

CORNER STONE

Agentic construction management. A crew of agents that works the job overnight and reports at five — with a document behind every claim, a signature that moves money, and subcontractors who never log in to anything.

The posture, in one rule. A claim without a receipt is marketing. Everything Cornerstone says it did opens into the paper it produced — and executed documents act: a signed change order lands in the commitment, a released payment carries its waiver, a signed proposal becomes a job.

CONSTRUCTION SOFTWARE HAS ONE WOUND, AND EVERY PRODUCT SHARES IT.

Procore, Buildertrend, Autodesk Build and everything adjacent are *systems of record*. They store the RFI, the certificate, the schedule. They will tell you an item is fourteen days old. They will not chase it. And beneath that sits the fatal problem: **subcontractors do not log in** — so the general contractor becomes a typist, retyping into the record what his subs already told him by text.

A tool that requires adoption from people who will never adopt it is not a tool. It is a tax on the one person who did adopt it.

SELL A CREW, NOT A CABINET.

SUBS ARE MET WHERE THEY ARE

Every subcontractor interaction is a text or a phone call the agent places or answers. No sub-facing login exists, ever.

DOCUMENTS ARE READ, NOT STORED

Sheet sets, specs, subcontracts and certificates are ingested and understood. Ask the job anything; it answers with a citation.

RECEIPTS, AND SIGNATURES THAT ACT

Every claim opens its paper. Every signature executes: into the commitment, the prime contract, the payment, the job.

JOBS ARE WORLDS. THE CONSOLE IS THE COMPANY.

Every job is its own world — schedule, subs, papers, its own night — and the console holds them all: click a job and everything re-contexts. Around the jobs sits the company layer: the portfolio, the bid pipeline, proposals, people, and connections.

TELL THE CREW

One button. Say it the way you'd say it out the truck window — typed or spoken. It routes to the right agent with a plan, and lands handled in the 5am report.

DROP

Feed the job anything: photos, video, a voice note, a drawing set, a text. No forms, no filename rules. The crew reads what lands and does the right thing.

THE DRAWING ROOM

Sheets rendered live, with a revision toggle that shows exactly what the architect moved — and the clash it caused, clouded, one click from its RFI.

A SHARED SPINE, AND EDITION-ONLY HIRES.

AGENT	OWNS
Foreman	Routes the day, writes the 5am report, escalates the one thing that needs a human.
Takeoff	Reads the set: quantities, scope by trade, cross-discipline clashes.
Buyer	Bid invitations, leveling against generated scope, sub scorecards.
Scheduler	Critical path, weather-aware look-ahead, resequencing, crew confirmation by text.
Marshal	COIs, W-9s, licenses, waivers — watched, chased by text and phone, checked for adequacy.
Clerk	RFIs and submittals, ball-in-court with clocks.
Logger	Daily logs from photos, voice notes and texts. Timecards collected by text.
Delta	Scope drift caught and priced the day it happens.
Ledger	SOV, pay apps, retainage, duplicate-billing audit, the waiver-gated pay run.
Guard	Generated QC checklists, observations, toolbox talks, OSHA 300, cert clocks on your own people.
Closer	Punch found in photos and chased to re-photo; O&M and closeout collected all job long.
Liaison	Owner communication. Always approval-gated.

RESIDENTIAL-ONLY HIRES

Selections (deadlines computed from lead time + install) · **Allowances** (overruns flagged before the order) · **Draws** (bank packages with photos and waivers).

COMMERCIAL-ONLY HIRES

Submittals · **Payroll** (certified, prevailing wage) · **Notice** (contract claim clocks) · **Closeout** (built from day one).

BETWEEN THE LAST TRUCK AND THE 5AM REPORT.

18:00 the Foreman closes the day. 19:30 the log writes itself from photos and voice. 21:00 Delta re-reads the day for scope drift. 23:40 Marshal sweeps every certificate. 00:50 Takeoff sweeps the set. 01:10 Clerk drafts the RFIs. 02:20 Ledger audits the pay apps. 03:30 the Scheduler resequences around weather and confirms crews by text. 04:45 the report assembles — **exactly one item is allowed to need you.**

The product website replays a full night in ninety seconds, every event opening the document it produced. That replay is also the engine’s specification: the event schema the demo plays is the schema the production engine writes.

CONTRACT TO COMMITMENT TO PAYMENT, WAIVER-GATED.

COMMITMENTS

Prime contract, subcontracts, POs and every change order's path — priced, signed, executed into the commitment and the contract total. Signing CO-007 moves it into the plumber's commitment in the same act.

THE PAY RUN

Payments release by ACH with the waiver countersigned in the same act — and a sub with a lapsing certificate or a missing waiver finds their payment **holds itself**, with the reason on the row.

