City of Sanibel

COST ESTIMATE FORM

FOR ESTIMATING THE PREVAILING COST OF

NONRESIDENTIAL

ADDITIONS AND REMODELING

(ATTACHMENT A)
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.
LOCATION: ________________________________________________________________________________

SIZE OF STRUCTURE:

Existing ________________ SF
Proposed ________________ SF

PRIMARY USE:

Existing ________________ SF
Proposed ________________ SF

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

FOOTINGS: (Labor & Materials):

LF _______ x Price per LF _______ $ ____________

SLAB: (Labor & Materials):

SF _______ x Price per SF _______ $ ____________

CONCRETE BLOCK WALLS (Labor & Materials):

Attach estimate or complete the following:

Number of Block _______ x Price per Block _______ $ ____________

TIE BEAM (Labor & Materials):

LF _______ x Price per LF _______ $ ____________

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._______  $___________

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-_____________ SF  ______ x Unit Cost
Ceiling/R-____________SF  ______ x Unit Cost
Floor/R-_____________SF  ______ x Unit Cost

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

- Roofing Type ________________
- No. of Squares _________
- LF Hip or Ridge ________________
  - $ ________________

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

- SF ________________ 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:

- SF ________________
- LF of Railing _____________
  - $ ________________

## CABINETS:
Attach estimate

- $ ________________

## TRIM MATERIALS:
Attach list including quality, description of material and unit prices

- $ ________________

## PAINTING:

- Interior SF ____________ x Price per SF ____________
- Exterior SF ____________ x Price per SF ____________
  - $ ________________
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 SF ________
- Hardwood: Sq. Ft. ________ x price per SF ________
- OTHER: _______ Sq. Ft. ________ x price per SF ________

$______________

CERAMIC TILE (Walls):
- Sq. Ft. ________ x price per SF ________ $______________

APPLIANCES:
- List Appliances and Unit Costs: __________________________________________________
- __________________________________________________

$______________
## MISCELLANEOUS LABOR INCLUDING CLEAN UP:

$__________________

## LIGHT FIXTURES:

$ _______________

## AWNINGS:

$ _______________

## GUTTERS & DOWNSPOUTS:

$ _______________

## SCREEN PORCH:

$ _______________

## OTHER (Describe):

_____________________________________________________________________________________
_____________________________________________________________________________________

$ _______________

## SUBTOTAL

$ _______________

## GENERAL CONTRACTOR’S PROFIT

$ _______________

## TOTAL

$ _______________

### 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 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 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]

______________________________
Signature Owner as Builder

______________________________
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 _____________, 20__.

______________________________
Notary Public

My Commission Expires:
COST ESTIMATE AND LICENSE HOLDER CERTIFICATION

WARNING: IT IS A VIOLATION OF THE SANIBEL CODE OF ORDINANCES TO INTENTIONALLY UNDERSALE 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.

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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 ______________________, 20____.

_______________________________
Notary Public

______________________________
My Commission Expires: