



# Buildwise

Magazine

Themed  
edition

**Construction and AI,  
stronger together**



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May  
2026

P05. The opportunities and risks of AI

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# Artificial intelligence as an accelerator for innovation and efficiency

Artificial intelligence (AI) has become an integral part of our daily lives. Not a week or even a day goes by without news of a spectacular breakthrough, a pioneering experiment or an alarming warning. AI seems to be everywhere: from impressive, completely computer-generated images to smart assistants that can write texts or help optimise designs. Where technology once worked quietly in the background, it is now **firmly in the public spotlight**. What was still regarded as science fiction yesterday, is reality today and will already be outdated tomorrow.



A handwritten signature in black ink, likely belonging to Pieter Van Geite.

Pieter Van Geite,  
Chief Strategy &  
Digital Transformation Officer

In this magazine, Buildwise wants to help the construction sector understand the essence of AI.

We are currently at a **turning point** as significant as the breakthrough of the internet according to experts. Just as we all use software, websites, e-mail and social media nowadays, AI will have permeated into every company, including the construction sector over the next few years.

And it is precisely this abundance of reporting that has made it difficult to see the wood for the trees. The hype around AI makes it difficult to distinguish fact from fiction or to see the actual impact of this technology. In this magazine, Buildwise wants to help the construction sector understand the essence of it all: **what AI can really mean for contractors and what the points for attention are.**

AI is nothing new for Buildwise: we have been involved in research and innovation in various related fields for over ten years. Indeed, AI has become an umbrella term that

covers a range of disciplines such as:

- **machine learning:** systems that learn (and improve) as they process data
- **computer vision:** technology for acquiring, processing, analysing and 'understanding' digital images
- **robotics:** technology for producing machines and robots that can perform actions independently.

GenAI enables us to create new content based on existing patterns.

Initial applications in all these disciplines are already noticeable on site today, including 360° cameras and drones for site monitoring or the use of sensors for predictive maintenance.

While AI is nothing new, the recent breakthrough of **generative AI** – or **GenAI** as it is also called – is. This form of AI enables us to create new content (such as text, images or audio) based on existing patterns. With the emergence of

tools like ChatGPT and Copilot, this technology suddenly became user-friendly and accessible to the general public.

What follows is not a radical argument for GenAI simply solving all the challenges or problems in the construction sector but rather a convincing and nuanced call for you to integrate this technology into your organisation which will always remain centred around people. For the use of GenAI

## GenAI can help take crucial but time-consuming tasks off your hands.

applications should be desirable and human. We believe in its potential – both in the short term and long term – to **make certain tasks**, especially administration (e.g. permits, tenders, specification documents and time registration), **more efficient**. GenAI can help take crucial but time-consuming tasks off your hands, leaving you to focus on what you do best: design and construction.

We will also make you aware of the dangers and risks associated with the use of GenAI (see p. 5-6). Although it achieves impressive results in some areas, it is **not yet totally reliable**. The biggest danger lies in so-called hallucinations when it confidently provides incorrect or fabricated information. We also emphasise the importance of ethical use and of ensuring data security. We explain how to formulate an accurate prompt (see p. 10-11) which will be the determining factor for the quality of the answer that you receive.

This magazine provides you with **practical solutions**. For the major challenges in our sector are not just technical, they also lie in the human adoption of AI. Buildwise acts

as a neutral, reliable guide and pioneer in this, by making choices easier and testing concrete examples.

Together with Bouwunie, Embuild and Constructiv, we have developed a **construction-specific AI platform** called **Tooli**. This specialist platform provides a secure environment within the European Union which guarantees to keep your sensitive business data private and protected. It is our joint response for removing the initial barriers to AI adoption (see p. 14-15). The greatest benefit is the integration of a search function that will only search validated sources for answers to technical questions (see p. 18-19). Besides a general chat function, the platform will also contain a number of specialised **AI agents** which are each, in fact, a type of construction-specific digital assistant. They can help you make recurring administrative tasks – such as analysing a quote or specification – that bit easier and partially automate them where possible (see p. 16-17).

## Tooli is our joint response for removing the initial barriers to AI adoption.

The construction sector is at a crucial point in its transformation. The pressure to modernise and address challenges around productivity, profitability, quality and labour shortage is greater than ever. GenAI can be an important piece of the puzzle in connection with this, not as a panacea but rather as an **accelerator for innovation and efficiency**.

In this magazine, we want to **guide and inspire you** to get started by showing you how taking small, achievable steps today can make a big difference for tomorrow (see p. 12-13). Happy reading!



## Buildwise as your guide

This themed magazine focuses on **generative artificial intelligence (GenAI)** and discusses the practical applications for contractors. We take an optimistic but nuanced look at the **opportunities and risks** associated with this. Here at Buildwise, we want to use our own experience and expertise as a guide for the successful adoption of GenAI in the construction sector. This magazine is therefore an emphatic appeal for you to start that process today.

# Artificial intelligence in construction: opportunities and risks

Artificial intelligence is very impressive, but what a contractor really wants to know is: what can it actually help me with today and what should I be cautious about? We lay out the main benefits and risks, focussing on text and document applications.

S. Sinyolo, Buildwise

AI is no longer a pipe dream; it has become a practically useful tool. Applications such as ChatGPT and Microsoft 365 Copilot help construction professionals write texts, process documents and turn recordings into reports quicker. Used correctly, **AI can save time** and **improve collaboration**. However, without clear rules, the same technology can cause errors or expose sensitive information.

## Opportunities: speed, ease and new applications

AI can provide support in many areas, especially in day-to-day administration and communication.

### Write quickly and easily

Draft letters, quotes, e-mails, site reports or website texts quicker using a few keywords or rough notes.

### Summarise complex documents

Turn specifications, reports or explanations into clear points for attention for colleagues or customers.

### Structure and explore information

Carry out more targeted searches in e-mails and docu-

ments and get an overview as a starting point for further elaboration.

In this article, we focus on **generative AI (GenAI)**, a form of artificial intelligence that can create new content itself, based on patterns it has learned from existing data as this is currently the most useful form of AI for administration, communication and document management.

## Risks: hallucinations, reliability and privacy

AI makes a lot of things easier, but behind the smart technology there are also hidden risks that should not be ignored.

