



City of Sanibel

**COST ESTIMATE FORM
FOR ESTIMATING THE PREVAILING COST
OF RESIDENTIAL ADDITIONS
AND REMODELING**

Prepared by the Building Department

June 2012

INSTRUCTIONS - Complete Parts 1, 2 and 3 (on pages 3, 4, 5 & 6)

This form establishes the procedure for estimating the cost of an addition to, and the remodeling of, an existing building for purposes of applying prevailing costs in the City for similar construction. An accurate cost estimate is required to determine whether the proposed project constitutes a substantial improvement under Sanibel Land Development Code Chapter 94 Floods.

Additions include new habitable and non-habitable or non-conditioned floor area added to an existing residential building. Remodeling includes repair, reconstruction, rehabilitation, renovation or other improvements to an existing building.

It is important that all sections of the Cost Estimate Form be considered and completed. **Part 1 is required for all applications that include an addition(s). Part 2 is required for all applications that include a remodeled area(s). Parts 1 and 2 are required for applications that include both an addition(s) and remodeled area(s).** Part 3 is required for applications that include a component(s) that is not addressed by Parts 1 or 2 of this Form, such as a built-in grill / cooking area on a lanai or covered porch. Part 3 is also available for specific activities, such as replacing windows in existing window openings.

The overall cost estimate shall include labor, materials, overhead, profit and demolition costs, as well as both decorative and structural items. Excluded from overall costs are plans, specifications, surveys and permits. Also excluded from overall costs are other items that are separate from, and incidental to, the improvement, such as walkways, driveways, landscaping and septic systems.

A cost estimate provided by following the procedure herein shall be accepted as an estimate of costs based upon the prevailing costs in the City for typical residential construction as approved by *City Council Resolution No. 04-130* on 11/02/04.

ATTACHMENTS

Provide a floor plan, or series of floor plans, drawings or sketches that clearly identifies:

Existing Conditions. Show the current habitable (and non-habitable and non-air-conditioned) floor area of the existing non-conforming building

For Part 1 New Floor Area. Show the location and size (floor area) of the proposed addition, highlighting:

the location and size of any non-habitable and non-air-conditioned floor area included in the addition;

the location and length of knee walls or beams that are being added to the top of the existing first story walls to create a volume first story ceiling;

the location and size of any area(s) of the addition that is located over existing space involving roof structure modification; and

the floor area of any kitchen or bathrooms that are being added.

For Part 2 Remodeled Area. Show the location and size of the existing floor area that is to be remodeled, highlighting:

the floor area of any kitchen or bathrooms that are being remodeled;

the location and size of any remodeling of existing roofs or ceilings; and

the location and size of any roof areas where the roofing is being replaced

PART 1. FOR NEW FLOOR AREA

[Square Footage Added to an Existing Building]

a. For an addition of habitable space (use gross s.f. including kitchens and bathrooms):

_____ s.f. of area w/ ceiling height less than or equal to 10' above floor X \$114.96 = \$ _____

_____ s.f. of area w/ ceiling height greater than 10' above floor X \$131.04 = \$ _____

Subtotal \$ _____

Complete the following in addition to section a above

i. For additions over existing space involving roof structure modification: (in addition to the part of Section a above)

_____ s.f. of addition over existing space X \$26.80 / s.f. = \$ _____

ii. For additions including a new or relocated kitchen:

\$10,200 + (_____ s.f. of kitchen - 100 s.f. X \$24.80 / s.f.) = \$ _____
 [\$10,200 minimum entry for new kitchen]

iii. For additions including new or relocated bathroom(s):

for each half bath add \$2,640, for each full bath add \$4,320 and for each full bath with 4 or more fixtures add \$5,040:

Enter - (bath no. 1) \$ _____ + (bath no. 2) \$ _____ + bath no. 3 _____ = \$ _____

Plus

s.f. of bathroom(s) - 60 s.f. X \$24.80 / s.f.) for each bathroom [if negative number results from calculation, enter 0]

Enter (bath no. 1) \$ _____ + (bath no. 2) \$ _____ + bath no. 3 _____ = \$ _____

Subtotal for subsection (a) iii \$ _____

Total for Section (1)a [including subsections i, ii, & iii]



b. For addition of non-habitable or non-air-conditioned space (e.g., garages, screened porches, lanais, covered porches, and storage rooms),

_____ s.f. of area X \$67.44 / s.f. = **Total for Section b**



Total for NEW FLOOR AREA - Part 1 [Sections a & b]



PART 2. REMODELED AREA

[Based on the Square Footage of the area improved within the existing walls of the building and covered by an existing permanent roof]

