




POSSIBILITIES THROUGH PERSPECTIVE®



Statement of Qualifications

Digital Certainty for Complex Projects


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ABOUT US

ZELUS® is the nation's trusted BIM & VDC consulting firm.



**Proud to be U.S. owned
and operated.**

OVERVIEW

ZELUS supports teams working in complex, schedule-critical environments where inaccurate existing conditions and poor coordination lead to rework, delays, and cost overruns. We advise owners, developers, architects, contractors, and engineers on the integration of BIM and VDC into everyday practice.

Founded in 2008 and still founder-led, ZELUS integrates existing conditions intelligence and BIM execution into new construction, renovations, and operational facilities. Our team combines field experience with advanced digital tools to create accurate baselines, coordinated models, and owner-ready deliverables.

**Our mission is to ensure every building project benefits from
BIM & VDC.**

WHY ZELUS

- Trade-experienced VDC Leads
- National field and modeling capability
- Proven in active, operational facilities (hospitals, airports, semiconductor, retail)
- 16 years AECO experience
- Secure digital delivery through [Z]VAULT®.

CONSULTING EXPERIENCE WITH TECHNICAL EXPERTISE

Our team consists of construction managers, BIM managers, VDC consultants, lead coordinators, and other experts grounded in real field work. Our trade-specific knowledge in mechanical, plumbing, electrical, structural, and other areas help provide innovative client solutions.

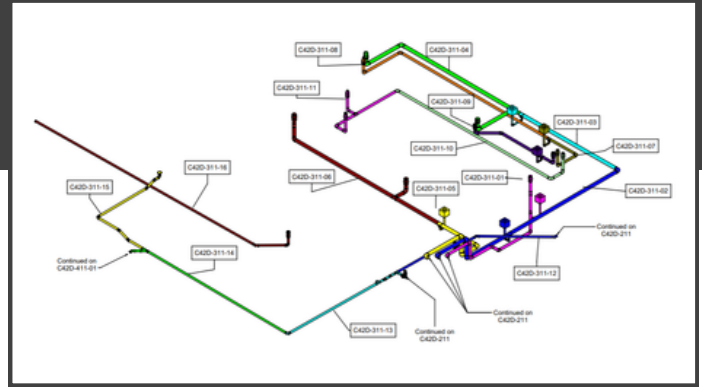


WHAT WE DO



Our core services can be divided into two primary categories: Existing Conditions & Digital Twins and Virtual Design & Construction. Each subservice can be delivered independently, or integrated into a full project workflow.

In addition to our services below, ZELUS also offers remote or on-site U.S. based staffing support to scale your existing in-house BIM teams as project demands fluctuate.



EXISTING CONDITIONS & DIGITAL TWINS

We capture and model existing conditions to eliminate unknowns before design and construction begins.

- 3D Laser Scanning
- Point Cloud Registration & Creation
- 360° HD Photography
- Site Surveys & Field Verification
- Floor Flatness & Levelness Reports
- Scan-to-BIM
- 3D As-Built Modeling
- LOD Specific Models (200-400)
- 2D Floor Plans & Elevations
- BIM Execution Plan Development
- BOMA 2024 Compliance

VIRTUAL DESIGN & CONSTRUCTION

Our VDC services coordinate systems based on how they will be installed, identifying conflicts and constraints before they impact the field.

- MEP/FP Modeling
- Lead Coordination
- BIM Coordination
- Clash Detection
- Spool Drawings
- Isometric Drawings
- Shop Drawings
- Material Takeoffs
- Install Verification
- Clearance & Access Validation
- Model Federation Management
- Staff Augmentation

MARKETS WE SERVE



ZELUS operates in various sectors and markets throughout the United States, and our clients have taken us along on some of their international projects.



Data Centers

Our experience supporting global data center leaders positions us to maintain disciplined trade coordination and protect mission critical installations.



Distribution

We work on new builds and renovations of existing structures to help with space planning, clash detection, and robotics upgrade configuration.



Manufacturing

ZELUS has expertise in virtual design and construction for manufacturing facilities where downtime is not an option.



Semiconductor

The ZELUS team has more experience in the semiconductor industry than any other service provider in North America, with millions of square feet scanned and modeled.