### Hallucinations

AI can 'make up' information and still sound very confident. Check figures, standards and contractual information in particular to make sure that the answer is correct.

### Context errors

AI retrieves information from lots of different countries and sectors. Unless you specify a region, regulation or situation, the tool may not use the right rules for your project.



**Tables and pdfs**

Quantity surveys and tables can sometimes be misread due to misplaced columns or incorrectly calculated totals, for example. So only use the results as a first draft and check important figures in your own calculation sheet or software.

**Limited reliability on highly technical questions**


Human expertise is still required for specific technical or standards-based questions (e.g. standards, dimensioning, safety-critical details).

**Privacy**

With free public chatbots, it is not always clear what is done with your data. When working with confidential customer or project information, only choose tools if you are familiar with their data policy.

**Environmental impact**

AI tasks require extra computing power and therefore more energy, even though models and data centres are becoming more and more efficient. Because of that, use AI primarily where it can provide true added value.

In the following articles, we look at the two tools that are currently used the most in the Belgian construction sector: ChatGPT and Microsoft 365 Copilot. AI is neither a threat nor a panacea but rather a tool in the hands of well-informed construction professionals. 

**5 simple rules for safe use**

- 1 **Always let a professional make the final decision**  
AI may contribute ideas and make suggestions but responsibility ultimately lies with a human.
- 2 **Work in reliable, sector-specific environments**  
Do not use free public chatbots when working with confidential information. Instead opt for business solutions or sector-specific tools – such as the construction-specific AI platform Tooli – where it is clear how your data will be protected (see p. 14-15).
- 3 **Ask for sources**  
Let the AI tool refer to concrete sources for figures, standards or regulations.
- 4 **Define a clear policy**  
Specify what information may and may not be input in AI tools and who will check the results.
- 5 **Start small**  
Choose a pilot project, test AI on it and make adjustments based on your experience.



# ChatGPT as a writing partner for construction companies

ChatGPT helps construction professionals write texts, reports and summaries quicker and even simple use can quickly save on time. With a few clear rules on privacy and quality, ChatGPT can become a secure and productive tool at the office, provided that you always check the results.

S. Sinyolo, Buildwise

Today, ChatGPT is more than a text generator. Besides text, the latest versions can also process tables, audio and photos. Although they can write, analyse and compare, they remain a tool, not a decision-maker.

## Quick wins in your daily work

ChatGPT can currently already save you a lot of time with simple applications:

- **summarise and simplify:** create short, understandable versions of technical notes or reports for colleagues or customers
- **automate standard texts:** generate letters, reports or offer summaries in a matter of minutes
- **guarantee quality and safety:** turn procedures into practical site instructions or visual checklists.

Even with basic use, you can save several hours a week by using ChatGPT. The secret is precision: **the clearer the question, the better the result.**

## More than a writing tool

The latest functions make ChatGPT a real knowledge assistant.

### Working with different types of files (multimodal analysis)

You can upload text, tables, audio or photos. AI can read all that material and provide a brief summary or a list of points for attention, for example. 'Multimodal' means that the tool can process different types of information.

### Deep research

Based on simple questions (e.g. about new plasters or developments in digital site monitoring), AI automatically

searches multiple sources, brings together the main points and provides you with an overview containing key messages and often also links to the original information.

### Automation mode (Agent Mode)

Besides providing answers, ChatGPT can also perform tasks such as browsing selected websites, filling in forms, processing tables or spreadsheets and delivering results. You remain in control: the tool will ask for permission before carrying out sensitive actions and you can always pause an action or intervene. Example: a small-scale market scan that compares five online stores and provides a single overview on price, stock, delivery time and source link.

Even with basic use,  
you can save several hours  
a week by using ChatGPT.

## Limits and data protection

ChatGPT can make mistakes if information is incomplete, ambiguous or difficult to interpret such as fire safety regulations, for example. You should therefore check the accuracy and context of output before sending it to customers, architects or authorities. Use AI texts as a **draft version and not as a definitive document.**


Be careful with data: avoid confidential customer or project information in free versions. You can specify via [privacy.openai.com](https://privacy.openai.com) that you do not want your content to be

used to train models (opt-out). For more control, it is best to opt for business solutions such as ChatGPT Business or Enterprise or for sector solutions such as Tooli which explicitly take European and Belgian regulations into account (see p. 14-15).

In table A, we compare a number of commonly used AI tools for construction companies in terms of functions, data protection and technical knowledge. So you can see at a glance which solution is the best fit for your organisation.

**Start safely and responsibly**

Define a policy: which texts may be input in ChatGPT, who will check the results and how will errors be reported?

Start with a pilot project and collect good examples in a shared 'prompt library'. That way, ChatGPT will become a reliable writing partner that saves you time and maintains the confidence of customers and partners. 

