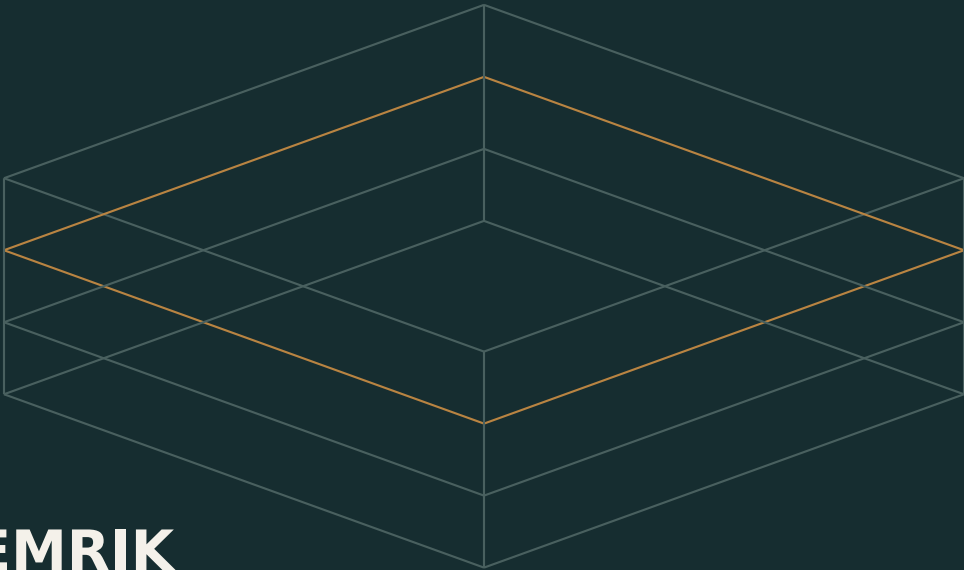

A PRACTICAL GUIDE TO INTELLIGENCE + EXECUTION

THE AI OPERATING SYSTEM FOR CONSTRUCTION

25 practical AI workflows
your business can deploy now



TEMRIK

Built for teams that do work.

Your business probably doesn't need more software.

It needs the software you already have, the documents you already produce and the knowledge your people already possess to start working together.

A project email arrives. Someone finds the contract, checks the drawing revision, asks a colleague what was agreed and starts a draft. The same context is assembled again tomorrow.

The missing layer is often **intelligence between the systems.**

TEMRIK is being built as an intelligence and execution layer for real businesses. This guide shows where to start.

The work around the work.

01 Information arrives

02 A person reads it

03 Interprets it

04 Searches for project context

05 Drafts a response

06 Follows up

07 Records the result somewhere else

AI can assist with movement, classification, checking, preparation and retrieval. People retain judgement, authority and accountability.

Start with a repeatable information handoff, not a promise to automate the entire project.

Respond with context.

25 implementation patterns. Select, configure and validate them for your business; this is not a claim that all 25 are ready-made TEMRIK features.

01 Draft project-specific email responses

Combine the incoming email, approved project facts and correspondence rules. Prepare a reply with source references.

Human check: PM checks commitments, tone and recipients before sending.

02 Summarise long email chains

Extract the issue, decisions, unresolved questions and latest position. Link each material statement to its message.

Human check: Confirm that a later email has not reversed an earlier decision.

03 Identify unanswered correspondence

Compare requests with replies and agreed response dates. Produce a queue with an owner and a next step.

Human check: Exclude duplicates, resolved matters and messages needing no reply.

Keep promises visible.

04 Extract commitments and obligations

Find who promised what, to whom and by when.
Separate an explicit commitment from an assumption.

Human check: The responsible person confirms wording and due date.

05 Convert meeting discussions into actions

Use approved notes or a consented transcript to draft minutes, decisions and proposed actions.

Human check: The chair resolves ambiguous ownership before circulation.

MINUTES EXAMPLE

Input: coordination meeting notes.

Playbook: extract decisions, owners and dates.

Human check: chair confirms disputed points.

Output: reviewed minutes and an action list.