Retail

ZELUS supports national retailers with scalable digital twin solutions, having documented thousands of locations nationwide for major retail chains and clubs.



Healthcare

From major metro hospital hubs to community clinics and VA renovations, ZELUS provides existing conditions intelligence and BIM coordination tailored to healthcare environments.



Entertainment

We understand the tight event schedules, public safety considerations, and technical system density that make entertainment venues of all types uniquely demanding.



Mixed Use

Having supported mixed-use developments that combine residential, commercial, hospitality, and retail components, we understand the coordination challenges created by layered building systems.



Transportation

From terminals to transit infrastructure, we understand the importance of maintaining passenger flow, meeting security protocols, and delivering accurate documentation without disrupting ongoing operations.



Government

Our experience supporting government and federal projects, including work requiring Q-Level security clearance, demonstrates our ability to operate within regulated, mission critical environments.



Hospitality

Having worked within active hotels and resort properties, we understand the importance of precise execution and modeling to minimize disruption while protecting guest experience.



Commercial

Our experience supporting commercial developments gives us a clear understanding of the coordination demands, tenant requirements, and schedule pressures that define modern office and workplace environments.

HOW WE WORK



ZELUS approaches clients as strategic partners with services designed to support their goals from the project level to overall corporate success. We have earned the trust and respect of clients in a variety of industries because we deliver to the customized needs of the project.

01

DEFINE

Identify client goals, establish project scope, specify stakeholders, outline timelines, understand security and safety requirements.

02

CAPTURE/AUTHOR

Perform site scanning, field verification, and/or model authoring based on defined project requirements. Align to survey control when required.

03

VALIDATE

Conduct structured QA/QC including scan registration checks, model accuracy verification, clearance validation, clash detection, and review.

04

COORDINATE

Facilitate issue tracking, assign responsibility, manage clash resolution workflows, and update models based on approved decisions.

05

DELIVER

Formal project turnover, confirm file organization, version control, and compliance with client submission standards.

06

ACCESS

Establish controlled access permissions, maintain version history, and preserve coordinated data with [Z]VAULT®.



OUR PERFORMANCE



Our work focuses on aligning design, coordination, and field execution. By validating existing conditions and coordinating systems based on constructability, we help teams identify issues earlier and avoid costly disruptions during construction.

CASE STUDY: MODULAR UTILITY TRESTLE COORDINATION

ZELUS led the modeling and coordination effort for a complex modular trestle system supporting utilities departing a Central Utility Building. The scope included full 3D modeling and interdisciplinary coordination of systems installed across a multi-tiered trestle structure composed of more than 200 prefabricated modular units. Each module was fabricated offsite and shipped to the project location for final installation.

The value of the modeling effort extended beyond clash detection. By digitally building the entire system prior to fabrication, the team was able to:

- Validate shipping dimensions and identify transportation constraints early
- Analyze module weights, sizes, and lifting considerations
- Resolve coordination and constructability conflicts before fabrication
- Drive detailed discussions around overall system geometry and inter-module connectivity

Using the model as a coordination and planning tool allowed the project team to engage early in discussions around means and methods, installation sequencing, and site logistics. Safety risks were identified in advance, installation predictability improved, and uncertainty in the field was significantly reduced, helping the project team avoid late coordination decisions and maintain a more predictable installation workflow.

OBSERVED PROJECT OUTCOMES

On projects where ZELUS supports early coordination and existing conditions validation, teams have reported:



5-12% less rework tied to system conflicts



10-20% reduction in schedule disruption



20-30% fewer coordination-driven RFIs



80-95% of clashes resolved prior to install

**Percentages reflect reported ranges from industry research and observed outcomes on ZELUS projects. Results vary by project complexity, trade participation, and coordination discipline.*

We've earned the trust of top global organizations across a number of markets.



