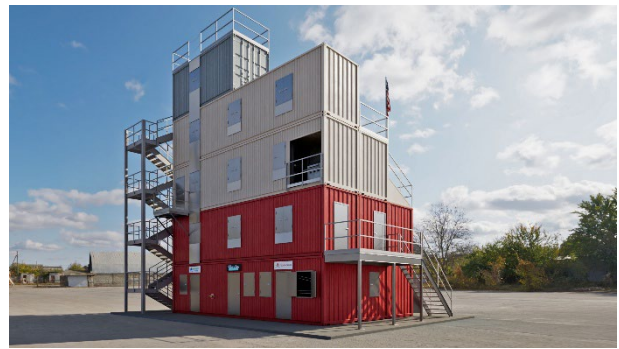


**MULTI-PURPOSE CONTAINER LIVE FIRE TRAINING TOWER**  
for Killeen Fire Department, TX



**Prepared for:**

**Killeen Fire Department  
201 S. 28<sup>th</sup> St.  
Killeen, TX 76541**

**Submitted by:**

**Symtech Fire LLC, P.O. Box 493, Berkeley Heights, NJ 07922**

**Proposal #ST4659-JH-22Mar2026**



March 22, 2026

Doug Foster, Deputy Chief of Training  
Killeen Fire Department  
201 S. 28<sup>th</sup> St.  
Killeen, TX 76541  
Via Email: [dfoster@killeentexas.gov](mailto:dfoster@killeentexas.gov)



**City of Killeen Member Account #: 86944**

**SUBJECT: Proposal for Findlay Container Tower ST - Modified Configuration**

Dear Deputy Chief Foster:

Please find Symtech’s proposal for a Findlay Container Tower ST-PRO - Modified Configuration for City of Killeen Fire Department enclosed.

This configuration represents equipment within the scope of the awarded contract. Pricing is equal to or better than awarded contract pricing.

Symtech specializes in live fire simulation technologies utilizing environmentally friendly propane or natural gas. Our Live Fire Simulator Technology is fully compliant with the NFPA 1402 Standard on Facilities for Fire Training and Associated Props. In addition to our LPG-fueled live fire training systems, we offer a full complement of Class “A” training props including Flashover Trainers, Fire Behavior Labs, and Container Buildings. Our service team has the expertise to service both our installations, as well as competitive installations. We also provide annual NFPA 1402 inspections for Symtech or competitive equipment.

We look forward to fulfilling your fire training needs!

Sincerely,

Jonathan J. Hanson  
CEO / Managing Director

### **Who we are...**

Symtech specializes in live fire simulation technologies utilizing environmentally friendly propane. Our Live Fire Simulator Technology is fully compliant with the NFPA 1402 Standard on Facilities for Fire Training and Associated Props. In addition to our LPG-fueled structural live fire training systems, we offer a full complement of Outdoor & Industrial Fire Simulators, Hazmat Trainers, Flashover Trainers, and Fire Behavior Labs. Our service team has the expertise to service both our installations, as well as competitive installations. We also provide annual NFPA 1402 inspections for Symtech or competitive equipment.



### **Our commitment to excellence...**

#### **Safety...**



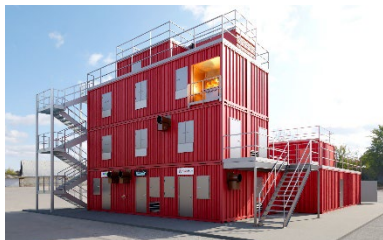
Symtech is committed to the safety of system operators and trainees alike. Our systems are fully compliant with NFPA 1402, which became a standard (*rather than a guide*) beginning in 2019. Unlike older systems, our offerings are designed from the ground up with this new Standard in mind. We utilize the highest quality components available including pilot and main burners systems, valves, and electronics.

#### **Realism...**

We are committed to delivering training realism with thermal output, flame sizes, flame variability, and smoke output that leads the fire training systems industry. Environmentally friendly propane and natural gas (*indoors only*) alleviate environmental concerns, while delivering consistent training fires at the push of a button.



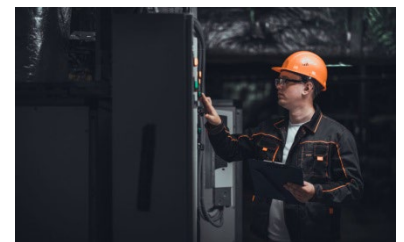
#### **Customization...**



Within the parameters of the NFPA 1402 Standard, Symtech provides our customers with the customization and flexibility options they desire. This is imperative to addressing unique challenges that vary from department to department and within SOP's domestically and abroad. We pride ourselves in delivering timely custom solutions on time and under budget.

