CITY OF SANIBEL GUIDELINES FOR DETERMINING THE ESTIMATED COST OF REPAIR, RECONSTRUCTION, ALTERATION OR IMPROVEMENT OF A NONRESIDENTIAL STRUCTURE

These guidelines are intended to assist in determination of compliance with Land Development Code Chapter 94. Floods, definition of Substantial Improvement.

The estimated cost of any combination of repairs, reconstruction, alteration or improvements shall be equal to the combined cost of material, labor and profit and shall be determined using the following guidelines:

1. **MATERIALS:**

   The value of materials shall be equal or equivalent to the actual or estimated cost of all materials to be used in the repair, reconstruction, alteration or improvement of the structure. Where materials or servicing equipment are donated or discounted below normal market values, the value shall be adjusted to an amount which would be equivalent to that estimated chargeable through normal market transactions.

2. **LABOR:**

   The value of labor shall be equal or equivalent to the actual or estimated labor charge for repair, reconstruction, alteration or improvement of the structure. Where non-reimbursed labor is involved (self or donated labor), the value for the non-reimbursed portions shall be computed based on applicable normal hourly wage scale.

3. **PROFIT:**

   The estimated cost shall include contractor’s profit. If no contractors are involved, or if the owner or his agent is acting in whole or in part as his own contractor, then the estimated cost shall include an allowance for contractor’s profit equivalent to the normal “going rate”.

4. **DETAIL OF ESTIMATED COSTS:**

   Cost estimated shall be presented in sufficient detail to demonstrate that all components of the job are included in the estimate, including any necessary demolition. Anything attached or affixed to the structure shall be included in the estimated cost, including floor and wall coverings. A completed copy of the attached form, titled, “Cost Estimates for Additions, Extensions, Alterations, Reconstructions, Remodeling, Repairs and Improvements” shall accompany the application.

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Costl/Rev 8-00/Sanibel Code
LOCATION: __________________________________________________________________________________

SIZE OF STRUCTURE: 
- Existing _____________ Sq. Ft.
- Proposed _____________ Sq. Ft.

PRIMARY USE: 
- Existing _____________ Sq. Ft.
- Proposed _____________ Sq. Ft.

DEMOLITION: Describe what is to be removed or demolished and means of demolition.

FOOTINGS: (Labor & Materials): $__________
- Lineal Ft. _______ x Price per L. F. _________ $__________

SLAB: (Labor & Materials):
- Square Ft. _______ x Price per Sq.Ft. _________ $__________

CONCRETE BLOCK WALLS (Labor & Materials):
Attach estimate or complete the following:
- Number of Block _______ x Price per Block _________ $__________

TIE BEAM (Labor & Materials):
- Lineal Ft. _______ x Price per L. F. _________ $__________

PLUMBING (Labor & Materials):
Attach estimate or complete the following:
- Number of Toilets _______ Vanities _________ Bath Tubs _____________
- Jacuzzi Tubs _______ Sinks _________ Dishwashers _____________
- Water Heaters _________ Clothes Washers _____________

OTHER: __________________________________________________________ $__________

ELECTRICAL (Labor & Materials):
Attach estimate or complete following:
- New Service Amps _______ No. of Receptacles _________ Switches _________
- 220 Branch Circuits _______ Spec. Purp. 110 Circ. _______ $__________

(CONTINUED)
NONRESIDENTIAL COST ESTIMATE
PAGE TWO

HVAC  (Labor & Materials): Attach estimate or complete following:

No. of AC Units ________ Tons _________ Seer ________

Heat Recovery _________ Heat Pump _________

Resistant Heaters ________ $ _________

FRAMING MATERIALS:
Attach list including quantities, description of material and unit cost $ _______

FRAMING LABOR: Attach estimate ________ $ _________

WINDOWS & EXTERIOR DOORS:
Attach list including quantities, description of manufacturer and unit cost $ ________

INSULATION (Labor & Materials):
Attach estimate or complete the following:

Walls/R- _________ Sq. Ft. _________ x Unit Cost

Ceiling/R- _________ Sq. Ft. _________ x Unit Cost

Floor/R- _________ Sq. Ft. _________ x Unit Cost $ _________

ROOFINGS (Labor & Materials):
Attach estimate or complete the following:

Roofing Type _________ No. of Squares _________

L.F. Hip or Ridge ________ $ _________

SHEETROCK (Labor & Materials):
Attach estimate or complete the following:

Sq. Ft. _________ x Unit Cost

Type Finish ____________________________ $ _________

EXTERIOR SIDING & TRIM (Labor & Materials):
Attach list of materials, including quantities, description and unit cost: $ ________

Attach the estimate of labor or complete the following:

Type of Siding _________ Coverage _________

Unit Price ____________________________ $ _________

EXTERIOR DECKS (Labor & Materials):
Attach estimate or complete the following:

