



DAVID C. SAMUELSON

ARCHITECT

PAST LICENSES

Realtor Agent
Insurance Agent- Life, Health, & Property

EDUCATION

NORTH DAKOTA STATE UNIVERSITY

1986: Bachelor of Architecture Degree
1985: Bachelor of Science in Architecture
1985: Bachelor of Science in Business Administration
1985: Concentration in City Planning

WORK HISTORY

DCS ARCHITECTURE AND CONSTRUCTION, LLC

OWNER
1999--PRESENT

RESPONSIBILITIES:

Architectural Design: Custom luxury homes, creating innovative and functional architectural designs for various projects (residential, commercial, institutional, etc.). Collaborating with clients, understanding their needs, and translating them into design concepts. Ensuring compliance with building codes, regulations, and safety standards. **General Contracting:** Managing construction projects from start to finish. Procuring materials, hiring subcontractors, and overseeing construction activities. Budgeting, scheduling, and quality control.

2009-2011: Senior Architect, EAPC, Grand Forks, ND
1996-1999: Owner's Representative, CSM Corporation, St. Paul, MN
1992-1995: Project Architect, Buffets Inc., Minneapolis, MN
1986-1992: Project Manager, Architects Offices, CA and MN

PROFESSIONAL EXPERIENCE

38 years of commercial, institutional, and residential project management, real estate due diligence and feasibility studies, design, and development. Extensive experience covers a wide range of project types, including custom luxury homes, remodels, additions, townhomes, retail spaces, offices, warehouses, restaurants, hotels, hospitals, schools, churches, military facilities, and more. Excellent problem-solving, conflict resolution, organizational and technical skills. Resourceful, dynamic professional leader, motivator, teaching, training, and team builder.

Registered Architect Texas #23117
210 896-3430
dcsarchitectureandconstruction.com
dcsam333@gmail.com

RELEVANT EXPERIENCE

RESIDENTIAL RECENT PROJECTS

2024: Custom Luxury Duplex, 8115 Rockwood Ln, Austin, Texas 78757
2024: Custom Woodshop Addition, 4000 Campo Viejo, Austin Texas 78746
2024: Fire Restoration, 13 Autumn Oaks Dr., The Hills, Texas 79738
2024: Home Flooring and Trim Remodel, 1501 Pagedale Dr., Cedar Park, Texas 78613
2024: Multiple Bathroom Remodels, 304 Limestone Creek, Austin, Texas
2023: House Remodel, 356 Hummingbird Dr., New Braunfels, Texas 78130
2023: Custom Townhome, 400 County Road 152, Georgetown, Texas
2022: Custom Luxury Home, 24508 Lois Ln, Spicewood Texas, 78669
2022: Custom Luxury Home, 15005 General Williamson Dr. Austin, Texas 78734
2022: Custom Luxury Home, 20602 Oak Ridge Lago Vista, Texas 78645
2022: Custom Luxury Home, 1904 East 16th St. Austin, Texas 78702
2022: Porch Remodel, 624 Logans Ln, Austin, Texas 78746
2022: Landscaping & Bath Remodel, 8104 Criswood Place, Austin, Texas 78748
2022: House Remodel, 1700 Whirlwind Trail, Round Rock, Texas 78664
2022: Addition and Remodel, 521 Sunset Sail Bend, Lakeway, Texas 78738
2021: Addition and Kitchen Remodel, 2206 Canterbury, Austin, Texas 78702
2021: Custom Luxury Home, 810 Monterrey, Lockhart, Texas 78644
2021: Custom Luxury Home, 1803 E 3rd St. Austin, Texas 78702
2021: Whole House Remodel, 2300 Fair Oaks Dr., Austin, Texas 78745

PRIOR PROJECTS

2020-2012 Multiple Luxury Custom Homes, Additions & Remodels in Texas
2012-1996 Multiple Luxury Custom Homes, Additions & Remodels in Minnesota Historical Preservation of Houses in
Minnesota Condominium Conversion and Expansion in Minneapolis, Minnesota
1996-1990 Multiple Luxury Custom Homes, Additions & Remodels in North Dakota
1990-1985 Redlands Planned Unit Development, CALIFORNIA

