

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: 5weeks

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.