



January 5, 2024

Mr. Loren Glasbrenner
District Administrator
River Valley School District
660 W. Daley Street
Spring Green, WI 53588

Re: Project Agreement

Dear Loren:

Thank you for the opportunity for Kraemer Brothers, LLC (Kraemer Brothers) to partner with River Valley School District.

Scope Summary and Fee Proposal

We are submitting a three-phased proposal commencing with facility master planning, community engagement and budgeting to incorporate into a community-wide survey. Pending positive feedback from the survey we would then begin referendum planning services and conclude with the design (by FEH Design) and construction of the facility improvements pending a successful referendum.

Phase 1 - Facilities Planning and Community-Wide Survey - COMPLETED SPRING 2023

Our services, in coordination with FEH Design, will include re-evaluation and identification of existing facilities in the River Valley School District. A series of meetings with the District to prepare facilities study, building grade configurations, define space programs, high level floor plans, construction timeline, and budgets to be used in the survey. The process will also include community engagement in the form of focus groups or a taskforce to gauge community feedback prior to the survey.

Phase 2 - Referendum Assistance and Support Services

If the District elects to proceed with a referendum after completion of Phase 1, Kraemer Brothers will coordinate with FEH Design to support the District in community engagement, community outreach, graphic design, strategy/messaging and general referendum support services.

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Phase 3 - Project Implementation Services

Upon an approved referendum, the River Valley School District agrees to enter into a construction management / general contractor agreement (AIA Contract A101) with Kraemer Brothers based on the following fees (sum of all projects combined will be the basis for the fee):

<u>Cost of the Work</u>	<u>Kraemer Brothers</u>
\$1,000,000 < \$15,000,000	1.75%
\$15,000,001 < \$25,000,000	1.50%
Greater than \$25,000,000	1.25%

Kraemer Brothers Phase 1 and Phase 2 services will be at no charge. FEH Design's fees (for all phases) are direct with the River Valley School District under a separate agreement. In the event of a failed referendum, River Valley School District will continue to work with Kraemer Brothers to evaluate the results and reposition for a future referendum under a similar approach outlined in this agreement.

We appreciate the opportunity to partner with the River Valley School District on the planning, design, and construction phases of this important project.

Upon acceptance, please sign and return one copy of this proposal letter for our files/records.

Sincerely,

KRAEMER BROTHERS, LLC



Kyle Kraemer, Vice President

Accepted by:

RIVER VALLEY SCHOOL DISTRICT

Signature: _____

Name: _____

Title: _____

Date: _____