COMMERCIAL RECENT PROJECTS

2024- Elgin Food Truck Land Development, Elgin, Texas
2024- Kyle Dojo and Retail, Kyle, Texas
2023- Dog Grooming Facility Tenant Improvement, Round Rock, Texas
2023- Retail Store Planning and Development, 6300 S. US Highway 183
2022- 2023 Xspace Auto & Office Condominiums Tenants Improvement, Texas
2023- Regal Rooms Event Center, conversion from auto repair shop, Austin, Texas 78748
2020- Manduu Fitness Center, Tenant Improvement, Lakeway, Texas
2020- Muir Lakes Apartment BBQ Grill and Additions, Cedar Park, Texas 78613

PRIOR PROJECTS

2018 - Chase Banks

24 projects, Due Diligence, Design, Staff Management, Construction Administration, New Construction, Remodels, and Additions around Texas

2008 - Class A office building tenant improvements, Shakopee, MN Historical Preservation and Renovation, Freeport, Minneapolis, MN

Restaurant and Retail

2018 - Starbucks around Austin, Texas

2016 - Multiple Freestanding and Tenant Fits, Blue Bonnet Palace, Selma, Texas

2014-2017 Multiple Freestanding and Tenant Fits, Texas

2010-2012 Old Country Buffets, Texas and Nationwide

1996-2012 Gina Marias, Eden Prairie, MN Caribbean Restaurant, Minnetonka, MN Young Chef's Academy, Edina, Minnesota

Hotels

1998-2006

Marriot Springhill Suites, Eagan, MN

Marriot Townplace Suites, Milwaukee, Wisconsin

Country Inn and Suites with a Champs and Outback restaurant, Milwaukee, Wisconsin

Marriot Residence Inn, Roseville, MN Country Inn and Suites, Des Moines, IA Marriot Townplace Suites, Eden Prairie, MN

Marriot Courtyard High Rise and Residence Inn, Bloomington, MN Marriot Residence Inn, Naples Florida

Multiple Franchise Hotels in 28 states

Healthcare

2019 - Total Health Medical Clinic and Spa, Selma, Texas

1990-2012

Ramsey Medical Center Remodels, St. Paul, MN

North Memorial Medical Center Remodels, Robbinsdale, MN Health East Medical Center, St. Paul, MN

Ambulatory Surgery Center, Aesthetics and Therapy Center, Altru / Truyu, Grand Forks, North Dakota

Truyu Hospital Complete Building Preservation, clinic, exams, procedure rooms, lobby branding and renovation, Grand Forks, North Dakota

End Stage Renal Dialysis Suite, Altru Clinic, Crookston, MN Pediatrics Hospital Ward, Altru, Grand Forks, ND

Podiatry Clinic department, Altru, Grand Forks, ND

Hospitality / Multi Housing and Senior Living

Hospital and Clinic Facilities Assessment, Altru, Grand Forks, ND Hospital Elevators Remodel, Altru, Grand Forks,

Kaiser Permanente 200,000 SF Addition and Remodel, Fontana, CA Baldwin Park Medical Office Building, CA

Methodist Hospital Laboratory Remodel, St. Louis Park, MN Proton Therapy Center, Loma Linda University

Hospital, CA

Government

1990- 2003

Grand Forks Public Works Administration and Conference Center, Central Service and Repair Garage expansion and remodel, Grand Forks, ND Civic Center Hockey Locker Rooms Arena Remodel, East Grand Forks, MN

West Valley Detention Facility, San Bernardino County, CA Washington County Jail and Government Center, Stillwater, MN

Churches

2012 - Grace Community Church, Universal City, Texas

2008 - Epiphany Station, Thief River Falls, MN Celebration Church, Montrose, MN

1st Baptist Church, Worthington, MN Normandale Baptist Church, Bloomington, MN Eagle Heights Church, Burnsville, MN

St. Alphonsus Gymnasium and Offices Addition, Langdon, ND

Education

University of North Dakota College of Nursing Classroom renovation and building connection bridge, Grand Forks, ND