#### **Service...**

Service is an essential component in what we do as a company. It is not a profit center, but rather, it is a vital element in achieving our mission of enabling AHJ's to deliver life-saving training when it's needed most. We not only stock vital system components to ensure their availability on short notice, but we also offer turnkey service and maintenance.





**ST4659-JH-22Mar2026**  
**Proposal for Findlay Container Tower ST - Modified Configuration**  
**for Killeen Fire Department, TX**

Item	Description	Price
1	<b>Findlay Container Tower ST-PRO - Modified Configuration</b> <i>This represents a modified configuration of the awarded Findlay Container Tower ST-PRO under Sourcewell Contract #102325-SYM.</i>	\$752,697.00
2	<b>Add Each Additional Modified 40-ft New/1-Way Container</b>	\$86,224.00
3	<b>Add Each Additional Modified 40-ft New/1-Way Container</b>	\$86,224.00
4	<b>Add Each Additional Modified 40-ft New/1-Way Container</b>	\$86,224.00
5	<b>Add Each Additional Modified 20-ft New/1-Way Container</b>	\$64,000.00
6	<b>Add Fire Behavior Package</b>	\$16,174.00
7	<b>Add 2-Story Standpipe / Sprinkler System</b>	\$7,400.00
9	<b>Add Garage Door Prop</b>	\$8,900.00
10	<b>Remove Lined Burn Room</b>	(\$24,631.00)
-	<b>SUB-TOTAL, ITEMS 1 - 10</b>	<b>\$1,083,212.00</b>
11	<b>One-Time Discount</b>	(\$20,149.35)
-	<b>Container Tower ST-PRO, TOTAL</b>	<b>\$1,063,062.65</b>

**Sourcewell Contract #102325-SYM**

**Terms & Conditions:**

Price valid through 31 December 2026.

Symtech can deliver in 16 to 22 months from award and layout drawing approval as specified. Add 14 Days for Off-Site Pre-Mock Inspection Visit is Desired.

Payment Terms: 30% on Order, 20% on Completion of Layout Drawings, 20% at 75% Completion, 20% on Shipment, 10% on Completion. Net 10 days.

1-Year Industry Standard Warranty. Unlimited Technical Phone Support for the Life of the Product.

This quotation is offered pursuant to Sourcewell Contract #102325-SYM. All pricing and equipment offered are within the scope of the awarded contract.

Subject to Symtech Standard Terms & Conditions, except where superseded by Sourcewell Contract #102325-SYM.

**Exclusions:**

Liquidated Damages

Foundation/Flat-Work/Footings

Soil Analysis, Geotechnical Reports, and Any Special Considerations for Local Unknown Conditions

PE Stamped/Sealed Structural or Foundation Drawings

Electrical Service

Customer travel cost for pre-delivery inspection (if desired)

Climate Control and Ventilation (unless otherwise specified)

Cost of Any Local Approvals, Certifications, or Constructions Licenses

Payment/performance bond, taxes, duties, permits, and any misc. fees, if applicable.

**Schedule Estimate:**

Activity	Duration	Notes
Design Drawings, Elevations, and 3D Models	20 weeks	
Container Fabrication	68 weeks	Includes all steel fab work
Mock Assembly Prior to Shipment	2 weeks	Completed off-site
On-Site Setup & Commissioning	3 weeks	
Handover/Acceptance	1 Day	
<b>Project Completion</b>	<b>93 Weeks, 1 Day</b>	



**FINAL CONFIGURATION SUMMARY:**

**Findlay Container Tower ST - Modified Configuration**

5-Story Premium Container Building Structure w/ Exterior Tower Stair & Apartment Balcony

- (9) Modified 40-ft ISO Std. Height 1-Way Containers
  - (3) Ground Level Containers
  - (3) Second Floor Containers
  - (2) Third Floor Containers
  - (1) Fourth Floor Container
- (1) Modified 20-ft ISO Std. Height 1-Way Containers
  - (1) Fifth Floor Container
- 3,040 Total Sq. Ft. of Interior Training Space w/ Open Floor Concepts in Several Areas
- Multi-Purpose Functionality
  - Open Floorplan Residential Section
  - Strip Mall with Restaurant, Salon, and Convenience Store
  - Apartment Building (Taxpayer – Apartments Above Storefront)
  - High Rise/Hotel Simulation
- Modular Bolt-Together Design w/ On-Site Welding as Required
- Marine Grade Paint (choice of color)
- Heavy Duty Steel Framing System (for all openings)
- Galvanized Bar Grating Roof Working Decks
- Steel Roof Railings, Painted Aluminized Finish
- (12) Exterior Training Doors (lockable) (Forcible Entry Door included in count)
- Interior Bulkhead Walls, Doors, and Open Floor Plan Concepts as Per Drawings
- (12) Training Windows (“Denver” and Basement Bailout Window included in county)
- Belay Anchor Point on each level above at least one window
- (4) Interior Staircases
- Exterior Staircase with Platform to Roof Decks 1 – 3. Ladder to Roof Deck 4.
- Apartment/Commercial Exterior Stair w/ Landing
- Rear Inset Balcony