**A** Comparison of functions and safety of AI tools for construction companies.

Feature	ChatGPT Free	ChatGPT Plus	ChatGPT Business	Microsoft Copilot Chat	Microsoft 365 Copilot Business	Tooli
<b>What is it?</b>	<ul style="list-style-type: none"> <li>• Chatbot for conversations, writing and learning</li> <li>• Basic functions</li> </ul>	<ul style="list-style-type: none"> <li>• Advanced reasoning</li> <li>• More messages and uploads</li> </ul>	<ul style="list-style-type: none"> <li>• Business version with better security and privacy</li> <li>• More messages and uploads</li> </ul>	<ul style="list-style-type: none"> <li>• Chatbot for conversations, writing and learning</li> <li>• Basic functions</li> </ul>	AI assistant in Office for businesses	Sector-specific AI for Belgian construction
<b>Licence type and access</b>	<ul style="list-style-type: none"> <li>• Free personal account</li> <li>• No IT management</li> </ul>	Individual subscription (~€23/month)	<ul style="list-style-type: none"> <li>• ~€25/month per user</li> <li>• Team-oriented</li> <li>• IT management</li> </ul>	<ul style="list-style-type: none"> <li>• Free Microsoft account</li> <li>• Outside the business environment</li> </ul>	~€21/month per user + Microsoft 365 licence	Free access for members (Buildwise, Bouwunie, Constructiv or Embuild)
<b>Data and training</b>	<ul style="list-style-type: none"> <li>• Input trains models (unless you opt out)</li> <li>• Not for sensitive information</li> </ul>	<ul style="list-style-type: none"> <li>• Input trains models (unless you opt out)</li> <li>• Not fully GDPR-compliant</li> </ul>	<ul style="list-style-type: none"> <li>• No training on data</li> <li>• Opt-out standard</li> <li>• Data encrypted</li> </ul>	<ul style="list-style-type: none"> <li>• Input trains models</li> <li>• Not for sensitive information</li> </ul>	<ul style="list-style-type: none"> <li>• No training on data</li> <li>• Data secure within Microsoft 365 environment</li> </ul>	<ul style="list-style-type: none"> <li>• No training on data</li> <li>• Within the EU</li> <li>• GDPR-compliant</li> </ul>
<b>Technical construction knowledge (BE/EU)</b>	<ul style="list-style-type: none"> <li>• General knowledge</li> <li>• Check output with experts</li> </ul>	<ul style="list-style-type: none"> <li>• General knowledge</li> <li>• Deeper research possible</li> <li>• No sector specialism</li> </ul>	The same basic knowledge as ChatGPT Plus but can integrate own construction documents and data sources more securely	<ul style="list-style-type: none"> <li>• General knowledge</li> <li>• No sector specialism</li> </ul>	<ul style="list-style-type: none"> <li>• Uses your Microsoft 365 data</li> <li>• No built-in construction-specific knowledge</li> </ul>	<ul style="list-style-type: none"> <li>• Sector-oriented</li> <li>• Agents for construction-specific documents</li> </ul>
<b>Conclusion for construction companies</b>	<ul style="list-style-type: none"> <li>• Starting point for individual use</li> <li>• Free and easy to use</li> <li>• Avoid confidential information</li> </ul>	<ul style="list-style-type: none"> <li>• For self-employed and power users wanting more AI functionality</li> <li>• Be careful with business data</li> </ul>	Attractive option for SMEs looking for safe AI and collaboration	<ul style="list-style-type: none"> <li>• Personal inspiration and simple questions</li> <li>• Not for professional project files</li> </ul>	<ul style="list-style-type: none"> <li>• A must for companies wanting to integrate AI in Office</li> <li>• Additional licence cost but extensive functionality</li> </ul>	<ul style="list-style-type: none"> <li>• For technical questions and projects</li> <li>• Sector-specific agents</li> </ul>

# Copilot: AI as your colleague in Microsoft 365

Copilot brings artificial intelligence to the trusted Microsoft environment (Word, Excel, Outlook, etc.), saving contractors time and improving their communication and reporting. With Copilot, data remains within the company, making this tool a concrete, safe step towards smarter working at the office in the construction sector.

S. Sinyolo, Buildwise

Where ChatGPT is a versatile assistant, Microsoft Copilot works directly **within the trusted office environment**. This application brings artificial intelligence to the tools that construction companies use on a daily basis such as Word, Excel, Outlook, Teams and PowerPoint. It can help write, summarise, analyse, present and find documents and e-mails quicker.

## What exactly does Copilot do?

Copilot is integrated in Microsoft 365 and functions as a smart assistant within your existing documents, e-mails and meetings. It can draft texts, summarise e-mails, prepare meetings, carry out calculations in Excel and quickly find the right files or e-mails even if you cannot remember the exact name or context.

There is an important difference between **Copilot Work** and **Copilot Web**. Work only searches the data from your own Microsoft 365 environment: SharePoint, OneDrive, Teams, Outlook, etc. Answers are based on internal data which you are permitted to use. On top of that, Web also uses information from the internet that is available to the public and is mainly useful for general questions, not for confidential project details.

## Quote with Copilot Work

A contractor has an Excel estimate, a Word quote and a number of e-mails containing questions. He asks Copilot Work to do the following: *“Create a brief summary of this quote: specify the total price excl. and incl. VAT, give the key items as a percentage of the total and briefly explain any notable items in a professional tone. Refer to the technical requirements in the attached quote and to the relevant Technical Information Notes from Buildwise.”* Copilot will then provide a text and overview table that the contractor just has to check to make sure that amounts and conditions are correct.

## Practical applications for contractors


### More efficient communication

Copilot can help you write e-mails, quotes or project proposals in a consistent, professional style. In Outlook, it can propose draft answers based on previous conversations, enabling you to react quicker and provide clearer responses to customers or partners.

### Better preparation and monitoring

In Teams, Copilot can summarise meetings, even if you weren't there. It records decisions and tasks and retrieves them later on when you ask: *“What actions have been agreed for project X?”*

### Smarter figures and presentations

In Excel, Copilot can spot trends in costs, planning or material consumption and turn them into tables and graphs. In PowerPoint, it can quickly produce a draft version of a clear presentation based on existing notes. 



# Why write a prompt and how to do it

Good prompts are the quickest way to make artificial intelligence really work the way you want it to. With a clear step-by-step plan and practical examples, we can help you show it exactly what role it should play, what information it should use to do that and what you require in terms of output. That way, you can make optimum use of AI in your daily tasks while you maintain control and an overview.

S. Sinyolo, Buildwise

AI tools can help you save time and avoid errors. The key: **the better your instructions, the better AI will work for you.** For that, you need a good prompt, which is the question or instruction that you write or share with AI in order to start a conversation or get an answer. In this article, we show you how to create strong prompts for typical construction tasks, step by step.

An efficient prompt has three components:

- **task:** what needs to happen?
- **context:** what background information or documents do you need to provide?
- **desired result:** what does the answer need to look like (form, tone, length)?

This is the approach recommended by OpenAI itself in its [Prompting Guide](#).

## How to get started

At the start of your working day, there are three tasks on your agenda: respond to an RFQ (Request for Quote), link delivery notes to invoices and prepare a short safety briefing. You think: "If AI saves me 30 to 60 minutes per task with these, that will be my morning saved." The starting point for that is to have good prompts.

### 5 quick principles for creating a good prompt

- 1 **Be specific:** what it should and should not include.
- 2 **Provide context:** project, location, phase.
- 3 **Request structure:** list, table, template.
- 4 **Let AI search for missing information.**
- 5 **Refine your prompt:** "shorter", "more formal", "add 'notes' column".