Read for the project.

06 Read contracts

Prepare a clause-linked summary of notice processes, payment terms, deliverables and exclusions.

Human check: A qualified reviewer confirms interpretation before reliance.

07 Compare drawings and specifications

Compare named revisions, schedules and text requirements. Flag apparent mismatches with sheet references.

Human check: A competent designer checks geometry, scale and technical meaning.

08 Extract obligations and key dates

Build a draft obligations register from the executed contract and agreed amendments.

Human check: Confirm date calculations, dependencies and notice requirements.

A missing document must be shown as a gap, not filled with a guess.

Turn files into evidence.

09 Find inconsistencies across project information

Compare approved sources for conflicting dates, scope, quantities or revision references.

Human check: The document owner identifies the governing source.

10 Prepare structured reports from project files

Populate a company report template with cited facts, exceptions and missing evidence.

Human check: The report owner verifies conclusions before issue.

REPORT EXAMPLE

Input: site notes, photos and inspection records.

Playbook: organise by work package and date.

Human check: confirm observations and gaps.

Output: a traceable draft progress report.

Make comparisons fair.

11 Review quotations

Extract inclusions, exclusions, rates, validity and qualifications into a consistent schedule.

Human check: The buyer confirms scope, units and commercial conditions.

12 Compare tenders

Normalise the comparison against the same scope and pricing basis. Highlight qualifications separately.

Human check: The commercial team approves adjustments and recommendation.

13 Detect missing scope

Cross-check work packages against the scope matrix, drawings and specifications.

Human check: A competent reviewer confirms interfaces and allocation of responsibility.

The cheapest number is not a like-for-like comparison.

Prepare the commercial story.

14 Analyse invoices and claims

Check arithmetic, duplicates, references and claimed progress against the available evidence.

Human check: An authorised reviewer determines entitlement and payment.

15 Prepare variations and supporting evidence

Assemble the instruction, scope change, chronology, estimate and supporting records.

Human check: The commercial lead checks notice timing, entitlement and valuation.

VARIATION EXAMPLE

Input: instruction, baseline scope and site records.

Playbook: prepare a change chronology.

Human check: assess entitlement and notice.

Output: a reviewed draft and evidence pack.

Keep the record moving.

16 Turn meeting notes into tracked actions

Take approved actions into the register with an owner, due date, status and evidence link.

Human check: The owner accepts the action; changes stay traceable.

17 Maintain project registers

Prepare updates to RFI, submittal, decision and variation registers from approved records.

Human check: The register owner accepts changes and checks duplicates.

18 Identify overdue actions

Compare due dates with completion evidence and dependencies. Draft targeted reminders.

Human check: Check revised dates and escalation rules before contact.

Workflow 5 prepares the minutes. Workflow 16 tracks the agreed work.

See what changed.

19 Analyse programme changes

Compare approved baselines and updates. Summarise changes to milestones and stated dependencies.

Human check: The planner validates logic, calendars, constraints and delay implications.

20 Prepare management reporting

Bring together approved project updates, unresolved decisions and commercial exceptions.

Human check: Project leads confirm status, freshness and accountability.

REPORTING EXAMPLE

Input: approved register and programme updates.

Playbook: identify changes since last report.

Human check: PM confirms the exceptions.

Output: concise management briefing with sources.

Make experience reusable.

21 Search company knowledge

Retrieve permitted procedures, project lessons and earlier decisions with source and date.

Human check: The user checks relevance, currency and project differences.

22 Build repeatable playbooks

Turn a recurring process into inputs, checks, actions, approval rules and required records.

Human check: The process owner tests the playbook on a bounded example.

23 Capture how senior staff actually work

Use a structured interview and worked examples to record judgement, exceptions and escalation.

Human check: The specialist reviews what was captured before reuse.

A company brain needs permission boundaries as well as memory.

Bring attention to the right work.

24 Automate recurring workflows

Connect an agreed trigger to a tested playbook and authorised systems. Start with preparation tasks.

Human check: The owner defines limits, failure handling and pause controls.

