



GROUND UP AI

CHARLIE — FIELD INTELLIGENCE SYSTEM

The Superintendent That Never Goes Home.

Everything a super, PM, or estimator handles — done. Every shift. Plugs into every system you already run. Your terms — managed monthly or owned outright.

"Built by a superintendent with 40 years in the field — not a software team guessing at what the job site needs."

Robert Neeper · Founder, Ground Up AI · Senior Superintendent · 40 Years in the Field

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HOW CHARLIE WORKS

Full visibility. Every platform you run.

Once Charlie is connected to your platforms — Procore, Autodesk, Primavera, Buildertrend, whatever you run — he has the same visibility into your project that a senior superintendent, PM, or estimator would have with full system access.

Every drawing, every spec, every submittal, every RFI, every bid, every schedule, every change order. He reads all of it and works with it the same way your best people do. The difference is he's available every hour of every day, he never forgets anything, and he never has to stop what he's doing to file a report.

01 — DAILY BRIEFINGS

Stay on point. All day. Every day.

Charlie sends daily briefings throughout the day so nothing falls through the cracks. Default schedule is morning, noon, and end of day — adjustable to any time, in any timezone, based on how you work.

Time	Briefing	What It Covers
6:00 AM Morning	Start Strong	Weather advisory for your exact job site. Overnight emails sorted and flagged. Today's schedule with crew counts and milestones. Everything you need before boots hit the ground.
12:00 PM Midday	Check In	Morning recap. Afternoon priorities. New emails actioned or flagged. Schedule shifts noted. You make the call — Charlie makes sure you already know before you have to ask.
4:00 PM End of Day	Wrap and Ready	Daily report filed before you leave the site. Tomorrow's look-ahead updated. Outstanding RFIs flagged. Crew notified of next-day plan. You leave the job — Charlie keeps working.

02 — CAPABILITIES

What Charlie handles.

This is not a reporting tool. Charlie does the actual work — everything a superintendent, estimator, or PM handles, from the first email of the day to the last daily report.

#	Capability	What It Does
01	Email Intelligence	Reads, sorts, and classifies every email — action item or FYI. Drafts replies on your behalf. Auto-files attachments by type — drawings, RFIs, submittals, change orders, invoices, permits, safety, photos, specs, schedules, contracts, reports.
02	Schedule & Calendar	Manages the full project schedule — not just the 3-week look-ahead. Updates in real time as change orders come in, delays happen, or sequencing shifts. Reschedules meetings, site walks, and material deliveries automatically.
03	Field Documentation	Files safety observations, daily logs, RFIs, and punch list items in real time. Compiles daily reports and delivers them to your PM before you leave the site. Photos captured and auto-filed with date logs.
04	Financials & Compliance	A full back-office, by voice or on screen: CPM scheduling with critical-path and drift verdicts, AIA G702/G703 progress billing, certified payroll and prevailing-wage (WH-347), WIP schedules and company P&L, job costing, lien-waiver and compliance tracking — real, filed paperwork out as branded PDFs.
05	Weather Intelligence	Live conditions at your exact job site. Field-specific advisories: concrete pour holds, high-wind crane holds, extreme heat protocols, near-freezing alerts. Built for the field, not a forecast app.

06	Crew & Vendor Comms	Walkie-talkie push-to-talk between crew. SMS blast to the full roster. Push notifications for urgent alerts. Reaches out to local suppliers and vendors for material quotes.
07	Completely Hands-Free	Works through any Bluetooth device — approved jobsite earpieces, vehicle hands-free systems, wireless headsets. No phone to dig out, no keyboard. Just your voice.

ON THE ROADMAP: Camera / safety vision (partnership) · BIM integration · Advanced schedule analysis — future capabilities, offered to early deployment partners first.

03 — DOCUMENTATION

No excuses. Every time.

Every daily log, every field note, every safety observation, every RFI — filed automatically, in real time, every single day. Not when someone remembers. Every time, without fail.

- "I forgot to file that."
- "I'll get to the report later."
- "I can't remember exactly what happened."
- "We didn't document that at the time."

When a claim hits, you have a complete timestamped record going back to day one. That paper trail isn't just protection — it's the reputation that follows you to the next project.

04 — THE REAL PROBLEM

Your company already paid for the platform. Nobody's using it right.

Procore. Autodesk. Primavera. Buildertrend. Every one of them requires training videos, login credentials, menus, and workflows that a superintendent on a job site has no time for. Adoption fails. The platform sits underused. The investment doesn't perform.

Charlie is the interface. Your super never has to log in, navigate a menu, or watch a single training video. They talk — Charlie handles the platform behind the scenes. Logs filed. RFIs uploaded. Schedules updated. Daily reports delivered. All of it, in the platform your company already pays for, without anyone touching a keyboard.

