

641 St. Judes Dr.

Write a description for your map.

Legend

641 St Judes Dr

REVIEWED FOR
CODE COMPLIANCE



APPROVED

7/2/2026, 7:01:00 PM

BR/ALT-25-0180

Debra Klahr

Joan M Durante Community Park

Harry's Gourmet Deli And Bakery

Lo' Key Island Grille

Gulf of Mexico Dr

641 St Judes Dr

Body By Rocco

Cedars Tennis Resort & Club

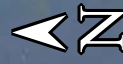
Cedars Ct

Cedars West

Google Earth

Image Landsat / Copernicus

Royal Corinthian Homes
Building Lives. Building Communities.
License No. CB0726490



1000 ft



Royal Corinthian Homes

Building Lives. Building Communities.

License No: CBC1264690

Project: 641 Saint Judes Dr, Longboat Key, FL 34228
Owner: Andrea and Robert Cross

Builder: William J Walters
Company: Royal Corinthian Home, Inc.
Address: 12651 McGregor Blvd, Unit 404
Fort Myers, FL, 33919
Work Phone: 2394371625
Email: jwalters@royalcorinthianhomes.com
Certified Building Contractor CBC1264690

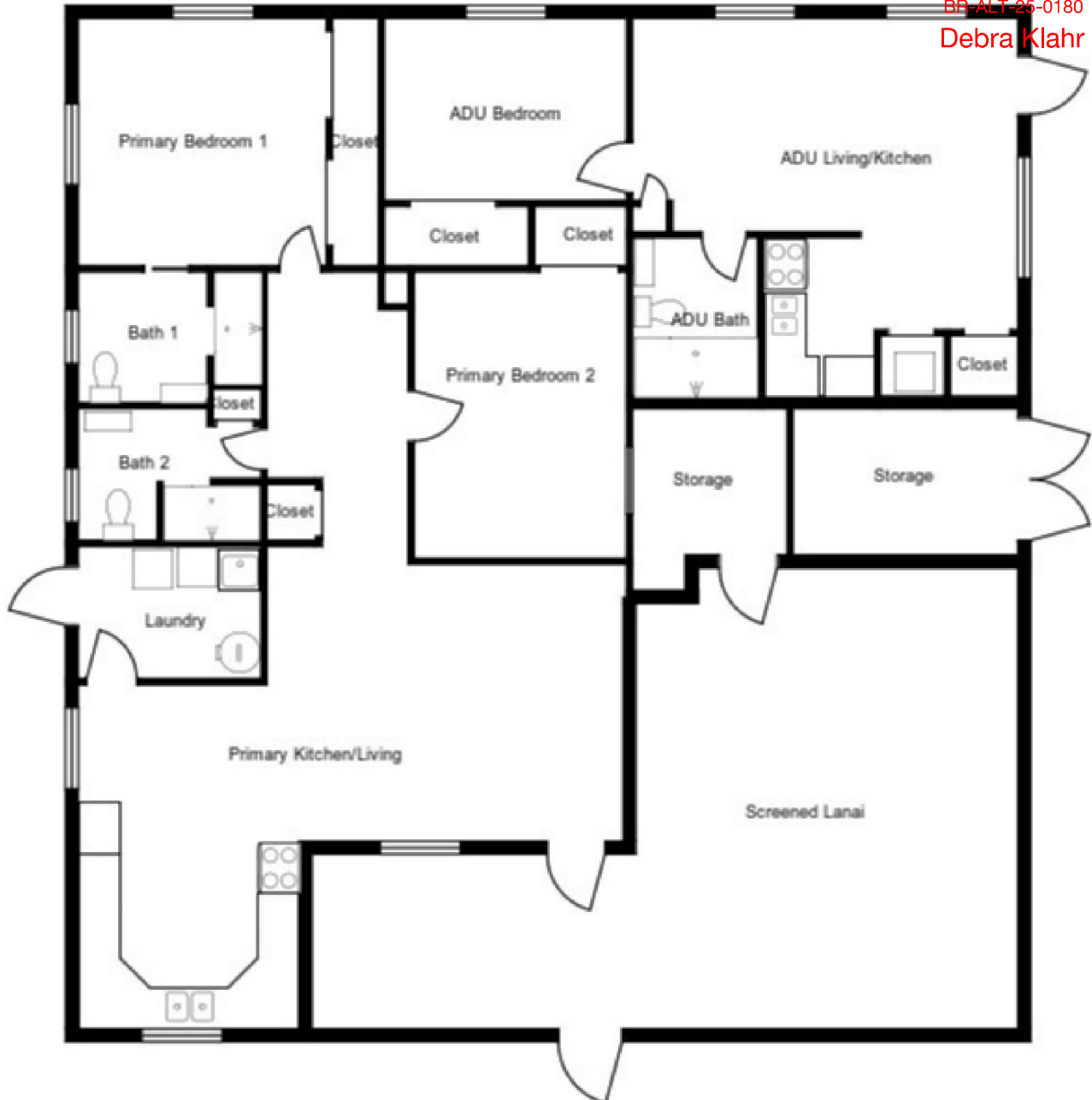


Floorplan

2/2/2026, 7:01:00 PM

BB-ALT-25-0180

Debra Klahr



Notes:

Proposed work performed will meet the: The Florida Building Code (FBC) 2023, Wind Load 150 MPH Risk Factor II, Exposure Category D

Prepared By: Jimmy Oriol Date: 12/22/25 (rev 1.28.26) N.T.S.



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Scope of Work

Hurricane Damage Restoration and Interior Remodel

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1. Electrical

- Remove and replace electrical wiring, outlets, switches, and devices impacted or damaged by stormwater intrusion.
- Restore all affected electrical systems to safe, code-compliant, and fully operational condition.
- Replace the existing electrical service panel, including breakers and associated connections, as required to meet current code.

2. Plumbing

- Update, restore, and reconnect rough plumbing as required for the primary residence kitchen, laundry room, and bathrooms.
- Update, restore, and reconnect rough plumbing as required for the Accessory Dwelling Unit (ADU) kitchen, bathroom, and laundry closet.
- Install and reconnect plumbing fixtures, including sinks, faucets, and toilets, as required in kitchens, bathrooms, and laundry areas.

