ERSLOX

CONTECH FOR QUANTITY SURVEYING

QS AI Copilot

Architectural and structural drawings into verified BOQ, BBS and bar cutting schedules. Running on your own servers.

Prepared for the Construction firms



THE PROBLEM

Tender-stage takeoff is still where the schedule goes

3–6 Days

Manual BOQ and BBS

Every drawing revision restarts the clock. Tender deadlines do not move.

3–5%

Typical rebar wastage

Cutting schedules drawn up late and by hand. The margin leaves in the skip.

Off-site

Where tender data ends up

Cloud takeoff tools mean a full drawing set and your rates sit on someone else’s servers.

20- 40minutes

BOQ & BBS by QS AI Copilot

1.5% Rebar

Reduced rebar wastage with practical on site BCS

On-Site

Deployed on Premise for Data compliance

WHAT IT DOES

One pipeline from drawing set to site instruction

01

Drawing ingestion

- Architectural and structural sets, PDF or DXF
- Multi-file auto-alignment
- Indexed on your server only

→

02

Clarification engine

- Flags missing details before quantifying
- Engineer RFI prompts
- Audit discrepancy matrix

→

03

BBS and BOQ

- Auditable quantities, item by item
- Costed against your rates
- Verified quantity reports

→

04

Bar cutting schedule

- Practical cutting sequence
- Wastage control monitoring
- Site-ready instructions

WHAT IS DIFFERENT

The engine asks before it Estimates

Proactive gap flagging

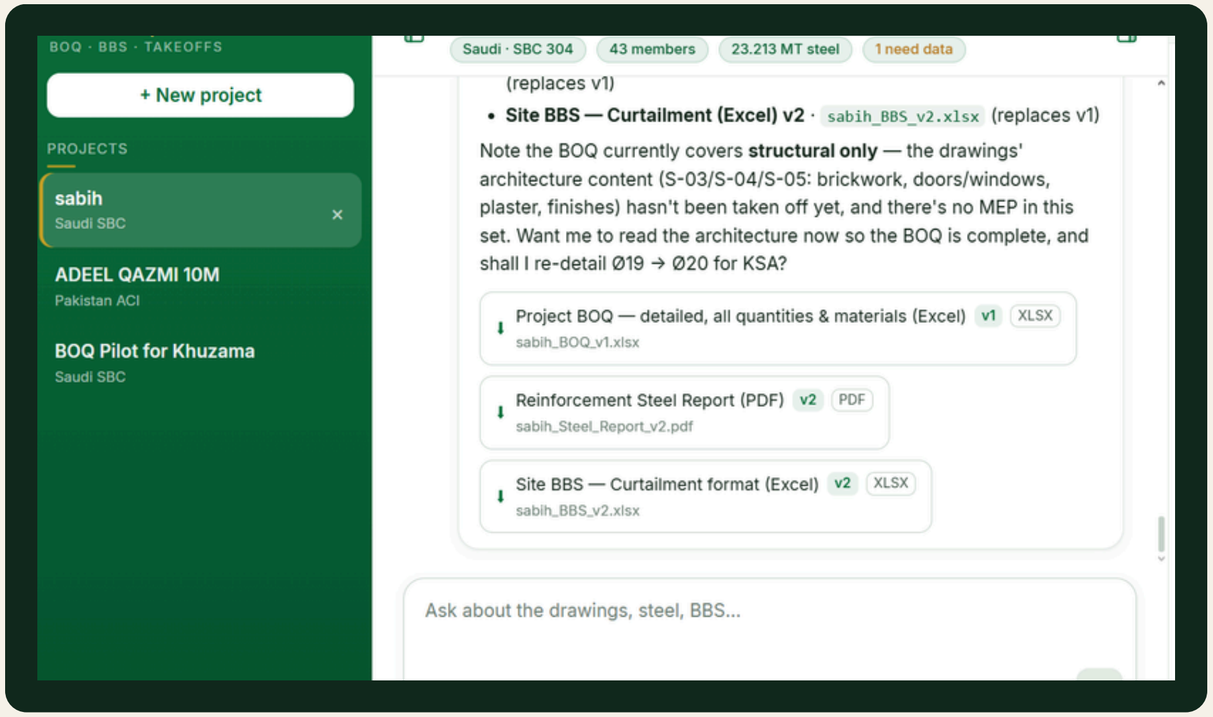
Plinth fill height, water stopper, tank rendering, wall running lengths: every unquantifiable item is listed, not silently estimated.

Engineer clarification prompts

Gaps become RFIs to the design team. Answers update the quantities and mark earlier outputs as out of date.

Conversational query

Ask for steel tonnage by element, by floor or by bar diameter. The answer cites the sheet it came from.



Live project view: 229 architectural items indexed, 23.231 MT steel quantified, 1 items flagged as needing data.

THE NUMBERS

What we claim, and how each figure was measured

Metric	Our figure	How it was measured, and what it excludes
Extraction time	About 40 minutes of machine time on a 5060 m² residential set	Scales with sheet count. The engineer clarification loop is tracked separately; it depends on the design team’s response time.
Quantity accuracy and QS Supervision	99% variance against a chartered QS takeoff QS user have a final signoff	Measured on 06 completed projects. Full comparison report available under NDA.
Rebar wastage	Target 3–5% from optimised cutting schedules; 1.5% achieved on 256m²	Requires site discipline. Wastage is monitored according to provided BCS, not assumed from it.
Data residency	100% on-premise, zero outbound traffic	Verifiable at your firewall during the pilot. No telemetry, no model calls to any external service.

SECURITY AND DEPLOYMENT

Deployed inside your perimeter

Infrastructure

- Runs on your servers, your network
- Recommended spec: GPU , RAM PR.
- No internet dependency after install

Governance

- Built against KSA PDPL and NCA ECC controls
- Audit log of every extraction and edit
- Pre Sets of By Laws are included
- Complaint with GCC Data Privacy Laws

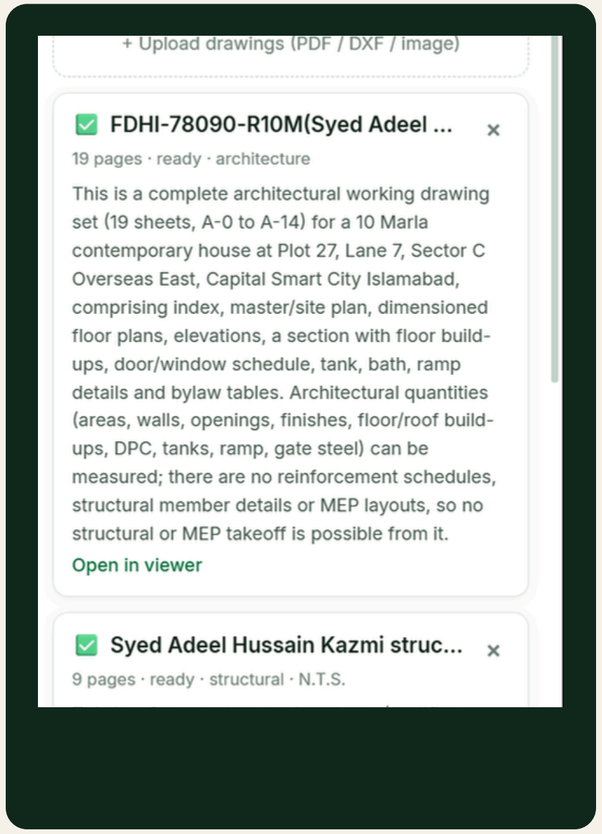
Codes and conventions

- SBC 304, ACI 318, BS 8666 shape codes
- Your measurement conventions
- Your BOQ formats, your terminology



COMMERCIAL CONTROL

Your rates, your conventions, your history



Pre-negotiated rate upload

Material and labour rates loaded once; every estimate across the firm prices from the same book. Tierd Presets can be created for Quality Categorization.

Governance By Laws Presets

Material and labour rates loaded once; every estimate across the firm prices from the same book.

Buffer and wastage limits

Contingencies set by the commercial director, applied consistently, visible in the audit trail.

Tuned on your past tenders, owned by you

Learns your measurement conventions and past estimation bias. Tuned models stay on your hardware and remain your property.

INTEGRATION AND ROADMAP

What works today, and what is next

TODAY

Tender-stage 2D sets

- PDF and DXF ingestion
- BOQ and BBS export to Excel and PDF in consultant client format
- Bar cutting schedules
- Conversational query over the whole set

[Q1- 2027]

Model-based projects

- IFC and Revit ingestion
- Quantities reconciled against the 5D model
- API into [your QS / commercial platform]

LATER

Beyond structure

- MEP Takeoff
- Live Rate Scraping
- Material Inventory Region based

THE PILOT

A free pilot, run on your terms

1

You choose the project

A completed tender where you already hold the verified BOQ and the final rebar reconciliation.

2

Isolated sandbox

Under NDA,On our server, complete execution is conducted to generate BBS & BOQ under 40 minutes

3

Blind parallel run

We never see your figures until ours are delivered. BBS, BCS and BOQ, complete.

4

Comparative report

Item-by-item variance and every gap flagged. You decide with the evidence in hand.

Pass criteria, agreed up front: quantity variance within 99% of your verified BOQ, and every item your QS flagged as missing also flagged by the engine. Duration 48hrs. Cost: none.

WHO WE ARE

Who you would be dealing with

The company

- Verslox, [registered under Rehnuma Constructions]
- Founded 2025, based in Riyadh
- [GCC partner with Zumeer Pvt Ltd & Lenzeit FZ LLC

The team

- Muhammad Saifullah, CEO, Commercial Execution
- Muhammad Fawad CTO, AI 7 Backend Engineer
- Engr. Sabi-Ul-Hassan, CPO, Sr. QS Civil Engineer

Track record

- 06 projects processed,
- Reference: Azama Residential, Rehnuma Construction, Capital Smart City
- 11 POCs with GCC clients



THE ASK

One decision: approve a sandbox pilot.

Bring one closed tender set. We bring the comparison.

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VERSLOX