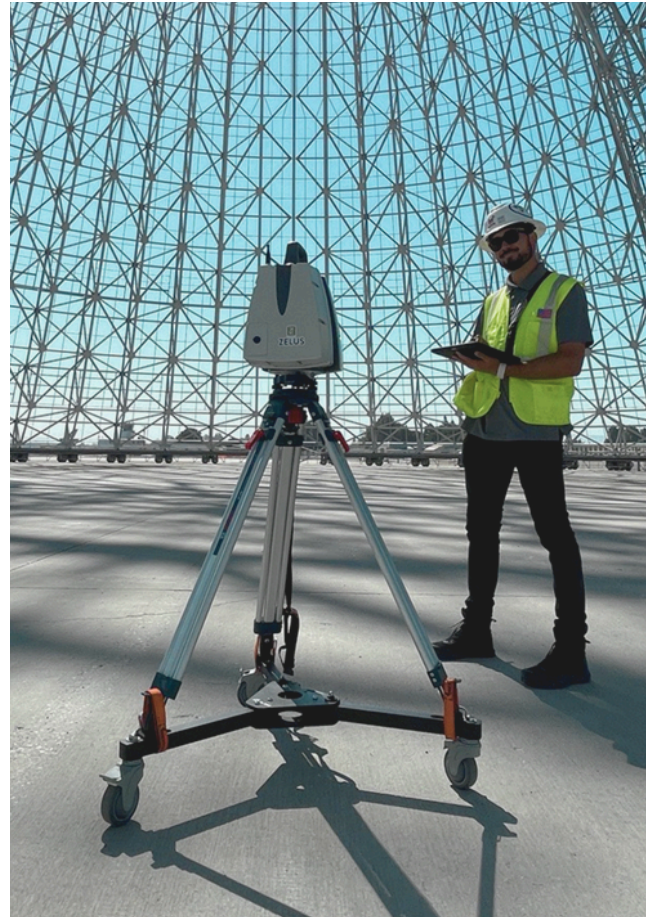
HARDWARE & SOFTWARE



ZELUS utilizes enterprise grade reality capture hardware and industry standard BIM platforms to ensure accuracy and interoperability across project teams.

We select our capture technology based on required accuracy, site conditions, and deliverable requirements to ensure the right level of precision for each project. Our primary scanning platforms include equipment from Leica/Hexagon, NavVis, Matterport, FARO, and Trimble. All scanning equipment is routinely calibrated, maintained, and verified according to manufacturer standards to ensure consistent performance and dependable data capture.

Supplemental visual documentation is captured using Canon DSLR cameras, providing high-definition photography and video walkthroughs to support verification and project documentation. When aerial perspectives are required, drone-based photography and videography can be deployed; all aerial operations are performed by FAA-licensed operators in accordance with applicable airspace regulations.



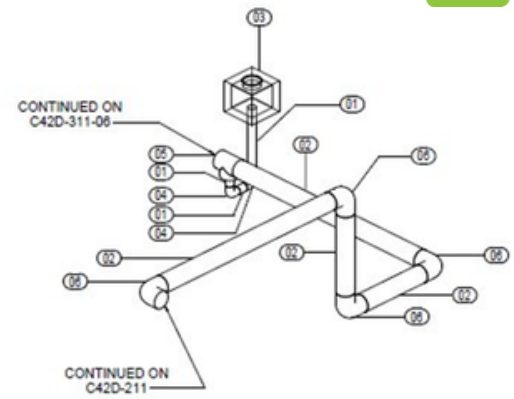
SOFTWARE SPECIALTIES





OUR QA/QC APPROACH

BIM models themselves serve as powerful QA/QC tools in construction by providing real-time data rich replicas of a physical asset, but these models are only as accurate as the review procedures behind them.



① 3D ISOMETRIC VIEW

ZELUS QA/QC is driven by trade-experienced professionals who evaluate models based on how systems are installed; not just how they are designed. Our VDC Leads specialize in discipline-based evaluations, including but not limited to, constructability assessments, code compliance reviews, and analysis of trade and installation sequencing.

We also utilize advanced clash detection to spot any potential conflicts in the project design before construction begins. This allows us to resolve issues virtually, preventing costly system collisions and rework on site.

