



County of Volusia
Office of Recovery & Resiliency

MEMORANDUM

To: Dona Butler, Director

From: Lisa Peterson, Homeowner Recovery Program Manager

CC: Sarah Nolan, Adim & Finance Manager
Melissa DeWall, Policy & Compliance Manager
Kathy Williams, Procurement Manager

Date: May 28, 2026

Subject: Xactimate Pricing Analysis_April 2026

The Transform386 Program established rehabilitation pricing for the Single Family Repair and Replacement Program using the Xactimate pricing for the Daytona Beach area set for April 2024. For the purposes of cost reasonableness, the program allows requests for review to be made every six months to determine if pricing needs to be adjusted to meet market demand. The last update to pricing resulted in adoption of the October 2025 pricelist.

A cost comparison analysis of the Xactimate pricelist indicated that the template line items have increased from the October 2025 baseline to the April 2026 pricelist by 3%. As such LEMOINE is requesting that the program update the Xactimate pricing being used to reflect the April 2026 prices. Program staff are in concurrence with the increase as presented by LEMOINE. A copy of the analysis summary is attached to this memo.

Staff finds the requested Xactimate pricelist update to be reasonable and justified and recommends approval of the adoption of the April 2026 Xactimate pricelist for the Daytona Beach market. This approval would be effective as of May 29, 2026 and would apply to any project that has not had a Construction Notice to Proceed (NTP) issued as of this date. This approval will also serve as a change order pre-authorization for impacted cases having said NTP issued after May 29, 2026.

LEMOINE is directed to include this memo with all applicable change orders.

Approved by:

Dona Butler, Director

5/29/26

Date

Change Report Coverage Totals

Baseline Estimate (Change 0)		Comparison Estimate (Change 0)		
Snapshot: VC_October 2025		Snapshot: VC_April 2026		Price List: FLDY8X_APR26
DRV Totals				Net Change
Item Total (excludes sales tax and O&P)	\$231,144.94	Item Total (excludes sales tax and O&P)	\$239,272.99	+\$8,128.05
Additional Charges	\$0.00	Additional Charges	\$0.00	\$0.00
Sales Tax	\$7,080.19	Sales Tax	\$7,280.88	+\$200.69
Overhead	\$35,734.24	Overhead	\$36,982.98	+\$1,248.74
Profit	\$35,734.24	Profit	\$36,982.98	+\$1,248.74
Deductible	(\$0.00)	Deductible	(\$0.00)	(\$0.00)
Total	\$309,693.61	Total	\$320,519.83	+\$10,826.22
ECR Totals				Net Change
Item Total (excludes sales tax and O&P)	\$262,463.99	Item Total (excludes sales tax and O&P)	\$271,819.57	+\$9,355.58
Additional Charges	\$0.00	Additional Charges	\$0.00	\$0.00
Sales Tax	\$7,689.49	Sales Tax	\$7,882.55	+\$193.06
Overhead	\$40,523.56	Overhead	\$41,955.30	+\$1,431.74
Profit	\$40,523.56	Profit	\$41,955.30	+\$1,431.74
Deductible	(\$0.00)	Deductible	(\$0.00)	(\$0.00)
Total	\$351,200.60	Total	\$363,612.72	+\$12,412.12

DRV Totals

Snapshot: VC_Oct 2025	Price List: FLDY8X_OCT25
Item Total (excludes sales tax and O&P)	\$231,144.94

Snapshot: VC_April 2026	Price List: FLDY8X_APR26
Item Total (excludes sales tax and O&P)	\$239,272.99

Net Change	Net Change
\$8,128.05	3%

ECR Totals

Snapshot: VC_Oct 2025	Price List: FLDY8X_OCT25
Item Total (excludes sales tax and O&P)	\$262,463.99

Snapshot: VC_April 2026	Price List: FLDY8X_APR26
Item Total (excludes sales tax and O&P)	\$271,819.57

Net Change	Net Change
\$9,355.58	3%

Average net change for ECR & DRV from October 2025 to April 2026 is: 3%

Below is the net changes from the prior approved analysis (Apr 24 to Oct 25)

Net Change	Net Change
\$14,627.30	6%
Net Change	Net Change
\$15,818.59	6%

Average net change for ECR & DRV from April 2024 to October 2026 is: 6%

DRV Totals

Snapshot: VC_April 2024	Price List: FLDY8X_APR24
Item Total (excludes sales tax and O&P)	\$216,517.64

Snapshot: VC_April 2026	Price List: FLDY8X_APR26
Item Total (excludes sales tax and O&P)	\$239,272.99

Net Change	Net Change
\$22,755.35	10%

ECR Totals

Snapshot: VC_April 2024	Price List: FLDY8X_APR24
Item Total (excludes sales tax and O&P)	\$246,645.40

Snapshot: VC_April 2026	Price List: FLDY8X_APR26
Item Total (excludes sales tax and O&P)	\$271,819.57

Net Change	Net Change
\$25,174.17	9%

Average net change for ECR & DRV from April 2024 to April 2026 is: 9%