### General Services Administration

**Federal Supply Service**

**Authorized Federal Supply Schedule Price List**

[GSAAdvantage.gov](http://GSAAdvantage.gov)

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**Professional Services Schedule**

- **FSC Group:** Technical and Engineering Services (Non-IT)
- **FSC Class:** 541420
- **Contract Number:** 47QRAA21D00AQ
- **Effective As Of Modification:** PS-A842, April 11, 2022
- **Contract Period:** September 30, 2021 through September 29, 2026
- **Business Size:** Small
- **Contractor:** Modulus Consulting LLC
  - 44 Montgomery Street, Suite 300
  - San Francisco, CA 94104
  - Phone: 415.312.6258
  - Fax: 415.796.6481
- **Contract Administration:** Peter Michelelsen
  - peter@modulusconsulting.com

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### BIM Services

- **BIM Auditing**
- **BIM Coordination**
- **Reality Capture**
- **CAD / 3D Modeling**
- **FM Deliverables**
- **BIM Strategy**
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CUSTOMER INFORMATION

1. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s):

<table>
<thead>
<tr>
<th>SINs</th>
<th>Recovery</th>
<th>SIN Title</th>
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<tbody>
<tr>
<td>541420</td>
<td>541420RC</td>
<td>Engineering System Design and Integration Services</td>
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<td>OLM</td>
<td></td>
<td>Order-Level Materials</td>
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1B. Lowest priced model and lowest unit prices: Prices shown in the pricelist are net.

1C. If the contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided. See Pages 11-12.

2. MAXIMUM ORDER: $1,000,000

3. MINIMUM ORDER: $100

4. GEOGRAPHIC COVERAGE (DELIVERY AREA): Domestic only

5. POINT(S) OF PRODUCTION (CITY, COUNTY, AND STATE OR FOREIGN COUNTRY):
   - San Francisco, CA
   - Oakland, CA
   - Washington DC
   - New York, NY
   - Dallas, TX
   - Oahu, HI
   - Portland, OR
   - Orlando, FL
   - Des Moines, IA

6. DISCOUNT FROM LIST PRICES OR STATEMENT OF NET PRICE: Government Net Prices (discounts already deducted.)

7. QUANTITY DISCOUNTS:
   - 1.00% discount for a single task order between $100,000.00 and $249,999.99;
   - 1.50% discount for a single task order between $250,000.00 and $499,999.99; and
   - 2.00% discount for a single task order exceeding $500,000.00
8. **PROMPT PAYMENT TERMS: NET 30 DAYS. INFORMATION FOR ORDERING OFFICES:** Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9. **FOREIGN ITEMS (LIST ITEMS BY COUNTRY OF ORIGIN):** Not Applicable

10.  
    10A. **Time of delivery:** To Be Determined at the Task Order level  
    10B. **Expedited delivery:** Contact Contractor  
    10C. **Overnight and 2-day delivery:** Contact Contractor  
    10D. **Urgent requirements:** Contact Contractor

11. **F.O.B. POINT(S):** Not Applicable

12.  
    12a. **Ordering address(es):**  
        Modulus Consulting  
        44 Montgomery St, Ste 300  
        San Francisco, CA 94101  
        415.312.6258 Phone  
        415.796.6481 Fax  
        Peter@ModulusConsulting.com  
    
    12b. **Ordering procedures:** For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA’s) are found in Federal Acquisition Regulation (FAR) 8.405-3.