Live Fire Training Features

- (2) Burn Rooms
- 2,300° Thermal Lining System
- Pallet Burn Crib and Pavers for Class “A” Burn Rooms
- Temperature Monitoring System for Class “A” Burn Rooms
- Fire Behavior Training Capability (1 Burn Room)
- Floor Drains and Scuppers for Drainage

Training Features:

- (1) Pitched Roof Ventilation Props w/ Chopouts and Varied Joist Hangers
- (1) Forcible Entry Door
- “Denver” Drill Window
- Basement Bailout Window
- Varied Angle Rebar Cutting Prop
- Full Height Standpipe System w/ FDC Connection (3 floors)
- Rappelling Station w/ 10,000 lb. Rappel Anchors
- Confined Space Roof Hatch (30”x30”)
- Rooftop Access Hatch at Top of Staircase
- (2) Wall Breach Props (2<sup>nd</sup> Floor Hallway and 3<sup>rd</sup> Floor)
- Swing-away Wall Partition (first floor, pinnable in 3 locations)
- Movable Wall Panels (maze area) on 1<sup>st</sup> and 3<sup>rd</sup> Floors
- Mock Entanglement Wires (3<sup>rd</sup> floor)
- Confined Space Tube
- Ceiling Breach Prop



- Double Doors for Garage/Outdoor Prop Storage
- PVC Confined Space Tube (1 Floor)

Logistics & Support

- Design Drawings Package
- Foundation Plan
- Pre-Assemble/Mock Building for Pre-Delivery Inspection (*if desired*)
- Delivery to Killeen, TX
- On-Site Setup/Assembly
- 1-Year Standard Warranty

**ORDER ACCEPTANCE AND NOTICE TO PROCEED**

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Symtech's proposal #ST4659-JH-22Mar2026 is acceptable including terms and conditions and we hereby authorize Symtech to proceed. The total contract value is **\$1,063,062.65**.

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

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

Name (Printed): \_\_\_\_\_

## **Training Objectives**

Training Objectives: System training capabilities include, but are not limited to:

- Flashover recognition and tactics for suppression
- Direct and indirect fire attack
- Interior fire attack
- Exterior fire attack
- Extension fire control
- Search and rescue in low or limited visibility environments
- Tactics and strategies
- Fire suppression techniques
- Class A/B/C/K fire types
- Flow path management
- Hydraulic ventilation
- Overhaul
- Scene assessment
- Situational awareness
- Other items as specified in each proposal

## **Container Simulator Approach**

Symtech's Containerized Simulator ST and ST-PRO designs deliver unparalleled ruggedness and durability. Our interior layouts provide varied scenarios and attack angles and do not resemble typical container interiors. Training units are expandable over time and they are relocatable. All openings are fully reinforced with our heavy duty steel framing system and include flashing for a clean finish. Premium features such as grated roof working decks, steel burn room floors, and our 2,300° F thermal lining system ensure your investment stands the test of time.

Live fire and non-burn units are available. Fires can be fueled by Class "A," Propane, or Natural Gas. Our 70,000 cfm Smoke Generation System ensures maximum obscuration for search and rescue training. All training units are fully compliant with NFPA 1402 and OSHA guidelines. Standard and fully custom designs are available and an extensive options list is available upon request.

## **Expandable**

All of our designs are bolt-together making them both relocatable and expandable. This ensures ease of upgrades and additions should unforeseen future training needs arise.

## **Graphical Representations**

Our Graphical Representations enclosed are preliminary. With a kickoff meeting with the Owner we will fine-tune and finalize before moving into the layout drawings phase and then the detailed design phase.

**Graphical Representation**

**Residential/Apartment Side**



**High Rise/Hotel Side**



Strip/Mall Taxpayer Side



High Rise/Hotel Side



## Installation Responsibility Matrix

### *Containerized Fire Simulator ST/ST-PRO*

#### Equipment Installation Prerequisites

All general site work such as clearing, grading, and footings and/or contract pads must be complete prior to shipment and assembly of the training simulator on site. The actual start date of installation is contingent on the site being ready for installation of the live fire simulator facility. Symtech cannot install the facility in parallel with other trade labor activities.

#### Responsibility Matrix

Item	Equipment / Description	Symtech	GC or Owner
1	Container Building Design	X	
2	Container Building Fabrication	X	
3	On-site Rigging/Construction of the burn building/tower	X	
4	Thermal insulation / liner for burn rooms	X	
5	Foundation Design Plan	X	
6	Container Footings (pilings or piers) / Trenching / Concrete Pads (as required)		X
7	Soil Analysis/Seismic Study/Pile Sizing to Local Building Code compliance – Civil Engineering		X
8	PE Stamping of Foundation/Structural Drawings		X
9	Shipping of container building to site	X	
10	Offloading of fire simulator from delivery truck	X	
11	Provide operator and maintenance manual to the Owner	X	
12	Provide an operation and maintenance training course/TTT for up to twelve students designated by the owner.	X	
13	Warrant the system to be free from defects in material and workmanship for a period of one (1) year after installation.	X	
14	Obtain any required permits and inspections (treated as non-occupied structure)		X

## **Warranty**

All products sold typically include an industry standard limited one-year warranty. Extended warranties are available. Below is Symtech's standard warranty description.

### **1-YEAR STANDARD WARRANTY**

The essential purpose of any sale or contract for sale of any of the products listed in the SYMTECH catalog, price list, bid, or proposal is the furnishing of that product. It is expressly understood that in furnishing said product, SYMTECH does not agree to insure the Purchaser against any losses the Purchaser may incur, even if resulting from the malfunction of said product.

SYMTECH warrants that the equipment herein shall conform to said descriptions as to all affirmation of fact and shall be free from defects of manufacture, labeling and packaging for a period of one (1) year from the delivery date to the original purchaser, provided that product photos, detailed information, maintenance record, and the physical training unit(s) is made available to SYMTECH for inspection. Upon a determination by SYMTECH that a product is not as warranted, SYMTECH shall, at its exclusive option, replace or repair said defective product or parts thereof at its own expense except that Purchaser shall pay all shipping, insurance and similar charges incurred in connection with the replacement of the defective product or parts thereof. Wherever possible, Symtech incorporates thermal insulation, heat shields, and/or expansion joints in its live fire training products. Some planned deformation is expected over time and is explicitly excluded from this Warranty. This Warranty is void in the case of abuse, misuse, abnormal usage, faulty installation or repair by unauthorized persons, or if for any other reason SYMTECH determines that said product is not operating properly as a result of causes other than defective manufacture, labeling or packaging.

*The Aforesaid Warranty Is Expressly Made In Lieu Of Any Other Warranties, Expressed Or Implied, It Being Understood That All Such Other Warranties, Expressed Or Implied, Including The Warranties Of Merchantability And Fitness For Particular Purpose Are Hereby Expressly Excluded. In No Event Shall Symtech Be Liable To Purchaser For Any Direct, Collateral, Incidental Or Consequential Damages In Connection With Purchaser's Use Of Any Of The Products Listed Herein, Or For Any Other Cause Whatsoever Relating To The Said Products. Neither Symtech Nor Its Representatives Shall Be Liable To The Purchaser Or Anyone Else For Any Liability, Claim, Loss, Damage Or Expense Of Any Kind, Or Direct Collateral, Incidental Or Consequential Damages Relative To Or Arising From Or Caused Directly Or Indirectly By Said Products Or The Use Thereof Or Any Deficiency, Defect Or Inadequacy Of The Said Products. It Is Expressly Agreed That Purchaser's Exclusive Remedy For Any Cause Of Action Relating To The Purchase And/or Use Of Any Of The Products Listed Herein From Symtech Shall Be For Damages, And Symtech's Liability For Any And All Losses Or Damages Resulting From Any Cause Whatsoever, Including Negligence, Or Other Fault, Shall In No Event Exceed The Purchase Price Of The Product In Respect To Which The Claim Is Made, Or At The Election Of Symtech, The Restoration Or Replacement Or Repair Of Such Product.*



**Sourcewell Award Reference:**

*Master Agreement (full copy available upon request):*

102325-SYM



**MASTER AGREEMENT #102325**

**CATEGORY: Public Safety Training and Simulation Equipment and Technology**

**SUPPLIER: Symtech Fire, LLC**

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Symtech Fire, LLC, 11533 Slater Ave., Unit A, Fountain Valley, CA 92708 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

*Sourcewell Contacts:*

***Darren Larson, Supplier Development Executive***

*Phone: 218-308-9456*

*Email: [darren.larson@sourcewell-mn.gov](mailto:darren.larson@sourcewell-mn.gov)*

***Krista Lubitz, Supplier Development Specialist***

*Phone: 218-541-5506*

*Email: [krista.lubitz@sourcewell-mn.gov](mailto:krista.lubitz@sourcewell-mn.gov)*

*Symtech Fire Sourcewell Website:*

[Symtech Fire: Contract 102325-SYM | Sourcewell](#)