



Kraemer Brothers, LLC | 925 Park Avenue | P.O. Box 219 | Plain, WI 53577-0219 | ph 608.546.2411 | fx 608.546.2509

April 8, 2025

River Valley Schools
660 Daley St.
Spring Green, WI 53588

Attention: Brian Krey

Re: River Valley Schools
Miscellaneous Projects – Target Budgets

Dear Brian:

Kraemer Brothers is pleased to provide the following budgets per plans provided by Jewell dated 2-11-2025 as it relates to the RVHS Basement Locker Rooms, RVHS Stage and Band Room, RVHS Center Court Bathrooms, and the RVMS Offices. We are also pleased to present budgets per the walkthrough dated 1-30-2025 in regard to RVHS Hallway Door, RVHS Rooms 37 & 38, RVMS Tech Ed Storage Ceiling, and RVES Partition Walls.

High School – Basement Locker Rooms & Restrooms

Demolition	\$15,000
Concrete Floors & Misc Interior Concrete	\$14,000
Masonry	\$19,000
Rough Carpentry	\$7,000
Tiling	\$32,000
Painting & Caulking	\$5,000
Plumbing	\$94,000
HVAC (Incl. w/ HS Stage, Band room, & Ext Ramp)	None
Electrical	\$5,000
Toilet/Shower Partitions & Accessories	\$14,000
Gen. Cdns, Protections, & Job Cleanup	\$44,000
General Liability Insurance	\$2,000
Building Permit (Allowance)	\$1,000
Construction Fee	\$12,000
Contingency	\$30,000
Total Budget	\$295,000

High School – Stage, Band room, & Exterior Ramp

Site Demolition at Band Landing	\$57,000
Conc. Fdns, Ramp, Railings & Sidewalks	\$73,000
Demolition	\$38,000
Masonry	\$29,000
HM Frames, Wood Doors, & Hardware	\$25,000
Steel Studs, Insulation, Drywall, Rough Carpentry, & FRP	\$52,000
Flooring	\$14,000
Acoustical Ceiling Cloud at Stage	\$20,000
Painting & Caulking	\$20,000
HVAC	\$68,000
Electrical	\$36,000
Gen. Cdns, Protections, & Job Cleanup	\$55,000
General Liability Insurance	\$3,000
Building Permit (Allowance)	\$3,000
Construction Fee	\$25,000
Contingency	\$50,000
Total Budget	\$568,000

****Alternate 1:** Masonry wall between stage and gym in lieu of steel studs and drywall.....Add: \$25,000

****Alternate 2:** Remove all work not associated with the exterior ramp. Remaining work includes the demolition of exterior band ramp and build new ramp per plan including associated site work and reversing the swing of the band room door. This also includes removing two duct lines in the existing band landing and relocating the lower locker room's exhaust duct. Excludes renovation scope for the band room and stage.....Deduct: (\$342,000)

High School – Center Court Bathrooms

Demolition	\$6,000
Concrete Floor & Masonry Patching	\$9,000
HM Frames, Wood Doors, & Hardware	\$3,000
Tiling	\$7,000
Painting & Caulking	\$1,000
Plumbing	\$31,000
Electrical	\$8,000
Toilet Partitions & Accessories	\$6,000
Gen. Cdns, Protections, & Job Cleanup	13,000
General Liability Insurance	\$500
Building Permit (Allowance)	\$1,000
Construction Fee	\$4,000
Contingency	\$9,000
Total Budget	\$98,500

****Alternate 1:** New tile on all walls in lieu of partial walls per plan.....Add: \$10,000

****Alternate 2:** New door at Women's Restroom to match the Men's.....Add: \$3,000

High School – Hallway Door

Aluminum Doors, Frames, & Glazing	\$16,000
Drywall & Painting	\$1,000
Electrical	\$2,000
Gen. Cdns, Protections, & Job Cleanup	\$4,000
General Liability Insurance	\$500
Building Permit (Allowance)	\$500
Construction Fee	\$1,000
Contingency	\$3,000
Total Budget	\$28,000

