsheets and email threads.

3. **Retainage, waivers & compliance tracking**

Retainage balances, conditional/unconditional lien waivers, COIs (Certificates of Insurance), endorsements, and licenses are tracked manually. Mismatches halt payments or create lien exposure. Accounting becomes the compliance police, burning hours chasing documents across subs and tiers. Closeout stalls while releases are reconciled—hurting cash flow and vendor relationships.

4. **Cash-flow forecasting & covenant monitoring**

There's no live view of commitments, change orders, stored materials, or interest-reserve burn. AP due dates, AR draw timing, retainage releases, and supplier terms aren't tied to reliable schedules. Forecasts rely on best guesses, risking covenant issues (DSCR/LTV), surprise borrowing, missed early-pay discounts, and strained liquidity.

5. **Cost control & three-way match gaps**

Purchase Orders, receiving, and invoices don't reconcile cleanly; change orders aren't tied to updated budgets. Mis-coded costs and delayed approvals obscure variance-to-budget by trade.



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Leadership can't see real-time exposure, contingency drawdown, or buyout performance. Audit trails are weak, raising control findings and forcing time-consuming after-the-fact corrections.

Problem Statement & Solution

1) Project Setup & GC Onboarding

Flow: Developer invites the GC to SuperConstruct (SC); GC uploads contracts, drawings, specs, addenda, and permits into structured "Documents & Folders" with permissions.

Traditional issues: Files live in scattered email/drive locations; inconsistent naming; teams build from outdated sets.

With SC: One authoritative file tree with version history, discipline/revision structure, and access control.

Business value: Faster mobilization, fewer errors/rework, immediate trust in a single source of truth.

2) Owner Team Onboarding

Flow: Owner adds accounting/finance, inspectors, owner's reps, architects/engineers, and comms as Owner Members with role-based dashboards.

Traditional issues: Budget, spend, retainage, and status live in separate spreadsheets; manual rollups slow decisions.

With SC: Live finance/progress/compliance views and exception alerts by role.

Business value: Quicker approvals, reduced admin load, cleaner lender conversations.

3) SOV Creation & Approval (GC ↔ Owner)

Flow: GC builds the SOV in SC (line items, sub-items, budgets, dates), routes for review; comments are threaded; upon approval the SOV locks as baseline.

Traditional issues: Email/PDF tweaks enable front-loading and re-coding; owners must police monthly.

With SC: Locked baseline; any change requires an approved Change Order with full history.

Business value: Transparent earned value, fewer billing disputes, faster month-end.

4) Subcontractor Onboarding & Sub SOVs

Flow: GC invites subs with scoped permissions; each sub drafts its Sub SOV in SC; GC approves/returns; approved Sub SOVs lock.

Traditional issues: Subs juggle portals and outdated drawings; misaligned SOVs cause delays.

With SC: Each sub sees only its contracts, current docs, SOV, RFIs, pay apps, and messages.

Business value: Cleaner coordination, less rework, faster and consistent billing cycles.

5) Communications – Message Board

Flow: GC posts targeted updates (owner, all subs, a trade, custom list) with @mentions, attachments, read receipts; threads are searchable and logged.

Traditional issues: Mass emails miss stakeholders, bury context, and create reply-all clutter.

With SC: Centralized, permission-aware, archived communication per topic.

Business value: Faster alignment, fewer misfires, defensible communication record.

6) Execution – Daily Logs (Subs & GC)

Flow: Subs submit Daily Logs (notes, quantities, photos/videos); GC reviews and posts owner-facing logs; visibility is role-restricted.

Traditional issues: Stakeholders drive to the site just to “see status”; decisions wait for in-person confirmation.

With SC: Daily visual proof linked to scope/schedule; issues routed instantly to inspectors/engineers.

Business value: Fewer site visits, quicker decisions, better schedule control, and trust.

7) RFI Management

Flow: Teams create/assign RFIs in SC with markups, files, due dates, watchers; responses link back to sheets/specs and note cost/schedule impact.

Traditional issues: RFIs scatter across calls/emails; duplicates and rework follow.

With SC: One live RFI log with ownership, timestamps, status, and visibility for all relevant parties.

Business value: Faster clarifications, reduced rework, and auditable design intent.

8) Pay Applications & Lien Waivers

Flow: Sub opens Create Pay App; SC shows original SOV, prior payments, retainage; sub enters % or \$; GC verifies against Daily Logs/RFIs; on approval, SC auto-generates e-sign Conditional Lien Waiver.

Traditional issues: Spreadsheet errors, slow waiver collection, and hidden front-loading.

With SC: Minutes to submit/verify; uniform docs; locked baselines prevent unauthorized edits/front-loading.

Business value: Shorter billing cycles, fewer disputes, improved cash flow.

9) Inspections – Centralized & Compliant

Flow: GCs/subs log inspections with timestamps, outcomes, photos/files, and corrective actions; assign owners and due dates.

Traditional issues: Email/paper trails disappear; weak compliance and slow reviews.

With SC: Single, searchable inspections register with exportable evidence and links to related items.

Business value: Faster approvals and closeout, lender-ready packets, defensible compliance record.

10) Submittals – Controlled & Trackable

Flow: SC seeds a Master Submittal Register from specs; trades upload packages; reviewers (A/E/GC/Owner) get routed items with due dates and status codes; digital stamps/markups and version control preserved; links to RFIs/COs.

Traditional issues: Email PDFs, version mix-ups, missed deadlines, no audit trail.

With SC: Clear queues, reminders, searchable archive, and full provenance.

Business value: Fewer field delays, more reliable schedules, reduced disputes.

11) AI Assistant – Ask in Plain English

Flow: Users query live project data (“Spent-to-date?”, “Subs behind?”, “Pay apps missing waivers?”); SC returns summaries with source links, drill-downs, exportable tables, and proactive alerts.

Traditional issues: Answers depend on “who knows”; data scattered across systems.

With SC: Instant, cited answers across finance, docs, and field logs.

Business value: Faster decisions, less context switching, stronger auditability.

12) Message Board – Project-Wide Broadcasts

Flow: Use Message Board for weekly rollups, milestones, and safety bulletins; target by role/company/trade; posts are time-stamped with read receipts and archived.

Traditional issues: Announcements buried in reply-all chains with no proof of receipt.

With SC: One authoritative broadcast channel per project with measurable reach.

Business value: Clear alignment, time saved, and a provable record of critical communications.

Developer-Focused Case Studies: SuperConstruct in Action**1) Multi-Project Daily Oversight—Without Daily Site Visits**

Before: Developers and owners drove to multiple sites to piece together daily progress from texts, emails, photos, and ad-hoc updates.

With SuperConstruct: Centralized, date-stamped daily logs with photos and drone videos give real-time visibility across all projects in one app.

Impact for Developers: Faster decision-making, fewer site visits, and a single source of truth you can scroll through in seconds.

2) Pay Application Review in Minutes (Not Hours)

Before: Validating GCs’ pay apps against the original Schedule of Values (SOV), prior pay apps, and daily work performed required time-consuming cross-checks across emails, spreadsheets, and messages.

With SuperConstruct: SOV and line items are locked by contract; daily logs sit alongside each pay period for instant context; approve/reject flows are built in.

Impact for Developers: Streamlined reviews, fewer discrepancies, and confident approvals with a clear audit trail.

3) Lien Waivers—Automated and Enforceable

Before: Collecting signed and notarized conditional/unconditional lien waivers was a manual hassle: chasing signatures, scanning, and filing to cloud folders.

With SuperConstruct, the platform issues lien waivers electronically to the responsible GC, tracks status, and requires completion before the next pay app can be submitted.



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Impact for Developers: Manual steps eliminated, compliance improved, and documents organized automatically.

4) Portfolio Command Center: Budget, Timeline, and Progress

Before: No unified dashboard for overall budgets, timelines, % complete, % spent, or retainage across multiple GCs and projects—reporting took days.

With SuperConstruct, an executive dashboard aggregates project and financial metrics into a single snapshot, refreshed continuously.

Impact for Developers: Instant portfolio health, proactive risk spotting, and better capital planning.

5) Inspections & Submittals—Complete Closeout Readiness

Before: Inspections and submittals were scattered between GCs and subs; after completion, Developers struggled to collect everything for compliance.

With SuperConstruct: All inspections and submittals live in one place by project; owners can verify status and nudge teams to close gaps.

Impact for Developers: Confidence that every inspection is tracked and every submittal reviewed/approved by the right engineer or architect.

6) AI Assistant for Instant Answers

Before: Getting up-to-date info on company, project, contractor performance, or finances meant digging through threads and files.

With SuperConstruct, Developers can ask the AI Assistant natural-language questions and get instant, context-aware answers.

Impact for Developers: Rapid clarity, less back-and-forth, and time saved across every project.

7) RFI Transparency to Reduce Future Rework

Before: RFIs flowed through texts, calls, and emails—limited visibility, finger-pointing when issues surfaced, and little learning for future jobs.

With SuperConstruct, A dedicated RFI module shows every question and response among subs, GCs, architects, and engineers—end-to-end.

Impact for Developers: Clear accountability now, plus data to guide design teams toward more complete specs that minimize RFIs on future projects.

General Contractor–Focused Case Studies: SuperConstruct in Action

1) Document & Revision Control—One Source of Truth

Before: GCs juggled multiple ground-up projects while acting as the hub between developers and subs. Plans, geotech reports, and specs lived in email threads, local drives, and printed binders at site. Revisions moved via email or paper, creating confusion and risking build-to-old-set errors.

With SuperConstruct: All project documents (construction sets, geotech, specs, addenda, revisions) are uploaded once and shared with GC teams and subcontractors in a central, permissioned workspace. Version history and access live in one place.

Impact for General Contractors: Less rework, fewer “which set is latest?” questions, and tighter coordination across every trade.

2) SOV & Contract Execution with Subs—Digital, Clear, and Searchable

Before: GCs and subs relied on paper trails and scattered PDFs for Schedules of Values (SOV) and contract details. Subs working on multiple jobs struggled to find the right project to execute SOV quickly, leading to disputes and delays.

With SuperConstruct, GCs invite subs into the platform, execute SOVs by trade digitally, and keep all executed documents tied to the project record. Everyone sees the same, final, mutually agreed line items—no hunting through inboxes.

Impact for General Contractors: Instant retrieval, transparent scope alignment, and a clean audit trail that speeds approvals and minimizes misunderstandings.

3) RFI Tracking—From Phone Calls to Full Traceability

Before: Subs raised RFIs by phone, text, or email; answers were informal and hard to track. Context got lost, and field teams executed based on partial information—risking quality issues and later finger-pointing.

With SuperConstruct, Subs submit RFIs in-platform, and GCs manage, route, and respond with full visibility. Every question, attachment, and answer is time-stamped and searchable.

Impact for General Contractors: Clear accountability, faster resolutions, and better downstream quality—plus data to reduce repeat RFIs on future projects.

4) Pay Applications & Lien Waivers – Before vs. With SuperConstruct

Before

General contractors spend substantial time reviewing, comparing, and approving or rejecting subcontractor pay applications for each project. After approvals and payments, obtaining fully executed conditional and unconditional lien waivers is slow and difficult. With five or more subcontractors active at



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any given time, waivers must be collected every month from each subcontractor, then scanned, named, and filed to paper folders or cloud drives—a tedious, error-prone process.

With SuperConstruct

Pay applications arrive in a standardized digital format aligned to the Schedule of Values, with automatic checks and a simple review-and-approval flow. Lien waivers are requested and signed electronically—conditional upon payment and unconditional after funds clear—and are automatically matched to the correct vendor, period, and SOV line in a centralized, searchable repository.

Impact on General Contractors

Administrative effort drops, pay cycles move faster, and cash flow becomes more predictable. Errors and disputes decrease thanks to a complete audit trail and clear lien-waiver compliance. Teams gain real-time visibility across projects without the burden of scanning and manual filing.

5) Pay Applications – Before vs. With SuperConstruct

Before

Subcontractors juggle multiple projects and must reconstruct the context for each pay app—what the scope includes, how the Schedule of Values is structured, what's billed to date, what remains, and how much is held in retainage. Creating or reviewing a pay app often means hunting through spreadsheets and old PDFs, re-keying numbers, comparing line items manually, and double-checking math. General contractors repeat the same effort when passing pay apps up to the owner. Because PDFs can be edited, owners worry about changes to the original SOV, and every party spends hours verifying instead of moving work forward.

With SuperConstruct

The “Create Pay Application” view shows the full picture at a glance: original SOV, billed-to-date, balance-to-finish, and retainage. Subcontractors simply enter the percent complete or a dollar amount against each line item and submit in minutes. General contractors review in the same system without pulling the original SOV or prior pay apps, and the SOV is locked and version-controlled—so it can't be quietly altered like a PDF. The same streamlined flow applies when the GC compiles the owner pay app.

Impact on General Contractors

Review and approval times drop from hours to minutes, administrative rework and errors are reduced, cash flow becomes more predictable, and owner reviews go faster because the SOV is trustworthy and consistent. The result is cleaner audits, quicker funding, and less friction across the entire chain.

6) Field Reports – Before vs. With SuperConstruct

Before

Subcontractors and general contractors typically compile 30-day field reports manually, pulling together daily logs, signed lien waivers, RFIs, change requests, change orders, inspections, submittals, and other records from emails, PDFs, notebooks, and scattered cloud folders. Preparing these packets for



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developers or owners is slow and error-prone, with missing signatures, inconsistent dates, and version confusion. The result is a significant administrative effort each month just to assemble a complete picture of site activity.

With SuperConstruct

Field reports are generated in seconds from live project data. Daily logs, RFIs, change requests and orders, inspections, submittals, and lien waivers are automatically gathered, time-stamped, and organized into a clear, shareable report. Attachments and photos are embedded, and the reporting period can be set to weekly or monthly without additional manual work, providing a consistent narrative of what happened on site.

Impact on General Contractors and Developers

Transparency improves while preparation time drops dramatically. Reviews and approvals move faster because the information is complete, current, and easy to verify. Teams reduce administrative burden, maintain a cleaner audit trail, and give owners greater confidence in monthly progress—leading to fewer disputes and more predictable cash flow.

7)AI Assistance – Before vs. With SuperConstruct

Before

General contractors juggle multiple projects and hunt for answers across emails, spreadsheets, cloud folders, and paper trails. Simple questions—How are all projects performing overall? How much has been spent to date across the portfolio or on a specific project? Which jobs are on schedule or delayed? How are subcontractors performing? What are my team's pending tasks? Where are the notarized lien waivers?—can take hours of digging, reconciling versions, and asking teammates for updates.

With SuperConstruct

An AI assistant sits on top of live project data. You ask in plain English and get instant, trustworthy answers with links to the source records: portfolio and project spend-to-date, budget vs. actuals, schedule status, variances, subcontractor scorecards, open RFIs/change orders, pending tasks, and the exact location of notarized lien waivers. Responses are permission-aware, time-stamped, and drillable, so you can move from a high-level summary to the supporting document in seconds.

Impact on General Contractors

Decision-making speeds up, context switching drops, and administrative searching is replaced by immediate clarity. Teams spend less time gathering information and more time acting on it, improving schedule adherence, cash-flow visibility, and overall project control.

Unique Selling Points

1. **Single Source of Truth** – Centralized documents with version control and permissions ensure everyone builds from the latest set—no email/drive chaos.
2. **SOV Governance (Anti-Anti-Front-Loading)** – Locked Schedule of Values; any change requires an approved Change Order with full history for transparent earned value.
3. **One-Click Pay Apps + e-Waivers** – Subs enter % complete; SC auto-calculates, routes for approval, and issues e-sign lien waivers—faster cycles, fewer errors.
4. **Real-Time Financials** – Live budget/spent/remaining/retainage by line item, trade, and project—instant cash-flow and contingency visibility for owners and GCs.
5. **Field-to-Office Continuity** – Daily Logs with photos/videos tied to SOV and schedule give remote stakeholders trustworthy progress without site trips.
6. **Integrated Changes** – RFI → COR → CO linked in one chain with cost/schedule impact, preventing scope creep and month-end disputes.
7. **Compliance Automation** – COIs, licenses, safety docs, inspections, and submittals tracked with alerts and pay-blocks—clean audits and fewer payment holds.
8. **Targeted Communications** – Role-based Message Board with @mentions, read receipts, and searchable threads—alignment without reply-all clutter.
9. **Portfolio & Lender-Ready Exports** – Draw packets, inspection logs, and backup assemble in clicks—accelerates reviews for owners, lenders, and agencies.
10. **Permission-Aware AI Copilot** – Ask in plain English (“Who’s behind?” “What’s spent-to-date?”); get cited answers with drill-downs—faster decisions, less context switching.

Customer Testimonials Starts Here

Testimonial # 1

Lender Name : kpatel@cbtx.com

From 5 Hours of Manual Work → One Click Field Report with SuperConstruct

One of our customers, **TX Sparks Construction**, recently used the **SuperConstruct Field Report feature** to support a pay application for their project.

Here’s what happened:

TX Sparks, as the **General Contractor**, generated a detailed field report through SuperConstruct and sent it to their **Developer/Owner** along with the pay application. The Developer then forwarded the same report to the **Lender**, and the Lender further shared it with the **Investor**.

The report included everything in one organized package:

- Daily site photos
- Links to progress videos
- Daily logs



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- Inspections
- Submittals
- RFIs
- Signed conditional & unconditional lien waivers
- Complete project documentation

Normally, preparing this level of documentation **takes 4–5 hours for every pay application**—manually gathering emails, photos, PDFs, and spreadsheets.

With SuperConstruct, it was generated **in minutes**.

The Lender was so impressed that they immediately called TX Sparks asking how the report was prepared. They had never seen this level of transparency and organization before. The Lender even sent an inspector to validate the report against actual site conditions—and everything matched perfectly.

The outcome:

- The Developer gained stronger trust from the Lender
- The Lender felt confident about funding the project
- Approvals moved faster
- TX Sparks saved hours of administrative work
- The same Lender began referring new opportunities

This is exactly why SuperConstruct was built — to connect **General Contractors, Developers, Lenders, and Investors** through one transparent platform.

If your team is spending hours preparing pay app backup, we'd love to show how SuperConstruct can automate it.

Comment **FIELD REPORT** to see a quick demo.

Testimonial # 2

From Daily Site Visits → Real-Time Visibility with SuperConstruct

A General Contractor recently subscribed to **SuperConstruct** and provided platform access to their **Developer and project team**—and it completely changed how the project was monitored.

At the start, the Developer was visiting the job site **almost every day**, taking their own photos and videos to update partners and investors. It was time-consuming, inefficient, and still didn't provide a structured view of progress.

After the General Contractor onboarded the project into SuperConstruct and shared access with the Developer, everything became visible through the **SuperConstruct Mobile App**.

The Developer could now see in real time:

- Daily logs with photos and videos
- Project schedules and timelines
- Inspection updates
- Financial progress and pay application status
- RFIs, submittals, and complete documentation

Within weeks, site visits dropped from **daily** → **twice a week** → **once a month**.

Their feedback:

"We no longer need to be on site to understand progress. Everything we need is in SuperConstruct."

The impact was significant:



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- Massive time savings for the Developer
- No need to hire an expensive Owner's Representative
- Stronger trust between GC, Developer, and partners
- Faster approvals based on real, organized data

By adopting SuperConstruct, the General Contractor created a **single source of truth** that benefited every stakeholder—without extra effort or manual reporting.

If your Owners are still driving to sites just to get updates, there's a smarter way.

Comment **VISIBILITY** and we'll show you how.

Testimonial # 3

A Problem Every GC Knows: Verifying Schedule of Values Every Month

The Project Management team of a General Contractor recently shared a challenge that happens on **every project, every month**:

Before SuperConstruct, they had to manually compare:

1. The **original Schedule of Values** signed with each Subcontractor
2. The **previous month's pay application**
3. The **current month's pay application**

This was a time-consuming process because:

- Subcontractors sometimes front-load values
- Line items could be adjusted from the originally agreed SOV
- PMs had to cross-check three different sources
- Errors could impact lender approvals and payments

For every subcontractor, this verification alone was taking **1–2 hours every month**.

What Changed with SuperConstruct

After the GC onboarded all Subcontractors onto the **SuperConstruct platform**, the process became simple and controlled:

- Subcontractors can only enter **this period's amount or % complete**
- They cannot modify the original SOV line-item budgets
- The system locks the agreed Schedule of Values
- GC team can view **original vs previous vs current** in one single screen

No spreadsheets. No manual comparisons. No risk of altered SOVs.

The Result

- Saved **1–2 hours per subcontractor every month**
- Eliminated administrative rework
- Reduced pay app errors
- Improved payment cycle speed
- PM team shifted time from verification → project efficiency

As the PM team said:

"SuperConstruct removed one of our biggest monthly headaches."



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This is exactly why SuperConstruct was built – to protect GCs from SOV risks while making pay apps simple, accurate, and transparent.

If your team is still manually comparing SOVs every month, there's a better way.

Comment **SOV** and we'll show you a 2-minute walkthrough.

Customer Testimonials Ends Here

Questionnaire to our Target Customers

Cities and Counties

<https://docs.google.com/document/d/1H3RDo3cDRI6VqjHjS8mjEJROjZprbyZ7cS57Bh0IZfc/edit?usp=sharing>

Custom Home Builders

https://docs.google.com/document/d/1jhAic06jGaOl27js3R1gHmNBI0vG_cOjhFEBYnKZ62Y/edit?usp=sharing

General Contractors Home Builders Questionnaire

<https://docs.google.com/document/d/17WSJQsFkoeXEd9TI00haqz4Yi10AqwJhzF2tUw8Z1KY/edit?usp=sharing>