



July 22, 2021

Iowa Department of Administrative Services  
Attn: Jennifer Kleene  
109 SE 13<sup>th</sup> Street  
Des Moines, IA 50319

RE: Woodward Resource Center  
Cottage Roof Replacements  
Conceptual Cost Opinion

Dear Ms. Kleene:

As you have requested, we are providing you with an overall cost opinion for the cottage roof replacements at Woodward Resource Center. This conceptual cost opinion includes estimate costs from inception through construction. The cost opinion includes Design, CM and DAS fees as well as design and construction contingency. Story Construction completed a site inspection of the cottage roofs on July 15, 2021. Below is a summary of the scope of work included and cost opinion.

Scope of Work

- Demo existing roofing material.
- Demo 5% of the roof sheeting. This quantity represents the amount assumed damaged.
- Demo existing gutters and downspouts.
- Demo roof boots at utility roof penetration locations.
- Install 5% of the damaged roof sheeting. This quantity represents the amount assumed to be replaced.
- Install new Owen Corner Duration Storm shingles or similar product.
- Install new gutters and downspouts with leaf guard.
- Install new roof boots at the utility roof penetration locations.

Assumptions and Observations

No roof anchors have been included in the cost opinion as this is not an existing condition.  
To save on design fees, the existing CAD files should be provided to the Design Team.

Conceptual Cost Opinion: \$586,880

Construction	\$431,200
5% Design Contingency	\$21,560
10% Construction Contingency	\$43,120
CM Preconstruction Services	\$18,000
CM Construction Services	\$35,000
Design Services	\$32,000
DAS	\$6,000

Jennifer Kleene  
July 22, 2021

Thanks for the opportunity to assist you. If you have questions, please call me at 515-817-2647.

Sincerely,

STORY CONSTRUCTION CO.

A handwritten signature in black ink, appearing to read "Jeffrey Reams", with a long horizontal flourish extending to the right.

Jeffrey Reams  
Project Manager  
JR:jr

Attachments: Pictures



Cedar - 103

Cedar 201





201  
Franklin





203 Franklin



