May 22, 2015

Request for Solicitation
Solicitation # 1850002279-TOU2

The Petroleum Storage Tank Division (PSTD) of the Oklahoma Corporation Commission (OCC) is requesting a package bid to assess for any potential hydrocarbon contamination at 37 PSTD registered Temporarily Out of Use (TOU) facilities across the state. The PSTD has divided these 37 sites into four (4) sub-groups based on the quadrant of the state each site is located. The four (4) quadrants are defined by Interstate I-35 transecting the state north to south and Interstate I-40 transecting the state east to west. The PSTD is requesting that you provide 4 separate package bids (a separate bid for all the sites located in each quadrant). Below are the facilities and the quadrants of the state they are located:

1) NE Quadrant (18 sites):

1. Kountry Korner (facility #21-05357); RR 3, Grove, OK
2. Pine Street Service Station (facility #36-09353); 433 Pine, Ponca City, OK
3. Leon’s Dx Station (facility #49-04694); Hwy 20, Spavinaw, OK
4. Sav-On Gas (facility #51-07875); 219 Callahan, Muskogee, OK
5. Holiday Gulf (facility #51-07876); 806 South 32nd, Muskogee, OK
6. Mr. Tip’s Bail Shop (facility #51-08739); Rt. 1, Box 300 T, Webber Falls, OK
7. Y Sale Dx (facility #51-12499); Rt. 1, Box 60A, Haskell, OK
8. Catfish George’s Place (facility #56-02046); RR4, Box 32A, Okmulgee, OK
9. Kirk Tank Truck’s, Inc. (facility #56-11667); 118 East Ozark, Morris, OK
10. Prue’s Market (facility #57-00730); PO Box 249, Prue, OK
11. Burbank Store (facility #57-11219); SW Corner of Burbank at 7th St. & Hwy 60, Burbank, OK
12. Appalachia Bay Country Store (facility #59-11733); 15 miles SE of Cleveland on Appalachia, Pawnee, OK
13. Ross Dx Service Station (facility #60-01034); 200 East Chicago, Yale, OK
14. Muldrow Texaco (Jack’s Service) (facility #68-06943); Hwy 64 (1.5 miles East), Muldrow, OK
15. Apache Mini Mart (facility #72-10873); 2545 North Rockford, Tulsa, OK
16. Rebel Run Convenience Store (facility #72-10992); 6255 East 36th Street N, Tulsa, OK
17. Super Grocery & Gas (facility #72-13051); 7425 North Peoria, Tulsa, OK
18. Stone Bluff Store (facility #73-02400); Hwy 64 at 2, Haskell, OK
2) SE Quadrant (14 sites):

1. G & S Country Store (facility #07-07010); Hwy 70 West, 7 miles West of Durant, Mead, OK
2. Reich Bros. Station, Don Reich (facility #15-05617); Hwy 75, North of 2nd Street, Lehigh, OK
3. Pik-N-Pak (facility #31-07865); Hwy 72, Stigler, OK
4. Tammy’s Quick Stop (facility #32-01549); 110 East Hwy 9, Wetumka, OK
5. Dustin Oil and Hardware (facility #32-01839); NW Corner Hwy 9 & 84, 1 North Broadway, Dustin, OK
6. Big Reds Trading Post (facility #35-04182); 102 North 3rd Street, Ravia, OK
7. Hontubby Store (facility #40-11069); 5 miles East Hwy 270 S, Heavener, OK
8. Texhoma Sports Center (facility #48-09026); HC 68, Box 29, Kingston, OK
9. Hilltop Conoco (facility #45-12008); 1710 SE Washington, Idabel, OK
10. Dollars Grocery (45-12213); Hwy 259 N, Idabel, OK
11. Thompson Grocery (facility #45-12214); Hwy 259 S, Idabel, OK
12. Arpelar Country Store (facility #61-12849); Rt. #6, Box 108 11 miles West on Hwy 270, McAlester, OK
13. Justin Country Store (facility #62-12602); 1 mile North of Byng on Rt. 3, Ada, OK
14. Lula Country Store (facility #62-12818); Rt. #1, Box 254, Allen, OK

3) SW Quadrant (1 site):

1. Hugh Fletcher (facility #10-12387); 2 miles South of Junction Hwy 7 & 76, Ratliff City

4) NW Quadrant (4 sites):

1. Mong’s Gulf (facility #05-02664); Jct. Hwy 152 & 30, Sweetwater, OK
2. Mike’s (facility #27-01483); 107 East Grand, Nash, OK
3. Lakey Oil, Inc. (facility #47-02900); 424 North Main Street, Fairview, OK
4. Fleer Oil & Hardware, Inc. (facility #24-14669); PO Box 238 Hwy 132,, Drummond, OK

Attached is a map of the state of Oklahoma showing the approximate locations and respective quadrants of each of the 37 sites.

The site assessment for each facility shall consist of the following:

- Installation of a series of hollow-stem auger soil borings to a depth of 20 feet each in areas most likely to be contaminated. The diameter of the borings should be as small as possible to minimize generation of residual waste soils but should not exceed 8.25 inch in diameter.
- Screening of each split-spoon soil core for volatile organic vapors in 1-foot intervals using a photoionization detector (PID). Standard Soil Vapor Surveying protocol as described in the PSTD Field Guidelines document must be adhered to.
- Collection of two (2) soil samples per boring for laboratory analyses of designated Chemicals of Concern (CoC) using EPA Method 8020/8015 Modified. Standard soil sampling protocols as described in the EPA Technical Enforcement Guidance Manual are to be used. Note that all soil samples collected for analyses of gasoline constituents must be preserved in methanol.
• Collection of a grab water sample (where present) from each open boring for laboratory analyses of designated CoC using EPA Method 8020/8015 Modified.
• Placement of all residual soils from drilling into 55-gallon drums and transportation of all drummed residual waste soils generated from each site to a centralized temporary holding location for proper disposal pending the soil laboratory analytical results for each site. Each drum shall be clearly and properly labeled as to contents of drum and the site where it was generated. Where laboratory analytical results for all soil samples collected and analyzed during drilling for a given site are below laboratory detection limits for all CoC, contents of the drums may be spread on site. Where laboratory analytical results of any single soil sample collected and analyzed during drilling for a given site are above laboratory detection limits for any CoC, contents of all soil drums for that site must be properly disposed of at a permitted landfill.

Aerial photographs of each facility have been attached to assist you. The number of soil borings to be installed at each site as well as the Chemicals of Concern (CoC) to be analyzed for will be noted on each map. Each aerial photograph will also note the possible or confirmed locations of the UST system components (tanks, product line trenches, dispenser islands) as well as the approximate desired locations for each soil boring. The exact soil boring locations will be decided in the field prior to drilling.

Upon completion of the site assessments, a separate report for each site shall be submitted to the PSTD summarizing the results, which includes the following:

• Soil boring logs for each boring installed.
• OWRB Multi-Purpose Completion Reports for each boring installed.
• Summary table of all laboratory analytical results.
• All laboratory analytical data sheets, including chain of custody documentation.
• Site map for each facility showing the final location of each soil boring in relation to the various UST system components.
• Disposal manifests for any soil drums removed to a permitted landfill.
• Field notes.

The OCC PSTD will secure access to each site prior to initiation of the site assessments. The winning bidder(s) must secure any subcontractors and provide all equipment and materials needed to complete the site assessments. Note that a PSTD Project Environmental Analyst will be present at each site the day of scheduled drilling to aid in selecting the final, best possible locations for each boring.

Note that should the site assessment for any given facility result in the activation of a PSTD LUST Trust case, the winning bidder for that site will be offered the opportunity to manage that case.

When submitting your bid for this project, please make sure to provide a line-item breakdown of all the major sub-scopes of work. As part of your bid please also include the earliest start date you are available to begin the field portion of the work and estimated number of days (continuous days) to complete. Note that the OCC will consider in the bid evaluation
process the availability of the potential winning bidder(s) to begin field work within two (2) weeks of bid award.

