



ConstructQS
CONSTRUCT QUANTITY SERVICES

Estimating & commercial control for construction

For subcontractors, contractors and main contractors
across the UK & Ireland.

One system, tender to final account

ConstructQS is a construction estimating and commercial-control platform for the UK & Ireland. Price a job, win it, then run the whole commercial cycle — programme, delays, variations, costs, profit & loss and invoicing — from one place, with an AI QS assistant that works from your real project data and never invents a price.

Project estimating

Full cost build-up: labour, material, plant, subcontractor, earthworks and waste, plus prelims, overheads, contingency, profit and VAT.

Bills of quantities

Generate a structured BoQ from the estimate, ready to price, compare and issue.

Tender comparison

Line up subcontractor quotes side by side: price, inclusions, exclusions and gaps.

Delay register

Log delays, causes, days and cost impact — feeding the programme forecast.

Costs & overspend

Budget vs actual cost per trade, with clear over / under-budget flags.

Invoices

Headed with your company details, fully editable, manual VAT, branded PDF.

Full rate library

Hundreds of measured rates across every trade — footings, brick & block, roofing, tiling, first & second fix, plastering, finishes, groundworks, demolition — in £ or €, all editable.

Branded PDF tenders

Customer-ready quotations with your logo; internal cost and margin stay hidden.

Programme & Gantt

Plan activities, track % complete, and see days ahead or behind programme.

Variations & extras

Track approved and pending variations into a revised contract value.

Live profit & loss

Forecast cost, forecast profit and margin, and profit gained or lost since tender.

AI QS assistant

Reviews omissions, margin, savings, cost overruns and profit — voice & PDF, from your real figures.

Built for your role

Whether you price your own packages or run whole contracts, ConstructQS fits the way you work.

Subcontractors

Price packages fast from your own rates, send a branded quotation, raise invoices with your details and manual VAT, and keep every job in one account.

Contractors

Estimate across every trade, compare subcontractor tenders, track programme, delays and variations, and watch budget vs actual cost as the job runs.

Main contractors

Full commercial control: bills of quantities, tender analysis, variations, valuations, cost movement and a live profit & loss showing overspend and forecast margin — with an AI QS assistant checking the detail.

Every sector, trade and material

Demolition, private and social housing, commercial, warehousing, data centres, healthcare, public sector, roads, bridges, streetworks and utilities — and every trade and material, from footings, brick & block, roofing and tiling to first & second fix, concrete, steel and aggregates.

Simple pricing

Plans are billed monthly plus VAT. Pay in pounds or euros. Cancel any time.

Plan	Price / month	AI messages	Best for
Trade	£39 +VAT	50 / month	Sole traders & subcontractors
Contractor Pro	£99 +VAT	150 / month	Growing contractors
Commercial	£179 +VAT	450 / month	Main contractors & QS teams

Trade includes a 3-day free trial. VAT applied at your local rate — contact us for the Republic of Ireland rate.

Where we work

Northern Ireland, England, Scotland, Wales and the Republic of Ireland — with regional rate books and pricing in £ or €.

Start your 3-day free trial

www.constructqs.com

ConstructQS is a product of Construct Quantity Services. AI estimates are indicative and must be verified. Your manual and rate-book prices always take priority.