Turtle Mountain School District Business Center and Conference Room Addition, Belcourt, ND

Red River High School Performance Hall Addition, Grand Forks, ND Barstow Community College Master Plan, CA

Ontario / Montclair School District, CA Escondido Union School District, CA Southwest Christian High School Master Plan Feasibility Study, Chanhassen, MN

DAVID C. SAMUELSON, ARCHITECT 210-896-3430
Austin, Texas Director, General Manager and Administration
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AREAS OF DIRECT RESPONSIBILITY:

Design Management

- Information coordination and managing Architectural and Engineering consultant teams.
- Coordinating all design and production activities from project inception through completion of construction
- Performing verification of compliance to applicable codes and standards.
- Managing and delegation to staff members and consultants.

Site Feasibility / Real Estate Analysis

- Analyzing site conditions and characteristics with automated computer systems and CAD.
- Proposing master plan concepts and balanced grading plans.
- Generating data and providing exhibits to support zoning and variance efforts in key markets.
- Coordinating plans with pro forma analysis and market analysis.

Administration of Construction

- Engaging contractors through bid and negotiated contracts.
- Simultaneously managing multiple projects in various stages of design and construction.
- Negotiating contracts, scope changes, and change orders.
- Directing consultant teams, government officials, and contractors to meet budgets and schedules.

Project Development

- Site planning for several institutional and commercial projects, and numerous tenant improvement projects.
- Securing governmental approvals and variances.
- Generating construction cost estimates and schedules.

Marketing and Selling

- Presenting proposed projects to all types of clients ranging from individual owners, to internal corporate departments, to municipal boards, to government bodies and hospital board members.
- Preparing proposals and presentations for private and government projects.
- Fee and contract negotiations.
- Coordinating marketing material and advertising campaigns to penetrate new markets and continue correspondence with existing clients.

EDUCATION AND PROFESSIONAL AFFILIATIONS:

North Dakota State University – Fargo, ND – Bachelor of Architecture, 1986
North Dakota State University – Fargo, ND – Bachelor of Arts in Architectural Study, 1985
Licensed Architect – Texas # 23117

David C. Samuelson
Architecture and Construction
DCS Architecture and Construction, LLC
6607 Brodie Lane #532
Austin, Texas 78745
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Client References

Richard Kendrick
8115 Rockwood Lane
Austin, Texas 78757
(512) 496-0454

Custom Luxury Duplex Home
Architecture 2024 - 6 Months
\$1.3 Million Build Price

Leonard John
17630 Lookout Road
Selma, Texas 78154
(210) 810-7492

Bluebonnet Palace
Custom Luxury Homes Resort
3 Restaurants
Architectural Services
\$3 Million Build Price

Thomas Hanson
4000 Campo Viejo Cove
Austin, Texas 78746
(737) 237-3090

700 Square Foot Wood Shop
City of Austin Permit Approvals

Addition to Existing Garage
Architecture and Build
\$450,000 Build Price 2024
6 Months

Jim and Lidia Frayne
24508 Lois Lane
Spicewood, Texas 78669
(512) 705-6180

Custom Luxury Home 2023
Architecture and Build
\$1.2 Million Build Price 1 year

Austin and Jess Petito
2300 Fair Oaks Drive
Austin, Texas 78745
(407) 766-0906

Existing House Re-permit
Architecture Plans
Application and Permits
\$200,000 Build Price

April 17, 2019

Re: Letter of Recommendation for David Samuelson

To whom it may concern:

This letter is to serve as a summary of the outstanding level of professional service provided by David C. Samuelson in his capacity as Project Manager/Project Architect on several Chase Bank projects in the Texas Region.

David attended weekly meetings with the client and I during the construction administration phase of the projects during the 2-year period he worked on the Chase projects. He possesses a vast amount of knowledge in the design and construction industry has a great understanding of the architecture and general contractor requirements. He exhibits the skill-set to solve issues in the field for the best solution considering budget, schedule and quality.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Goertz". The signature is stylized and cursive.

Michael Goertz, AIA
CBRE – Director of Project Management