



## - PROPOSAL -

Laser Scanning & Building Documentation

**76 Mill Hill Rd  
Woodstock, NY 12498, USA**

**MEPF + Structure + Grade + Matterport 3D Tour**

Scan2Plan, Inc. hereby proposes the following engagement to Elijah Full Test 5. Use of the services offered by Scan2Plan constitutes acceptance of this proposal dated 01/22/2026.

## About Scan2Plan

Scan2Plan is a leading provider of professional 3D laser scanning and BIM documentation services. We specialize in capturing existing conditions with millimeter accuracy and delivering high-quality Building Information Models that architects, engineers, and construction professionals rely on for design, renovation, and facility management projects.

Our focus is on design. We understand that your BIM model is the foundation for critical design decisions, coordination workflows, and construction documentation. That's why we deliver models that are not just accurate, but also intelligently structured, properly detailed, and ready to integrate seamlessly into your project workflow.

## Why Scan2Plan?

- Unmatched Accuracy: Millimeter-precise scanning with the latest Leica and FARO technology
- Expert Modeling: BIM specialists trained in architecture, MEP, and structural disciplines
- Fast Turnaround: Efficient workflows deliver projects on time without compromising quality
- Design-Ready Models: Intelligently structured for coordination, clash detection, and fabrication
- Seamless Integration: Models work with your existing Revit, AutoCAD, and Navisworks workflows
- Dedicated Support: Direct access to your project team throughout the engagement

# The Project

## Overview

Elijah Full Test 5 has engaged Scan2Plan to provide professional 3D laser scanning and BIM modeling services for 76 mill hill rd woodstock, located at 76 Mill Hill Rd, Woodstock, NY 12498, USA. The project encompasses 0 square feet of Commercial space.

76 Mill Hill Rd, 76 mill hill rd woodstock

## Scope of Work

- End-to-end project management and customer service
- LiDAR Scan - A scanning technician will capture the building areas.
- Registration - Point cloud data captured on-site will be registered, cleaned, and reviewed for quality assurance.
- BIM Modeling - Revit model authored to the specified level of detail.
- QA/QC - The entire project is redundantly reviewed and checked by our QC team and senior engineering staff.

## Deliverables

- Total Square Footage Audit
- Total Square Footage Audit, Revit Model - LoD 200 + MEPF + Structural + Site, Colorized Point Cloud including 360 images viewable in Autodesk Recap or Trimble ScanExplorer, Matterport 3D Tour Model - LoD 300 + MEPF + Structure + Grade + Matterport 3D Tour
- Colorized Point Cloud including 360 images viewable in Autodesk Recap or Trimble ScanExplorer

## Timeline

Estimated project duration: Approximately Q1 2026 from scan completion to delivery.

- ~ Week 1 - Point Cloud, 3D Tour and Square Footage Audit
- ~ Week 4 - Revit Model

# Estimate

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
MEPF LoD 200	All piping, ductwork, equipment, structural framing, and floor joists modeling.	54,325	\$0.05	\$2,716
Structural Modeling - LoD 200	Structural modeling including columns, beams, and foundation. Structural models will be delivered in Revit (.rvt) and .ifc format.	54,325	\$0.02	\$1,087
			<b>TOTAL:</b>	<b>\$29,398</b>

All pricing is valid for 30 days from the date of this proposal. Final square footage will be verified during scanning and pricing may be adjusted if actual conditions differ significantly from estimates.

# Payment Terms

## Payment Structure

The price estimate is based on a square footage estimate. The total cost of the project will be determined by the actual square footage scanned and modeled. We use the BOMA 'Gross Area Standard Method' and will send a square footage audit approximately one week after scan completion.

- Upfront payment: \$14,699 (due upon contract signing)
- Final payment: \$14,699 (due upon delivery)

## Accepted Payment Methods

- ACH (Preferred Method)
- Check - Please mail check to Scan2Plan, 188 1st St., Troy, NY 12180

## Square Footage Audit

Our estimate is based on provided square footage information. During the scanning process, we will verify the actual square footage of the project. If the verified square footage differs by more than 10% from the estimated amount, pricing will be adjusted accordingly at the agreed-upon rate.

## Terms & Conditions

- Payment terms: Net 30
- Late payments subject to 1.5% monthly interest charge
- Client responsible for site access and safety compliance
- Additional site visits or scope changes billed at hourly rates
- Models delivered in agreed-upon format with technical support included

Questions about payment or terms? Contact us at [admin@scan2plan.io](mailto:admin@scan2plan.io) or (518) 362-2403.

# Scan2Plan Capabilities

## Core Services

- 3D Laser Scanning - High-definition reality capture of existing conditions
- BIM Modeling - Revit, AutoCAD, and other BIM platforms (LOD 100-400)
- As-Built Documentation - Accurate floor plans, elevations, and sections
- MEP Coordination - Multi-discipline models for clash detection
- Structural Analysis - Precise models for engineering and assessment
- Facility Management - As-built models for ongoing operations

## Technology & Equipment

- Leica RTC360 & BLK360 laser scanners
- FARO Focus premium scanners
- Trimble and Topcon total stations
- Matterport Pro2 & Pro3 cameras
- Autodesk Revit, Recap Pro, and Navisworks

## Industries Served

- Commercial Real Estate - Office buildings, retail centers, mixed-use developments
- Healthcare - Hospitals, medical centers, research facilities
- Education - Schools, universities, libraries
- Industrial - Manufacturing plants, warehouses, distribution centers
- Government & Infrastructure - Public buildings, transportation facilities
- Historic Preservation - Museums, landmarks, heritage sites

# The Scan2Plan Difference

## Uncompromising Quality

Every project undergoes rigorous quality control. Our multi-stage review process ensures accuracy, completeness, and adherence to industry standards. We don't deliver a model until it meets our exacting standards - and yours.

## Deep Expertise

Our team includes licensed architects, professional engineers, and BIM specialists with decades of combined experience. We understand building systems, construction processes, and design intent - not just how to push buttons on scanning equipment.

## True Partnership

We're not just a vendor - we're your partner in project success. From initial planning through final delivery and beyond, you'll work directly with experienced professionals who understand your goals and are invested in achieving them.

## Continuous Innovation

We invest heavily in the latest scanning technology, modeling software, and process improvements. Our workflows leverage cutting-edge tools like automated point cloud registration, AI-assisted modeling, and cloud-based collaboration platforms to deliver faster, more accurate results.

## Our Commitments to You

- Accuracy Guarantee - Models meet or exceed specified tolerance requirements
- On-Time Delivery - We hit deadlines or communicate proactively if challenges arise
- Responsive Support - Direct access to your project team, not a support ticket system
- Model Integrity - Properly structured, intelligently detailed, coordination-ready
- Value Protection - Fair pricing with no hidden fees or surprise charges

# BIM Modeling Standards

Our BIM models are developed according to industry-standard Level of Development (LoD) specifications. Below are the LoD levels commonly used in our projects. Your project deliverables are highlighted.

LoD	Description	Elements Included	Use Cases
LOD 300	Precise geometry	Detailed arch. and MEP elements	Construction docs, coordination
LOD 350+	Enhanced detail	Shop drawing level detail	Fabrication, as-built docs

## Thank you for considering Scan2Plan

We look forward to partnering with you on this project  
Scan2Plan - Professional 3D Scanning & BIM Services

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