

M-II Build vs. The Field

How M-II Build stacks up against the top 5 construction project management platforms.

"Good tools aren't cheap.
Cheap tools aren't good."

EXECUTIVE SUMMARY

The construction SMB software gap.

Owner-operated general contractors, remodelers, and specialty trades sit in a tough middle. Spreadsheets and group texts don’t scale past two or three concurrent projects — things slip, invoices age out, permits expire, and inspections get rescheduled because a prerequisite was missed. Yet the enterprise platforms built for billion-dollar GCs come with billion-dollar implementations: five-figure annual contracts, ACV-based pricing that scales with revenue, and 4-to-12-week onboarding sprints.

M-II Build closes that gap. It is a construction operations platform purpose-built for SMB contractors who run real, complex jobs — commercial, residential, mixed-use — but don’t need (or want) the cost and complexity of Procore or Autodesk. M-II Build delivers the operational backbone (projects, milestones, bids, invoices, permits, inspections, RFQs, vendors) in a single workspace, plus a smart action-item engine that surfaces what actually needs attention today.

Where M-II Build pulls ahead. A 13-rule Smart Action Item engine that auto-flags overdue invoices, expiring permits, missing trade bids, failed inspections, and slipping milestones. An Inspection Prerequisites system that tracks dependencies and auto-banners projects when they’re ready to schedule. An end-to-end RFQ-to-vendor workflow with scope-of-work and one-click send. None of the five competitors ship these as a complete, integrated flow.

And the pricing tells the story. M-II Build is the only platform in this set with transparent, per-seat pricing that does not scale with your revenue: \$99/user/month (or \$90/user/month billed annually). No setup fee. No seat minimum. No per-project fees. No enterprise contract. No ACV audit. Start with one user and grow at your own pace.

PRICING SNAPSHOT — A 10-USER TEAM, ONE YEAR		
M-II Build	~\$10,800/yr	\$90/user/mo × 10 × 12 (annual billing)
Procore	\$10K – \$100K+/yr	ACV-based, custom quote
Buildertrend	\$8K – \$10K+/yr	Custom volume quote
Autodesk Build	~\$8,000/yr	10 seats × ~\$800/yr
Fieldwire	~\$10,680/yr	10 seats × \$89/mo
CoConstruct	\$4,788 – \$9,999/yr	Flat tiers
Estimates based on published or widely-reported pricing as of May 2026. Procore and Buildertrend require custom quotes. M-II Build annual figure = \$90/user/mo × 10 users × 12 months.		

Sources: [Procore pricing](#), [Buildertrend pricing](#), [Autodesk Build pricing](#), [Fieldwire pricing](#), [CoConstruct pricing](#).

FEATURE COMPARISON

M-II Build vs. the top 5, head to head.

YES = has feature NO = does not have PART = partial / limited BEST = M-II advantage

FEATURE	M-II BUILD	PROCORE	BUILDER-TREND	AUTODESK BUILD	FIELDWIRE	CO-CONSTRUCT
Operations Dashboard with KPI tiles	BEST	YES	PART	YES	PART	PART
Smart auto-generated action items	BEST	NO	NO	NO	NO	NO
Inspection prerequisites tracking	BEST	NO	NO	PART	NO	NO
Permit expiry alerts (automatic)	BEST	PART	NO	NO	NO	NO
RFQ generation w/ scope-of-work	BEST	PART	NO	NO	NO	NO
Vendor directory + 1-click RFQ	BEST	NO	NO	NO	NO	NO
Bid management (by trade)	YES	YES	YES	YES	NO	YES
Invoice tracking (paid/pending/overdue)	YES	YES	YES	YES	NO	YES
Permit management	YES	YES	PART	PART	NO	PART
Inspection management	YES	YES	YES	YES	PART	PART
Milestone tracking	YES	YES	YES	YES	YES	YES
Budget vs. actual tracking	YES	YES	YES	YES	NO	YES
Project stages / phases	YES	YES	YES	YES	YES	YES
Expense tracking	YES	YES	YES	YES	NO	YES
Multi-project dashboard	YES	YES	YES	YES	YES	YES
Role-based access control	YES	YES	YES	YES	YES	YES
Mobile-responsive interface	YES	YES	YES	YES	YES	YES
No setup fee	BEST	NO	NO	NO	YES	YES
No seat minimum	BEST	NO	NO	NO	YES	NO
Transparent published pricing	BEST	NO	NO	PART	YES	YES
SMB-focused (no enterprise contract)	BEST	NO	PART	NO	YES	YES
Self-serve onboarding	BEST	NO	NO	NO	YES	YES

Reading the matrix: **BEST** marks features where M-II Build offers a uniquely integrated capability — either no competitor ships it, or none ships it as a built-in, end-to-end workflow. **PART** indicates the capability exists but is gated, requires add-on modules, or demands significant manual setup.

Sources: vendor product pages and pricing pages for [Procore](#), [Buildertrend](#), [Autodesk Build](#), [Fieldwire](#), [CoConstruct](#) (May 2026).

ONLY ON M-II BUILD

Five capabilities the rest of the field doesn't ship.

01 · Smart Action Item Engine

A 13-rule alert engine that auto-generates the day's priority queue. It surfaces overdue and soon-due invoices, bids awaiting approval, trades still without an RFQ, permits expiring inside 30 days, permits awaiting approval beyond 14 days, upcoming and overdue inspections, inspections with prerequisites met that need scheduling, failed or conditional inspections, overdue milestones, and milestones due inside 14 days. No manual task creation — the system watches your data and tells you what to act on.