A senior superintendent who's run jobs for thirty years and has zero interest in learning new software? He's up and running on day one. That's not an exaggeration — that's the entire point.

05 — INTEGRATIONS

Every platform your company runs.

Charlie connects to the full stack — reading data, filing documentation, updating records bidirectionally. Your systems stay current without anyone manually entering a thing.

Platform	Status	Platform	Status
QuickBooks Online	Live · Sandbox-Validated	Microsoft 365 & Teams	Read & Write · Live
Email (any provider)	Read & Write · Live	Procore	Sandbox — connecting

Beyond the connectors running today, Charlie's connector framework plugs into the other platforms your company already runs — Autodesk, Primavera P6, Buildertrend, Sage, Viewpoint, Bluebeam, BIM and more — built and activated per deployment. If your company runs it, Charlie connects to it.

06 — RETURN ON INVESTMENT

What Charlie saves.

Real numbers. Industry data. What happens when you eliminate the administrative burden from every role on your payroll.

<p>\$50K</p> <p>PER SUPER PER YEAR</p> <p>2 hrs daily admin · \$100/hr loaded · 250 days</p>	<p>\$800K</p> <p>RFI ADMIN — LARGE PROJECT</p> <p>800 RFIs · \$1,000+ each · 22% non- response</p>	<p>\$2.5M</p> <p>ANNUAL RECAPTURE — 50 SUPERS</p> <p>Before claims avoidance or RFI savings</p>	<p>1 Day</p> <p>LIQUIDATED DAMAGES SCALE</p> <p>\$25K–\$100K/day on a \$350M–\$700M build</p>
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\$50K — Per superintendent, per year. Two hours of daily admin at \$100/hr loaded, 250 days a year. Charlie handles those two hours. \$50,000 in recaptured productivity per person, per year.

\$800K — RFI admin on a single large project. 800 RFIs at \$1,000+ each. Charlie drafts from a voice note and uploads to your platform the same day. 22% of RFIs industry-wide go unanswered — Charlie catches every one.

\$2.5M — Fifty superintendents at \$50,000 each. Before claims avoidance, RFI savings, or schedule compression. Justifies the entire investment in the first quarter.

1 Day — On a \$350M–\$700M build, liquidated damages run \$25,000–\$100,000 per day. One missed RFI on the critical path costs more than your first-year Charlie investment.

"One unanswered RFI on the critical path costs more than your entire Charlie deployment."

07 — HOW YOU GET CHARLIE

Rent him or own him. Your call.

Two delivery models. Same Charlie. Priced per deployment based on your operation — not a menu price. Every engagement includes full configuration, platform integration, and direct support from Ground Up AI.

Charlie Managed

Monthly · Ground Up AI hosts everything

We run Charlie on enterprise AWS infrastructure. You talk to him. We handle the servers, the API connections, the updates, the uptime. No IT overhead on your side. One monthly number covers everything.

- Ground Up AI hosts on AWS US infrastructure
- All API costs bundled — no variable invoices
- Model upgrades pushed automatically
- New platform connectors as they go live
- Direct support from Ground Up AI
- Scales to any number of offices or branches

Best for enterprise, multi-office, anyone who doesn't want IT overhead

Charlie Owned

One-time · Deployed on your infrastructure

Charlie is deployed on your servers. Your data never leaves your environment. No vendor dependency. No monthly invoice. You own the deployment outright.

- Deployed on your servers or private cloud
- Your data stays in your environment — always
- One-time investment, no ongoing fees
- Optional Support & Operations Agreement
- Full audit trail and code transparency
- No vendor lock-in — ever

Best for data-sensitive companies, enterprise IT, those who own vs. rent

ENGAGEMENT PRICING — SCOPED TO YOUR OPERATION

No percentage of revenue. No per-seat fees. No contract renewal. Priced per deployment based on your operation.

SINGLE PROJECT

\$50K

Up to 10 Superintendents

- Full configuration included
- All platform integrations set up
- Direct support from Ground Up AI

\$10,000/mo · \$120,000/yr

Most Common

REGIONAL DIVISION

\$100K

Up to 30 Superintendents

- Full configuration included
- All platform integrations set up
- Multi-office deployment
- Direct support from Ground Up AI

\$22,000/mo · \$264,000/yr

ENTERPRISE

Custom

60+ Supers · Company-Wide

- Scoped per engagement
- Redundant infrastructure included
- Custom SLA and uptime
- Contact Ground Up AI directly

Call · (509) 829-1257

"Every day without Charlie is \$200 per superintendent walking out the door. At 10 supers, that's \$2,000 a day."

