

Substantial Improvement/Substantial Damage

## Detailed Construction Cost Breakdown Itemization Package

<https://www.leegov.com/dcd/flood/building/improvements>

If your home or business is in the Special Flood Hazard Area (SFHA) and is not flood compliant (i.e. structure is below Freeboard, which is FEMA BFE + 1 foot), Unincorporated Lee County has flood damage prevention regulations that may affect how you remodel, renovate, or add on to your building.

If your proposed project is too close to the 50% threshold to determine if work is considered to be Substantial Improvement, then you will be asked to obtain and submit this detailed and complete cost estimate for the addition, remodeling, reconstruction of the structure, prepared and signed by the contractor. The contractor must sign an affidavit indicating that the cost estimate submitted includes all damages or all improvements to your structure, not just structural. The signed contract document must be submitted. If the owner is the contractor, the owner is responsible for submitting the cost estimate and providing documentation, including subcontractor bids, to document the cost estimate.

The following pages contain:

Contractor's Affidavit

Property Owner's Affidavit

Cost Estimate of Reconstruction/Improvement

Informational page of items to be included

Informational page of items to be excluded

**SUBSTANTIAL IMPROVEMENT  
OR SUBSTANTIAL DAMAGE**

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**CONTRACTOR'S  
SUBSTANTIAL DAMAGE OR  
SUBSTANTIAL IMPROVEMENT AFFIDAVIT**

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Contractor's Company Name: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_  
\_\_\_\_\_

Contractor's Phone Number: \_\_\_\_\_

Contractor's State Registration or Certification Number: \_\_\_\_\_

Contractor's Registration Number (if applicable): \_\_\_\_\_  
\_\_\_\_\_

I hereby attest to the fact that I, or a member of my staff, personally inspected the above mentioned property and produced the attached itemized list of repairs, reconstruction and/or remodeling which are hereby submitted for a Substantial Damage or Substantial Improvement Review. These damages/improvements are **ALL OF THE DAMAGES/IMPROVEMENTS** sustained by this structure, and that all additions, improvements or repairs proposed on the subject building are included in this estimate.

See attached itemized list.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me this day personally appeared \_\_\_\_\_, who, being duly sworn, deposes and says that he/she read, understands, and agrees to comply with all the aforementioned conditions.

\_\_\_\_\_  
*Contractor's Signature*

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public State of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**SUBSTANTIAL IMPROVEMENT  
OR SUBSTANTIAL DAMAGE**

PROPERTY OWNER
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**PROPERTY OWNER'S  
SUBSTANTIAL DAMAGE OR  
SUBSTANTIAL IMPROVEMENT AFFIDAVIT**

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_  
\_\_\_\_\_

Property Owner's Phone Number: \_\_\_\_\_

I hereby attest to the fact that the repairs, reconstruction and/or remodeling list for the Substantial Damage or Substantial Improvement Review by me or by my contractor are **ALL OF THE DAMAGES/IMPROVEMENTS** sustained by this structure and will be done to the existing building and that all additions, improvements or repairs on the subject building are included in this estimated construction herewith. Neither I, nor any other contractor, will make any repairs or reconstruction of additions or remodeling not included in the attached list.

**I UNDERSTAND THAT I AM SUBJECT TO ENFORCEMENT ACTION, WHICH MAY INCLUDE FINES, IF ANY INSPECTION OF THE PROPERTY REVEALS THAT I, OR MY CONTRACTOR, HAVE MADE REPAIRS OR IMPROVEMENTS NOT INCLUDED ON THE ATTACHED LIST OF REPAIRS OR THE APPROVED BUILDING PLANS.**

See attached itemized list.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me this day personally appeared \_\_\_\_\_, who, being duly sworn, deposes and says that he/she read, understands, and agrees to comply with all the aforementioned conditions.

\_\_\_\_\_  
*Property Owner's Signature*

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE

## COST ESTIMATE OF RECONSTRUCTION / IMPROVEMENT

Application Number: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost **at the current market value** for any work they intend to perform.