13. **PAYMENT ADDRESS(ES):**  
    Modulus Consulting  
    44 Montgomery St, Ste 300  
    San Francisco, CA 94101  
    415.312.6258 Phone  
    415.796.6481 Fax

14. **WARRANTY PROVISION:** Not Applicable

15. **EXPORT PACKING CHARGES, IF APPLICABLE:** Not Applicable

16. **TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR (IF APPLICABLE):** Not Applicable

17. **TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE):** Not Applicable
18. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): Not Applicable
18B. Terms and conditions for any other services (if applicable): Not Applicable

19. LIST OF SERVICE AND DISTRIBUTION POINTS (IF APPLICABLE): Not Applicable

20. LIST OF PARTICIPATING DEALERS (IF APPLICABLE): Not Applicable

21. PREVENTIVE MAINTENANCE (IF APPLICABLE): Not Applicable

22. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants): Not Applicable

22B. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) Supplies and Services and show where full details can be found (e.g. contractor’s website or other location.) the EIT standards can be found at: WWW.SECTION508.GOV: Not Applicable

23. UNIQUE ENTITY IDENTIFIER (UEI) NUMBER: NNKKX3MYWMU5

24. NOTIFICATION REGARDING REGISTRATION IN SYSTEM FOR AWARD MANAGEMENT (SAM) DATABASE: Modulus Consulting is registered and active in SAM.

FINAL PRICING: Fixed annual escalation for the Base Period is 2.00%. The rates shown below include the Industrial Funding Fee (IFF) of 0.75%.

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SERVICE CONTRACT LABOR STANDARDS: MODULUS CONSULTING, LLC confirms the Service Contract Labor Standards (SCLS), formerly the Service Contract Act (SCA), apply to this contract as it applies to the entire Multiple Award Schedule and all services provided. While no specific labor categories/services have been identified as being subject to SCLS due to exemptions for professional employees (FAR 22.1101,
22.1102 and 29 CFR 541.300), this contract still maintains the provisions and protections for SCLS eligible labor categories. If and/or when the contractor adds SCLS labor categories/employees to the contract through the modification process, the contractor must inform the Contracting Officer and establish a SCLS/SCA matrix identifying the GSA labor category titles, the occupational code, SCLS labor category titles and the applicable WD number. Failure to do so may result in cancellation of the contract.
COMPANY OVERVIEW

Modulus Consulting is a San Francisco-based consulting firm specializing in the practice and implementation of Building Information Modeling (BIM).

Founded in 2010, we provide guidance, support and services to building project teams. With diverse backgrounds and extensive experience in a broad range of project types and BIM requirements, we are well-versed in the practical challenges presented by BIM to companies and their project teams. We provide assistance in implementing, improving and sustaining BIM processes.

Whether your project needs an extra hand in drawing production or full project BIM coordination and management, our extensive experience and broad background makes us a valuable asset to your team.

Modulus Consulting offers its GSA and other Federal Agency clients the following direct services.
BIM DELIVERABLE AUDITING / BIM STANDARDS CONFORMANCE

- 3D model geometry review:
  - Assessing Level of Development (LOD).
  - Naming conventions.
  - Family creation standards conformance.
  - Model origin and coordinate system verification.

- FM data deliverable review:
  - Design and Construction milestone submission reviews for conformance to FM Data standards.

- Serve as Owner’s representative:

  - Review project BIM scope and determine proper scope coverage during procurement, assess if bidding or contracted companies’ BIM maturity is sufficient to execute required minimum BIM uses, validate and price check BIM scopes and costs in bids and change order requests.

  - Design and construction BIM Execution Plan (BxP) composition to assist with determining minimum BIM uses, minimum LOD progression schedule as captured in the Model Matrix, and other BIM use related decisions which are determined early in the project timeline on behalf of the owner.

  - BIM Coordination oversight during design and construction to monitor coordination progress.

  - Modulus also offers staff augmentation services. This would result in embedding a qualified staff member to oversee such tasks across several projects.
Modulus Consulting offers its AEC clients the following services:

**BIM COORDINATION**
From hospitals to high-rises, and site infrastructure to industrial processing, Modulus Consulting has coordinated billions in new construction and tenant improvements. We support teams at various levels to ensure BIM Coordination objectives are met. Our process involves:

- BIM Execution Plan (BxP) creation
- Verification of model content prepared by others
- Constructability review
- Scope gap modeling
- Coordination Management
- Clash detection and resolution
- Lead BIM coordination meetings

Whether your project is just beginning and you need a BIM Execution Plan (BxP) that delivers the best ROI for all stakeholders; or you need an extra hand facilitating clash detection and resolving constructability issues - Modulus Consulting has the experience and expertise.

