



June 29th, 2023

Ref. Number: Q-2317988 (via email)

Kelley Needham, Managing Partner
 PBK-WLC
 8163 Rochester Avenue, Suite 100
 Rancho Cucamonga, CA 91730

909-238-7030
 kelley@pbk-wlc.com

**Re: WHP Trainingtowers™ Sourcewell Contract Number 011822-JHK
 City of Costa Mesa Sourcewell Agency Number 2173
 Fire Training Tower**

Dear Mr. Needham:

We are pleased to provide you with the following Sourcewell proposal for a **CUSTOM HIGH RISE FIVE-STORY** WHP training simulator utilizing WHP contract number 011822-JHK and the City of Costa Mesa member number 2173. The simulator would consist of a structure that would approximate the following:

1. Section A will be a **Four-Story Tower** with a **Five-Story Enclosed Stair Tower** approximately 35'-10" W x 11'-8" L with varying roof heights. The tower will be 20'-9" W x 11'-8" L x 44'-0" H with a 15'-1" W x 11'-8" L x 54'-0" H stair tower.
 - a. Three (3) interior floors (2nd, 3rd, 4th) tower
 - b. Two (2) flat roofs with concrete working surface and 48" H parapet walls.
 - c. Four (4) 3'-0" single swing gates with wear plates attached to create a door look, one (1) on the tower roof at the stair landing and three (3) on the stair tower roof
 - d. Ten (10) rappelling anchors on the stair tower roof
 - e. One (1) vertical ladder from the tower roof up to the stair tower roof
 - f. One (1) five-story interior stair with welded stair railing
 - g. One (1) five-story exterior stair with welded stair railing
 - h. One (1) forcible entry door
 - i. Three (3) removable in-line confined space props. One (1) on each elevated floor of the tower. Each floor opening will have an attic hatch cover as well as a floor door to cover the openings when not in use.
 - j. Seven (7) 3' x 7' plate steel doors with continuous hinges and hardware
 - k. Five (5) 3' x 7' burn room plate steel doors with continuous hinges and hardware

- l. One (1) 3' x 4' burn window opening with latching shutter
 - m. Three (3) 3' x 4' window openings with latching shutter
 - n. One (1) five-story galvanized standpipe with FDC and 2-head sprinkler run
 - o. One (1) 11' x 12' Class A burn room protected with a Padgenite Interlock™ liner system on 3rd floor
 - p. One (1) 49"x49" pallet style burn crib
 - q. One (1) 11' x 12' Class B burn room protected with a Padgenite Interlock™ liner system on 4th floor (Class B prop below in subcontract)
 - r. One (1) viewing window
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 parapet/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. One (1) 8'x8' chopout
 - d. One (1) 4'x8' chopout
 - e. One (1) attic space provided between the gabled roof and the second floor
 - f. One (1) breachable floor/ceiling into attic
 - g. One (1) 3' x 3' framed window opening with latching shutter at exterior gabled end of the attic
 - h. One (1) 4'x7' cantilevered balcony
 - i. One (1) inset corner balcony with railing and door
 - j. Three (3) over-window rappelling anchors with bail out props
 - k. Nine (9) 3' x 4' framed window openings with latching shutters
 - l. One (1) 6' x 4' double window with latching shutters
 - m. One (1) 6' x 7' exterior plate steel door and hardware
 - n. Three (3) 3' x 7' exterior plate steel door and hardware
 - o. One (1) forcible entry door
 - p. Two (2) 3' x 7' burn room plate steel doors and hardware
 - q. One (1) two-story interior stair with welded stair railing
 - r. One (1) 4'x38' exterior balcony with stair and welded stair railing
 - s. One (1) 8'x7' sectional garage door
 - t. One (1) garage door prop
 - u. One (1) Denver drill window prop
 - v. One (1) breachable window prop
 - w. One (1) breachable wall prop
 - x. One (1) window security (rebar) prop
 - y. One (1) maze starter kit
 - z. One (1) 30,000 CFM wireless smoke machine with ten (10) 3" manifold smoke runs
 - aa. One (1) 12' x 12' Class A burn room protected with a Padgenite Interlock™ liner system
 - bb. One (1) 49"x49" pallet style burn crib

3. Section C will be a **One-Story Annex** approximately 21'-11" W x 14'-6" L x 10'-0" H.
 - a. Sloped roof with 8'x8' chopout
 - b. Two (2) 3' x 4' framed burn window openings with latching shutters
 - c. One (1) 3' x 7' exterior burn room plate steel door and hardware
 - d. Entire room shall be protected with a Padgenite Interlock™ liner system
 - e. One (1) Class A Two-Shelf burn crib with hood
 - f. One (1) 49"x49" pallet style burn crib
 - g. One (1) Class A Kitchen Stove Prop
 - h. One (1) Data Logger GL240 wireless temperature monitoring system. The pyrometer includes six (6) thermocouples and one (1) NEMA box
4. Additional Items Included in Subcontract:
 - a. Foundation Design, Slab on Grade, Slab on Deck
 - b. One (1) KFT Kidde Class B Prop

	MSRP	Sourcewell Applied Discount
Materials are:	\$926,179.00	\$833,561.10
Freight is:	\$109,542.00	\$104,064.90
Set Up Fee is:	\$801,199.00	\$761,139.05
Subcontract Concrete SOG and SOD are:	\$298,300.00	\$298,300.00
Subcontract (Kidde Class B Prop and Controls) are:	\$181,125.00	\$181,125.00
Total:	\$2,329,724.00	\$2,178,190.05

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

All pricing is in US Dollars and is valid for 30 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 15-17 weeks after delivery of building. Some optional items such as brick exteriors will require more time to complete erection as well as weather conditions.

Design Criteria: Pricing is based on the following structural design criteria per IBC 2012:

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 S_s [max]: 131 (b) Coefficient S₁ [max]: 47 (c) Site Class D
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, electrical, fire protection systems, elevator cab, winter conditions, site work, excavation, engineering layout and general condition items and any other miscellaneous fees.

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™

California State License Number: 865784

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