FLINTCO

Groundbreaking Since 1908.

August 26, 2025

Oklahoma County
320 Robert S. Kerr Ave.
Oklahoma City, OK 73102

RE: Behavioral Care Center – AR #001 – Soil Contamination Remediation

Dear Mr. Trumbo,

Please find the attached AR #001 – Soil Contamination Remediation
Notice of suspected contaminated soils was initally issued 04/16/25. Remediation Recommendation was received 07/20/25 as part of Standard Testing/Stantecs Soil Investigation Report.

REF: Stantec Report - Environmental Data Base Review & Limited Soil Investigation Report

This proposal includes the following scope changes:

- Backfill 3,700 cy of area where contaminated material has been removed, disposed, and hauled off by others. Price Backfill excavated area from onsite stockpiled material. Backfill in compacted lifts adjusting moisture as needed.
- Flintco Field Engineering to verify quantities of backfill.
- NOTE: No containment provisions have been included for potential groundwater encounters. Should contaminated groundwater be encountered, this change request may be subject to additional cost impacts.

Should you have any questions please contact us.

Sincerely,

**FLINTCO, LLC**

Josh Patterson
Project Director

## AMENDMENT REQUEST SUMMARY

Flintco, LLC

**OK County**

Proj Name/ #: Behavioral Care Center

AR Title: Soil Contamination Remediation

AR Date: 8/27/2025

| | | | |
|---|---|---|---|
| **1.** | **Cost of Work** (enter amounts from contractor Summary Sheets) | | |
| | ADD: Hook Construction, Unit Price $25/cy General Fill | | $ 92,500.00 |
| | 3,700 cy @ $25.00/cy | | |
| | | | |
| | ADD: Flintco Field Engineer, Unit Price $112.77/hr | | |
| | 24hrs @ $112.77/hr | | $ 2,706.48 |
| | | | |
| | | | |
| | | | |
| | | | |
| | Subtotal for Cost of Work | | $ 95,206.48 |
| **2.** | **Itemized Direct Project Management Cost Increases (if any)** | | |
| | Project Director | | |
| | Project Manager | | |
| | Superintendent | | |
| | Project Engineer | | |
| | Asst. Superintendent | | |
| | | | |
| | Subtotal for Direct Project Management Cost Increases (if any) | | $ - |
| | Subtotal 1. + 2. | | $ 95,206.48 |
| **3.** | **Time Delays (Calendar Days)** | | |
| | **Subtotal, Cost of Work and Direct Proj Mgmt Cost** | | $ 95,206.48 |
| **4.** | **Contractor Fee** | 3.80% | $ 3,617.85 |
| **5.** | **General Liability** | 0.70% | $ 691.77 |
| **6.** | **Subcontractor Default Insurance, (% of Subcontractor Subtotal)** | 1.45% | $ 1,442.98 |
| **7.** | **Payment and Performance Bond** | 0.87% | $ 878.34 |
| **8.** | **Builders Risk** | 0.40% | $ 407.35 |
| | **Total Cost of Change** | | $ 102,244.77 |

Approved for Construction -- Any cost component may be adjusted in accordance with the Contract Agreement.

CM AE Owner

4100 North Lincoln Boulevard • Oklahoma City, Oklahoma 73105
Phone: (405) 424-8378 • Fax: (405) 424-8129 • Toll Free: (800) 725-8378

7/16/2025

Kevin Bennett
Standard Testing and Engineering
President
Southwestern Wire

**Re:**
**Environmental Data Base Review and Limited Soil Investigation Report**

**Location of ESA:** **Commercial Development Site, 2101 Crooked Oak Dr, OKC, OK**

**StanTech Project No. 5084**

StanTech, LLC (StanTech) has completed a review of a commercial development site, located at 2101 Crooked Oak Dr., Oklahoma City, Oklahoma (Site). Oklahoma Corporation Commission (OCC) Oil and Gas Division records indicate historical and current exploration and development operations on and near the Stie. An Environmental Risk - Records Review may be referenced as an attachment. An open pit was identified immediately north of the existing tank pad. The tank pit was observed on aerial photographs from 1961 to 1981. By 1990 the pit was filled in and closed (see attached aerial photos). The subsurface Limited Soil Investigation (LSI) was performed to delineated previously geo-tech hydrocarbon impact encounters, and potential oil and gas produced water concerns.

**SOIL DATA CONCERNS**

Shallow soil concerns were referenced with the initial soil boring #1 and #4 installed and sampled during some preliminary site work which was associated with soil analytical results. One analysis of soil collected from Soil Boring SB-1 indicated a detection of Total Petroleum Hydrocarbon (TPH) of 5,760 mg/Kg (ppm). A TPH concentration of 5140 ppm was reported for a soil sample collected from boring #4.

On June 30, 2025 StanTech mobilized to the Site and installed thirteen (13) additional borings (SS-1 through SS-13). Soil samples were selected through visual screening and photoionization detector (PID) readings. Soil samples were placed in laboratory provided sample containers, placed on ice, and submitted to Environmental Testing Inc. (ETI) for analyses of benzene, toluene, ethylbenzene and xylenes (BTEX) under EPA Method 8021B, total petroleum hydrocarbon extended range organics (TPH) under method TX-1005, and total soluble salts (TSS) under method SM 2520A.

Results have been tabulated on the attached table, LSI Soil Data. Several TPH analytical results exceed levels of concern. A TPH contour map is attached showing a general trend of impacted soils commencing from near the north side of the tank battery pad trending north-northwest toward a previously excavated area. Some heavy hydrocarbon staining was encountered in the south side of the excavation wall north of boring SS-10 with a TPH concentration of 11,600 mg/Kg or ppm. The impacted soils appear to terminate at the excavation wall.

The OCC regulatory Oil and Gas Division "Guardian" Tier 1 Lookup Table for residential soil is 2,600 mg/Kg. OCC "Guardian" published Category I Levels for BTEX and TPH are attached. This LSI also referenced multiple Total Soluble Salts (TSS) detections, which are commonly associated with oil and gas produced water releases. Only one (1) sample, procured from boring SS-3, indicated a TSS concentration of 14,900 parts per million (ppm). The OCC "Guardian", pp. 56 states under "Remediation"; "Sample analyses exceeding 2640 ppm TDS or TSS usually indicated the need for soil remediation or removal. Soil removal consideration will depend on future land use plans (landscaping, parking lot, etc..).

**GROUNDWATER DATA CONCERNS**

Concerning any reference groundwater encounters: According to Oklahoma Water Resources Board (OWRB) there are no water wells within ½ mile radius of the Site. Several water wells located outside the ½ mile radius were completed in the Permian Age Garber-Wellington Formation with aquifer perforations 200 feet + below ground surface. A very limited amount of perched water was noted just above encountered bedrock in several of the borings, This water would not be usable due to limited production and historical oil and gas operations performed in the general area. Other OWRB reported wells on the data base are identified as environmental or Geotech wells. When considering decades of potential petroleum impact, and limited availability, any future risk concerns should be negligible. StanTech may suggest institutional controls by deed restriction be implemented for continuing and limiting of future groundwater use.

**RECOMMENDATION**

It may be recommended that contaminated material associated with highly impacted soils from petroleum and produced water be removed from the site and replaced with "clean backfill material. The areal extent recognized from soil descriptions and lab analyses indicate a general estimate of 3,700 cubic yard of in-situ material. Since bedrock was encountered at various depths from 4 feet to 8 feet below current grade, volumes may change depending on excavator field observations.

Should you have any questions or comments do not hesitate to call or email.

Sincerely,
***StanTech, LLC***

Robert Williams P.G.
Project Manager