



love where you live.

SUMMARY OF PROFESSIONAL SERVICES

Design Services Overview

STATUS ● ○ ○ ○ ○ ○ ○ ○

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LOVE WHERE YOU LIVE

ARCHITECTURE
+
INTERIORS

DESIGNED IN MINNEAPOLIS

A summary of DLD's residential design and construction-related services covering project planning, remodels, and additions

david lund design
architecture + interiors



REMODELS & ADDITIONS

DLD works on remodels and additions of all types with construction budgets that commonly range from \$125K to \$950K.

Design Packages

To offer greater flexibility in services, we offer project planning services plus multiple design packages, which allow you to tailor our services to your project needs and budget.



PROJECT PLANNING

Our project planning services deliver vital project insight by identifying the critical opportunities and parameters impacting your project. Gain key knowledge and set your project up for success, all while limiting cost, time, and commitment.

Low Cost Consultation

Fee: 0.5% to 1% of CCE [\$1,500 min] ^[1]

Our Low Cost Consultation is pure project planning, focusing on the key items impacting your project - zoning, project scope, and construction cost. The LCC highlights the existing conditions, limits, and opportunities inherent in your project.

NOTE: No design work is done in the LCC.

The LCC includes the following:

- > Site & Building Condition Summary
- > Zoning Analysis & Definitions
- > Programmatic Statement w/ space descriptions
- > Preliminary Pricing Overview

Taking time to plan puts your future project on a solid foundation. Not only do you end up with a better result in the end, but your project is more likely to be delivered on time and on budget. Should the LCC reveal it's best not to proceed with your project, you'll have a quick and easy off-ramp, without a large investment of time and money.

[> Learn more about our LCC](#)

Feasibility Study

Fee: 1.5% to 3% of CCE [\$3,000 min] ^[2]

Our Feasibility Study takes the LCC a step further, adding preliminary design to the mix. In essence, we complete approximately the first 1/3 of a full project - covering both PreDesign and Schematic design - and then hit the pause button (kind of like a design speed bump).

The Feasibility Study includes:

- > Zoning Analysis & Definitions
- > Programmatic Statement
- > Schematic Design drawing set
- > Construction Cost Estimate [CCE]

The future-state is exciting and full of promise. Like homeowners, we love exploring design possibilities and what might be built and the Feasibility Study opens that door.

Should you decide to pursue your project, you'll simply select a design package, listed on the next page, to cover the balance of services required.

[> Learn more about our Feasibility Study](#)

[1] LCC fee credits toward a Feasibility Study or design package.

[2] Feasibility Study fee credits toward selected design package.



FULL PROJECT

When beginning a full project (or after completion of a Feasibility Study), you have the choice of which design package best fits your project. Each design package may be further modified for a truly customized level of service.

< Most Popular Package >

Essentials Package

Fee: 4 to 6% ^[3]

The Essentials Package is a hard-working, no-nonsense design package, covering all phases of the design development and documentation process.

Essentials Package includes:
> Residential Design

But going Essential doesn't mean roughing it. You get award-winning design service and top-flight documentation. In the end, you'll have all you need to price, permit, and build your project - nothing more, nothing less.

[> Essentials Package](#)

Designer Package

Fee: 7 to 10% ^[3]

Our most popular package, the Designer Package is a robust collection of design, interiors, and construction services, covering all critical aspects of a home improvement project.

Essentials Package, plus:
> Interiors [Group A]
> Builder Selection
> Construction Observation

It's a group of services perfectly suited for most projects and those who desire guidance with all three components of a typical project - design, interiors, and construction.

[> Designer Package](#)

Premium Package

Fee: 11 to 15%+ ^[3]

The Premium Package offers the full range and scope of our residential design services. All of the demands and opportunities in your project are handled and addressed.

Designer Package, plus:
> 3D Modeling
> Interiors [Group B]

It's ideal for homeowners who value and desire the top-notch input, support, and advocacy from project start to finish, or for a family who may be too busy to give the project their full attention.

[> Premium Package](#)

^[3] Design fee is a % of the Construction Cost Estimate [CCE] established through project planning or by a builder or DLD for the design proposal.

Design Package Comparison Chart

	PROJECT PLANNING		DESIGN PACKAGES		
	LCC	FEASIBILITY	ESSENTIALS	DESIGNER	PREMIUM
	Fee: 0.5 to 1.0% [\$1,500 min]	Fee: 1.5 to 2.5% [\$3,000 min]	Fee: 4 to 6%	Fee: 7 to 10%	Fee: 11% to 15%+
Design					
> PreDesign	✓	✓	✓	✓	✓
> Schematic Design		✓	✓	✓	✓
> Preliminary Pricing		✓	✓	✓	✓
> Design Development			✓	✓	✓
> Construction Documents			✓	✓	✓
> 3D Modeling		✓	✓	✓	✓
Construction					
> Builder Selection			✓	✓	✓
> Construction Observation			✓	✓	✓
Interiors					
> Interiors [Group A]			✓	✓	✓
> Interiors [Group B]			✓	✓	✓

✓ Base services included in each design package ✓ Additional Services that can be added to a design package

[Group A] includes the selection of countertops, tile, and plumbing fixtures [i.e. "hard" selections]

[Group B] includes the selection of rugs, fabric, wall coverings, window treatments, furniture, artwork, and light fixtures [i.e. "soft" selections]





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Project Paths

Depending on your project type and the Design Package you select, your project will follow one of the project paths below. Regardless of your route, by the end, the result is a beautiful project designed uniquely for you.

starting point **1**

> Low Cost Consultation (LCC)

The ideal way to explore project options and to tighten up your plans quickly and economically.

starting point **2**

> Feasibility Study

Build on the LCC by adding preliminary design and construction pricing to the mix.

starting point **3**

> Full Project

Dig in and select one of the design packages - Essentials, Designer, and Premium.