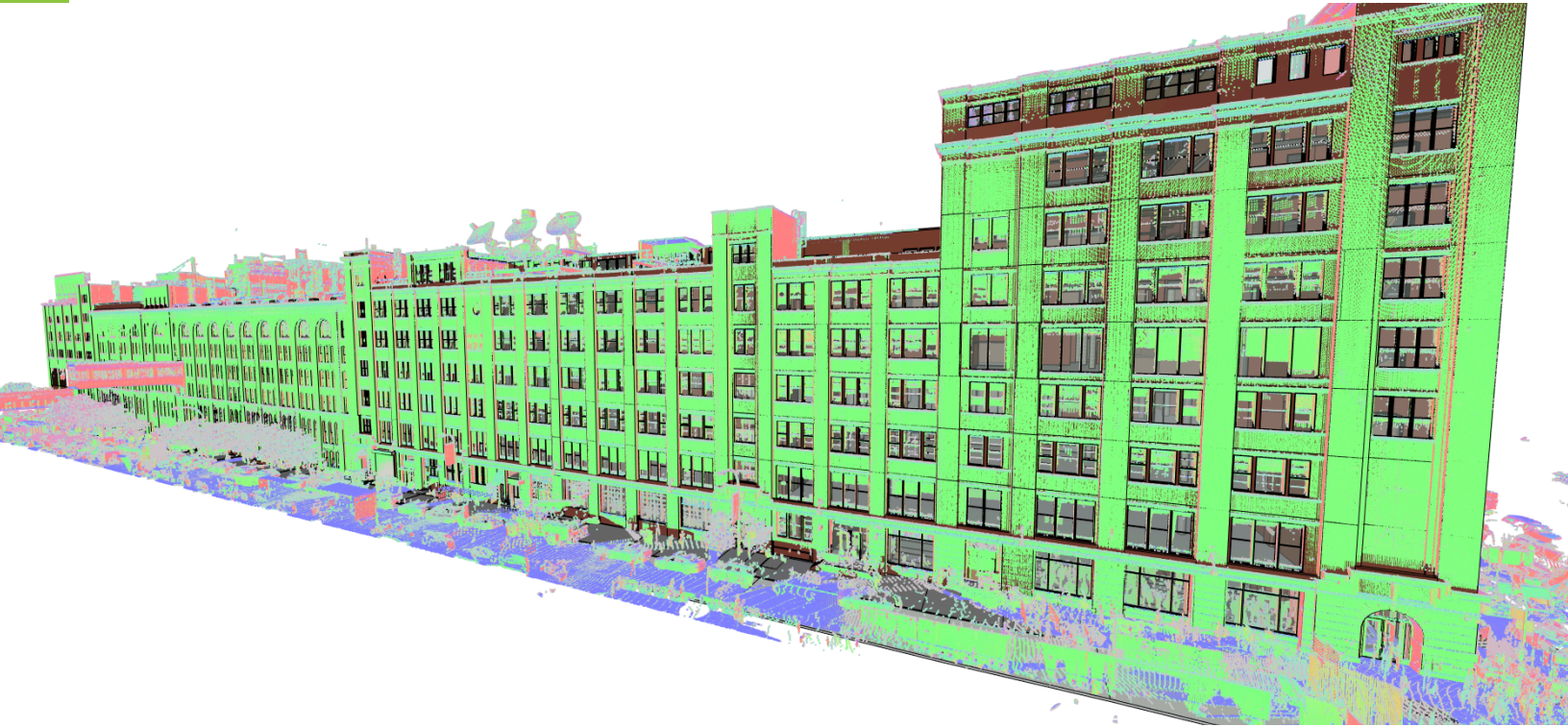
To further serve our clients, ZELUS developed our in-house [Z]VERIFY® software. This specialized program is designed to compare 3D BIM models against real-world point cloud data gathered in the field. By comparing these two assets, [Z]VERIFY® creates a comprehensive heat map detailing deviations and omissions of 1/2" or more.

From here, the 3D model can be adjusted to align with the [Z]VERIFY® data, ensuring the highest level of accuracy. For high detail-oriented projects, stricter tolerances can be applied upon discussion.



PROJECT EXAMPLE

Chelsea Marketplace



PROJECT INFORMATION

Client

Google

Location

New York, NY

Market

Mixed-Use

Completion Date

June, 2019

Project Size

1,100,000+ sq. ft.