High School – Rooms 37 & 38

Demolition	\$7,000
Flooring	\$12,000
Painting & Caulking	\$3,000
Gen. Cdns, Protections, & Job Cleanup	\$11,000
General Liability Insurance	\$500
Building Permit	None
Construction Fee	\$2,000
Contingency	\$4,000
Total Budget	\$39,500

Middle School – Offices

Demolition	\$12,000
Masonry	\$10,000
Alum. & HM. Doors, Frames, Glzg. & Hdwr.	\$29,000
Steel Studs, Insulation, & Drywall	\$9,000
Flooring	\$5,000
Painting & Caulking	\$3,000
HVAC	\$16,000
Electrical	\$18,000
Quartz Countertops & Brackets	\$6,000
Gen. Cdns, Protections, & Job Cleanup	\$33,000
General Liability Insurance	\$1,000
Building Permit (Allowance)	\$2,000
Construction Fee	\$7,000
Contingency	\$15,000
Total Budget	\$166,000

Middle School – Tech Ed Storage Ceiling

Acoustical Ceilings	\$2,000
Painting	\$1,000
HVAC	\$1,000
Electrical	\$3,000
Gen. Cdns, Protections, & Job Cleanup	\$7,000
General Liability Insurance	\$100
Building Permit (Allowance)	\$500
Construction Fee	\$1,000
Contingency	\$2,000
Total Budget Range	\$17,600

Elementary School – Partition Walls

Demolition	\$10,000
Steel Studs, Insulation, & Drywall	\$20,000
VCT Floor Patching	\$3,000
Acoustical Ceilings	\$2,000
Painting & Caulking	\$2,000
HVAC	\$1,000
Electrical	\$8,000
Gen. Cdns, Protections, & Job Cleanup	\$10,000
General Liability Insurance	\$500
Building Permit (Allowance)	\$1,000
Construction Fee	\$3,000
Contingency	\$6,000
Total Budget	\$66,500

Please note that these are budget numbers based on the preliminary plan set provided by Jewell and field investigation per the projects above.

Budget based off of below Scope of Work

- **High School - Basement Locker Rooms & Restrooms:**
 - Scope of work based off plans dated 2-11-2025 issued by Jewell.
 - Concrete floor patching and masonry matching as required after demolition.
 - Removal of concrete slab at Men and Women's shower with a new 6" concrete slab and plumbing drains as shown.
 - Removal of Men's urinals, adjacent floor slab, and repouring of removed slab in storage room 014 and men's restroom 021
 - Steel stud wall with tile backer board included men's and women's showers. The wall cavity will provide concealed plumbing.
 - We have assumed new mirrors, toilet & bath accessories, and baked enamel toilet and shower partitions.
 - Excludes new doors, frames, and hardware.
- **High School Stage, Band room, & Ramp:**
 - Scope of work based off plans dated 2-11-2025 issued by Jewell.
 - Demolition of band landing and removal of perimeter sidewalk. Re-pouring of sidewalk after the new ramp has been constructed.
 - Floor patching and masonry patching as required after demolition.
 - Footing and foundation wall sizes and reinforcing steel have been assumed for the ramp since this has not been designed by a structural engineer. Railings for the ramp are included.
 - Includes removal of two duct chases and re-routing of the exhaust chase for the basement bathrooms. This will be re-rerouted in the band room inside a finished chase exiting through the exterior brick wall including a new exhaust grille.