02 · Inspection Prerequisites System

Every required inspection can carry a checklist of prerequisites (framing complete, electrical rough-in passed, materials on site). Mark prerequisites as met, and M-II Build auto-fires a ready-to-schedule banner on the project. No more inspectors driving out to a job that wasn't ready.

03 · RFQ-to-Vendor Workflow

From a single action item ("Missing RFQ — Plumbing"), one click launches the RFQ builder pre-filled with the project context: scope-of-work, dates, budget envelope, and requirements. Pick vendors from the directory, preview, print, or send — the entire request-to-quote flow lives in one product.

04 · Permit Expiry Auto-Alert

Add a permit with its expiry date, and that's it. M-II Build monitors the calendar and automatically raises an action item when a permit is within 30 days of expiring or has been awaiting approval for more than 14 days. No reminders to configure, no calendar plug-ins, no spreadsheet babysitting.

05 · Zero-Friction Pricing

One seat. One price. \$99/user/month — or \$90/user/month when billed annually. No setup fee. No seat minimum. No ACV scaling. No per-project fees. No enterprise contract. Start with one user, add seats as your team grows, and pay only for what you actually use. The price you see today is the price you pay next year.

SHARED FEATURES

Why M-II Build does the shared stuff better.

On paper, every platform in this category claims budget tracking, bid management, and invoice tracking. The difference is whether those features do anything on their own or wait for a human to babysit them. M-II Build wires every shared feature into the Smart Action Item engine — so the system surfaces problems before they're fires.

Budget Tracking

M-II BUILD

Real-time per-project tracking with rollup to a multi-project dashboard. Variance is visible the moment an expense posts.

THE FIELD

Procore offers it as an enterprise module with additional cost; competitors require manual data entry to keep budgets current.

Bid Management

M-II BUILD

Tied directly to action items — the system auto-alerts when a project trade has no bid yet, or when bids are sitting in review.

THE FIELD

All five competitors handle bids as a passive list. You only know there's a gap if you go looking.

Invoice Tracking

M-II BUILD

Auto-flags overdue invoices and surfaces pending invoices due within 7 days as priority action items.

THE FIELD

Competitors show paid/unpaid status in a list, but require dashboard polling or external reminders to escalate.

Inspection Management

M-II BUILD

Includes a prerequisites system with a ready-to-schedule banner (unique to market) plus failed/conditional tracking.

THE FIELD

Competitors offer basic pass/fail logging — useful, but reactive.

THE ROI CASE

Enterprise-grade operations. SMB-grade price tag.

M-II Build was not priced to win a race to the bottom. It was priced so that any owner-operated contractor — running 3 projects or 30 — can afford the same operational backbone that Fortune 500 GCs pay six figures to deploy. The value isn't that it's cheap. It's that nothing else delivers this scope, at this level of integration, anywhere close to this price.

Smart Action Item Engine	A 13-rule alert engine watches every project 24/7 and surfaces what needs attention today — overdue invoices, expiring permits, missing bids, failed inspections, slipping milestones. Enterprise systems charge extra for this. M-II Build ships it standard.
Inspection Prerequisites System	Every inspection carries a checklist. When prerequisites are met, the platform auto-raises a ready-to-schedule banner. No competitor ships this as a built-in workflow — at any price.
RFQ-to-Vendor Workflow	From a single action item, launch a pre-filled RFQ with scope, dates, and budget envelope, then send directly to vendors in your directory. One product. Zero add-on modules.
Permit Expiry Auto-Alerts	Add a permit and its expiry date — the platform raises the alarm automatically at 30 days and again at 14 days of pending approval. No reminder apps. No calendar integrations.
Self-Serve from Day One	No implementation sprint. No onboarding fee. No sales call to see pricing. One user can be live today — add seats as the team grows and pay only for what you actually use.

“Good tools aren’t cheap. Cheap tools aren’t good.” M-II Build is built for contractors who find value in the difference — operators who know that one missed permit deadline, one aging invoice, or one failed inspection costs more than a full year’s subscription.

THE TAKEAWAY

Built for the contractor who refuses to choose between quality and affordability.

Three reasons SMB contractors choose M-II Build over the enterprise stack:

- 01** Operations that run themselves.
The 13-rule Smart Action Item engine and the Inspection Prerequisites system do the babysitting humans used to do — watching invoices, permits, bids, and inspections, then surfacing what needs attention today.
- 02** A complete operating system, not a module zoo.
Projects, milestones, bids, invoices, permits, inspections, RFQs, vendors, expenses — one workspace, one login, one bill. No add-on modules to unlock the workflow you bought the platform for.
- 03** Pricing that doesn't punish growth.
\$99/user/month. Or \$90/user/month on annual billing. No setup fee. No seat minimum. No ACV scaling. No per-project fees. No enterprise contract. Start with one seat today — add more when your team grows. The price you see is the price you pay.

READY TO SEE IT IN ACTION?

Book a demo at miiops.com

See the Smart Action Item engine, the Inspection Prerequisites system, and the full RFQ-to-vendor workflow live on real project data — in 30 minutes.

M-II Build by M-II Operations · miiops.com · Waxahachie, TX