08 — SUPPORT & RELIABILITY

What happens if something goes wrong.

Enterprise buyers ask this question. Here is the straight answer.

Model	Who You Call	What Happens
Charlie Managed	Ground Up AI — directly. One number. No ticket queue.	Ground Up AI monitors the system directly. If something breaks, you call us — not a help desk, not a support tier, not someone reading from a script. One call. Response measured in minutes.
Charlie Owned	Your team — or Ground Up AI under your SOA.	Full code transparency and a complete audit trail. Your deployment runs on your infrastructure — you are never dependent on our uptime or business continuity. Optional SOA keeps Ground Up AI on call for model upgrades and connector updates.
Enterprise	Scoped per engagement.	As your deployment scales, redundant infrastructure is built into the engagement. Enterprise deployments are scoped for the uptime requirements your operation demands.

The "one number" model is not a limitation — it is a feature. Enterprise software companies charge premium rates for direct access and still deliver a ticket queue. Ground Up AI picks up the phone.

09 — VERSIONS

A Charlie for every role.

Start where you need it most. Every role is available on deployment — configured to your operation, your platforms, your workflows.

Superintendent Live Today

Field ops, daily briefings, voice, weather, email, scheduling, crew, documentation, safety — the full job.

Project Manager Available on Deployment

Stakeholder communication, budget tracking, schedule management, submittals, change orders, owner reporting — everything a PM carries.

Estimator

Available on Deployment

Takeoffs, spec reading, scope gap analysis, sub-bid comparisons, bid leveling, plan review — the full estimating workload.

Office Manager

Available on Deployment

AR, scheduling, compliance documentation, vendor management, administrative operations — the back office, running without a full-time headcount.

10 — DEPLOYMENT SCALE

One Charlie. Or a fleet.

Scales from a single superintendent on one project to every branch, every role, every job site in your company.

1	<p>One Superintendent</p> <p>Single deployment — fully configured, fully connected, fully operational. Proof of concept or permanent setup. Same system either way.</p>
10	<p>A Division</p> <p>A project team or regional division. Superintendent, PM, estimator — each role configured for what they do. Whole team covered from one deployment.</p>
100+	<p>Company-Wide</p> <p>Every branch, every project, every trade. Redundant instances ready for expansion. Charlie scales as fast as your work does.</p>

11 — UNDER THE HOOD

What's powering Charlie.

For the engineers and IT teams reviewing this deployment. Every component is enterprise-grade, production-proven, and under your control.

Component	Technology	Detail
Voice Pipeline	Deepgram Flux → Anthropic Claude → ElevenLabs Flash v2.5	Enterprise speech-to-text, leading AI reasoning, highest-fidelity voice — connected over WebSocket in real time. Sub-second response. Barge-in detection so Charlie stops the moment you start talking.
Infrastructure	100% Python · AWS US · Ubuntu · NGINX · SSL/TLS	Not a cloud wrapper. Not a SaaS layer. Built from first principles in Python with full NGINX control and 24/7 uptime. Dual-provider redundancy — AWS primary with secondary VPS failover.
Integrations	Microsoft Graph API · QuickBooks Online OAuth2 · Twilio · Open-Meteo	Enterprise OAuth2 connectors with auto token refresh — not screen scrapers. Full bidirectional read/write. Open Integration Architecture built to connect any system you run.
AI Engine	Upgradeable on demand — Haiku · Sonnet · Opus	Runs on Anthropic's Claude model family. Upgradeable based on your requirements — from the current fast-response model to the most capable available. You control the floor and the ceiling.

No third-party dependencies. No hidden middleware. Whether managed or self-hosted, Charlie runs on enterprise infrastructure with credentials you own and data that never leaves your environment.

12 — BUILT BY A SUPER

Built by a super. Not a startup.

40

YEARS IN CONSTRUCTION

19

YEARS AS SUPERINTENDENT

Laborer

TO SENIOR SUPERINTENDENT

All

TRADES & PROJECT TYPES

Charlie wasn't built by a software team guessing at what the field needs. Every decision — how he talks, what he prioritizes, what he ignores, how he handles a spec conflict or a sub pushing back — comes from four decades on job sites across every trade.

"Sometimes a super just needs to talk it through with someone who's actually been on the job. Not a search engine. Not a help desk. Someone who knows the trades, knows OSHA, knows CPM scheduling, knows what a spec conflict on MEP rough-in actually means. Charlie knows. He's available every time you need him, and he never tells you to call back."

See Charlie work live.

Book a 20-minute working demo with Robert — a 40-year superintendent, not a sales rep.

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