25 Give management a live view of attention needed

Bring current exceptions, approvals, overdue actions and evidence gaps into one view.

Human check: Show source freshness; never present old data as live.

ATTENTION EXAMPLE

Input: connected project registers and approvals.

Playbook: filter by urgency, owner and impact.

Human check: management sets priorities.

Output: an accountable queue, not another inbox.

Chat is not the operating system.

A chatbot answers.

**An operating layer can help
coordinate context, workflow
and action.**

The difference is what happens around the answer: the information it can use, the rules it must follow and the action someone is authorised to take.

A useful answer becomes operational only when it connects to accountable work.

The answer needs a place to belong.

Who is asking? Which company and project? Which documents, earlier decisions and permissions apply? What needs to happen next?

01 **LIVE: recorded production releases**

Company Intelligence and Agent Orchestration V1; 22 Sep 2026.

02 **DEMONSTRATED: Telford interface**

Synthetic role-based prototype; not connected to production.

03 **ARCHITECTURE: the wider operating layer**

Governed business context, integrations and capability routing.

04 **PLANNED: further control-plane work**

Guild-informed registry and dispatch upgrade; not yet implemented.

Status based on repository release records and demo inspection, 23 Sep 2026. Availability depends on configuration and access. See source notes in the delivery pack.

Turn “how we do things here” into infrastructure.

A playbook defines the trigger, required information, checks, actions, approvals, output and record.

EXAMPLE / SUBCONTRACTOR CLAIM

- 01 Claim received: identify project and contract**
- 02 Read claim, contract and progress evidence**
- 03 Flag discrepancies; prepare assessment**
- 04 Human approves the assessment and response**
- 05 Issue under authority; save decision and evidence**

Your business already contains hundreds of these processes. Most currently live inside people’s heads.

Your company brain may be one of your most valuable assets.

Project lessons. Pricing insight. Supplier knowledge. Procedures. Negotiation history. Templates. Decisions and their reasons.

CAPTURE

Keep the source and its owner.

STRUCTURE

Connect it to company and project.

SEARCH

Retrieve only permitted knowledge.

UNDERSTAND

Consider dates, context and exceptions.

EXECUTE

Apply a reviewed playbook under authority.

Knowledge becomes useful infrastructure when the next person can find it, question it and use it in the right process.

Not every task needs the most expensive AI.

Using the most powerful model for every task is like sending the managing director to photocopy a document.

01 Deterministic automation

Dates, arithmetic, validation and known rules.

02 Lower-cost model

Bounded classification and straightforward drafting.

03 Advanced model

Complex reasoning where the task justifies it.

04 Specialised tool

Document comparison, search or programme analysis.

05 Human approval

A separate authority gate wherever required.

Conceptual task-fit choices, not a mandatory escalation ladder. Human control applies across every route.

Choose the route. Keep the reason.

TEMRIK's architecture calls for routing by task suitability, quality, cost, latency, privacy and customer policy.

RECORDED ROUTER FOUNDATION

The reviewed shadow module returns a route, logical model profile, token budget, cache key, fallback and audit reason. It does not dispatch a model call.

Five logical tiers in that record

Deterministic/local · complimentary low-cost ·
complimentary premium · paid · GUI-required

Eligibility must be verified. Unknown eligibility or capacity places work on hold; no automatic paid fallback.

The intended benefit: controlled cost, appropriate capability and a visible escalation path.

Evidence: Track B journal/replay/router handoff, 9 Sep 2026. Shadow implementation, not a claim of live production routing.

Human control is a feature.

Contracts. Money. Safety. Approvals.
Programme. Compliance. Reputation.

01 AI prepares a draft with supporting evidence

02 AI checks against configured rules

03 Human reviews where authority requires it

04 Authorised action is executed

05 The decision, action and result are recorded

People set the boundaries: access, scope, budget, risk and time. Low-risk work can operate within deliberately granted limits; exceptions return to a person.

An operating layer across existing systems.

