

Scoping Document

Quote #: Q1764536028122

Date: January 9, 2026

PROJECT INFORMATION

Client:	GARDINER & THEOBALD, LLC
Project:	Brooklyn Defender Services 177 Livingston St
Address:	177 Livingston St, Brooklyn, NY 11201
Building:	Partial 7th, Entire 8-15th floors
Type:	Commercial
Notes:	Sqft numbers from client

AREAS & DISCIPLINES

Area Name	Building Type	Size	Scope	Disciplines
Brooklyn Defender Services 177 Livingston St	Commercial / Office	212,000 sqft	Interior Only	Architecture (LOD 300), MEPF (LOD 300)

DELIVERABLES

BIM Deliverable:	Revit
BIM Version:	ask GARDINER & THEOBALD, they likely have an architectural partner
Template:	no

CONTACTS

Account Contact:	Mirona Tomala
Email:	m.tomala@gardinerusa.com
Phone:	212-661-6624

RISK FACTORS

Risk Factors: None selected

TRAVEL & DISPATCH

Dispatch: Brooklyn, NY

Distance: 3 miles

Travel Rate: \$4/mile

TIMELINE & PAYMENT

Timeline: 5 weeks

Timeline Notes: Field Work - 6-10 days

Payment Terms: partner

Payment Notes: push for payment by owner

ASSUMPTIONS & NOTES

SQFT Assumptions:

Partial 7th 20,007RSF
Entire 8th 82,150RSF
Entire 12th 35,532RSF
Entire 13th 35,532RSF
Entire 14th 28,987RSF
Entire 15th 2,825RSF
Total 212,033RSF

ATTACHMENTS

Scoping Documents:

[Attachment C - Floors 7, 8, 12, 13 and 14 Plans.pdf \(287 KB\)](#)

[Attachment B - Financial Offer.xlsx \(61 KB\)](#)

[Attachment A - Submission Requirements.XLSX \(81 KB\)](#)

[BDS - 3D Survey RFP Rev1 2025 1114.pdf \(340 KB\)](#)

NDA Documents:

[BDS - Pro Forma NDA_signed_S2P \(1\).pdf \(101 KB\)](#)

Note: Click on file names to open attachments. Files are also included in the export zip.