3. HVAC

- Remove and replace the primary residence air conditioning condenser; replace the air handler if required based on system condition and compatibility.
- Remove and replace the existing mini-split HVAC system serving the ADU.

4. Insulation

- Replace exterior wall insulation as required due to flood or moisture damage, from flood cut to floor typical.
- Replace insulation between the primary residence and ADU to meet code and sound/fire separation requirements, from flood cut to floor typical.

5. Drywall

- Replace drywall in areas affected by flood cuts or moisture damage, from flood cut to

floor or full wall if incompatible wall covering

- Install fire-rated (Type X) drywall where required between the primary residence and ADU.
- Finish drywall, including taping, mudding, blending, and texturing, to match existing conditions.



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6. Painting

- Prepare and paint interior walls, ceilings, trim, and exterior surfaces as required to restore affected areas and match existing finishes.

7. Interior Trim and Doors

- Remove and replace interior doors and trim for bedrooms and closets as required due to damage.
- New doors and trim to match the original style, size, and finish where feasible.

8. Exterior Doors and Sliding Glass Doors

- Remove and replace with impact-rated primary front entry door, laundry room door, ADU front door, and storage closet door to match original openings and appearance.
- Inspect existing vinyl sliding glass door; replace rollers and hardware as required to restore proper operation.

9. Cabinetry, Vanities, and Countertops

- Remove and replace primary kitchen cabinetry and countertops.
- Remove and replace bathroom vanities and countertops in the primary residence and ADU as required due to damage.

10. Appliances

- Remove and replace hard-wired and permanently installed appliances in the primary kitchen and ADU kitchen as required.
- Replace the water heater.

11. General Carpentry and Framing

- Remove and replace damaged structural or non-structural framing members as required to restore integrity and meet current building code.