- c. If project involves minor remodeling without removing, adding or modifying any partitions, walls or floor structure. This category includes flooring replacement, painting, replacing doors, decorative trim for windows with the same as the existing feature. (use gross s.f., including kitchens and bathrooms)

_____ s.f. X \$25.68 / s.f. = **Total for Section c**



- d. If the project involves major remodeling with removing, adding or modifying walls, partitions or floor structure. (use gross s.f., including kitchens and bathrooms)

_____ s.f. X \$54.24 / s.f. = \$ _____

Complete the following in addition to Section d above

- i. For existing space that is being remodeled from what was non-air-conditioned to air-conditioned space

_____ s.f. X \$5.44 = \$ _____

- ii. For projects that include a remodeled kitchen:

\$11,400 + (_____ s.f. of kitchen - 100 s.f. X \$25.00 / s.f.) = \$ _____
 [\$11,400 minimum entry for new kitchen]

- iii. For existing bathroom(s) remodeling:

for each half bath add \$2,640, for each full bath add \$4,320 and for each full bath with 4 or more fixtures add \$5,040:

Enter - (bath no. 1) \$ _____ + (bath no. 2) \$ _____ + bath no. 3 _____ = \$ _____

Plus

s.f. of bathroom(s) - 60 s.f. X \$24.80 / s.f.) for each bathroom
 [if negative number results from calculation, enter 0]

Enter (bath no. 1) \$ _____ + (bath no. 2) \$ _____ + bath no. 3 _____ = \$ _____

Subtotal for subsection (d) iii \$ _____

Total for Section d



- e. If a second story is being added to an existing first level where the existing roof trusses are being removed for this addition, and a knee wall or beam is being added to the top of the existing first story walls to create a volume first floor ceiling, (Also complete either section c or d for the area within the perimeter of this knee wall or beam.):

_____ linear feet of knee wall(s) or beam(s) X \$32.80 = **Total for Section e**



- f. Remodeling of existing roof or ceiling or roofing replacement

i. For remodeling involving the removal of the roof system to create a volume ceiling.

_____ s.f. of area w/ ceiling ≥10' above floor X \$71.20 = \$ _____

_____ s.f. of area w/ ceiling <10' above floor X \$80.00 = \$ _____

Subtotal for subsection (f) i \$ _____

ii. For remodeling where only the ceiling side of the existing roof structure is modified to create a volume ceiling without affecting the roofing materials or roof sheathing:

_____ s.f. of area w/ modified ceiling X \$28.39 / s.f. = \$ _____

iii. For projects that involve roofing replacement (do not include roofing on additions)

For shingles: number of squares _____ X \$178.00 = \$ _____

For 5 V crimp metal: number of squares _____ X \$310.39 = \$ _____

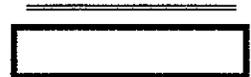
For concrete tile: number of squares _____ X \$354.00 = \$ _____

Subtotal for subsection (f) iii \$ _____

Total for Section f



TOTAL for Part 2 [Sections c through f]



PART 3. MISCELLANEOUS

g. If a project includes construction costs which are not included in Part 1 or Part 2 above, then itemize estimates as follows:
(Examples: Replacing windows in existing window openings or including a built-in grill / cooking area on a lanai or covered porch)

Description	Costs
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

TOTAL for Part 3 [Section g]



Part 4. Total Project Prevailing Cost

TOTAL PROJECT PREVAILING COSTS
Add Parts 1 thru 3 [Sections a thru g]

Part 5. Good Faith Estimates and Actual Costs

In the event that either good faith estimates or actual costs, as evidenced by contract(s), is greater than the total projected prevailing cost listed above, indicate the higher cost:

Part 6. Appraised Market Value or Assessed Value

Appraised Market Value of Building
(Based on certification letter from certified appraiser)

or

Assessed Value of the Building
(From the Lee County Property Appraiser)

Part 7. Property identification

Name of Property Owner _____

Property Address _____

Tax Parcel Number ____ - 46 - ____ - T ____ - _____ - _____

*** CERTIFICATION ***

I HEREBY CERTIFY THAT the information contained in this application is true and correct to the best of my knowledge and belief. I also certify that in accordance with Land Development Code Section 94-3.(b) for purposes of determining the cost of improvement, this estimate of costs based upon prevailing costs in the City for similar construction, is greater than good faith estimates and actual costs as evidenced by contract(s).

Prepared by Licensed Contractor or Architect: _____

Contractor's / Architect's License no. _____ Title: _____

Signature: _____ Date: _____