TIMECARDS BY TEXT

Two texts a day from the super, checked against gate photos. The hours feed the labor burn and certified payroll. No kiosk, no app, no Monday data entry.

FORECAST THAT TURNS EARLY

EAC per cost code nightly; the labor burn crosses its threshold on day nine, not month seven — while the fix is still a crew conversation. The cost book learns your real unit costs from every closed job.

QUALITY, MEETINGS, LETTERS — THE JOB THAT CAN DEFEND ITSELF.

GENERATED CHECKLISTS

Pre-pour and pre-cover checklists generated from the spec sections actually in play, each line citing its section. A failed item becomes a chase with a photo.

MINUTES WITH CLOCKS

The OAC meeting is recorded, minutes draft themselves, and every action item enters ball-in-court with an owner and a date the moment you approve distribution.

THE LETTER REGISTER

Notices, directives and transmittals with delivery proof attached — the delay notice that preserved \$31,000 of entitlement was served on day 15 of a 21-day window, with the read receipt logged.

Insurance is checked for **adequacy**, not just existence: limits, additional-insured endorsements, waiver of subrogation — compared line-by-line against the subcontract, with gaps named in the chase and enforced by the payment hold. The X-ray photo archive indexes every wall before it closes. Together these are the claim-ready record no one had to assemble.

ESTIMATE TO ACTIVE JOB, NOTHING RETYPED.

The proposal builds from **your own cost book** — the shell priced at your actual dollars-per-foot across your closed jobs, not a national average. It goes out by text and email; you see the moment the client opens it and where they linger. They sign on a phone and it becomes a contract. The deposit invoices with an online payment link; the money lands by ACH. And then the click every other platform makes you do by hand: **the job creates itself**, with the contract, allowances and draw schedule already loaded and onboarding half done.

THE CAUGHT LEDGER, FED BY THE OWNER CHANNEL.

The owner gets a calm live page — progress, what moved and why, decisions waiting — and an ask box: anything they request is captured, checked against the contract, priced from the sub’s own rates, and returned for signature. Requests inside an allowance come back “already covered” — honest about what is free, believed about what is not. Every catch lands in an itemised ledger with the agent that found it and the counterfactual: **\$486,200 year-to-date against \$168,000 of fees, 2.9×**, strikeable line by line. A board-ready quarterly letter assembles itself from the record.

ROLES, GUARDS, AND THE PHONE IN THE FIELD.

ROLES
Principal, PM, superintendent, bookkeeper. Money and approvals stay off the super’s phone; the field stays out of the books; only the principal signs.

GUARDS, FAILING CLOSED
Run caps, spend caps, message caps per agent. At any limit the crew stops, says so, and pages you. Owner-facing sends, prices, signatures and money are never autonomous.

INSTALLS ON THE PHONE
Add to home screen; the console, drawings and specs stay readable with no signal, syncing when it returns. The jobsite is a concrete box; the product knows.

Connections: accounting (QuickBooks Online, Sage 100 Contractor, Foundation) posting both ways; a dedicated carrier-registered phone line; email ingest; drawings from Dropbox, Drive or OneDrive; NOAA weather pinned to the site; lender draw packages; an ICS calendar feed; and a read API with webhooks and CSV export everywhere. **Your data is yours — full export on demand, no export tax.**

TWO DIFFERENT JOBS, PRICED AS TWO DIFFERENT PRODUCTS.

	RESIDENTIAL	COMMERCIAL
Buyer	Custom builders and remodelers	GCs in TI, medical, retail, light industrial
Displaces	Buildertrend	Procore
How the job dies	A late selection, a blown allowance, a midnight draw	A late RFI, a duplicate pay-app line, a missed notice clock
Edition-only crew	Selections, Allowances, Draws	Submittals, Payroll, Notice, Closeout
Tiers	\$449 / \$899 / \$1,799 mo · 3 / 8 / 20 jobs	\$1,200 / \$2,900 / \$5,900 mo · 3 / 10 / 25 projects
Setup	\$1,500	\$5,000

Drawing ingest, voice minutes and agent runs are metered above bundled allowances and hard-capped, failing closed. No free trial: setup plus the first month puts the crew on a live job, supervised in week one, cancel any month.

WHAT IS REAL TODAY, AND WHAT IS NOT.

BUILT

The complete product surface as a working, persisted demonstration: the living jobsite, the night replay with receipts, a twenty-two-view console (jobs as worlds, the money chain, the proposal loop, quality, meetings, letters, roles, offline), the owner channel, both editions, the narrated film, and this document. The demo's event schema is the production engine's write contract.

NOT YET

The production engine is not shipped. Hard prerequisites before a paying customer: a funded model-API account and a carrier-registered messaging number. First shipment is the Marshal alone — certificate and waiver chasing — fully specified by the demo, down to the text messages it sends.