

# CBH Architects



Thank You for your interest in CBH Architects.

Whether you are building a new home, adding an extension, or renovating, we are here to help guide you through the process of a residential project. Throughout the project, our goal is to provide you with superior design and unparalleled service.



New Homes



The American Institute of Architects



Renovations



"Best of Houzz"  
since 2014



Additions





## **Mike Cuttitta**

### **Partner/Lead Designer**

Mike is a graduate of the College of Architecture and Design at NJIT, with a B.S. in Architecture and minor in History. He was an Edward J. Bloustein Distinguished Scholar as well as a member of the NJIT Albert Dorman Honors College. His specialties and passions are historic residential architecture, interior design, and landscape architecture. Since joining CBH in 2012, Mike has led the design, production, and material selection/sourcing of many projects. Mike became Partner and Lead Designer in 2015, and in 2016 has been selected to be on Branchburg, NJ's Board of Adjustment. As of 2019, he also serves on Branchburg's Historic Preservation commission.



## **Bob Barnett**

### **President/Founding Partner**

Bob, an Arkansas native, received his Masters of Architecture from Washington University in St. Louis after attending Rhodes College in Memphis. After his apprenticeship, he pursued an MBA at Columbia University and worked as a marketing director at American Express and Dun & Bradstreet, during which he flipped houses. He founded Barnett Design Build, Inc. in 2009, and became a licensed contractor. Bob is a registered architect and member of NCARB (National Council of Architectural Review Boards). He served on South Orange, NJ's Historic Preservation Commission and successfully acquired National Historic Register status for projects. RA, NCARB. Licensed NJ and NY.



## **Sean Hilgeman**

### **Principal Partner**

Sean brings a wealth of residential experience and expands our residential practice to new home construction and interiors. Sean received his B.S. from University of Massachusetts Boston and his Master of Architecture degree from The University of Washington in Seattle. His broad career stretches from residential and commercial work across 5 states as well as charitable projects in Liberia where he served as consulting architect. A member of American Mensa, Sean considers historic preservation a true passion - having successfully obtained National Register of Historic Places statuses for several projects. He is licensed in NJ and NY, and is a member of AIA and NCARB.



## Standard Design Process & Associated Fees

**1: Zoning Analysis** – We research and confirm your municipality's zoning rules before we start any other design services.

**2: Existing Conditions** – What are you starting with? Measurement, analysis, and drawings of your current home. For new homes, this applies to the site itself.

*We complete Zoning Analysis and Existing Conditions as a fixed fee usually ranging between \$1,000 and \$3,500 depending on how large your house is, how complex your house is, and how many drawings are needed to be produced for the proposed scope of work.*

**3: Project Requirements Analysis** – Interview and discussion with you and your family to understand how you use your space and determine what you want and need.

**4: Schematic Design** – Innovative design concepts, space planning, and associated rough construction cost estimates to address your needs and achieve the goals of the project scope. We collaborate with you and revise until a final design solution is identified.

*We complete our Project Requirements Analysis and Schematic Design for a fixed fee usually ranging between \$2,500 and \$7,500, depending on the scope of the project and how many alternative schemes are desired.*

**5: Construction Documents (CDs) & Services** – We develop the finalized design solution into a detailed set of drawings and specifications. These enable general contractors to provide a competitive bid and enable building departments to issue a building permit. Once construction is underway, CBH includes general project support short of project management or construction administration in our standard contract. For most projects we break out this phase as follows:

- A. Initial Drawing Set - The majority of the drawings are provided, reviewed, and discussed with you for input and feedback.
- B. Bid Set - Drawings are completed to the level to enable a competitive bid from licensed General Contractors (GCs).
- C. Permit Set - Once the General Contractor is chosen, we solicit any feedback from the GC and you, and incorporate into this final drawing set. The completed drawings are sealed by a licensed architect in the appropriate jurisdiction and are ready for submission to the building department.

*Our fees for Construction Documents & Services are generally based on a percentage of the ultimate GC contract price for labor and building materials. Finish materials and products including appliances, finishes (tile, stone, etc.), cabinets, counters, plumbing and electrical fixtures are not included in the GC contract price, therefore our percentage fee does not apply to these items. Our percentage fee ranges between 5% to 8% (smaller projects have higher percentage). We can provide a fixed fee for CDs upon request once scope of work is clearly defined.*



## Additional Design Services

*For the following services we charge an hourly fee of \$150. We will estimate the hours required prior to initiating any service.*

**Home Purchase Consulting** - Assistance, consultation, and walk-through with prospective homeowners who are interested in a particular property. This may include a Zoning Analysis to determine feasibility of changes to the property or building envelope as well as ballpark construction cost estimates for the projects you are interested in pursuing.

**3D Digital Modeling** - Enables clients to better visualize proposed spaces. The models also allow us to “plug and play” potential lighting fixtures, furniture layouts, tile, building materials, etc. into the proposed space.

**Product Selection** - We help in the selection of fixtures, finishes, and products. We can also aid in procurement, installation, and/or styling of these products.

**Bidding & Negotiation** - We develop a list of General Contractors, distribute drawings, conduct individual GC walk-throughs of the proposed project, receive their bids, and analyze the bids for to aid in GC selection. We also review the chosen GC's contract and make recommendations regarding scope, timing, cost, and payment schedule.

**Project Management** - We can provide direct support during execution of a project in any capacity desired. Project management during construction may include:

- Preparation of an overall project plan incorporating timelines, tasks, and decisions to be made for the homeowner, General Contractor, subcontractors, and other project participants.
- Weekly site visits and site visit follow up summaries.
- Weekly conference calls or site visits between the CBH, the homeowner, the GC, and other project participants.