**REALITY CAPTURE**
Let's face reality: sometimes the as-built condition doesn’t match up with the existing construction drawings. Sometimes existing construction drawings don’t seem to actually exist. Laser scanning captures the 3D reality of an existing building, surpassing the accuracy and speed of manual field measurements - and thus, saving time on design, construction, and coordination. Our services include:

- Laser Scanning and Point Cloud Registration
- Scan to BIM
- Measurable 3D Images
- Site Progress Documentation
- As-Built Handover Documentation
CAD / 3D MODELING
Whether you’re an architect, engineer, contractor, owner, or developer - Modulus Consulting has the multidisciplinary experience you need to take your 3D model where you need it to go:

- Model creation from 2D drawings and markups
- Revit library content creation
- Designer and trade contractor model and drawing creation
  a. Architectural
  b. Structural
  c. Civil
  d. Mechanical
  e. Electrical
  f. Plumbing
  g. Fire Protection
  h. Low-Voltage
  i. Metal Framing
- Shop drawings and Robotic Total Station Points (Trimble Field Points)
- Model-based quantity take-offs (QTO)

FM DELIVERABLES
We leverage data-rich 3D models to produce, manage, and submit critical facilities management (FM) deliverables such as:

- COBie spreadsheets
- Building asset inventory modeling for Computer Aided Facility Maintenance (CAFM)
- Revit model data embedment and QC
- Manage building data from design through operation
- FM Data Specifications Development
- Digital Twin creation

BIM STRATEGY
Modulus offers strategic consulting services to help our clients realize the efficiency gains of BIM across all phases of a building life-cycle. We consult with our clients on:

- Strategic planning
- Template creation across software and documentation
- Revit standards creation
- Mentoring
- Software selection and workflow mapping
- BIM Guide development
- Standards Implementation
LABOR CATEGORY

DESCRIPTION

BIM PROJECT MANAGER

Modulus Consulting is a nationwide Building Information Modeling (BIM) service provider, supporting architects, engineers, contractors, and owners with top quality, efficient implementation of BIM on commercial projects. Modulus works with some of the most respected firms in the AEC industry on projects ranging from hospitals and high-rises, to tech campuses and stadiums. More information can be found on our website www.modulusconsulting.com. We offer competitive salary, medical benefits with employer contribution of 75% for employees and 50% for dependents, 100% employer contribution for dental and vision benefits, 401k matching, profit sharing, 14 days of PTO in addition to 10 paid holidays. Qualified applicants may submit their resume with references and a cover letter to HR@modulusconsulting.com Modulus Consulting is an at-will employer.

RESPONSIBILITIES:

● Revit Architectural, Structural, MEP, and MF modeling.
● As-built modeling from point clouds.
● Lead BIM Coordination using Navisworks Manage and Glue.
● Working on teams in Modulus’ office and on project sites or client offices.
● Set project schedules and manage multiple projects concurrently.
● Monitor project deliverables and prioritize effectively in a fast-paced environment.
● Update relevant stakeholders and team members on project progress.
● Mentor and support project team members.
● Quality Checking of your work and other’s work.
● Knowing when and how to get the information necessary to complete each task.
● Typical working hours are 8 am to 5 pm, Monday through Friday. Additional hours or shifted schedule may be needed occasionally to meet project deadlines.
● Writing proposals and estimates with the principal.
● Generating new leads.
● Attend and present at AEC industry user groups and conferences

Minimum Requirements:

● At least 3 years of experience with Revit modeling and Navisworks coordination.
● At least 2 years of experience managing detailers and performing QC work.
● Bachelor’s degree in Architecture, Engineering, or Construction.
● Understanding of MEP systems and how commercial buildings are constructed.
● Strong business acumen in project planning and management.
● Strong verbal, written, and organizational skills.
● Ability and desire to learn new software tools and workflows.
● Valid driver’s license and ability to travel to local project sites and client offices.
● Passion for using technology to add value to building projects.
SR. BIM SPECIALIST

Modulus Consulting is a nationwide Building Information Modeling (BIM) service provider, supporting architects, engineers, contractors, and owners with top quality, efficient implementation of BIM on commercial projects. Modulus works with some of the most respected firms in the AEC industry on projects ranging from hospitals and high-rises, to tech campuses and stadiums. More information can be found on our website www.modulusconsulting.com. We offer competitive salary, medical benefits with employer contribution of 75% for employees and 50% for dependents, 100% employer contribution for dental and vision benefits, 401k matching, 14 days of PTO in addition to 10 paid holidays. Qualified applicants should submit their resume to HR@modulusconsulting.com. Modulus Consulting is a California at-will employer.

Responsibilities:
• Revit Architectural, Structural, MEP and MF modeling.
• As-built modeling from point clouds.
• Lead a team of modelers.
• Lead BIM Coordination using Navisworks Manage and Glue.
• Working on teams in Modulus’ office and on project sites or client offices.
• Attend AEC industry user groups and conferences.
• Interface with clients.
• Meeting project deadlines in a fast-paced environment.
• Quality Checking of your work and other’s work.
• Reporting to Modulus Project Managers.

Minimum Requirements:
• At least 4 years of experience with Revit modeling and/or Navisworks coordination.
• Bachelor’s degree in Architecture, Engineering, or Construction.
• Ability and desire to learn new software tools and workflows.
• Valid driver’s license and ability to travel to local project sites and client offices.
• Self-motivated, able to follow direction, able to work well on a team, and all the other typical good qualities you see on job postings.
BIM SPECIALIST
Modulus Consulting is a nationwide Building Information Modeling (BIM) service provider, supporting architects, engineers, contractors, and owners with top quality, efficient implementation of BIM on commercial projects. Modulus works with some of the most respected firms in the AEC industry on projects ranging from hospitals and high-rises, to tech campuses and stadiums. More information can be found on our website www.modulusconsulting.com We offer competitive salary, medical benefits with employer contribution of 75% for employees and 50% for dependents, 100% employer contribution for dental and vision benefits, 401k matching, 14 days of PTO in addition to 10 paid holidays. Qualified applicants should submit their resume to HR@modulusconsulting.com Modulus Consulting is a California at-will employer.

RESPONSIBILITIES:
- Revit Architectural, Structural, MEP and MF modeling.
- As-built modeling from point clouds.
- Support BIM Coordination using Navisworks Manage and Glue.
- Working on teams in Modulus’ office and on project sites or client offices.
- Meeting project deadlines in a fast-paced environment.
- Quality Checking of your work.
- Reporting to Modulus Project Managers.

Minimum Requirements:
- At least 1 year experience with Revit modeling.
- Bachelor’s degree in Architecture, Engineering, or Construction.
- Ability and desire to learn new software tools and workflows.
- Valid driver’s license and ability to travel to local project sites and client offices.
- Self-motivated, able to follow direction, able to work well on a team, and all the other typical good qualities you see on job postings.
## Labor Category Rates

### Professional Labor Category Pricing - Base Period (Year 1 – 5)

2.00% Annual Fixed Escalation

<table>
<thead>
<tr>
<th>SIN</th>
<th>Labor Category</th>
<th>Minimum Education</th>
<th>Minimum Experience</th>
<th>GSA Price ($)</th>
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### Professional Labor Category Pricing - Base Period (Year 6 – 10)

2.00% Annual Fixed Escalation

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### Professional Labor Category Pricing - Base Period (Year 11 – 15)

**2.00% Annual Fixed Escalation**

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**2.00% Annual Fixed Escalation**

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