



**County of Volusia**  
**Office of Recovery & Resiliency**

**MEMORANDUM**

**To:** Dona Butler

**From:** Lisa Peterson, APM - Construction *(APM)*

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

**Date:** June 19, 2026

**Subject:** Site Specific Pricing\_Shed pricing update

This memorandum is to request approval for updates to the current construction cost standard for Sheds and the associated Xactimate pricing methodology. The proposed updates are as follows:

1. Removal of OHP on Tax Lines  
Update the Xactimate pricing used to remove the application of Overhead and Profit (OHP) from applicable tax line items.
2. Updated Xactimate Price List Adoption  
Update the Xactimate pricing used to match the April 2026 adopted Xactimate price list as the standard pricing moving forward.
3. Standard Shed Sizing for Park Requirements  
Establish a standard shed size of 8 feet (depth) by 12 feet (width) for mobile home parks requiring shed replacement as part of program replacement activities.
  1. Allowance for Reduced Shed Sizes When Necessary  
Permit the use of smaller shed sizes when required by site-specific conditions or park requirements, with pricing based on the applicable Xactimate cost at the time the estimate is prepared.
4. Cost adjustments

The cost per unit being proposed for use is as follows:

| Description                             | Unit Type | Price       |
|-----------------------------------------|-----------|-------------|
| Cost to construct 8'x12' accessory shed | ea        | \$13,115.66 |

Approved by:

*Dona D. Butler*  
Dona D. Butler, Director

*6/19/26*  
Date



# COST ESTIMATE

VOLUSIA COUNTY GOVERNMENT TRANSFORM386

Property:  
FL

Claim Rep.: Paul Roberts

Estimator: Paul Roberts

Claim Number:

Policy Number:

Type of Loss: Hurricane

Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 7/3/2024 8:00 AM

Price List: FLDY8X\_APR26  
Restoration/Service/Remodel  
Estimate: MHU\_SHED\_8X12

**MHU\_SHED\_8X12**
**Main Level**
**Main Level**

| DESCRIPTION                                                                                                                                                                                                                                          | QTY         | UNIT PRICE | TOTAL    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|----------|
| <b>-----FRAMING-----</b>                                                                                                                                                                                                                             |             |            |          |
| 1. House wrap (air/moisture barrier)                                                                                                                                                                                                                 | 490.67 SF @ | 0.37 =     | 181.55   |
| 2. Siding - vinyl                                                                                                                                                                                                                                    | 490.67 SF @ | 4.80 =     | 2,355.22 |
| 3. 2" x 4" x 12' #2 & better Fir / Larch (material only)                                                                                                                                                                                             | 19.00 EA @  | 6.63 =     | 125.97   |
| Construction module of sketch used to determine scope and quantities.                                                                                                                                                                                |             |            |          |
| 4. 2" x 4" x 10' #2 & better Fir / Larch (material only)                                                                                                                                                                                             | 9.00 EA @   | 5.50 =     | 49.50    |
| Construction module of sketch used to determine scope and quantities.                                                                                                                                                                                |             |            |          |
| 5. 2" x 4" x 8' #2 & better Fir / Larch (material only)                                                                                                                                                                                              | 13.00 EA @  | 4.40 =     | 57.20    |
| Construction module of sketch used to determine scope and quantities.                                                                                                                                                                                |             |            |          |
| 6. 2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)                                                                                                                                                                                          | 15.00 EA @  | 5.34 =     | 80.10    |
| Construction module of sketch used to determine scope and quantities.                                                                                                                                                                                |             |            |          |
| 7. Sheathing - OSB - 1/2"                                                                                                                                                                                                                            | 490.67 SF @ | 1.81 =     | 888.11   |
| Construction module of sketch used to determine scope and quantities.                                                                                                                                                                                |             |            |          |
| 8. Labor to frame 2" x 4" non-bearing wall - 16" oc                                                                                                                                                                                                  | 448.50 SF @ | 2.18 =     | 977.73   |
| Construction module of sketch used to determine scope and quantities.                                                                                                                                                                                |             |            |          |
| 9. Joist - floor or ceiling - 2x4 - w/blocking - 16" oc                                                                                                                                                                                              | 96.00 SF @  | 1.89 =     | 181.44   |
| <b>-----FOUNDATION-----</b>                                                                                                                                                                                                                          |             |            |          |
| 10. Footings - labor and materials                                                                                                                                                                                                                   | 1.28 CY @   | 696.99 =   | 892.15   |
| Construction module of sketch used to determine scope and quantities. Includes: 5.5 bag mix (3500 psi) concrete, forms, stakes, and installation labor.                                                                                              |             |            |          |
| Excludes: Deformed steel rebar.                                                                                                                                                                                                                      |             |            |          |
| 11. Steel rebar - j-bar - #4, 2' 6"                                                                                                                                                                                                                  | 40.00 EA @  | 6.00 =     | 240.00   |
| Construction module of sketch used to determine scope and quantities. Includes: #4 (1/2") diameter deformed steel j-bar, tied in place and installation labor.                                                                                       |             |            |          |
| 12. Steel rebar - #4 (1/2")                                                                                                                                                                                                                          | 90.17 LF @  | 2.33 =     | 210.10   |
| Construction module of sketch used to determine scope and quantities. Includes: #4 (1/2") diameter deformed steel rebar, tied in place and installation labor.                                                                                       |             |            |          |
| 13. Concrete slab on grade - finished in place                                                                                                                                                                                                       | 1.19 CY @   | 657.70 =   | 782.66   |
| Construction module of sketch used to determine scope and quantities. Includes: Concrete, forms, and installation labor. Excludes: Slab reinforcement. See items CNCSLRE*, or CNCRB* if needed. Quality: 6 bag mix (4000 psi), 2x4 forming material. |             |            |          |
| 14. Foundation vent - installed in wood framing                                                                                                                                                                                                      | 4.00 EA @   | 59.69 =    | 238.76   |
| 36. 2" x 4" x 14' #2 & better Fir / Larch (material only)                                                                                                                                                                                            | 6.00 EA @   | 7.75 =     | 46.50    |

