

All-in-one construction project controls

Powered by AI

AI Assistant, AI Feeder and Knowledge Base



The project information gap

Project teams need a shared view of delivery and the evidence behind it.

Scattered records

Schedules, site reports and commercial records sit in separate places.

Repeated follow-up

Teams spend time asking for status and locating the latest approved information.

Xinfai connects project controls with the knowledge teams use to make decisions.

One system across the project

A shared project workspace for planning, delivery and commercial control.

Planning and progress

Programme, Primavera XER, baselines and activity updates

Site and resources

Daily records, people, materials and activity evidence

Procurement and stores

Requirements, purchase orders, reservations and stock movements

Commercial and finance

Contracts, BOQ, valuations, certificates, invoices and payments

Dashboards, project registers, access controls and audit history connect the workspace.

Programme and progress control

Imported schedules and saved updates provide a reviewable view of delivery.

MEP CONTROL | Construction project controls

Overview **Activities & timeline** Cash flow Stock Team & manpower

Search activity or ID

All activities 21,459 Needs attention 235 Finish stop 455 No update 8 Complete 763

21,459 of 21,459 activities

No results filter

Table Timeline

Reset Export CSV

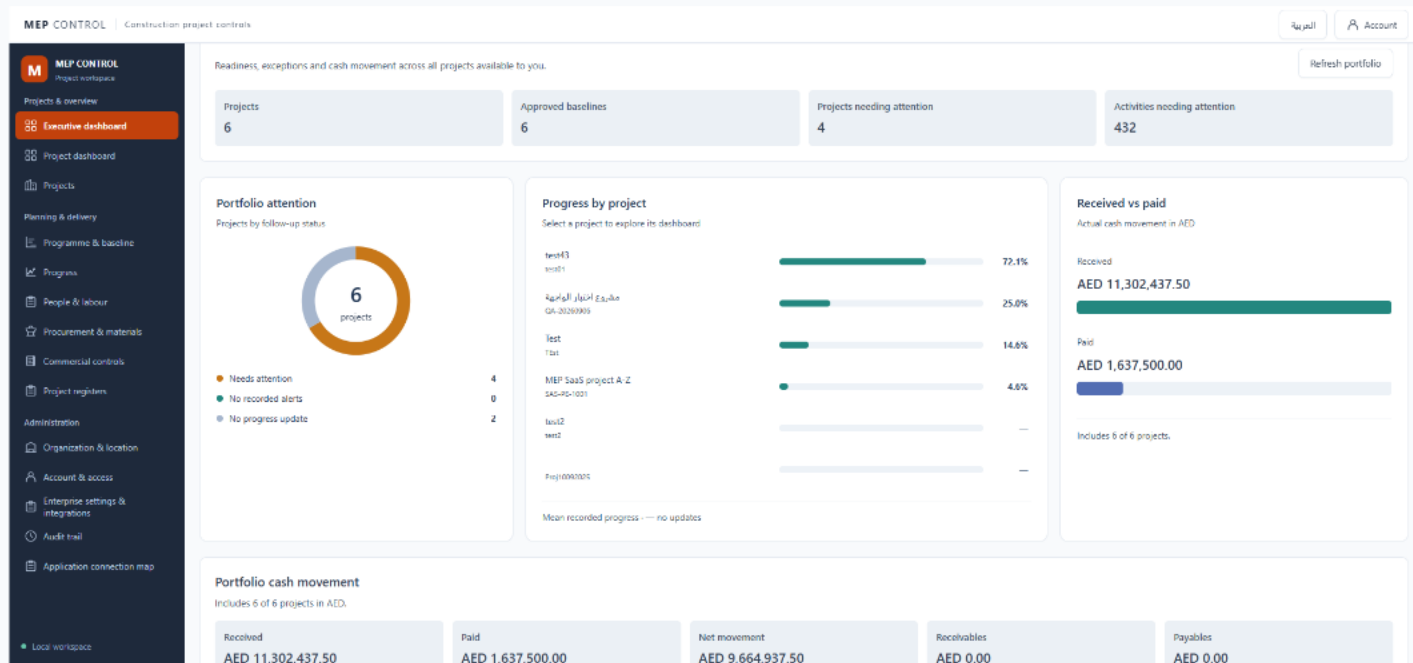
Activity	Schedule risk	Deadline open 17 Apr 2023 — 16 Jun 2023	Progress	Recorded finish	Variance
PS(Parking/Driveaway - Installation of Light Fixtures 2000073	On track		2%	2027-07-26	0 d
Parking/Driveaway - Extract Grilles Installation 2000114	On track		0%	2027-08-28	0 d
Parking/Driveaway - Installation of Low Current Devices 2000075	On track		0%	2027-07-03	0 d
Parking/Driveaway - Sprinklers Piping 2000119	On track		0%	2027-07-16	0 d
Parking/Driveaway - Fire Hose Cabinet Installation 2000077	On track		0%	2027-10-30	0 d
Parking/Driveaway - Installation of Wiring Accessories 2000078	On track		0%	2027-06-10	0 d
Parking/Driveaway - Installation of Fire Alarm Devices 2000119	On track		0%	2027-07-01	0 d
Parking/Driveaway - Installation of Emergency & Exit Lights 2000003	On track		0%	2027-07-03	0 d
Parking/Driveaway - Bicycle Stands 2000001	On track		0%	2027-12-29	0 d
Riding of fire extinguishers 2000002	On track		0%	2027-11-20	0 d

Local WP120302

Primavera XER import
Baseline version review
Activity timelines
Governed progress
updates
Variance and exception
filters

Delivery and commercial visibility

Project records bring operational follow-up into the same workspace.



Portfolio attention
Engineering and quality logs
Material coverage and stock
Commercial change registers
Cash movement and balances

Archived product screen. Values illustrate workspace records.

AI connected to your project context

The Assistant uses authorized context. The Feeder prepares knowledge for retrieval.

AI Assistant

Ask questions in English or Arabic.
Restricted pilot.

AI Feeder

Prepare documents for reviewed publication.
In development.

Knowledge Base

Retrieve approved, permitted content.
Integration planned.

Project records + approved knowledge + current access permissions

AI Assistant

A conversational entry point for guidance and selected project information.

“What is the latest saved progress for this project?”

Current pilot
English/Arabic guidance
Selected project context

“Update this activity to 60% complete and set its status to In progress.”

Planned capability
Update progress and status
Review and confirm before saving

Progress and status updates are planned. The current restricted pilot supports read-only guidance.

AI Feeder

A controlled path from uploaded files to approved project knowledge.

01

Upload

Choose the project, document owner and audience.

02

Prepare

Extract text, preserve source references and index it.

03

Review

Check extracted content and approve publication.

04

Maintain

Replace, unpublish or revoke outdated knowledge.

Knowledge Base

Approved information, organized for project-specific questions.

Policies and procedures
Approved project documents
Document owners and revisions
Shared or executive audiences
Current publication status



Integration planned. Only published, current and authorized content should reach an answer.

A project knowledge workflow

Illustrative target use case: a team member asks about an approved material procedure.

Document owner

Publishes a reviewed procedure for the permitted project audience.

Project team member

Asks: "What approval is required before ordering this material?"

The intended answer draws on the approved procedure and identifies its source.

Target workflow. The system should say when approved evidence is missing.

Private AI with accountable access

Access checks remain part of the application and the knowledge workflow.

Private model hosting

A separate private AI environment supports the AI Assistant.

Controlled publication

Target knowledge workflow includes review, revision and withdrawal.

Project permissions

Current identity and project access constrain permitted context.

Human accountability

People approve changes. Planned AI updates check permissions and require confirmation.

Value across the project team

The platform gives each role a shared view of the records relevant to its work.

Owners and executives

Review portfolio attention, progress and recorded cash movement.

Project managers and planners

Review baselines, progress exceptions and accountable follow-up.

Site and procurement teams

Connect activity evidence with manpower, material demand and stock.

Commercial and finance teams

Trace contracts and valuations through certificates, invoices and payments.

Commercial opportunity

Proposed approach: begin with a project pilot and expand within the organization.

Initial customer

Construction organizations managing schedules, site delivery and commercial records.

Expansion path

Prove the workflow on one project, then extend to more projects and users.

Proposed business model

Organization subscriptions, with onboarding and private AI packages priced after validation.

Investor milestones

Customer adoption, repeatable onboarding, renewal evidence and sustainable support cost.

Pilot value and success measures

A focused pilot turns the product proposition into evidence.

One project.

A defined team.

An agreed workflow.

Measures to agree before the pilot

Time to produce the project review

Completeness of progress evidence

Time to find approved information

Accuracy and source support of AI answers

Access-control failures and response time

Delivery roadmap

The platform and its AI capabilities have different delivery stages.

Demonstrated locally

Core programme, progress, procurement, commercial and register workflows.

Restricted pilot

AI Assistant with English/Arabic guidance and selected schedule context.

In development

AI Feeder, Knowledge Base retrieval and AI-assisted progress/status updates.

Before production

Complete quality, security, load and recovery acceptance.

The next step

A product walkthrough followed by a focused pilot and measurable acceptance.

One workspace for project controls and approved knowledge

Customer discussion: pilot scope and success criteria

Investor discussion: validation milestones and commercial model

Operational feature scope

The operational workspace and AI Assistant, with progress and status updates planned.

Programme and baselines

XER import, generated programmes, version review

Progress and timelines

Activity records, forecasts, variance and exports

Portfolio and reporting

Project health, attention views and source completeness

People and site resources

Employees, labour, teams and activity assignments

Procurement and inventory

Requirements, orders, demand, stock and reconciliation

Commercial and finance

Contracts, BOQ, valuations, invoices and payments

Project registers

Engineering, quality, changes, claims and daily reports

Access and governance

Organizations, projects, permissions and audit history

AI Assistant

English/Arabic guidance. Progress and status updates planned.

Extended platform scope

Architecture scope and future capabilities beyond the demonstrated core.

Workflow and documents

Reviews, approvals, evidence and configurable templates

Completion and asset scope

Authorities, testing, commissioning, handover and assets

Quality, risk and HSE

Structured governance and specialist control modules

Enterprise integrations

SSO, directories, private files and P6 connectors

AI Feeder and knowledge

Intake, extraction, review, indexing and publication

Advanced AI advisory

Additional feature families require scoped delivery and acceptance

Platform operations

Messaging, background jobs, insights and administration