



love where you live.

SUMMARY of

Design Services Overview

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love where you live.



LOVE WHERE YOU LIVE

ARCHITECTURE
+
INTERIORS

DESIGNED IN MINNEAPOLIS

A summary of DLD's residential design services for
project planning, remodels/additions, and new construction projects

davidlund design
architecture + interiors

Design Packages

Our residential design services - project planning, design, interiors, and construction - are grouped into customizable suites, which we call Design Packages. This allows you to choose the services best aligned with your project needs and construction 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 [LCC]

Fee: 0.5% 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 [FS]

Fee: 1.5 to 2% 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 the LCC, plus:

- > 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.

It's also important to know what cannot be built. Establishing a design direction, as well as an defining your project's limits, are tremendously helpful steps along the way to a beautiful and successful project.

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

^[1] LCC fee is credited toward a Feasibility Study or full project.

^[2] Feasibility Study fee is credited toward a full project.



ADDITIONS & REMODELS

To offer greater flexibility with your addition or remodel, our design services are grouped into three design packages – Essentials, Designer, and Premium - allowing you to tailor our design services to your project and budget.

< 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 process.

The Essentials Package includes the following services:
> 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.

The Designer Package includes Essentials, 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.

The Premium Package includes Designer, 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 during project planning services or by DLD for the design proposal.

	LCC	FEASIBILITY	ESSENTIALS	most popular 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 9%	Fee: 10% to 15%+
Design					
> PreDesign	✓	✓	✓	✓	✓
> Schematic Design		✓	✓	✓	✓
> 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]





NEW CONSTRUCTION

For new construction projects, we offer the same great flexibility to choose the level of design services, but we've configured them a bit differently to better align with the unique needs and structure of a new construction project.

Essentials Package

Fee: 4 to 5% ^[3]

The Essentials Package is a hard-working, no-nonsense design package, covering all phases of the design development process and offering the flexibility to build your team as you wish.

The Essentials Package includes the following services:

- > Residential Design
- > 3D Modeling

The Essentials Package gives you ultimate flexibility, allowing you to partner with a builder, add an interior designer, and build-out your team based on an accurate and complete set of drawings.

[> Essentials Package](#)

< Most Popular Package >

Designer Package

Fee: 6 to 9% ^[3]

Our most popular, the Designer Package is a robust collection of design, interiors, and construction services, covering all critical aspects of a home improvement project. It's ideal for homeowners who wish to partner with a residential expert for the length of their project.

The Designer Package includes Essentials plus:

- > Builder Selection
- > Construction Observation

An ideally structured suite of services that addresses the needs of most homeowners and the vast majority of projects we design.

[> Designer Package](#)

Premium Package

Fee: 10%+ ^[3]

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

The Premium Package includes Designer plus:

- > Interiors [Group A]
- > 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 during project planning services or by DLD in the design proposal.

	ESSENTIALS	DESIGNER	PREMIUM
	Fee: 4 to 6%	most popular Fee: 7 to 9%	Fee: 10% to 15%+
Design			
> PreDesign	✓	✓	✓
> Schematic Design	✓	✓	✓
> 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
Interiors [Group A] includes the selection of countertops, tile, and plumbing fixtures [i.e. "hard" selections]
Interiors [Group B] includes the selection of rugs, fabric, wall coverings, window treatments, furniture, artwork, and decorative 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.