**Storage Area/Room**
**Height: Sloped**

| DESCRIPTION                                                  | QTY       | UNIT PRICE | TOTAL  |
|--------------------------------------------------------------|-----------|------------|--------|
| <b>-----DOORS &amp; WINDOWS-----</b>                         |           |            |        |
| 15. Exterior door - metal - insulated - flush or panel style | 1.00 EA @ | 540.86 =   | 540.86 |

**CONTINUED - Storage Area/Room**

| DESCRIPTION                                                           | QTY        | UNIT PRICE | TOTAL  |
|-----------------------------------------------------------------------|------------|------------|--------|
| 16. Prime & paint door slab only - exterior (per side)                | 2.00 EA @  | 63.04 =    | 126.08 |
| 17. Seal & paint door/window trim & jamb - (per side)                 | 2.00 EA @  | 45.88 =    | 91.76  |
| 18. Door lockset & deadbolt - exterior                                | 1.00 EA @  | 98.55 =    | 98.55  |
| 19. Vinyl window, single hung, 9-12 sf                                | 1.00 EA @  | 363.09 =   | 363.09 |
| 20. Add on for "Low E" glass                                          | 12.00 SF @ | 5.47 =     | 65.64  |
| -----ELECTRICAL-----                                                  |            |            |        |
| 21. Light fixture                                                     | 1.00 EA @  | 80.29 =    | 80.29  |
| Construction module of sketch used to determine scope and quantities. |            |            |        |
| 22. 110 volt copper wiring run and box - rough-in only                | 1.00 EA @  | 70.95 =    | 70.95  |
| Construction module of sketch used to determine scope and quantities. |            |            |        |
| 23. 110 volt copper wiring run, box and switch                        | 1.00 EA @  | 90.32 =    | 90.32  |
| Construction module of sketch used to determine scope and quantities. |            |            |        |
| 24. 110 volt copper wiring run, box and outlet                        | 1.00 EA @  | 89.64 =    | 89.64  |
| Construction module of sketch used to determine scope and quantities. |            |            |        |

**Roof**
**Storage Roof**

| DESCRIPTION                                        | QTY         | UNIT PRICE | TOTAL  |
|----------------------------------------------------|-------------|------------|--------|
| -----ROOF-----                                     |             |            |        |
| 25. Patio Cover - Roof panels only - Moderate load | 128.38 SF @ | 7.46 =     | 957.71 |

