

Browning High School Boiler Plant Study

Scope and Fee Letter



November 25, 2025



LPW Architecture

Attn: **Tim Peterson**

15 5th Street S

Great Falls, MT 59401

RE: **Browning High School Boiler Plant Study**

Dear Tim,

Thank you for the opportunity to submit this proposal. We have included our proposed scope of work and fees for the following engineering disciplines and services:

- Mechanical
- Electrical

SCOPE OF SERVICES

RESEARCH & SITE INVESTIGATION PHASE

1. Perform a site inspection of the Browning High School located at 105 US89, Browning, MT 59417 to assess the existing conditions of the building systems. Where many similar pieces of equipment exist, we anticipate visually inspecting a sampling, not every piece of equipment.
2. We do not anticipate any exploratory demolition during our inspection. On-site observations will involve visual inspection only of above-ground, visible, and accessible interior and exterior components of the building's systems. Our observations will be based on those conditions that can be observed from the ground, from accessible roof levels, and from operable windows, as available.

REPORTING PHASE

1. Utilizing information gathered during the research and site investigations, we will develop a narrative report. The report will provide a summary of the existing conditions of the current boiler plant and evaluate the existing heating zones and existing equipment capacities based on building exterior exposures and interior heat gains.
2. We will provide recommendations to update the existing boiler plant, hydronic system, and equipment, and work with the owner/architect to recommend any system improvements and engineering modifications related to these recommendations.
3. We will provide a preliminary cost estimate for recommended system improvements and modifications.

EXCLUSIONS

1. If any areas of the property need to be exposed in order for our team to observe their condition, the Owner shall retain a licensed contractor to perform the work.



2. As this scope of services is limited to visual observations, this assessment will not identify conditions hidden by finishes or within any enclosed construction.
3. The scope of this project does not include design and documentation of new systems or preparation of as-builts/record drawings for the facility.
4. Our report is not intended to be a complete review of all systems or a check of previous design professional's work. Our observations and the resulting report will not warrant or guarantee the performance of any building system or improvement.
5. Evaluated elements will be limited to building systems and system components as described in the previous and subsequent sections. Furniture, fixtures and equipment (FF&E) are not included in the evaluation.
6. The scope of this project does not include Plumbing, Information and Communications Technology, or Fire Protection site investigation or reporting.



COMPENSATION

The following tables show our proposed lump sum fees to perform our scope of services for each discipline, broken down by phase of the project. We reserve the right to shift the budget between disciplines and phases provided the agreed to ceiling is not exceeded for the total contracted work.

Service Fees			
Discipline	Project Phase		
	Research & Site Investigation Phase	Reporting Phase	Total
Mechanical	\$1,100	\$3,300	\$4,400
Electrical	\$1,155	\$2,145	\$3,300
Lump Sum Total			\$7,700

We look forward to further discussions about the Browning High School Boiler Plant Study. Once we receive your approval of this proposal, we will develop an Agreement and begin work on the project. This proposal is valid for up to 60 calendar days after the date of this letter. After 60 days, the proposed fees listed may be subject to increases based on changes in our cost of labor and expenses.

Sincerely,

Kevin K Ireland, PE

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Serving the Western United States