Deliverables

Point Cloud

LOD 300 As-Built Revit Model

Summary

When our client acquired Chelsea Market in downtown Manhattan, they needed a BIM model that could accurately depict the six building complex for interior and exterior remodeling purposes. As a food hall, shopping mall, office building, and television production facility spanning an entire city block, the size and scope of this project is one of our largest to date.

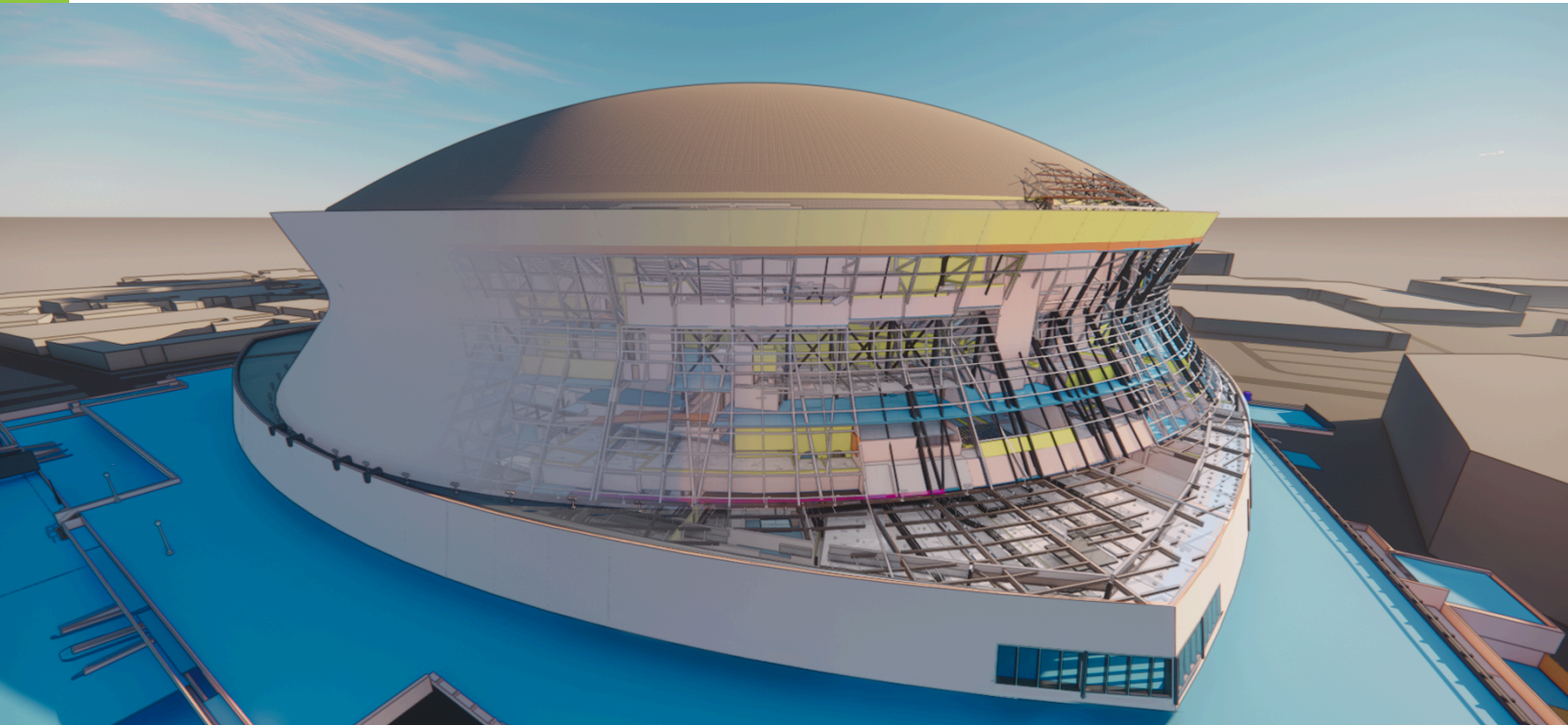
To manage the scale effectively, we divided the site into six distinct buildings labeled A through F, with each building further broken down by its unique level structure. A live, dynamic scope tracker was implemented to monitor progress in real time and maintain alignment across all sections.

This structured, methodical approach ensured precise coordination and full transparency for all stakeholders. The ultimate outcome was the creation of an exceptionally precise digital twin, seamlessly capturing a treasured piece of Manhattan's history in the virtual world.

