





June 10<sup>th</sup>, 2024

Ref Number: Q-2418662 (via email)

Markus Milon, Project Manager  
County of Rockdale  
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**Re: WHP Trainingtowers™ Sourcewell Contract Number 011822-JHK  
Rockdale County Sourcewell Agency Number 26949  
Fire Training Tower**

Dear Project Manager Milon:

We are pleased to provide you with the following turnkey proposal utilizing our Sourcewell contract number 011822-JHK and the Rockdale County Sourcewell contract number 26949 for a **CUSTOM 5<sup>th</sup> ALARM FOUR-STORY WHP** training simulator. The simulator would consist of a structure that would approximate the following:

1. Section A will be a **Four-Story Tower** approximately 21'-11" W x 21'-11" L x 44'-0" H (to top of parapet).
  - a. Three (3) interior floors (2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>)
  - b. One (1) flat roof with parapet roof guard system
  - c. Three (3) 3'-0" chain gates, A-side, C-side and D-side
  - d. One (1) rappelling platform at the C/D corner
  - e. One (1) 12'x22' canopy covering the B-side half of the tower roof
  - f. Four (4) rappelling anchors on the roof – two (2) set towards A-side, one (1) towards D-side and one (1) to C-side at C/D rappelling platform
  - g. Three (3) floor mounted rappelling anchors – one (1) on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors set on the A-side towards the middle
  - h. One (1) 2'-6" x 3'-0" Bilco roof hatch with guard rail
  - i. One (1) manhole opening with cover on tower roof C/D corner leading to the confined space prop that continues to the ground floor
  - j. One (1) five-story exterior stair to roof with door access into the tower
  - k. One (1) inset corner balcony on the 3<sup>rd</sup> floor B/C corner with forcible entry door

- l. Four (4) 3' x 7' plate steel doors and hardware, one (1) door connecting the Tower and Residential areas on the 1<sup>st</sup> and 2<sup>nd</sup> floor, one (1) door accessing the Residential parapet
  - m. Two (2) 3' x 7' burn plate steel doors and hardware
  - n. Seven (7) 3' x 4' window openings with latching shutters
  - o. One (1) 3' x 4' burn room window openings with latching shutters
  - p. One (1) 3' x 3' access hatch to residential attic
  - q. One (1) 8'x7' sectional garage door on C-side
  - r. One (1) 3-story galvanized standpipe with one (1) 2-head sprinkler run into the 3<sup>rd</sup> floor burn room
  - s. One (1) 12' x 12' burn rooms protected with a Padgenite Interlock™ liner system
  - t. One (1) 49"x49" pallet style Class A burn cribs
2. Section B will be a **Two-Story Residential/Industrial** section approximately 21'-11" W x 35'-0" L x 24'-0" H.
- a. One (1) split gable roof, 5/12 and 9/12 un-equal pitch with perimeter welded guardrail
  - b. Two (2) 8'-0" chain gates, one (1) on each face of the residential/industrial gabled roof
  - c. Two (2) chop outs on gabled roof, one (1) 48" x 48" chop out and one (1) 48" x 96" chop out
  - d. One (1) split parapet roof
  - e. One (1) attic space provided between the gabled roof and the second floor
  - f. One (1) 3' x 3' framed window opening with latching shutter at exterior gabled end of the attic
  - g. One (1) breachable floor/ceiling into the attic space
  - h. One (1) 4'x38'-7" cantilevered balcony with stair
  - i. One (1) 4'x38'-7" canopy covering the cantilevered balcony
  - j. One (1) interior stair (reverse entry from C-side)
  - k. Eight (8) 3' x 4' framed window openings with latching shutters
  - l. Two (2) 3' x 4' framed burn room window openings with latching shutters
  - m. One (1) 6' x 4' double window with latching shutters
  - n. One (1) 6' x 7' exterior plate steel door and hardware
  - o. Five (5) 3' x 7' plate steel door and hardware
  - p. Five (5) 3' x 7' burn room plate steel doors and hardware
  - q. One (1) 12' x 12' burn rooms protected with a Padgenite Interlock™ liner system
  - r. One (1) 49"x49" pallet style Class A burn cribs
  - s. One (1) 12'x12' Padgenite Interlock™ lined Class B burn room
  - t. One (1) Pro-Safe Class B prop and controls
  - u. One (1) 8,000cfm side mount exhaust fan on the 2<sup>nd</sup> floor
  - v. One (1) over window rappelling anchor at C-side window
  - w. One (1) maze starter kit
  - x. Twelve (12) full maze panels
  - y. Two (2) maze door panels
  - z. One (1) 30,000cmf smoke machine with wireless box

