



MEMORANDUM

To: Dona Butler

From: Lisa Peterson, APM - Disaster Case Management & Interim Construction

CC: Sarah Nolan, APM - Administration and Finance  
Chris Williams, APM - Policy & Compliance  
Kathy Williams, Procurement Manager

Date: May 5, 2025

Subject: Site Specific Pricing\_Shed pricing

The Volusia County Transform386 Single Family Repair and Replacement Program in conjunction with its implementation vendor, LEMOINE Disaster Recovery, has conducted a pricing exercise for shed construction using the April 2024 Xactimate costs currently in effect for the program.

The purpose of the exercise was to establish an average cost per square foot, including overhead and profit, to be incorporated into the site specific pricing sheet used by the program.

The need for this exercise stemmed from an increase in mobile home park requirements that matching sheds be provided with the mobile home replacement projects and the fact that the size requirements of the parks are not uniform and the creation of building the necessary size unit in Xactimate each time was creating various costs for same or similar type units.

Based on the results of the pricing exercise, attached, staff is recommending that a line be added to the program site specific pricing list as follows:

Description	Unit Type	Price
Cost to construction accessory shed	SF	\$190.18

Approved by:

  
Dona Butler, Director

5/5/25  
Date

**Lemoine Cost Proposal for MHU Shed costs**  
*Prices built through Xactimate as of April 20, 2025*

Shed Size	Sq Ft	Build Cost	OHP Cost	Cost	Cost per Sq Ft
4x7	28	\$5,643.63	\$1,693.08	\$7,336.71	\$262.03
4x8	32	\$6,032.87	\$1,809.86	\$7,842.73	\$245.09
8x10	80	\$8,496.43	\$2,548.94	\$11,045.37	\$138.07
10x12	120	\$10,665.01	\$3,199.48	\$13,864.49	\$115.54
<b>Average cost per sq ft:</b>					<b>\$190.18</b>

[EX] MHU Shed Pricing in Xactimate



Paul Roberts <paul.roberts@1lemoine.com>

To Lisa Peterson; Cami Henry

Cc Lobdell, Steven; Dalon, Brandon; Lasher, Nicholas; O'Donoghue, Tyler

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Lisa - Please see attached MHU Shed pricing from Xactimate for the four current configurations being required by MHU parks at this time. I would recommend a price per square foot to be used in the Site Specific Cost Form, in case we encounter other MHU park size requirements. Please let us know if you have any questions.

**Paul Roberts**  
[paul.roberts@1lemoine.com](mailto:paul.roberts@1lemoine.com)

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**Sheds include the following:**

- Patio Cover Roof Panels
- Housewrap
- Vinyl Siding
- Wood Framing
- 1/2" sheathing
- Floor joists
- Footing
- Rebar
- Concrete slab
- Foundation vent
- 1 Door
- 1 Window
- 1 interior light
- 1 interior electrical outlet

**As of May 4, 2025**