



Turn 1,000+ page RFPs into bids — automatically.

TeraContext.AI ingests construction specifications (500–2,000+ pages) and drawing sets, auto-classifies every section against industry-standard work-breakdown taxonomies, generates subcontractor scope packages, manages bids, and assembles GC proposal responses — with every answer traceable to its source.

 **60 sec**

Spec lookup vs. 15–45 min manual

 **60% faster**

RFI cycles

 **3–5×**

Bid volume per estimator

HOW IT WORKS

1

Upload

Drop in specs, drawings, addenda. Vision LLM auto-detects each doc.

2

Classify

Every section mapped to WBS taxonomy with calibrated confidence.

3

Package

Auto-generate trade scope packages — one per WBS division.

4

Review

Automated constructability + code checks across rulesets.

5

Bid

Invite subs, record bids, compare coverage and risk flags.

6

Propose

AI assembles the GC response with traceable source citations.



FOR GENERAL CONTRACTORS

Anchor user · GC Portal

✓ End-to-end pipeline

Upload, classify, package, review, bid, propose — one platform.

✓ Industry-standard WBS

11 taxonomies — the 546-code U.S. standard, UFGS, DOE/FERC/NAHB.

✓ Calibrated confidence

Log-prob confidence scores — bulk-confirm classifications >90% (70–80% of sections).

✓ Auto-built scope packages

One package per division, exportable as CSV, PDF, Word, or Markdown.

✓ Bid coverage & risk

Coverage %, exclusions, alternates, qualifications, risk flags per sub response.

✓ Source provenance

Every answer cites spec section, page, and document version — no hallucinations.

IN-APP VIEW — REVIEW & CLASSIFY



WBS

Owner Portal Architect Portal GC Portal Trades Portal Taxonomy Trades Usage Health Help / User Manual 

Municipal Library
municipal · review

Upload Process **Review & Classify** Scope Packages Scope Review SOW Bid Management Drawings Query Document Review Proposal

Document: All documents

WBS Tree

Show all

1122
Total

0
Confirmed

26
Corrected

0
Flagged

1096
Unreviewed

01 00 00 General Requirements

01 10 00 Summary

01 30 00 Administrative Requirements

01 31 00 Project Management and Coordination

01 32 00 Construction Progress Documentation

01 35 00 Special Procedures

Classifications

All (1122)

Confirm All >90% Confirm All Reclassify All Retry Fallbacks Verify Remaining (26) with LLM

1096/1122 verified

01 00 00 Drawing C600A - General Notes
General Requirements

01 00 00 Drawing A-202 - Keynotes
General Requirements

01 00 00 Drawing A-201 - Dimension Annotations
General Requirements

01 00 00 Drawing C704 - LEAKS, SPILLS, AND OTHER
RELEASES
General Requirements

01 00 00 Drawing C704 - OTHER REFERENCED PLANS
General Requirements

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FOR OWNER REPRESENTATIVES

Demand-side stakeholder • Owner Portal

Owner representatives commission projects and carry the financial exposure when bids come in fragmented, scopes overlap, or constructability issues surface mid-construction. TeraContext gives owners a single view across every spec, drawing, and bid — before the shovel hits the ground.

✓ Scope-coverage dashboards

Every work-breakdown division mapped, with gaps and overlaps flagged before bidding.

✓ Automated constructability checks

AI runs trade-by-trade reviews (drywall, electrical, MEP, etc.) plus cross-discipline coordination rule sets.

✓ Bid-rationale visibility

See exclusions, qualifications, and risk flags on every sub response — not just dollar amounts.

✓ Change-order risk forecast

Severity-tagged findings (conflict, ambiguity, missing info, code gap, delegated design) ranked by spread across rulesets.

Patrick Henry Library

Document Review — Consolidated Findings

Generated: 2025-05-26 12:35 UTC - 75 distinct issues from 77 raw findings (2 duplicates merged). Ordered by severity and how many checks/disciplines flagged each.

Conflict

- **High severity - High confidence** Hardware Group 24 (Drawing A-607A) specifies 'Upon loss of power, opening remains locked (FAIL, SECURE)' but does not explicitly mention Fire Alarm release. Section 08 71 00 (Source 1) specifies 'Upon loss of power or activation of the fire alarm, opening remains locked (FAIL, SECURE)' for Group 24. This creates a conflict on whether the door unlocks on fire alarm or remains locked, impacting life safety compliance. -- Drawing A-607A - Hardware Group No. 24 (Source 2): UPON LOSS OF POWER, OPENING REMAINS LOCKED (FAIL, SECURE); vs Section 08 71 00 - DOOR HARDWARE (Source 1): 'Upon loss of power or activation of the fire alarm, opening remains locked (FAIL, SECURE);' for Group 24. Drawing A-607A - Hardware Group No. 24 (p.51-51) [Source 2] [Section 08 71 00 - DOOR HARDWARE (p.1069-1106) [Source 1]] -- Ragged in 2 check(s) [087100, A-607A]
- Hardware Group 24 Drawing (A-607A) omits ACTIVATION OF THE FIRE ALARM from the Fail Secure requirement, whereas Spec 08 71 00 explicitly requires the opening to remain locked upon LOSS OF POWER OR ACTIVATION OF THE FIRE ALARM. This creates ambiguity on fire alarm integration and life safety compliance. -- Drawing A-607A Hardware Group 24: UPON LOSS OF POWER, OPENING REMAINS LOCKED (FAIL, SECURE); vs Section 08 71 00 (Source 2): 'Hardware Sets (Groups, - 24, -): All specified electrified sets explicitly state: UPON LOSS OF POWER OR ACTIVATION OF THE FIRE ALARM, OPENING REMAINS LOCKED (FAIL, SECURE);' (Drawing A-607A p.51) [Section 08 71 00 p.1069-1106]
- **High severity - High confidence** Spec 08 71 00 contains an internal conflict regarding hinge requirements for fire-rated doors. Section 2.04 states 'On fire-rated doors, must be classified for use on rated doors... Continuous Hinges, while Section 4 states 'Hinges: Must be fire-knuckle, ball-bearing hinges'. This creates ambiguity on whether ball-bearing hinges are permitted on fire-rated doors or if continuous hinges are mandatory. -- Section 08 71 00, Section 2.04 'On fire-rated doors, must be classified for use on rated doors by a testing agency acceptable to the AHJ. Continuous Hinges,' vs Section 08 71 00, Section 4: 'Hinges: Must be fire-knuckle, ball-bearing hinges conforming to ANSI/BHMA A-56.1.' [Section 08 71 00 p.1069-1106] -- Ragged in 1 check(s) [087100, A-607A]

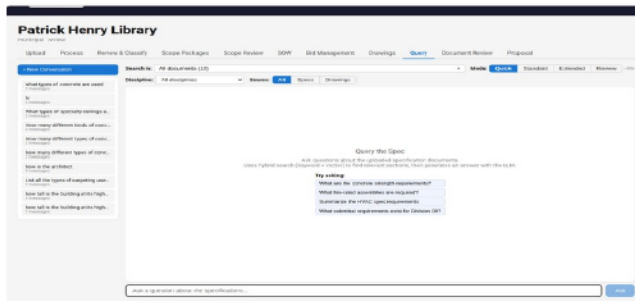
Document Review — consolidated findings export (DOCX/XLSX/PDF)

OWNER OUTCOME

Avoid \$1M-\$4M in change orders per major project by surfacing scope gaps, code conflicts, and delegated-design ambiguities during the bid window — when fixes are still cheap.

FOR ARCHITECTS & DESIGN TEAMS

Upstream collaborator • Architect Portal



Query — natural-language Q&A across specs + drawings

Architects sit upstream of every bid. When their specs and drawings disagree — or when general notes scattered across 200 drawing sheets contradict the spec book — RFIs flood in after the bid lands. TeraContext catches design-vs-spec mismatches before the package goes out.

✓ Spec-to-drawing reconciliation

Vision LLM reads every drawing sheet — general notes, keynotes, schedules — and cross-references back to spec sections.

✓ Natural-language Query

"Who is the structural EOR?" "What is the concrete PSI for footings?" — answers with cited spec sections and clickable page numbers.

✓ Constructability flags

Discrepancies between hardware schedules, partition types, fire ratings, and life-safety requirements surfaced as ranked findings.

✓ RFI deflection

Run Document Review before issuing — turn ambiguities into pre-emptive design clarifications, not contractor RFIs.

Join Our Design-Partner Program

Bring a current RFP. We'll show you what a fully-classified bid set, auto-generated scope packages, and an AI-assembled proposal look like — running on your project, in your environment.

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