MANAGEMENT

Intelligence · exceptions · risk · commercial exposure
Approvals · overdue actions

PROJECT OPERATIONS

Projects · correspondence · documents · tasks
Programme · commercial · reporting

TEMRIK

Search · read · compare · extract · analyse · draft
Playbooks · workflows · route · record

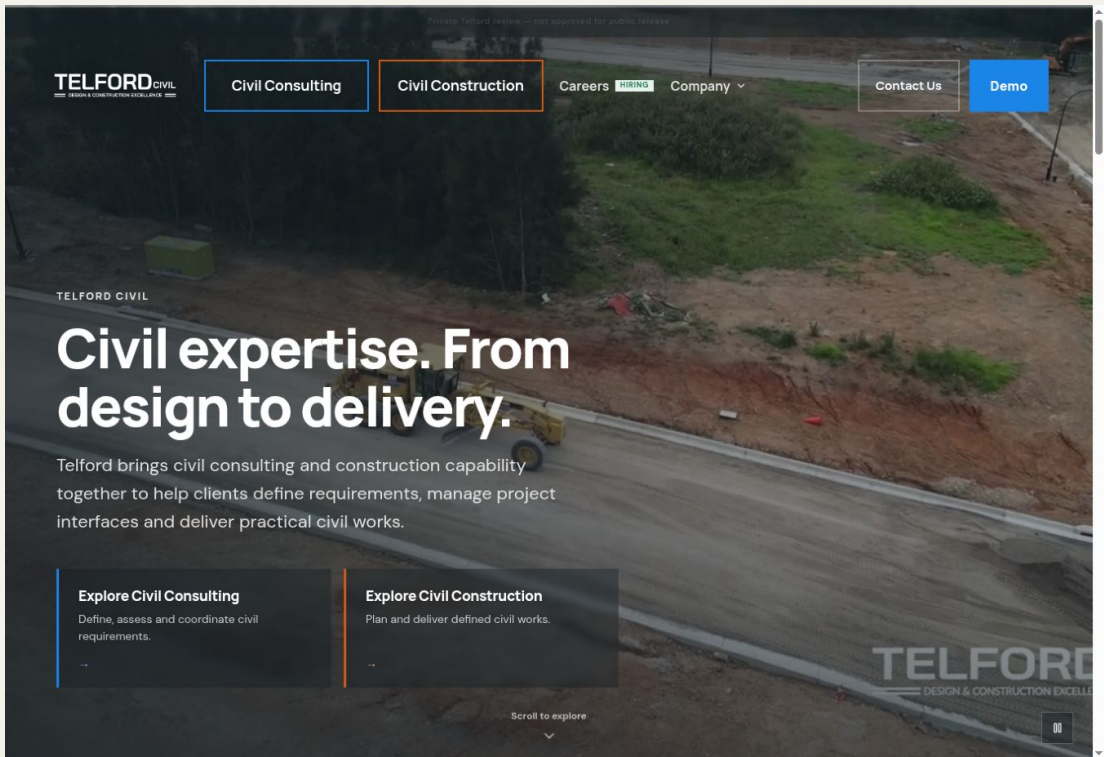
EXISTING SYSTEMS

Email · Drive · Microsoft tools · HubSpot
Accounting · CRM · project systems · calendars

Keep the systems that work. Connect the information
and the work between them.

Target architecture. Examples are not a claim that every connector is deployed.

What does this look like when it is actually built?



A real front-end experience connects civil consulting and construction journeys with a demonstration portal.

SEE THE TELFORD DEMONSTRATION

telford.onboard.temrik.com

Look beyond the homepage.

The screenshot displays the 'Telford Control Centre' interface, specifically the 'EXECUTIVE DASHBOARD' for 'Telford Executive'. The dashboard provides a 'Consolidated portfolio, priorities, financial indicators, operational risks and matters requiring management attention.' The interface includes a sidebar with navigation options like Overview, Dashboard, Projects, Control, Platform, and Views. The main content area features several key metrics and project updates:

- ACTIVE PROJECTS:** 3 (2 on track, 1 at risk)
- CRITICAL PRIORITIES:** 2 (9 total open)
- TOTAL PORTFOLIO VALUE:** \$3.9M (\$1.6M invoiced)
- OVERDUE INVOICES:** \$19K (7 approvals pending)