PROJECT EXAMPLE



Caesars Superdome



PROJECT INFORMATION

Client

Trahan Architects

Location

New Orleans, LA

Market

Entertainment

Completion Date

October, 2019

Project Size

2,000,000+ sq. ft.

Deliverables

Point Cloud

LOD 300 As-Built Revit Model

Summary

In 2017, Trahan Architects was commissioned to lead a series of capital improvements aimed at enhancing the fan experience through upgraded amenities, improved accessibility, modern life safety systems, and greater overall building efficiency. To support this large-scale initiative, ZELUS was brought on to provide laser scanning and 3D modeling services for more than 2 million square feet across eight levels of the arena.

We divided the model into quadrants for each level, allowing us to deliver the project in phases. As each section was scanned and modeled, it was immediately uploaded enabling the design team to move forward without delay while we continued work on the next segment.

This phased approach streamlined the process, reduced rework, and significantly cut costs. In the end, our collaboration helped reclaim over 100,000 square feet of public space and 50,000 square feet of back-of-house area.

PROJECT EXAMPLE



Sky Harbor International Airport



PROJECT INFORMATION

Client

BNP Architects

Location

Phoenix, AZ

Market

Transportation

Completion Date

September, 2025

Project Size

360,000 sq. ft.

Deliverables

LOD 300 As-Built Revit Model

Summary

Our clients working with Phoenix Sky Harbor International Airport required a digital twin of Terminal 4's baggage claim and processing areas as the foundation for a large-scale redesign. The goal was to better understand the existing infrastructure and prepare for the integration of upgraded systems and equipment.

ZELUS scanned and modeled over 360,000 square feet of space, delivering highly accurate as-built documentation to support the engineering teams at BNP. This data was critical in optimizing the layout for new baggage conveyors and ensuring the renovations could be executed efficiently without disrupting airport operations. This initial stage of the project was an incredible success which led to additional work on Terminal 3.

PROJECT EXAMPLE



Lead Coordination



PROJECT INFORMATION

Client

Confidential

Location

Goodyear, AZ

Market

Data Center

Completion Date

January, 2026

Project Size

120,000 sq. ft.

Deliverables

Lead Coordination

Summary

The client required a structured coordination approach to support the delivery of a 120,000 square foot data center in Goodyear, Arizona. With multiple subcontractors responsible for modeling their respective scopes, maintaining alignment across trades was critical to avoid conflicts, delays, and miscommunication. The project called for a centralized coordination effort to ensure all systems were working together cohesively as the design progressed.

ZELUS served as the lead coordination liaison between the client and subcontractor teams, facilitating a model-based coordination process. Each trade contributed to a federated model, which ZELUS reviewed to evaluate system alignment and overall constructability. Through ongoing coordination meetings, our team provided targeted feedback to each subcontractor, identifying conflicts and required adjustments without directly modifying the models. This approach helped streamline communication, improve model quality across disciplines, and support a more organized and efficient coordination process throughout the project.

DIGITAL HANDOVER WITH [Z]VAULT®



All your **deliverables** in one place.

ZELUS supports project teams beyond coordination, from construction to operations. Our handovers are done using [Z]VAULT®, ZELUS’s secure project data environment. It centralizes models, point clouds, and coordination outputs into a single controlled system that supports collaboration, protects authoritative datasets, and reduces execution risk across the project lifecycle.



BENEFITS OF [Z]VAULT®



Controlled Access

Role-based permissions ensure only approved users can view or modify active project data.



Single Source of Coordination

All ZELUS-delivered models, scans, and coordination data live in one controlled project environment.



Faster Project Execution

Eliminates version confusion and reduces time lost locating, validating, or rebuilding deliverables.



Improved Security

Reduced client IT overhead while strengthening data protection.



Easier Collaboration

Teams across disciplines work from the same validated datasets without duplicating or rehosting files.



Continuity & Data Integrity

Preserves authoritative project data for future phases, renovations, and long-term operational use.

**LASER SCANNING
3D MODELING
VIRTUAL CONSTRUCTION**

Learn more about how you can build smarter with ZELUS at teamzelus.com.



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