Attachment A

Good Faith Estimate (FEMA Pkg)

Last Updated: 12.6.2025



Andrea and Robert Cross - Duplex Storm Renovation
641 Saint Judes Dr.
Longboat Key, FL 33905

Prepared By: Jimmy Oriol

2/2/2026, 7:01:00 PM

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Item	Estimated Amount	Note
Permitting		
Demo/Site Prep	\$1,170.00	
Insulation -Labor & Material	\$1,473.39	
Drywall -Labor & Material	\$21,451.59	Replace and blend texture to existing
Electrical - Labor & Material	\$11,010.00	Rewire as needed for storm damage, move elec. Service/meter
Electrical Fixtures- Allowance	\$2,000.00	Allowance depending on selections
HVAC - Labor & Material	\$13,450.00	Replace compressor, sanitize system and replace mini-split
Framing and Shell Addition - Labor & Material	\$2,798.00	Lanai framing repairs, widow and door bucking, front door trim
Interior Trim - Labor & Material	\$17,537.00	Includes base, casing, and shiplap
Painting - Interior & Exterior - Labor & Material	\$32,220.50	Interior and Exterior walls, ceiling, doors, trim.
Plumbing- Labor & Material	\$23,544.71	Includes Fixtures Allowance \$10,236, drop in apt shower
Cabinets and Vanities - Kitchen, Bathrooms, Apt - Installed	\$16,856.00	Shaker style with soft close uppers and lowers
Cabinet and Vanity Tops - Installed	\$7,780.00	Quartz/solid surface allowance kitchens
Kitchen Appliances Allowance	\$5,208.00	Samsung Pkg grade stainless appliance pkg (exc plug in appl), tankless water heater, no W/D
Tile Flooring - Allowance	\$6,928.06	Includes kitchen backsplash
Bathroom Shower Glass Enclosures	\$5,650.00	Framless Enclosures Master, Slide enclosure others
Mirrors, Closet Shelves	\$1,400.00	
Ext Doors	\$15,150.00	Door replacement and slider repair (no windows)- Allowance
Project Direct Overhead		
Equipment	\$1,500.00	
Dumpsters & Trash Haul Away	\$3,300.00	
Porta Potties	\$2,250.00	
Estimated Project Direct Costs	\$192,677.25	
RCH Overhead & Profit	\$57,552.94	
Estimated Grand Total	\$250,230.19	

ADDITIONAL NOTES & CLARIFICATIONS

*This is not a contract to perform any services, only a Good Faith Estimate for budget purposes.

*Builders Risk Insurance to be purchased by owner with Royal Corinthian Homes added as additional insured.

*Contingency note: This is not a guaranteed maximum bid. Contractor will do everything within their reasonable power to control costs for owners sake.

There is a high potential for unforeseen repairs to be made that will be above and beyond projected costs listed above on a cost plus basis

*On site temporary utilities (i.e. water & power) are NOT calculated in cost above and are to be owner provided

*Items specifically NOT included in costs listed above include things such as any code upgrades as required by the city. These are not limited to but can be such items as: energy code upgrades, electrical code upgrades, life & safety code upgrades, ada upgrades, window replacement or glass replacement, roof sheathing or rafter strapping upgrades, interior designers, architectural drawings, engineering, etc.

*Contingency note: Remodel projects can sometimes have items that are discovered during the renovation process that are unforeseen and cause adjustments in the scope of work and the costs. Any unforeseen items that are discovered during the project will be discussed with owner as to their effect on scope of work and cost.

*FEMA approvals and 50% rule compliance should be verified before the start of the project.

*Renovation work to be based upon customers direction, plans, plan details, code enforced upgrade requirements (including any hidden unforeseen issues that might

*Estimate based on current condition of the home as of the date of the estimate.

*Royal Corinthian Homes will perform the mutually agreed upon restoration & renovation services on an open-book cost plus basis. A gross profit margin (GPM) of 23% of the overall project amount on the project is the builder's percentage for compensation for Royal Corinthian's Overhead, Profit & Management /Supervision Personnel.