- Demolition of the stair risers in the band room has been assumed to be wood framed. The existing walls meeting the stair risers will be patched and have included FRP 4'H around the perimeter of the room to conceal any visual effects from the stair risers.
 - Removal of stage lighting and miscellaneous items near bulkhead.
 - Reframing the front of stage for support after demo for new partition wall.
 - Steel studs, sound insulation, and drywall with light orange peel texture.
 - (60) 4' x 4' ceiling clouds have been included for the stage. Excludes any sound treatment on the walls.
 - Double doors 6'x7' from band room to stage and band room to new ramp (not shown on plan by Jewell).
 - Excludes any doors or access panels for access under the stage.
 - Excludes removing sidewalk outside of men's locker room and waterproofing scope per proposal dated 12/12/2024.
- **High School Center Court Bathrooms:**
- Scope of work based off plans dated 2-11-2025 issued by Jewell.
 - Concrete floor patching and masonry matching as required after demolition.
 - Excludes demolition of Urinals in Men's Bathroom.
 - Excludes removal or any new floor drains.
- **High School Hallway Door:**
- Scope of work is based off of walkthrough dated 1-30-2025.
 - New aluminum doors, frame, and glazing between room 71 and the new gymnasium. This will be installed under the current drywall bulkhead. The new door will match the west existing hallway door.
 - An exit sign has been included in the budget, to be verified if required.
 - Excludes door access control.
- **High School Rooms 37 and 38:**
- Scope of work is based off of walkthrough dated 1-30-2025.
 - Floor patching as required after floor demolition.
 - Demolition of existing counters and cabinetry where tabletops will be placed. Tabletops provided and placed by River Valley.
 - Demolition of VCT and installation of new LVP flooring and 4" resilient base.
 - Painting of walls only.
- **Middle School Offices:**
- Scope of work based off plans dated 2-11-2025 issued by Jewell.
 - Floor patching and masonry patching as required after demolition.
 - Cutting and removal of existing brick for transaction window and door to entry vestibule. Will salvage and tooth existing brick in as necessary. Excludes new brick or different wall finishes.
 - Quartz countertop and quartz sill at transaction window.
 - Steel studs, sound insulation, and drywall with light orange peel texture.
 - Existing classroom door to stay as is.
 - Excludes door access control.

➤ **Middle School Tech Ed Storage Ceiling:**

- Scope of work is based off of walkthrough dated 1-30-2025.
- New 2x2 Certainteed BET 157 acoustical ceiling tile and grid covering 576 SF.
- Painting of walls.
- New lighting dropped in new ceiling tile.
- Adjust air supply grille to drop through ceiling tile.

➤ **Elementary School Partition Walls in 4K Room:**

- Scope of work is based off of walkthrough dated 1-30-2025.
- Demolition of curtain wall in 4K room
- 77LF of new partition wall consisting of steel studs, insulation, drywall, light orange peel texture, and paint.
- New 2x4 square edge ceiling tile, covering a 20'x25' area.
- New lighting in the new ceiling tile and new outlets in the added partition walls.
- HVAC return air adjustments.

➤ **General Notes:**

- Dumpsters, temporary partitions, floor coverings, HEPA Filters, and job clean up included as required.
- Kraemer Brothers will leave each workspace broom clean. Excludes final dusting and washing of glass.
- Finishes and materials are budgeted on assumption as there are no specifications provided.
- Mechanical, Electrical, Plumbing has been budgeted on a Design-Build Basis. Please review the proposals containing the scope of work.
- Temporary power and temporary water to be provided by River Valley Schools.
- Building permits have been included as an allowance for each project.
- Excludes costs to investigate and remove asbestos or other hazardous materials, if any, and related dust protection or enclosures for same.
- Excludes removal of any school fixtures, furnishings, and equipment.
- Excludes Fire Suppression.
- Excludes any required state or local approved plan submittals by Kraemer Brothers.
- Excludes applicable taxes.
- Excludes architectural design and engineering fees.

Schedule

- Project commencement and project completion during the summer of 2025.

Trusting the above meets with your approval, we remain,

Sincerely,

KRAEMER BROTHERS, LLC

A handwritten signature in black ink, appearing to read 'Tim Kraemer', with a long, sweeping horizontal stroke extending to the right.

Tim Kraemer
Project Manager

Kraemer Brothers, LLC is authorized to proceed with the work included in the above-described scope and will invoice River Valley Schools upon completion.

River Valley Schools

Authorized Representative

Title

Date