The dashboard also lists projects requiring attention and priority decisions:

- Projects requiring attention:**
 - Riverside Estate Stormwater Strategy (ON TRACK):** Council feedback on basin setback pending; Geotechnical report awaiting client-supplied borehole data.
 - Pitt Street Civil Upgrade (AT RISK):** Sydney Water main conflict requires design revision; Asphalt plant maintenance causing supply risk; Subcontractor RFI on kerb profile unanswered 5 days.
 - Eighteenth Avenue Integrated Development (ON TRACK):** Client requested early construction feasibility input; Service authority referral responses pending.
- Priority decisions:**
 - Information missing (HIGH):** Borehole data not yet received from client. Owner: Robert Hayes. Due: 2026-09-10.
 - Programme risk (CRITICAL):** Sydney Water main conflict causing 14-day forecast slip. Owner: Liam O'Brien. Due: 2026-09-10.
 - Safety escalation (CRITICAL):** Utility excavation near live main — safe digging method required. Owner: Liam O'Brien. Due: 2026-09-05.
 - Information missing (HIGH):** Subcontractor RFI on kerb profile unanswered 5 days. Owner: Liam O'Brien. Due: 2026-09-06.
 - Financial review (HIGH):** Variation claim for utility relocation delay — \$34,000. Owner: Priya Sharma. Due: 2026-09-14.

The executive view brings projects, decisions and commercial indicators together. Human Control shows approvals and audit history. All displayed data is synthetic.

Synthetic demonstration, not a production system. Open Demo, then choose a demonstration persona. No real employee credentials are needed for that path.

Observed 23 Sep 2026. Displayed figures are fictional demo data, not customer outcomes. Live portal access is separate.

An email arrives. A variation emerges.

TRADITIONAL HANDOFF

PM reads email → finds contract and drawings → checks scope → searches earlier correspondence → drafts response → updates record → follows up.

TEMRIK-ASSISTED IMPLEMENTATION PATTERN

- 01 Classify the email and identify the project**
- 02 Retrieve permitted, current project context**
- 03 Apply the company's variation playbook**
- 04 Flag the issue; prepare draft and evidence**
- 05 Human approval; authorised action and record**

Illustrative scenario. Exact automation depends on connected information, tested implementation and permissions. No entitlement or notice decision is delegated by this diagram.

You do not need to automate the whole company on day one.

01 Find the friction

Identify repetitive work and costly information handoffs.

02 Choose 1-3 workflows

Pick clear inputs, a named owner and a useful output.

03 Connect the information

Use approved sources and the minimum necessary access.

04 Encode the process

Document checks, exceptions and approvals as a playbook.

05 Introduce assistance

Trial preparation first, then bounded actions if approved.

06 Measure and expand

Compare time, rework, quality and exception handling.

Set a baseline before claiming savings. Keep a rollback route.

What would this look like inside your business?

TEMRIK AI OPPORTUNITY MAP

A human-assisted review of your website and a short discovery conversation to identify:

- 3** potential AI workflows
- 3** administrative bottlenecks
- 1** potential company playbook

Plus a suggested starting architecture.

ANALYSE MY BUSINESS

Book 15 minutes with Daniel to start the review.

Or see the Telford demonstration

Bring one real workflow to the conversation.

Choose a process that happens often, uses information you can access and has a clear review owner.

THE TRIGGER

What arrives, changes or becomes due?

THE INFORMATION

Which files, messages and systems are needed?

THE CONTROL

Who checks the work and authorises action?

THE RESULT

What useful output should exist at the end?

Bring a redacted example. Map the work before connecting sensitive business information.

23 Sep 2026 edition. Evidence: TEMRIK release records and demo inspection.
Detailed references: SOURCES.md in the delivery pack.

The advantage will not come from having access to AI.

Everyone will have access.

The advantage will come from how effectively a company connects AI to:

**its knowledge
its processes
its projects
its people
and its decisions.**

BOOK 15 MINUTES WITH DANIEL

TEMRIK

Built for teams that do work.