- aa. Eight (8) 3" PVC manifold smoke runs
- 3. Section C will be a **One-Story Annex** approximately 21'-11" W x 14'-6" L x 10'-0" H.
  - a. One (1) working parapet roof
  - b. Two (2) 3' x 4' framed window openings with latching shutters
  - c. One (1) 3' x 7' exterior burn room plate steel door and hardware
  - d. One (1) 6770 double burn plate door
  - e. Entire room shall be protected with a Padgenite Interlock™ liner system
  - f. One (1) 49"x49" pallet style Class A burn crib
  - g. One (1) temperature monitoring system
- 4. Subcontracted Items
  - a. One Pro-Safe Class B Prop and Controls – Pro-Safe will supply, install and hookup the trainer to gas and electricity
  - b. WHP will install a 200 AMP panel and hook up the 8,000 CFM wall mounted exhaust fan
  - c. WHP will provide the foundation design, foundation, slab on grade, slab on decks and anchor bolts

	<b>MSRP</b>	<b>Discount Applied</b>
<b>Materials are:</b>	\$810,975.00	\$729,877.50
<b>Freight is:</b>	\$71,573.00	\$67,994.35
<b>Set Up Fee is:</b>	\$336,498.00	\$319,673.10
<b>Subcontract (Elect/Class B/Conc):</b>	<u>\$381,444.00</u>	<u>\$381,444.00</u>
<b>Total:</b>	<b>\$1,600,490.00</b>	<b>\$1,498,988.95</b>

**10% Off Materials, 5% off Freight and Set Up Fee**

Foundation design by WHP has been included in the total cost.

Bonds and taxes have been excluded from this proposal. If any need to be included, please advise and the proposal will be updated to provide the changes.

All pricing is in US Dollars and is valid for 60 days. It is the policy of WHP Trainingtowers™ to provide a reasonable cost estimate for your budgeting purposes. It is not uncommon in the construction industry to offer cost estimates that are for low end or stripped-down structures. WHP believes the cost estimate should reflect a training simulator that meets OSHA safety requirements, is of the highest quality, and will meet the expectations of the customer.

**Schedule:** We would require 2-4 weeks to prepare conceptual drawings after award of the contract or purchase order and 18-20 weeks for delivery after receipt of approved drawings. If the foundation is in place the erection would be complete approximately 14-16 weeks after delivery of building. Some optional items such as brick exteriors will require more time to complete erection.

**Design Criteria:** Pricing is based on the following structural design criteria per IBC 2018:

1. *Live Loads-* (a) Roof: 100 psf (b) Floor: 100 psf (c) Attic: 100 psf
2. *Wind Loads-* (a) Speed: 115 mph (b) Exposure: C
3. *Seismic Loads-* (a) Coefficient Ss [max]: 55 (b) Coefficient S1 [max]: 13
4. *Soil Capacity-* Minimum 1500 lbs/sq.ft.

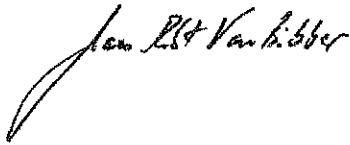
\*Requirements exceeding these loads may result in additional costs.

**Exclusions:** We exclude from our proposal: bonds, taxes, permits, special insurance requirements if any, field painting of exterior handrails and stairs, mechanical, lighting, fire protection systems, winter conditions, site work, excavation, engineering layout and general condition items and any other miscellaneous fees. Prevailing wage rates, if any will be applied to the labor cost to erect the simulator.

**Terms:** For materials a deposit of 25% on the building package is due on receipt of order (signing of contract). Balance of payment on materials due on delivery to site. No retention on materials. Labor will be billed monthly. Invoices not in dispute over 30 days will be assessed 1 ½ % per month on balances in excess of 30 days. Financing is available through lease purchase programs.

We hope you find the proposal acceptable. If we can provide you with further information, please feel free to call.

Sincerely,



Capt. Rob Van Bibber (Ret.)  
WHP Trainingtowers™

Approval	
Print Name	_____
Signature	_____
Date	_____
Tax Exempt Number	_____