



love where you live.

SUMMARY OF PROFESSIONAL SERVICES FOR

New Construction

STATUS ○ ○ ○ ● ○ ○ ○ ○

love where you live.



LOVE WHERE YOU LIVE

ARCHITECTURE
+
INTERIORS

DESIGNED IN MINNEAPOLIS

A summary of DLD's residential design and construction services for new construction projects

david lund design
architecture + interiors



NEW CONSTRUCTION

DLD works on new construction projects that typically range from 3.5K-10K sq. ft. with construction budgets of \$1.5M to \$4M.

Design Packages

We group our professional services - including project planning, design, 3D modeling, interiors, builder selection, and construction observation - into customizable Design Packages, allowing you to select the level of service best aligned with your project and budget.



< *Most Popular* >

Draw Package

Fee: 2.25 to 4.75% ^[1] ^[2]

The Drawing Package is a hard-working, no-nonsense design package covering all aspects of the design development and documentation process. Deliverables include CD Set, 3D model, and specifications. In the end, you'll have all the documents needed to price, permit, and construct your project.

Ideally Suited For

Homeowners that already have a builder and interior designer under contract, where only design and construction documents are needed.

Package services include:

- > Residential Design
- > 3D Modeling

Build Package

Fee: 3.0 to 6.75% ^[1] ^[2]

The Build Package adds critical construction-related services, including builder selection and construction observation. With the Build Package, you'll have not only a custom-designed and detailed project, but DLD's assistance hiring a skilled builder and our representation and guidance during the construction phase.

Ideally Suited For

Homeowners who have an interior designer selected, but need assistance during design and construction phases.

Drawing Package, plus:

- > Builder Selection
- > Construction Observation
- > Outline Specification

Finish Package

Fee: 3.75 to 8.75%+ ^[1] ^[2]

The Finish Package includes the full range of services we offer, including design, builder selection, construction observation, and interior design services. Design and construction process are unified, seamless, and addressed holistically from start to finish.

Ideally Suited For

Homeowners who value and desire design expertise, guidance, and continuous support from project start to finish. Also works for families located remotely, or too busy to give the project their full attention.

Build Package, plus:

- > Interiors [Group A]
- > Interiors [Group B]

^[1] Design fee is a % of the construction budget, which is established during initial meetings with the homeowner and/or builder.

^[2] Design fee % is not fixed; rather, it's inversely related to project budget - larger budget, lower fee percentage - resulting in a fee % range for each design package.





NEW CONSTRUCTION

Design Package Comparison Chart

An overview of the design and construction services included in each package

	Draw	<i>most popular</i> Build	Finish
Design & Documentation Services			
> PreDesign	✓	✓	✓
> Schematic Design	✓	✓	✓
> Design Development	✓	✓	✓
> Construction Documents	✓	✓	✓
> 3D Modeling	✓	✓	✓
Construction Services			
> Builder Selection	✓	✓	✓
> Construction Observation	✓	✓	✓
> Outline Specification	✓	✓	✓
Interior Design Services			
> Interiors [Group A] ^[a]	✓	✓	✓
> Interiors [Group B] ^[a]	✓	✓	✓
> Selection Schedule	✓	✓	✓

✓ Base services included in each design package

✓ Additional Services that can be added to a design package

^[a] Interiors [Group A] includes the selection of countertops, tile, and plumbing fixtures [kitchens & bathrooms]

^[a] Interiors [Group B] includes the selection of rugs, fabric, wall coverings, window treatments, furniture, artwork, and decorative light fixtures

Design Fee Schedule

To provide greater insight into design fee and payment structure, we've created a preliminary fee schedule. Please note, it is an estimation. Final fee amounts may vary once the project budget and scope are finalized. Project payments are divided equally into monthly amounts (much like a retainer), and vary in number based on design the package selected.

Draw Package				Build Package				Finish Package			
Budget	Fee %	Fee \$	Invoice*	Budget	Fee %	Fee \$	Invoice*	Budget	Fee %	Fee \$	Invoice*
\$850K	3.7%	\$31.5K	\$5.25K	\$850K	5.2%	\$44.2K	\$3.68K	\$850K	6.7%	\$56.95K	\$3.67K
\$1M	3.5%	\$35K	\$5.8K	\$1M	5.0%	\$50K	\$4.16K	\$1M	6.5%	\$65K	\$4.18K
\$1.5M	3.25%	\$48.75K	\$8.12K	\$1.5M	4.6%	\$69K	\$5.75K	\$1.5M	5.9%	\$88.5K	\$5.7K
\$2.0M	3.0%	\$60K	\$10.0K	\$2.0M	4.2%	\$84K	\$7.0K	\$2.0M	5.4%	\$108K	\$6.96K
\$3.0M	2.5%	\$75K	\$12.5K	\$3.0M	3.5%	\$105K	\$8.75K	\$3.0M	4.5%	\$135K	\$8.7K
6 total invoices				12 total invoices				16 total invoices			

