

Senior commercial design consultant
when you need it

Design Consulting On-Call

www.23bykai.com

23BYKAI

SERVICES INCLUDED

Senior-level commercial design experience shaped at *Gensler and SmithGroup*, delivered through a focused, flexible consulting model.

- **Design Review:** Review client-provided drawings, finish schedules, photos, and project information; provide focused recommendations and a second set of expert eyes.
- **Finish + Material Guidance:** Recommend finishes, colors, materials, surface renewal options, and product directions for existing commercial spaces.
- **Environmental & Graphics + Artwork:** Provide design guidance for signage, wayfinding, building identity, and visual consistency.
- **Sustainable Refresh Strategies:** Identify what can stay, what can be refinished or resurfaced, and where selective replacement can create the greatest impact.
- **Design Second Opinions:** Help facility teams, property managers, contractors, owners, and asset managers make informed design decisions as needs arise.

CONSULTING MODEL

23byKai provides design consulting, review, and minor layout recommendations. Architectural drawings, construction documents, engineering, permitting, code compliance review, and project-of-record services are not included.

Pricing is based on project scope and level of support. Ongoing on-call support is available for recurring design needs.

23byKai does not assume responsibility for project management, construction administration, contractor coordination, procurement management, or vendor performance unless specifically included in the agreed scope.



WAYS TO WORK TOGETHER - Monthly Design Support

Tier 1 — Design Review | \$540/month

3 hours/month - Design Guidance

For teams that already have drawings, product information, and material samples and need experienced design review. Support may include plan review, minor layout suggestions, minor signage alterations/placement, substituted-material review, finish/color guidance, and furnishing suggestions.

Client provides plans, specifications, product information, and samples or arranges for samples to be sent to 23byKai. Turnaround begins once 23byKai receives all necessary project information, drawings, specifications, and samples.

Tier 2 — Design Support | \$1,430/month

8 hours/month - Research + Develop

23byKai can research finish/signage/material alternatives; order and coordinate samples; compare substitutions; develop a coordinated finish direction for a defined area; and provide specifications.

Tier 3 — On-Call Design Partner | \$2,800/month

16 hours/month -Partner

For teams with multiple active needs who want ongoing access to senior-level commercial design guidance. Includes Tier 1 and Tier 2 services, with broader project support, presentation rendering, recurring design review for multiple projects, sourcing, furnishings, environmental graphics, signage/wayfinding input, and priority access.

All plans require a 3-month initial commitment.

Monthly hours are reserved for that billing period and expire at month-end. Unused hours do not roll over. Additional time may be approved separately as needed.

Turnaround + Additional Hours

Typical turnaround is within 5 business days, depending on scope and information provided. Additional consulting time beyond the monthly plan allowance is billed at \$200/hour. Rush requests requiring expedited turnaround are billed at \$250/hour, subject to availability and approval before work begins.



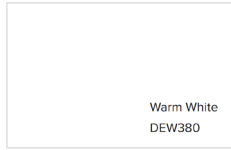
TIER 1 EXAMPLE: FINISH + MATERIAL GUIDANCE



COUNTERTOP: WHITE MARBLE



PLASTIC LAMINATE: BRIGHT WHITE



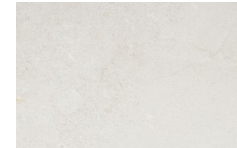
CEILING PAINT: OFF WHITE



WALL PAINT: WARM OFF WHITE



WOOD PANEL; CLEAR MAPLE



FLOOR: LIMESTONE



EXISTING

FURNISHING

LOUNGE CHAIR: MODERN, MEDIUM SIZE LOUNGE, LIGHT FABRIC, BLACK METAL FRAME

COFFEE TABLE: WARM/LIGHT MARBLE TOP WITH BLACK METAL FRAME

WALL SCONCE: UP/DOWN WITH WARM LIGHT



NEW RENDERING: TIER 3 ONLY

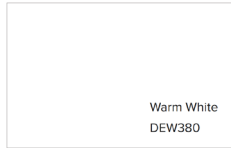
TIER 2 & 3 EXAMPLE: FINISH + MATERIAL



COUNTERTOP MARBLE: 1" THK.
CALACATTA BORGHINI



PLASTIC LAMINATE: FORMICA
08824 WHITE DROP 58 TEXTURE



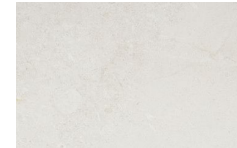
CEILING PAINT: DUNN EDWARDS
DEW380 RL#005; MATT FINISH



WALL PAINT: DUNN EDWARDS
DEC785 RL#626; SATIN FINISH



WOOD PANEL: 3M™ DI-NOCT™
FILM DW-2201MT; MATTE OR
SOLIC CLR FINISH MAPLE



FLOOR: LIMESTONE TILE;
CREMA VOSSCIONE HONED
FINISH; LARGE SCALE



EXISTING

FURNISHING

LOUNGE CHAIR: HBF
CITYSCAPE 2.0 WITH BLACK FRAME; HBF TEXTILE
ABITO 906-10 COMO

COFFEE TABLE: BLU DOT
MINIMALISTA COFFEE TABLE; MARBLE TOP WITH
BLACK FRAME

WALL SCONCE: WAC LIGHTING IN 3500K
CASE LED CYLINDER WALL MOUNT



NEW RENDERING: TIER 3 ONLY



Hi, I'm Kai.

Do you have a project that needs another set of experienced eyes?

If you are reviewing a drawing set, selecting finishes, improving an existing space, or working through signage and wayfinding decisions, I can help you think through the options and identify a practical path forward. My role is to provide senior-level design guidance you can use with your contractor, architect, vendor, or internal team. Email me about what you are working on, and we can start there.

Kai Eando