

# Scoping Document

Quote #: Q1764538406143

Date: January 9, 2026

## PROJECT INFORMATION

Client: OMNI BUILD

Project: 347, 345, 343 W 71st St

Address: 3 4 3 W 7 1 s t S t    N e w Y o r k , N Y 1 0 0 2 3

Type: Multifamily

Notes: Specific Scope is that 347 is Int 200 / Ext 300  
345 is Grade Only (Vacant Lot)  
343 is side & front facade only

347: Int 200 (65% price) / Ext 300 (35% price) Effective price per sqft for 347 is \$0.84/sqft  
345: Grade seems to have a decimal error.  
343: (\$1.104 \* .25 = \$0.276/sqft, not \$0.39)

## AREAS & DISCIPLINES

Area Name	Building Type	Size	Scope	Disciplines
347 W 71st St	Residential - Standard	5,120 sqft	Full Building	Architecture (LOD 300)
345 W 71st St (Vacant Lot, No building, includes grade for other buildings)	Residential - Standard	9,870 sqft	Full Building	None
347 W 71st St - Side & Front Facades only	Residential - Standard	4,750 sqft	Roof/Facades Only	Architecture (LOD 300)

## DELIVERABLES

BIM Deliverable:	Revit
BIM Version:	template: <a href="https://www.dropbox.com/scl/fo/vspjm2hhmt53rjhzgrjmi/ALxZ1rYb6l00XyjD DbGCf7A?rlkey=ybr05j5zy2nytfi2h2iyicyi72&amp;dl=0">https://www.dropbox.com/scl/fo/vspjm2hhmt53rjhzgrjmi/ALxZ1rYb6l00XyjD DbGCf7A?rlkey=ybr05j5zy2nytfi2h2iyicyi72&amp;dl=0</a>
Template:	yes

## CONTACTS

Account Contact:	Artem Golynkin
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Phone:	(718) 265-9358
Design Pro:	Hans Maarten Wikkerink, RA, AIA Senior Project Architect: Bowerbird Architects

## RISK FACTORS

Risk Factors:	None selected
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## TRAVEL & DISPATCH

Dispatch:	Brooklyn, NY
Distance:	10 miles
Travel Rate:	\$4/mile

## TIMELINE & PAYMENT

Timeline:	3weeks
Payment Terms:	partner

## ASSUMPTIONS & NOTES

Project Notes:	<a href="https://docs.google.com/document/d/1nKCRoybl5suwJltFQxUgjlfItKx9b93ufimVthnwVd0/edit?usp=sharing">https://docs.google.com/document/d/1nKCRoybl5suwJltFQxUgjlfItKx9b93ufimVthnwVd0/edit?usp=sharing</a>
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- For interior, we definitely can live with the simplest option you have.
- LoD 300 for the exterior front is sufficient. We would need this for the 2 adjacent neighbors as well
- For the rear facade, roof and the side wall of 343 W 71st St LoD 200 is good enough

Here is some of our feedback from the scan you did for 48 E 73rd Street:

- We keep having trouble opening the point cloud model with ScanExplorer. We've seen models of your competitors where they give us a link to an online 'dollhouse' based on the photoscans that we can virtually walk around in. That would be ideal.
- Below are some screenshots and comments on the model:

## ATTACHMENTS

Scoping Documents:

[image \(11\).png \(1020 KB\)](#)

[image \(15\).png \(1780 KB\)](#)

[image \(14\).png \(232 KB\)](#)

[image \(13\).png \(212 KB\)](#)

[image \(12\).png \(224 KB\)](#)

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