**Tip:** let AI rewrite and refine your prompt: "Make this prompt clearer and more complete for my task."



## Respond to an RFQ

Instead of “Write something for the RFQ”, say:

- **task:** “Write a brief e-mail to accompany the ‘primary school roof renovation’ quote.”
- **context:** “Deadline Friday 12 AM, including waste disposal and 2-year warranty.”
- **desired result:** “Professional but friendly, max. 120 words, English, with subject line.”

## Link delivery notes to invoices

For recurring tasks such as linking delivery notes to invoices, you can use the same structure and add to it:

- **task:** “Check and link delivery notes to invoices.”
- **context:** “Below I have attached delivery notes and invoices for project X. Some documents are photographs or scans.”
- **desired result:** “Create a table containing: supplier, date, note number, invoice number, match (yes/no), note. If something is illegible, write ‘unclear’ and do not make up any new facts. I will carry out the final check myself.”

AI does not always read unstructured files such as photographs of documents or distorted scans correctly. Let the tool point out any parts it is unsure about and decide for yourself based on the original documents.

## An efficient prompt



### Task

What needs to happen?



### Context

What background information or documents do you need to provide?



### Desired result

What should the answer look like (form, tone, length)?

## Safety briefing

You don’t always need to write out the three steps in full: you can also use a voice command: “You are a prevention advisor. Compile a checklist of five key points for safe working on scaffolding when carrying out work on façades in a residential area. Use simple language so that the text can be read out in approximately 90 seconds. Mention three common mistakes, give the sources of your information and at the end, refer explicitly to the guidelines on the Constructiv website.”

## What happens next?

You can now reuse this template for repetitive tasks or adapt it for other assignments: one clear prompt per task, consistent results, fewer drawbacks.

**Start small** (e.g. quote paragraph, check table, draft e-mail) and **refine your prompts step by step**. For certain recurring tasks, you can even write out prompts in advance and save them.

In the article on page 16, we show how such fixed prompts can develop into real AI agents: digital helpers that can carry out multiple steps for a specific construction task based on a preset assignment.



# Make a difference with AI? Buildwise helps you move forward in three steps

A 300-page tender on your desk, a specification full of technical requirements that you need to plough through and then there's that meeting report that needs to be finished today... Sounds familiar? You're not alone. Many construction companies have already experimented with ChatGPT, Copilot or a similar tool for these tasks. But how do you go from 'giving it a try' to 'really benefiting from it'?

T. de Back, Buildwise

To achieve results with AI, you don't need to make significant investments or develop complicated strategies straight away. Companies that make progress mainly focus on three things. It's not about doing everything at once but rather about **taking things one step at a time**.

AI is changing the way we work.  
Take small, concrete steps  
every day to make a difference.

## Step 1: know what AI is already capable of

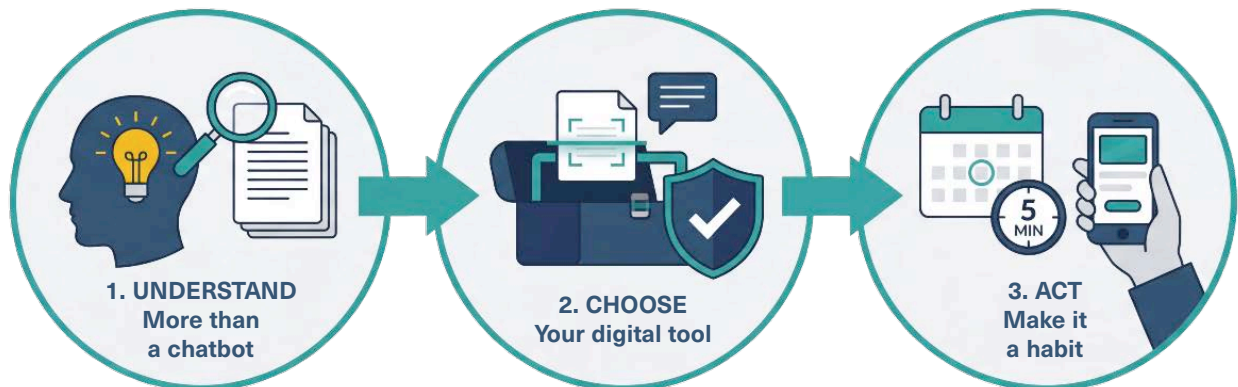
Many people know AI primarily as 'a chatbot that generates text'. However, in practice it can do so much more: it is a tool that can help you get the gist of long documents quicker, flag risks or reduce the need for cutting and pasting.

What makes AI especially relevant is that **the pace of progress is rapid**, with new features being added every couple of weeks, some of which are remarkably powerful. Anyone who is aware of what AI is already capable of – and

what is soon to come – can immediately see the potential for saving time. And that is when AI becomes something that can already provide concrete support today rather than 'something for later on'.

## Step 2: choose a tool that fits your context

'Should we use ChatGPT as well as Copilot or is one tool enough?' The honest answer: AI is a tool. Just as you don't



use one tool for everything on site, the same is true here: **you choose the best tool for the task** and not one tool for everything.

Most tools cost between €20 and €30 per month and per licence but the time you save can very quickly outweigh that, so don't let your choice of tool become an obstacle.

**Do check data security.** Not every tool handles the information you input in the same way. In Tooli, Buildwise developed an AI tool designed specially for the construction sector which also ensures data security. Some concrete points for attention:

- **is training carried out on your data?** With ChatGPT (Free and Plus), for example, this feature is enabled as the default setting. You can turn this off permanently via [privacy.openai.com](https://privacy.openai.com) by submitting a 'do not train on my content' request. With ChatGPT Business and Enterprise, training is disabled as the default setting
- **is the tool GDPR-compliant?** Check the privacy policy to find out how the provider handles data protection.

### Step 3: use AI every day

The most essential step: use AI every day. Not because you need to become an 'AI expert' but because that is the only way to master it. Trying it out once is interesting but you won't notice any real difference until using AI becomes a habit.

The simplest approach is to experiment with it **for five minutes a day**. Think of it like learning to ride a bike: one person will get the hang of it quickly while another may need more practice. But if you use it for a short period of time every day, there will come a time when things just click. You'll start to get a better idea of what to ask, what tool to use for a certain task and what to remain critical about.