Sq. Ft. _________ L. F. of Railing _________ $ _________

(CONTINUED)
CABINETS: Attach estimate. $__________

TRIM MATERIALS:
   Attach list including quality, description of material and unit prices. $__________

PAINTING:
   Interior Sq. Ft. __________ x Price per S. F. __________
   Exterior Sq. Ft. __________ x Price per S. F. __________ $__________

CULTURED MARBLE: $__________

MIRRORS: $__________

HARDWARE $__________

FIREPLACE: $__________

FLOORING (Labor & Materials):
   Carpeting: Sq. Yds. __________ x price per yard __________
   Vinyl: Sq. Yds. __________ x price per yard __________
   Ceramic Tile: Sq. Yds. __________ x price per s. f. __________
   Hardwood: Sq. Ft. __________ x price per s. f. __________
   OTHER: Sq. Ft. __________ x price per s. f. __________ $__________

CERAMIC TILE (Walls):
   Sq. Ft. __________ x price per s. f. __________ $__________

APPLIANCES:
   List Appliances and Unit Costs: __________________________________________________________________________ $__________

MISCELLANEOUS LABOR INCLUDING CLEAN UP: $__________

LIGHT FIXTURES: $__________

AWNINGS: $__________

GUTTERS & DOWNSPOUTS: $__________

SCREEN PORCH: $__________

OTHER (Describe): ___________________________________________ $__________

SUBTOTAL $__________

GENERAL CONTRACTOR'S PROFITS

TOTAL __________________ $__________

(CONTINUED)
NOTE TO APPLICANT: One of the following certifications must be completed to validate figures contained in this cost estimate. Certifications can only be executed by the owner as builder or the license holder for a State Certified or Registered Contractor. All signatures must be notarized.

COST ESTIMATE AND OWNER AS BUILDER CERTIFICATION

WARNING: IT IS A VIOLATION OF THE SANIBEL CODE OF ORDINANCES TO INTENTIONALLY UNDERTAKE OR MISREPRESENT THE VALUATION OF ANY PROJECT, THE PENALTY FOR WHICH IS A FINE NOT TO EXCEED $500.00, IMPRISONMENT NOT TO EXCEED 60 DAYS, OR BOTH. ADDITIONALLY, ACTION MAY BE TAKEN AGAINST A LICENSEE BEFORE THE APPROPRIATE LICENSING AGENCY. ACTION MAY ALSO BE TAKEN AGAINST THE PROJECT.

I hereby certify that the cost estimates presented on this form are based upon plans accompanying this application and are, to the best of my knowledge, accurate and complete. I also understand that any changes in plans will require that a revised cost estimate be submitted to the City of Sanibel for review and approval prior to the commencement of work. I also certify that I am the owner of property located at:

Sanibel, Florida and that, as the owner of this property, I shall act as my own contractor for the herein described project. {A fully completed Owner/Builder Disclosure Statement, available in the Building Department, must be attached to this certification}

Owner as Builder Signature ____________________________ Date ____________________________

State of Florida
County of Lee

Before me this day personally appeared ____________________________ to me known to be the person(s) described in and who executed the foregoing instrument and he/she/they acknowledged before me that the/she/they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this ________ day of ____________________________, 200__.

_____________________________
Notary Public

My Commission Expires:

****************************************************************** OR ******************************************************************

(CONTINUED)
COST ESTIMATE AND LICENSE HOLDER CERTIFICATION

WARNING: IT IS A VIOLATION OF THE SANIBEL CODE OF ORDINANCES TO INTENTIONALLY UNDERVALUE OR MISREPRESENT THE VALUATION OF ANY PROJECT, THE PENALTY FOR WHICH IS A FINE NOT TO EXCEED $500.00, IMPRISONMENT NOT TO EXCEED 60 DAYS, OR BOTH. ADDITIONALLY, ACTION MAY BE TAKEN AGAINST A LICENSEE BEFORE THE APPROPRIATE LICENSING AGENCY. ACTION MAY ALSO BE TAKEN AGAINST THE PROJECT.

I hereby certify that the cost estimates presented on this form are based upon plans accompanying this application and are, to the best of my knowledge, accurate and complete. I also understand that any changes in plans will require that a revised cost estimate be submitted to the City of Sanibel for review and approval prior to the commencement of work. I also certify that I am a State Certified/State Registered Contractor (Circle One) and that I am the license holder for

__________________________________________________________ (Name of Company).

State Certification/Registration No. ___________ Sanibel Registration/License No. ___________  

__________________________________________________________  

Signature of State Certified/Registered License Holder Date

State of Florida  
County of Lee

Before me this day personally appeared _______________ to me known to be the person(s) described in and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _________ day of ________________, 200__

__________________________________________________________  

Notary Public

My Commission Expires: