

May 26, 2026

VIA E-MAIL

Rebecca Rappold, Superintendent  
District Administration Office  
Browning Public Schools  
P.O. Box 610  
Browning, Montana 59417

Re: Browning Middle School Playground Design Proposal

Dear Rebecca,

We are pleased to submit this proposal for professional architectural and engineering services associated with the proposed Browning Middle School Playground and Outdoor Fitness Area improvements. The project is intended to create a safe, durable, and engaging outdoor recreation environment that supports physical education, student wellness, and recess activities. As currently envisioned, the project includes development of a new artificial turf playground and fitness area incorporating outdoor exercise equipment, activity zones, fencing, benches, tables, and accessibility improvements.

## 1. PROJECT SCOPE

### A. Schematic Design (already completed)

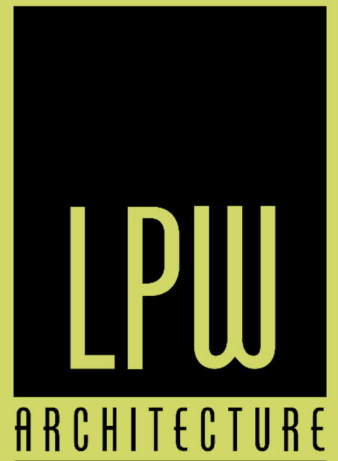
- Site selection
- Meetings with Facilities Committee
- Finalization of equipment layout
- Turf/play layout
- Fencing options
- Bench/table locations
- Conceptual renderings
- Schematic estimate

### B. Design Development

- Refined layout
- Civil coordination
- Playground equipment coordination
- Surfacing selections
- Electrical coordination (for lighting)
- Deliverables:
  - DD site plan
  - Updated cost estimate

### C. Construction Documents

- Dimensioned plan
- Details/specifications



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- Coordination with equipment vendors
- Fencing details
- Surfacing details
- Dimensioned equipment layout
- Bidding documents

D. Bidding Assistance

- Answer contractor questions
- Issue addenda
- Review bids with District

E. Construction Administration

- Submittal review
- Site visits (weekly by Les Munro, bi-monthly by Tim Peterson)
- Pay application review
- Punch list

**2. CONSULTANTS**

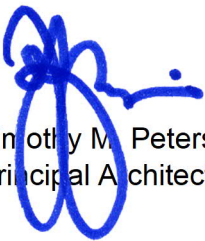
- A. Civil Engineer: Woith Engineering (grading plan)
- B. Electrical Engineer: Morrison Maierle (lighting design)
- C. Playground equipment vendor coordination

**3. PROPOSED FEES**

Fees: Hourly-not-to-exceed **\$65,000.00.**

As always, our team will continue to provide you with the highest level of customer service. We appreciate your continued confidence in our team.

Sincerely,



Timothy M. Peterson, AIA, LEED AP BD+C, GGP  
Principal Architect

**Owner Approval and Notice to Proceed**

Date: \_\_\_\_\_

I have reviewed the scope and fee proposal for the work and authorize L'Heureux Page Werner, PC to proceed.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Re: Indefinite Delivery | Indefinite Quantity Term Contract

**Attachments:**      **Hourly Rate Schedule | 2026**  
                             **Middle School Playground Cost Estimate**  
                             **Middle School Playground Concept Drawings**

## HOURLY RATE SCHEDULE | 2026



### **Principal Architect**

Timothy M. Peterson, AIA, LEED AP BD+C, GGP	\$250
Max D. Grebe, AIA	\$250
Danielle M. Grebe, AIA	\$220
Caralina T. Carlson, AIA	\$200
Rebecca A. Maxie, AIA, LEED GA	\$190

### **Architect II**

#### **Architect I**

Paige A. Spatz, AIA, LEED GA	\$180
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#### **Architectural Staff III**

Charlie Langford	\$175
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#### **Architectural Staff II**

Martin Groen	\$150
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#### **Architectural Staff I**

Amanda J.C. Leach	\$150
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#### **Architectural Staff**

Mechele F. Fonck	\$140
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#### **Senior Interior Designer**

Rachel M. Manning, NCIDQ	\$165
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#### **Interior Designer**

Leah E. Pulice, NCIDQ, LEED GA	\$150
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#### **Construction Administrator Estimator**

Kevin J. Lacey	\$170
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#### **Administrative**

Susan E. Weiser, Business Manager	\$150
Office Assistant   Architectural Intern	\$60

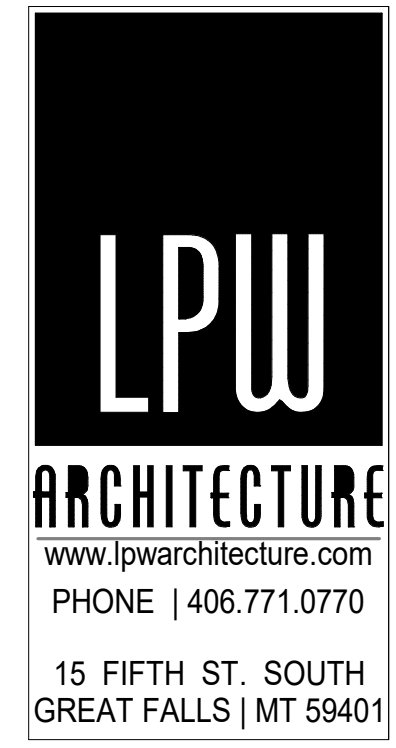
# Browning Middle School Playground Construction Cost Estimate

May 26, 2026



	Description	SF	Price/SF	Total
<b>Soft Costs</b>				
<b>Design Contracts</b>				
1	Total A/E Basic Services		9%	\$ 66,669.57
2	Additional Services			
3	Reimbursables			
<b>TERO</b>				
	TERO		4%	\$ 29,630.92
	Tribal Tax		3%	\$ 22,223.19
24	Subtotal			\$ 118,524
<b>Hard Costs</b>				
<b>Construction Budget</b>				
17	Burke Fitness Course			\$ 125,000
18	Turf	10,025	\$ 30	\$ 300,750
19	Benches and tables			\$ 12,000
20	Fencing	472	\$ 65	\$ 30,680
21	Site work - grading / retaining wall			\$ 100,000
22	Basketball goals			\$ 30,000
23	Playground Installation			\$ 75,000
24	Subtotal			\$ 673,430
26	Contingency		10.0%	\$ 67,343
27	<b>Estimated Construction Cost Total:</b>			<b>\$ 740,773</b>
28	Subtotal of all Soft Costs(not including contingency)			\$ 118,524 typ
29	<b>Estimated Project Cost Total:</b>			<b>\$ 859,297</b>
	Lighting - if required			\$ 30,000

# BROWNING MIDDLE SCHOOL



## PLAYGROUND

10,025 SF TURF AREA

472 FT PERIMETER