	Sub-Contractor Bids	Contractor or Owner Estimates	
	Bid Amounts (see note "D")	Material Costs	Labor Costs
1. Masonry			
2. Carpentry Material (rough)			
3. Carpentry Labor (rough)			
4. Roofing			
5. Insulation and Weatherstrip			
6. Exterior Finish (Stucco)			
7. Doors, Windows & Shutters			
8. Lumber Finish			
9. Hardware			
10. Drywall			
11. Cabinets (Built-in)			
12. Floor Covering			
13. Plumbing			
14. Shower / Tub / Toilet			
15. Electrical & Light Fixtures			
16. Concrete			
17. Built-in Appliances			
18. HVAC			
19. Paint			
20. Demolition & Removal			
21. Overhead & Profit			
<b>Subtotals</b>			
	<b>Total Estimate Cost (all three subtotals added together)</b>		

- 1) A copy of the signed construction contract must accompany this estimate.
- 2) Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- 3) If any amounts appear in the "Sub-contractor" column, a copy of each signed and dated bid must accompany this form.
- 4) Cost backup must be provided for every line item entry. If any amounts appear in the "Sub-contractor" column, a copy of **each signed and dated bid must accompany this form**. For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number. For example, the backup document may contain a section called "Drywall to be installed (line 10)":

<u>This Sheet (line 10)</u>	<u>Separate Sheet</u>	
Materials: \$2,000.00	1,000 sq ft ½" Drywall @ \$2.00/sq ft = \$2,000.00	
Labor: \$320.00	16 Man Hours to Hang Drywall @ \$20.00/MH = \$320.00	

# **SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE**

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## **ITEMS TO BE INCLUDED**

### **ALL STRUCTURAL ELEMENTS INCLUDING:**

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- Bearing walls, tie beams and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings
- Attached decks and porches
- Interior partition walls
- Exterior wall finishes (e.g., brick, stucco or siding) including painting and decorative moldings
- Windows and doors
- Re-shingling or re-tiling a roof
- Hardware

### **ALL INTERIOR FINISH ELEMENTS, INCLUDING:**

- Tiling, linoleum, stone or carpet over sub-flooring
- Bathroom tiling and fixtures
- Wall finishes (e.g., drywall, painting, stucco, plaster, paneling, marble or other decorative finishes)
- Kitchen, utility and bathroom cabinets
- Built-in bookcases, cabinets and furniture
- Hardware

### **ALL UTILITY AND SERVICE EQUIPMENT, INCLUDING:**

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Light fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Central vacuum systems
- Water filtration, conditioning or recirculation systems

### **ALSO:**

- Labor and other costs associated with demolishing, removing or altering building components
- Overhead and profit

# SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE

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## Items to be EXCLUDED

Plans and specifications  
Survey costs  
Permit fees

debris removal (e.g., removal of debris from building or lot, dumpster rental, transport fees to landfill and landfill tipping fees), and clean-up (e.g., dirt and mud removal, building dry out, etc.)

Items not considered real property such as: throw rugs (carpeting over finished floors), furniture, refrigerators, appliances which are not built-in, etc.

### **OUTSIDE IMPROVEMENTS, INCLUDING:**

- |   |  |
|---|--|
| <input type="checkbox"/> Landscaping              | <input type="checkbox"/> Gazebos                                 |
| <input type="checkbox"/> Sidewalks                | <input type="checkbox"/> Detached Structures (Including Garages) |
| <input type="checkbox"/> Fences                   | <input type="checkbox"/> Landscape Irrigation Systems            |
| <input type="checkbox"/> Yard Lights              | <input type="checkbox"/> Docks and Davits                        |
| <input type="checkbox"/> Swimming Pool/Spa        | <input type="checkbox"/> Seawalls                                |
| <input type="checkbox"/> Screened Pool Enclosures | <input type="checkbox"/> Driveways                               |
| <input type="checkbox"/> Sheds                    | <input type="checkbox"/> Decks                                   |

## **ITEMS REQUIRED TO EVALUATE**

### **Applicant must submit the following:**

1. **Completed and signed application** for substantial damage/improvement review (included in package).
2. **Elevation certificate** if property is located above base flood elevation.
3. **Owner's reconstruction/improvement affidavit** signed, notarized and dated (included in package).
4. **Contractor's reconstruction/improvement affidavit** signed, notarized and dated (included in package).
5. **Estimated cost of reconstruction/improvement form** (included in package).
6. This **checklist**.
7. **Copy of construction contract**. If the owner is the contractor, submit all subcontractor bids to document the cost estimate.