

WHAT A BIM-IQ PROPOSAL LOOKS LIKE

See the proposal your client gets

BIM-IQ turned a short set of project inputs into the eight-page proposal that follows. The firm, client and project are made up. Scope, deliverables and pricing are BIM-IQ's output; for this public sample the wording was lightly edited, the pages restyled, and the footage behind each system left off.

PROJECT Data Hall Expansion	MARKET Data center, 36,000 sq ft
DISCIPLINES Mechanical pipe, sheet metal, electrical	DELIVERABLES Coordinated model, shop drawings, sleeve drawings
ESTIMATE TOTAL	\$66,026.04

WHAT TO LOOK FOR

The firm's brand

Logo, letterhead and accent color come from the firm's branding settings. BIM-IQ and Black Forge appear only as a small footer credit and a one-line methodology note.

Priced by discipline

Each discipline is priced from its quantities, then rolled into one total the client can sign. Footage is left off this public sample; a client's proposal shows it.

Scope in writing

Every deliverable marked included or excluded, plus assumptions, exclusions and an acceptance block to sign.



EXAMPLE
MECHANICAL

Example Mechanical, LLC

BIM SERVICES PROPOSAL

Sample Project – Data Hall Expansion

Prepared for Sample General Contractor

Quote number	ZLRS-00008
Issue date	September 23, 2026
Valid until	October 23, 2026

1 Example Way, Suite 100
Dallas, TX 75201
(214) 555-0142 · estimating@example.com · example.com

GENERAL INFORMATION

Sample Project – Data Hall Expansion

BIM Services Proposal · Data Center

PROJECT NAME

Sample Project – Data Hall Expansion

MARKET TYPE

Data Center

BID DUE DATE

November 20, 2026

PROJECT AWARDED

No

3D MODEL FOR PREFABRICATION

No

SQUARE FOOTAGE

36,000 sq ft

CONTACT INFORMATION

Sample General Contractor

precon@example.com · (214) 555-0188

ESTIMATE TOTAL

Mechanical pipe, sheet metal and electrical BIM scope, per the disciplines and deliverables that follow.

\$66,026.04

DISCIPLINE	SYSTEMS INCLUDED	PRICE
Mechanical Pipe	Chilled Water · Condensate Drain	\$8,166.67
Sheet Metal	Supply Air · Return Air · General Exhaust	\$23,734.37
Electrical	LV – Cable Trays and Wireways · LV – Conduits & Fittings	\$34,125.00
Estimate total		\$66,026.04

DISCIPLINES

What is included in the price

The disciplines below are included in the cost shown. Pricing is based on the linear and square footage quantities identified for this project.

Linear footage is omitted from this public sample. A client's proposal lists the footage behind each system.

Mechanical Pipe

\$8,166.67

COMPONENTS

Chilled Water

Condensate Drain

EXCLUDED COMPONENTS

Refrigerant Piping, Hot Water (Hydronic Heating), Steam Condensate Return, Steam, Glycol Loops, Vacuum Systems (Industrial), Compressed Air, Solar Thermal

Piping, Fuel Oil, RO/DI Water Systems, Cryogenic, Heat Recovery Loops, Process Fluids / Chemicals / Washdown

Sheet Metal

\$23,734.37

COMPONENTS

Supply Air

Return Air

General Exhaust

EXCLUDED COMPONENTS

Grease Ducts, Fire/Smoke Dampers, Dust Collection, Chimneys / Flues / Vents, Fume Exhaust, Outside Air Intake, Toilet / Local Exhaust, Smoke Extraction (Life Safety),

Relief Air / Transfer Air Ducts, Makeup Air (MUA), Energy Recovery (ERV/HRV) Ducting, Fabric Duct, Parking Garage Exhaust, Vertical Duct Risers / Shafts

Electrical

\$34,125.00

COMPONENTS

LV – Cable Trays and Wireways

LV – Conduits & Fittings

EXCLUDED COMPONENTS

LV – Uninterruptible Power Supplies (UPS), LV – Automatic Transfer Switches (ATS), LV – Data & Comms Devices, LV – Fire Alarm Devices, LV – Audio/Visual Devices, LV – Control Panels (LCP), LV – Floor Boxes, LV – Junction Boxes, LV – Bus Duct, MV – Transformers, MV – Switchgear, MV – Vacuum Circuit Breakers (VCB), MV – Load Break Switches, MV –

Cable Terminations and Splices, MV – Conduit, MV – Motor Control Centers (MCCs), MV – Protection Relays, MV – Instrument Transformers, MV – Surge Arresters, MV – Substation Panels & SCADA RTUs, MV – Grounding System, MV – Power Devices, MV – Lights, MV – Chase, HV – Power Transformers, HV – Generator, HV – Isolators /

Disconnect Switches, HV – Shunt Reactors & Capacitors, HV – Bus Ducts / Outdoor Busbars, HV – High Voltage Substations, HV – Lightning Arresters, HV – Protection Relays, HV – SCADA Integration Panels, HV – Underground Cable/Conduit Systems, HV – Switchgear Vaults

DELIVERABLES

What the firm will hand over

The following deliverables are included in this proposal. Items marked as excluded are outside the scope of this pricing.

STATUS	SERVICE	DELIVERABLE DESCRIPTION
EXCLUDED	Modeling	An uncoordinated 3D model is a digital representation of a building system created solely from design plans, specifications and other provided documentation. This type of model is developed without integrating or resolving spatial conflicts with other disciplines (e.g., architectural, structural or MEP systems).
INCLUDED	Modeling and Coordination	A fully coordinated, constructible 3D model is a highly detailed and comprehensive digital representation of a building system that is ready for construction. It has been developed with input from all relevant disciplines (e.g., architectural, structural, MEP and fire protection) and refined to address spatial conflicts, adhere to design standards, and include necessary clearance and maintenance zones.
INCLUDED	Coordinated Shop/Install Drawings	Coordinated shop drawings are detailed construction documents derived from a fully coordinated 3D model. They provide precise, installation-ready information from various building systems (e.g., structural, MEP and fire protection) and ensure seamless integration during construction. These drawings incorporate input from all disciplines, resolving potential spatial conflicts and aligned with overall design intent.
INCLUDED	Sleeve and Blockout Drawings	Sleeve or block-out drawings are specialized construction documents that specify the locations and dimensions of openings required for building systems, such as plumbing, electrical conduits, HVAC or fire protection, to pass through structural elements like walls, floors and ceilings. These drawings ensure accurate placement of sleeves or block-outs during the construction process, avoiding core drilling later in construction.

DELIVERABLES, CONTINUED

Not included in this proposal

STATUS	SERVICE	DELIVERABLE DESCRIPTION
EXCLUDED	Embedded Field Points	Embedded field points are precise, 3D-coordinated markers integrated into a building information model (BIM) to facilitate accurate layout and installation of building elements on site. These points are derived from a fully coordinated model and correspond to key locations required for construction, such as anchor points, sleeve centers, hanger locations, equipment placement or other critical components.
EXCLUDED	Spool Drawings	Spool drawings are highly detailed, fabrication-ready documents derived from a coordinated BIM model. They break down complex systems (e.g., piping, ductwork or conduits) into manageable, prefabricated sections called “spools.”
EXCLUDED	Sheet Metal Fabrication File Exports (.maj)	Sheet metal fabrication (.MAJ) exports are digital files created from a 3D model at a fabrication-ready level of detail (LOD 400). These files are generated in a format compatible with the CAM (computer-aided manufacturing) software used to control sheet metal fabrication machinery.
EXCLUDED	ISO Drawings	ISO (isometric) drawings are 3D representations of piping, ductwork or similar systems projected onto a 2D plane. These drawings provide detailed, easy-to-read depictions of the system from an angled perspective, making it easier to understand spatial relationships and assembly processes.

Additional notes

Model and drawing files will be issued in Revit and Navisworks formats, with PDF sets of all shop and sleeve drawings. Hangers will be modeled and coordinated to the project hanger specification. Includes one two-hour coordination meeting and one round of review on each drawing package.

Specific exclusions

Scope, assumptions and exclusions prepared using the BIM-IQ estimating methodology.

Architectural, structural, plumbing and fire protection modeling. Laser scanning and field verification of existing conditions. Coordination meetings beyond the included two-hour session. Printed or plotted drawings. Changes after a model is released for fabrication.

SCHEDULE

Timing

All schedules would need to be discussed prior to award. BIM project schedule is typically determined by the construction/pour schedule.

ASSUMPTIONS

Included in and excluded from the estimate

Scope, assumptions and exclusions prepared using the BIM-IQ estimating methodology.

- Two hours of coordination meetings for the duration of the modeling effort. Longer project coordination could lead to additional costs.
- 3D model will contain information represented in the engineering contract documents.
- Specified scope will be coordinated with the structural, architectural and other MEP trades.
- Elements to match overall size per construction drawings provided at kickoff.
- Modeled and suitable for rough install.
- Modeling of underground systems is included if considered in the linear footage provided.
- Model will include systems with the diameters considered in the linear footage provided.
- Hangers are represented and coordinated in the model, based on the project hanger specification.

GENERAL NOTES

Standard software

The following providers and platforms are considered standard authoring and reviewing software. Any software outside this list may lead to additional costs.

PROVIDER	PLATFORM
Autodesk	Revit
Autodesk	Plant 3D
Autodesk	Navisworks
Autodesk	Construction Cloud (BIM 360 / ACC)
Microsoft	Office (or equivalent)

Any requirement for non-standard or specialty software outside those listed above may require a separate agreement or revised cost structure.

ADDITIONAL CONSIDERATIONS

How the estimate was built

The assumptions and risk factors below were considered in pricing. They are part of the proposal.

Client–Provided Data Accuracy

The estimate reflects assumptions based on linear footage, square footage and quantity counts supplied by the client. These values were taken into account during pricing; however, missing or inaccurate inputs may affect final costs or project timelines.

Defined Client Responsibilities

The estimate assumes that the client will provide timely review and final approval of the coordinated model. These responsibilities are critical to minimizing field coordination issues and were factored into risk and schedule assumptions.

Project Schedule & Documentation Requirements

The estimate assumes timely receipt of all necessary documentation (models, drawings, submittals, specs and BIM execution plans) at project kickoff. Any delays in receiving this information were evaluated as potential risk impacts in the estimate.

Construction Schedule Alignment

The estimate was developed with consideration of the provided construction schedule. One round of deliverable review is included; any additional coordination rounds may result in added fees.

Clash Resolution Scope

Major inter-trade clashes have been factored into the estimating effort. Minor or typical field-resolution clashes (e.g., insulation clearance with steel) are not included and are assumed to be handled in the field.

Design Change Handling

This estimate was prepared based on the current provided linear-foot takeoffs. Any future design changes may cause potential cost and schedule impacts.

ADDITIONAL CONSIDERATIONS, CONTINUED

Risk and cost basis

Prefabrication Model Support

If prefabrication is part of the project, the estimate assumes that a complete material buyout plan will be provided at project award. Any gaps or inaccuracies in that data could affect modeling quality, timelines or cost; this was factored into the estimate's contingencies.

Post-Fabrication Modifications

The estimate does not consider cost for changes to areas that have been modeled, detailed or fabricated. Support for post-fabrication changes is assumed to be handled through separate cost and schedule impacts.

Equipment Cost

All equipment, fittings and system components have been accounted for in relation to the total linear footage provided. Quantities and costs reflect a comprehensive review of the full system scope, not just straight-run piping or conduit.

Existing Conditions & Connections

The estimate assumes that the client will provide existing point-of-connection details or scans required for accurate modeling. These inputs were considered critical and their absence could impact scope or require additional services.

Preliminary Cost Nature

The estimate provides preliminary cost guidance built on industry-standard production rates and scope assumptions. It is not a guaranteed lump-sum price, but all calculations were prepared with attention to realistic constructability and resource assumptions.

ACCEPTANCE

Ready to proceed?

This proposal is valid until October 23, 2026. To proceed, please sign below and return a copy.

For Example Mechanical, LLC

Name and title

Date

For Sample General Contractor

Name and title

Date



YOUR TURN

Price your next BIM scope in BIM-IQ

Set up your rate table and branding once. After that, every estimate takes the same four steps and ends in a proposal like this one, with your firm's name on it.

01

Project details

02

Disciplines and quantities

03

Deliverables

04

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