### Two examples that will pay off immediately in building practice

#### Exporting delivery notes and invoices to Excel

Take a photo or scan of a delivery note or invoice and let AI turn it into a clear table: date, supplier, items, numbers, prices and VAT. You can then copy that table directly into Excel or your accounting package. You save time by not




having to retype the information, reduce errors and all you need to do is check that the amounts and items are correct.

#### Quickly draft standard e-mails

A payment reminder, confirmation of a schedule, contacting a supplier about a problem or responding to a customer: these are e-mails that you write frequently and it always takes time to find the right tone. Give your key points to AI and get a useful base to use in a matter of seconds. All you have to do is make any changes necessary and send it. So that means no more sitting wondering how to begin and you can ensure prompt and uniform communication.

#### What that means for your company

The difference with AI is not about 'buying the best tool' or 'taking a single training course', it's about **finding an approach that works for you**: understanding what is changing, choosing what fits your context and applying it every day in small steps.

Businesses that do this save time, improve the quality of their work and gradually build up expertise safely, without suddenly having to take major steps. That expertise will grow if employees understand what AI can do and what they should remain critical about. **Investing in training** is also at least as important as the tool itself. 

### Want to get started?

Buildwise provides support in the form of tools such as Tooli (see p. 14-15), themed AI projects and learning pathways. Take a look at our [calendar](#) too for events, training courses and webinars where you can find out which step will have the most impact on your business.



# Toolii: the AI platform for the Belgian construction sector

Digitalisation and artificial intelligence are no longer a pipe dream but rather a reality that is fundamentally changing the way we work. However, the adoption of AI in the construction sector remains slower than in other sectors. And that's where Toolii comes in!

P. Van Geite, T. de Back, Buildwise

After consulting with numerous contractors, we identified the main barriers to the adoption of AI:

- an overwhelming and fragmented range of AI applications
- limited digitalisation of the sector
- concerns regarding data privacy
- a lack of specialist knowledge of AI.

By launching Toolii, the aim of Buildwise, together with Embuild, Bouwunie and Constructiv, is to change this and **boost the adoption of AI in the construction sector.**

## What is Toolii?

Toolii is the first AI platform in Belgium designed exclusively for and by the Belgian construction sector. Its aim is simple: to give contractors and construction companies a **safe, reliable and user-friendly digital assistant** that will help them save time, avoid errors and improve quality.

Where other AI tools often remain generic and fail to address the complexity of construction processes, Toolii speaks the **language of the construction site**: it understands construction-specific documents, from bills of materials to tender documents. Access to this platform will form an integral part of our services. The tool is available in English, Dutch and French and can be accessed not only on your PC but also using your smartphone – ideal for contractors who are often out and about.

## What is Toolii's strength?

Toolii's strength is based on three pillars:

- **construction-specific knowledge**: Toolii is not a copy-paste from ChatGPT, it is a specialised environment that understands your documents, questions and context

## What contractors say

*"I used to have to plough through every tender document on my own. Now Toolii helps me with that and I can sign up for a project with greater peace of mind."*

- **privacy**: all data remains within the European Union, complies with GDPR regulations and is not used to train models. You retain ownership of your information which means that no-one else can use the data from your quotes, for example
- **user-friendliness**: no complex interfaces or technical barriers: whether you are at the office, on site or out and about, simply ask a question and Toolii will give you the answer. The clearer your question, the more targeted the answer.

## How does Toolii work?

Toolii works with **construction-specific AI agents**: digital helpers that each perform a specific task (see p. 16). On the platform, there are various agents ready to help you:

- **a general agent**: for general questions, construction-related or not. This agent will assist you itself or redirect you if necessary
- **a quote quality coach**: this agent checks the completeness and consistency of your quote (scope, units, materials and options) and makes sure that essential contractual provisions are present. It flags risks, points out gaps and helps you strengthen your proposal before you submit it. No prices or financial advice; for legal matters, we refer




# Toolii

The chat that speaks **construction**

you to our sector partners

- **a meeting report writer:** this agent turns rough notes or voice memos into a clear, structured meeting report containing decisions, actions and follow-up steps
- **a tender checker:** this agent reads the tender dossier and points out any potential problems to you such as missing items, illogical quantities or contradictory provisions – in short, things you might otherwise only discover during implementation, when they have already become costly (see also p. 17)
- **Nexo:** this agent helps you quickly find reliable technical information, based on Buildwise publications and expertise (see pp. 18–19)
- **Emma:** this agent helps you quickly find relevant legal, social, fiscal, and administrative information or documents within Embuild's documentation
- **a risk analysis assistant:** this agent helps you build a clear and accurate risk analysis step by step, including identified risks, preventive measures, and a structure that complies with workplace well-being regulations.

Toolii also offers functions such as document analysis (pdf, Word, Excel, images), websearch and various work modes:

- **quick mode** for quick answers
- **thinking mode** for more complex questions.

## What are the benefits for contractors?

Time is money – that is why Toolii helps you **save hours of paperwork** and **avoid administrative hassle**.

## Does Toolii also have limitations?


Just like other generative AI tools, Toolii is not perfect either. The platform is therefore primarily intended to provide **extra**

## What contractors say

*"I used to spend hours searching through specifications and quotes. With a tool like Toolii, I can save time and provide better quality quotes."*

**support:** a second pair of eyes, a digital second opinion to assist you. The final decision and ultimate responsibility always remain down to you.

## What will the future bring?

The launch of Toolii will be followed by **integrations with partner platforms, training courses and a community** where contractors can share their experiences. The platform will grow with the sector and additional specialised agents and functionalities will be added in the future. 

## Try it for yourself!

The objective is clear: AI not as hype but rather as a lever for a more efficient and safer construction sector. Toolii is your digital partner, not a replacement for craftsmanship. It helps with repetitive tasks, leaving you to focus on what really counts: construction. With Toolii, the Belgian construction sector is taking a step towards the future. Want to find out more or try it for yourself? Surf to [www.toolii.be](http://www.toolii.be).

# From words to actions: why agents are the next step

Chatbots are becoming increasingly commonplace for composing e-mails or summarising documents. But construction is about actions, not text: comparing quotes, filling in checklists and updating data. What if a digital colleague were to carry out that preparatory work for you automatically? Today, AI agents make that possible: they can read documents, extract key information from them, carry out calculations and perform actions independently.