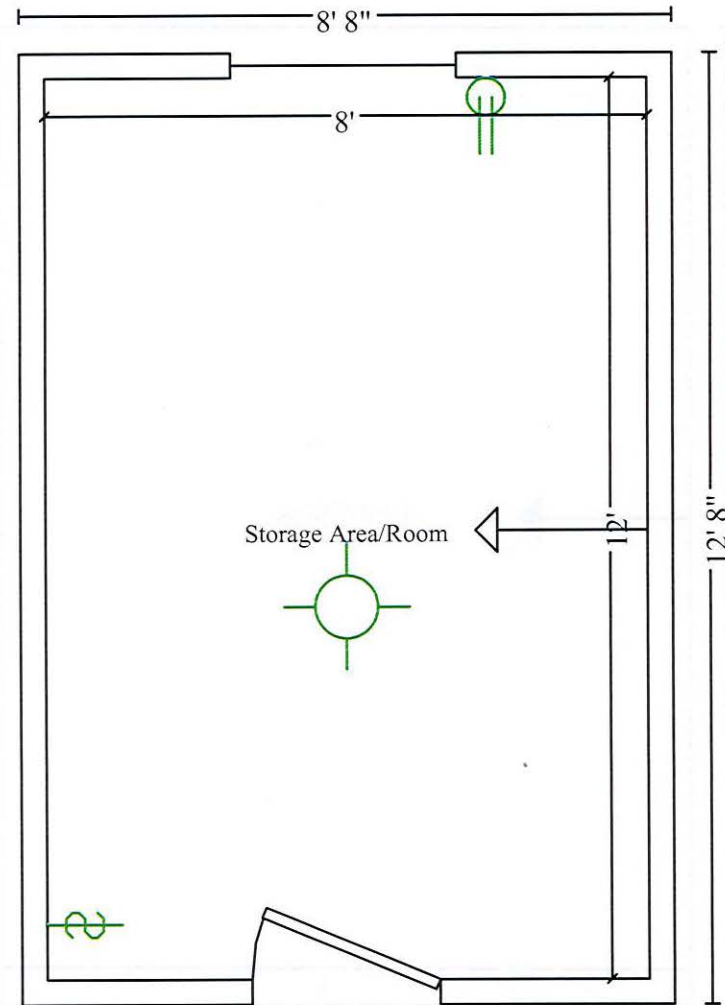
**Grand Total Areas:**

|                           |                                   |                              |
|---------------------------|-----------------------------------|------------------------------|
| 420.00 SF Walls           | 96.75 SF Ceiling                  | 516.75 SF Walls and Ceiling  |
| 96.00 SF Floor            | 10.67 SY Flooring                 | 40.00 LF Floor Perimeter     |
| 0.00 SF Long Wall         | 0.00 SF Short Wall                | 40.12 LF Ceil. Perimeter     |
| 96.00 Floor Area          | 109.78 Total Area                 | 420.00 Interior Wall Area    |
| 530.25 Exterior Wall Area | 42.67 Exterior Perimeter of Walls |                              |
| 128.38 Surface Area       | 1.28 Number of Squares            | 45.83 Total Perimeter Length |
| 0.00 Total Ridge Length   | 0.00 Total Hip Length             |                              |

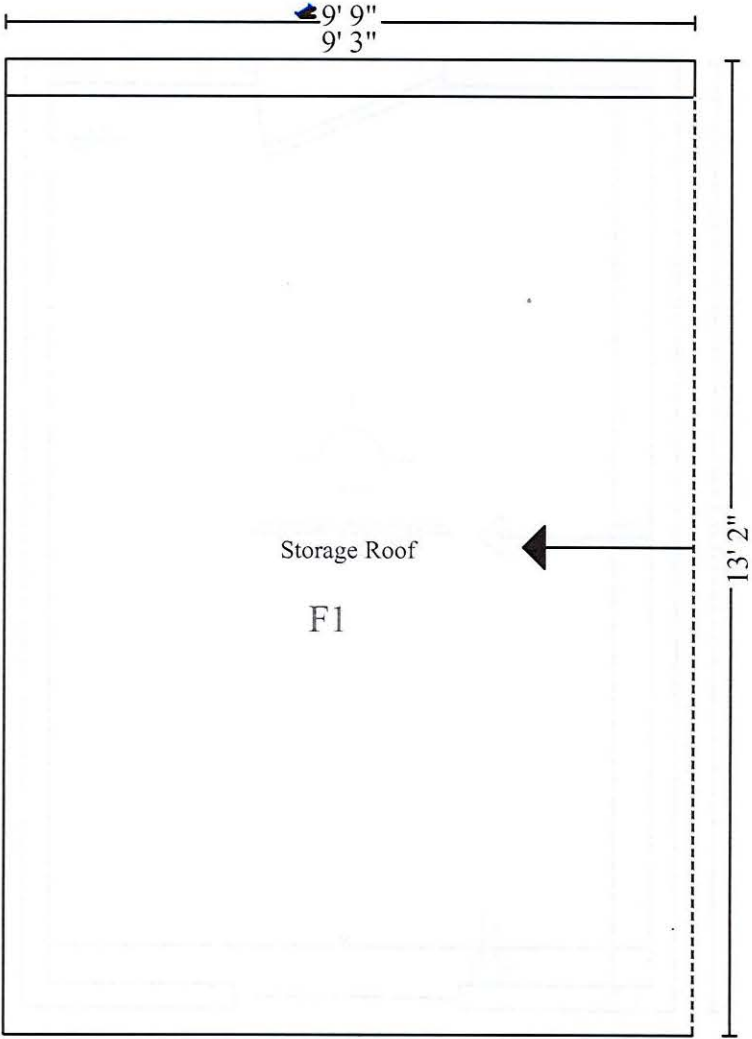
**Summary for ECR**

|                               |                    |
|-------------------------------|--------------------|
| Line Item Total               | 9,881.88           |
| Overhead                      | 1,482.30           |
| Profit                        | 1,482.30           |
| Material Sales Tax            | 269.18             |
| <b>Replacement Cost Value</b> | <b>\$13,115.66</b> |
| <b>Net Claim</b>              | <b>\$13,115.66</b> |

Paul Roberts



Main Level





SHED\_FRONT

View - With Dimensions



6/18/2026

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MHU\_SHED\_8X12