P. Van Geite, Buildwise

## From chatbot to digital assistant

An AI agent can be seen as a digital colleague that not only provides answers but also **performs tasks** effectively. Whereas a conventional chatbot mainly reacts to questions, an agent can tackle tasks independently, such as drafting a quote, searching for product information or filling in a form. You give the agent the task, with the necessary context, and the agent gets to work.

Get started today: choose a task, test the possibilities, assess the time you save and refine your approach.



## The practical test


A quote is received from a subcontractor and the calculator gives an AI chatbot the task of analysing that quote.

A **conventional chatbot** will understand the task but quickly reach its limits. It cannot carry out calculations or view your own estimate and does not know which prices or conditions are relevant. The answer is often interesting but **remains superficial**.

An **AI agent**, on the other hand, **does something with the information**. It will extract the most important amounts and conditions from the quote itself, compare them with your estimate and point out any striking differences. A built-in, reliable calculating function is used to perform calculations. Ultimately, the final decision is still made by you but most of the time-consuming, preparatory work has already been taken care of. Naturally, we always advise you to check the end result as it is you that remains responsible for this.

## Getting started with agents

The possibilities of AI agents are only going to grow over the next few years. They will be able to perform longer and more complex tasks and adapt increasingly well to specific needs in construction. That is precisely why it is advisable to **start small today**. Choose one well-defined task, test the possibilities, assess the time that you save and refine your approach step by step.

Buildwise can help you do this by providing various **construction-specific agents** (see also p. 14-15). In the next article, you will meet one of these digital helpers: the tender checker, an agent in Tooli that summarises specifications and extracts the key information directly. 

# The tender checker in Tooli helps you with your specifications

Going through a specification thoroughly takes time, requiring hours – sometimes even days – of work to read through all the details, identify any contradictions and assign the right items to the right subcontractors. It goes without saying that you would much rather spend that time doing other things. AI agents like the tender checker in Tooli can take some of that work off your hands.

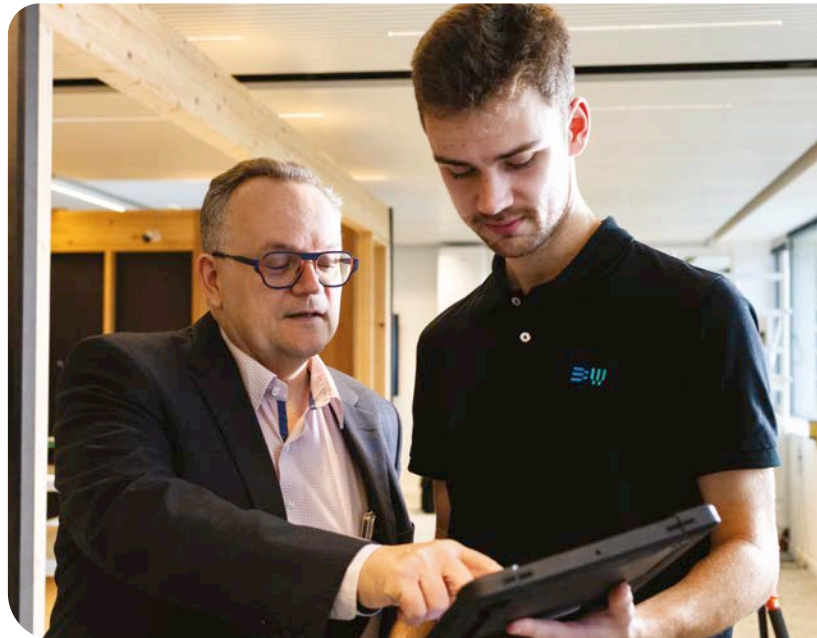
G. Rutten, P. Van Geite, Buildwise

## Detect inconsistencies

The tender checker is one of the construction-specific agents available in Tooli. This agent will analyse your tender document and **detect inconsistencies and ambiguities** such as contradictory provisions, unclear descriptions or missing specifications. The agent does not replace the checks that you carry out but will quickly highlight any points for attention. You can then decide for yourself what to do with that information.

## Dividing specifications for subcontractors

A second time-consuming task is that of dividing a specification: which items are relevant for which subcontractor or for you? Manually searching and copying can quickly add up to hours of work. An agent can analyse the document and **group items automatically by trade** – so you get an overview that you can forward directly to the relevant parties.



## A practical example

You are a joiner and receive a 160-page specification for the construction of 18 apartments. The general contractor asks you to provide a price for the supply and installation of internal doors. After you have uploaded the pdf file to the tender checker, you ask it to **summarise the relevant items for these works**.

The agent provides a 3-page specification indicating the type of doors you should opt for (painted doors, fire doors, anti-intrusion doors, etc.), the ratings they should comply with and the fittings you should provide.

It also indicates a few **points for attention**, for example that the hinges and locks of anti-intrusion doors must comply with the RC2 standard and that you should check whether all the cellar doors have to be cut down or just those for the technical rooms. In addition, it lists a number of **potential risks** with this quote such as including the painting of the doors and the provision of the necessary deadlines for the painter.

# Save time with Nexo, the AI assistant from Buildwise

If you are faced with a technical problem on site or at the office, you will want to resolve it as quickly as possible. While the updated Buildwise search function can help a great deal, sometimes it is easier just to ask your question as if you were directing it at a colleague. That is precisely where Nexo comes in: the digital assistant from Buildwise that engages in conversation with you, searches through validated documents and guides you to clear answers in plain language.

F. De Pauw, Buildwise

## A familiar challenge: to find the right information quickly

Contractors are being given more technical information to process than ever but have less and less time in which to do so. Documents are getting lengthier, questions more specific and there is increasing pressure to find the right information quickly. For that reason, Buildwise has intro-

duced Nexo, a **new AI assistant to help construction professionals work quicker and more easily.**

## What exactly Nexo does

The tool is a **conversation partner** that is integrated in the Buildwise website. All you need to do is ask a question: the



chatbot will provide a clear answer along with details of the source in our knowledge base. You can also just keep asking questions – no browsing, no filtering, just talking.

What is the main difference compared to search engines or general chatbots? Nexo works **exclusively with verified Buildwise content**, both the information on our website that is accessible to the public and our official publications (Technical Information Notes, Dimensioning Methods, FAQ, etc.), standards and regulatory documents. **All knowledge is compiled, verified and validated by our experts.** That way, reliability, safety and sector relevance are always guaranteed.

## How Nexo is set up

The tool is driven by advanced AI technology which acts as an enhancing layer on top of existing expertise, never as a replacement for it. As with any AI, there is a possibility of errors; therefore human expertise always remains central.

AI has changed how we search for information, Nexo helps take advantage of that change.

## What Nexo can already do for you today

The assistant helps you interpret technical terms, quickly locate important passages or summarise existing Buildwise publications. Instead of having to go through entire documents, the essential parts are immediately explained to you and details of the exact source are provided. It is that combination of **speed and reliability** that makes this chatbot an especially efficient assistant.

Because Nexo draws on a wide range of validated Buildwise content, you have access to a **broad, up-to-date and verified knowledge base** at all times.

## What Nexo is not yet capable of and how it will evolve

Although the assistant can already do a lot, its development is deliberately being carried out gradually. For example, it does not yet provide personal technical advice and does not automatically recognise which page of the website you are on. That will change in future versions: for instance, within

the Roof Interface tool, Nexo will assist with finding the correct composition for flat roof structures in accordance with the General Technical Approvals (ATGs) and [Technical Information Note 280](#).

Complex information in tables (e.g. tolerances) still remains a point for attention. Because of that, Nexo always refers explicitly to the underlying source so that you can check the information yourself. **Human expertise** therefore remains **essential** here too.

## What is being added this year

The role of Nexo is set to be further enhanced over the next few months:

- **assistance with technical advice.** The assistant will help you put together your request for personal technical advice. It will collect the necessary information and guide you through the various steps
- **coordination with Buildwise tools.** In tools such as Roof Interface, Nexo will become a guiding assistant that can help you with your analysis or design
- **integration with Tooli.** Buildwise has been involved in the development of Tooli, a sector-wide AI platform exclusively designed for and by the Belgian construction sector. You can find more information regarding this on pages 14 and 15 of this magazine. Within this platform, Nexo acts as the voice of Buildwise for construction-related questions
- **ongoing improvement.** As more and more construction professionals use the tool, the system will refine itself. Feedback from the sector will determine where priorities lie, always with respect for privacy and applicable GDPR requirements.

## What this means for you as a construction professional

What you get with Nexo is a digital assistant that guides you to the right Buildwise knowledge quicker, just when you need it. By making technical information more accessible in plain language, the tool helps you **make decisions quicker and work more efficiently**, both on site and at the office. ☞

## Nexo is waiting for you at [buildwise.be](https://buildwise.be)!

The assistant is available to all Buildwise members and to construction professionals who subscribe to our publications. All you have to do is log in on the website. So go to [buildwise.be](https://buildwise.be), log in and try out the tool for yourself! Find out how easy it is to find answers, go through documents or understand technical terms.

# Our vision on AI in the construction sector

We often hear the same comments being made in conversations with contractors, installers and site managers: the range of AI tools on offer is overwhelming and many feel that their own digital maturity is not sufficient to start using them. All the articles in this magazine share a single goal: to bring clarity to a domain that sometimes raises questions instead of providing answers.

P. Van Geite, Buildwise



## The contractor always remains central

In this magazine, we want to guide you through this evolution with knowledge, nuance and practical examples, so that you are not overwhelmed by technology and can implement it step by step in a way that is meaningful and feasible for your business.

There is one message that runs through this magazine: **artificial intelligence only has meaning when it empowers people**. The essence of construction is still craftsmanship, experience and expertise; AI cannot replace these human qualities which is a good thing. What it can do, however, is **create space**: free up time when there never seems to be enough hours in the day, provide an overview of documents that are often too long and expose risks before they become a reality.

AI should therefore always be desirable. It should come from the contractor, not vice versa. It should lighten the workload, not add to it. It should help you make better decisions, not take control of them. It should be safe for your data and transparent in the way it operates as in the end, it is always you who bear ultimate responsibility. That is not an idealistic vision but rather an absolute condition for the way in which we view AI at Buildwise.

## Why Buildwise has taken on this role

There are more than one hundred thousand companies within the construction sector. The vast majority of these are small businesses with extensive knowledge of their field but limited time and resources to test digital innovations themselves.

We want to **offer accessible AI services** for our members via Tooli, with ready-made, tested solutions for common tasks (document analysis, specification validation, report generation, etc.). Buildwise positions itself as the neutral, reliable guide and pioneer in the field of AI, helping you understand the advantages and risks associated with it.

Together with you, we are taking the **first steps towards the broader adoption of AI** in construction. This is necessary in order to increase productivity, limit errors and improve quality and site safety, for example.

For that reason, we are investing in training, workshops and coaching sessions that we will offer together with our partners. As a result, AI will become accessible to every construction company, regardless of size or digital maturity.

## Stronger customer contact thanks to AI

One thing that is often forgotten is that AI not only improves a company's internal processes but **can also strengthen customer relationships**. During a site visit, you are mainly busy taking measurements, going through documents or searching for technical information, all of which leaves little time for conversations with the customer. However, it is precisely these conversations which are invaluable: they remove uncertainties, clarify choices and create trust which is the basis of every partnership.

When AI helps you **process information faster and more accurately**, for example by structuring measurements, reading plans or analysing documentation in advance, it can free up time for real conversations, for explaining why a sustainable material performs better than an alternative, for clarifying the impact of a design decision or for reassuring a customer with concerns about planning, budget or quality. AI can automate processes, allowing contractors to spend the time they save on human contact and it is precisely in those regained minutes that quality can be improved and the added value of craftsmanship becomes tangible.

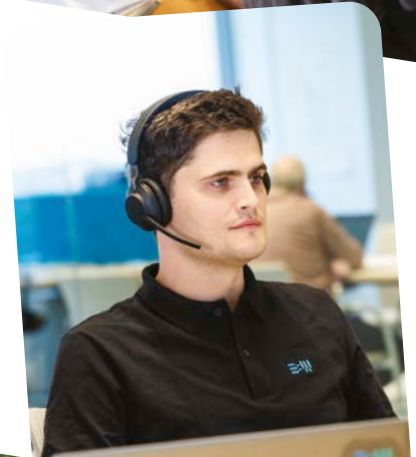
Together, we are taking the first steps towards the broader adoption of AI in construction.

## Why now is the time to start

Today, the biggest mistake that a construction company can make is to wait. Starting to use AI doesn't have to be a radical leap: use can be **increased in small, concrete steps** by getting AI to analyse a single document, detect a single risk more quickly or write a single site report. Anyone waiting until AI is fully mature will miss the phase in which they can learn and experiment.

We are living in an age in which stability is rare and progress is driven by those who dare to experiment, learn and adapt. What that means for the construction sector is not giving up our traditions but rather **being open to using AI where it can provide added value**. Rather than an end point, it marks a beginning: a foundation on which we can build an agile, data-driven and future-proof sector together.

We hope to bring you closer to that future with this magazine which is the result of the efforts of many Buildwise colleagues who – with passion, curiosity and conviction – are working towards a common goal: **to provide you with reliable knowledge and practical tools, thus enabling you to take the next step with confidence**. The future of construction will not be determined by AI but rather by the people who have the courage to use this tool. We will be happy to stand by your side so that we can take that path together.



# Projects

Buildwise and its partners guide construction professionals and help them implement AI within their companies. This is due in part to the support of various projects and studies. See the list below for a brief overview. For more information, visit our [Project Showroom](#) at [buildwise.be](https://buildwise.be) ('Innovation' heading followed by 'Recherches pour le secteur').



## SPW / Digital Wallonia

- **EDIH Connect** – Support for innovation and digital transformation of SMEs  
Official launch of the Digital Innovation Hub project being coordinated by Buildwise.
- **LEAKLAB** – Development of a platform for detecting abnormal water consumption based on an algorithm in a laboratory for leak detection.



## Innoviris

- **C-Tech** – Technological Services for Sustainable Construction in Brussels  
For creative and innovative construction professionals in the Brussels Capital Region: take advantage of C-Tech to turn your ideas into reality!
- **Bruwall.ai** – Innovative tools for a better understanding of built heritage  
Bruwall.ai aims to use AI to enhance digital measurements and accelerate the restoration and renovation process for old buildings in Brussels.
- **eXtra** – Support for prefabrication quality checks  
The focus of this research and development project is a system that uses mixed reality and AI image recognition to support quality checks.
- **PREMAi** – Predictive maintenance of technical installations in buildings  
The use of data from building management systems provides opportunities for predictive maintenance of technical installations.
- **HeatUP** – Heat measurements in situ to assess thermal performance  
HeatUP measures the actual thermal performance of buildings in an urban environment in order to optimise renovation strategies and enable efficient and sustainable choices to be made.
- **S-MonHuMa** – Smart humidity monitoring in building materials  
The continuous monitoring of humidity in materials provides numerous opportunities for constructing and renovating our buildings more efficiently.



## VLAIO

- **AI CONSTRUCT** – Adoption of generative AI in construction processes  
This project helps construction companies adopt generative AI in order to create more efficient and more innovative work processes.
- **AIDA-WERF** – AI- and data-driven site supervision and building monitoring  
The aim of this project is to improve efficiency on sites through innovations in data capture and data analysis.
- **DATA4CONSTRUCTION** – Raising awareness and support of data capture in the construction sector  
Data4Construction enables you to build better by utilising the power of data.



# Trade fairs and events

## Tool training

You will soon be able to take part in Tooli training sessions which give you a **practical introduction to artificial intelligence (AI)**. These training sessions will be applied to your day-to-day work.

Within the space of two hours, you will find out how Tooli can help you save time on:

- communicating with customers
- drawing up quotes
- going through tenders
- planning tasks.

The training has deliberately been kept accessible: **no prior knowledge is required** and **each participant works with their own documents** so that you can immediately apply the knowledge you have acquired in practice.

After the session, you will be given four weekly mini-challenges. We also offer you a 30-minute individual session for answering specific questions or looking at your situation.



This programme is primarily intended to:

- increase confidence in the use of AI
- demonstrate concrete benefits
- guide companies towards the efficient and safe adoption of Tooli.



For more information,  
go to [buildwise.be/fr/agenda](https://buildwise.be/fr/agenda)

### Buildwise Zaventem

Registered office  
Kleine Kloosterstraat 23  
B-1932 Zaventem  
Tel. 02/716 42 11

Email : [info@buildwise.be](mailto:info@buildwise.be)

Website : [buildwise.be](https://buildwise.be)

- Technical advice – Publications
- Management – Quality – Information technology
- Development – Valorisation
- Technical approvals – Standardisation

### Buildwise Limelette

Avenue Pierre Holoffe 21  
B-1342 Limelette  
Tel. 02/655 77 11

- Research and innovation
- Training
- Library

### Buildwise Brussels

Rue Dieudonné Lefèvre 17  
B-1020 Brussels  
Tel. 02/716 42 11

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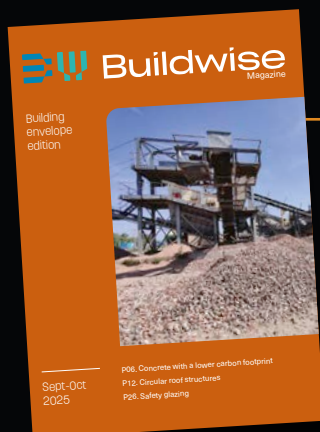
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# Buildwise Magazine, even more tailored to you !

There are three different editions of Buildwise Magazine  
so that we can tailor our communication to your needs as much as possible.



## 'Building envelope' edition

Published in April and October and distributed exclusively to:

- general contractors
- rough structure contractors
- joiners and glazing companies
- sealing and roofing contractors



## 'Finishes' edition

Published in June and December and distributed exclusively to:

- parquet floor layers and tilers
- natural stone companies
- painters and flexible flooring contractors
- plasterers

General contractors and joiners also receive this edition.



## 'Technical installations' edition

Published in August and distributed exclusively to:

- heating, ventilation and air-conditioning installers
- sanitary installers

General contractors also receive this edition.

  
**Buildwise**



Would you like to receive other editions too? You can! Scan this QR code and fill in the online form. You can also sign up to receive our digital newsletter via this QR code.

[buildwise.be](https://buildwise.be)