In addition to your bid, please complete page 2 and page 3 of the attached Solicitation packet. These pages must be completed and returned along with your bid in order for it to be considered. **Any bid that is submitted incomplete will not be considered.**

All bids received by the due date will be evaluated based on the following criteria:

- Total cost to complete the work outlined;
- Start date availability;
- Estimated time frame to complete the entire scope of work;
- Thoroughness of cost breakdown;
- Completeness of Solicitation packet.

Note that the OCC will evaluate each of the four (4) bids for the separate quadrants of the state independently based on the criteria outlined above and the best bid will be selected for each quadrant. This may result in up to four (4) separate contractors being selected to conduct the site assessments for each quadrant of the state, but does not preclude the same contractor from being awarded all four (4) quadrants should it be determined that their respective bids for each quadrant represent the best bid.

Regardless of the number of contractors that will be selected, it is important to note that all field work and reporting requirements for each and every site must be completed by no later than **September 15, 2015**. In addition, invoices must be submitted by no later than **September 30, 2015**. Note that the OCC will not be able to pay any invoices submitted after the **September 30, 2015 deadline**. If you believe that your company cannot meet these deadlines, you are encouraged to refrain from submitting a bid for this solicitation.

The following are the various deadlines for this solicitation package:

- **June 8, 2015**: Date by which a site visit should be conducted, if you so choose, in order to aid in preparing your bid;
- **June 15, 2015**: Date by which any inquiries should be made about the bid solicitation. Bidders who need clarification shall send their questions in writing via email to LaKeesha Sirls, Contracting Officer. No verbal questions will be answered by the Petroleum Storage Tank Division or the Contracting Officer. Verbal explanations or instructions given by PSTD or the Contracting Officer will not be binding on the Oklahoma Corporation Commission. Any information given a bidder concerning this solicitation will be provided to all other bidders after the deadline for questions and answers in the form of an amendment to the solicitation. No additional questions will be addressed after that date.
- **June 22, 2015**: Bid close date.

Please submit your final written bid package to the OCC via mail to the below address by **3:00 p.m. June 22, 2015**. **Any bid packages received after 3:00 p.m. on this date will not be accepted.**
Oklahoma Corporation Commission  
Attn: LaKeesha Sirls  
PO Box 52000  
Oklahoma City, OK 73152-2000 

Or by hand delivery to LaKeesha Sirls at the following address: 

Oklahoma Corporation Commission  
2101 North Lincoln Blvd  
Jim Thorpe Building, Rm 342 Oklahoma City, OK 73105  
(405) 522-2048 phone  
(405) 521-6045 fax  
l.sirls@occemail.com 

Please contact me if you have any questions about this bid request. 

Sincerely, 

LaKeesha Sirls, Procurement Officer  
Oklahoma Corporation Commission  
Finance/Procurement Division  
2101 North Lincoln Blvd.  
E-mail l.sirls@occemail.com  
Phone (405) 522-2048  
Fax (405) 521-6045 

Attachments: 

• Aerial photos of each site identifying the number of TOU tanks and their respective sizes and identifying the general proposed locations of each soil boring 
• State of Oklahoma map showing the 37 sites and the respective quadrants of the state they are located 
• Oklahoma Corporation Commission Finance/Procurement Division Solicitation Packet
TOU Sites Quadrant Distribution Map

NW Quadrant: 4 Sites

NE Quadrant: 18 Sites

SW Quadrant: 1 Site

SE Quadrant: 14 Sites
NE Quadrant Aerial Maps
(18 Maps)
Grove, OK Delaware Co.  Kountry Korner, RR3, Box 821 (approx. 6.6 miles S of Grove to junction of Hwy. 59/10 and 127 or 5 miles north of Jay on Hwy. 59) Facility # 2105357 1-10K, 1-6K gasoline Unconfirmed UST locations

COC analysis: BTEX, TPH-GRO
Facility # 0707010
2-2K, 1-6K, 1-10K gasoline
Confirmed UST as noted, 2nd unconfirmed UST as noted

COC analysis: BTEX, TPH-GRO
Facility # 4904694
1-1500, 1-1000 gasoline
Confirmed location of UST's. Located dispenser island as noted. UST's reportedly installed in 1971.

COC analysis: BTEX, TPH-GRO
Muskogee, OK  Muskogee Co.  Sav-On Gas, 219 Callahan Facility # 5107875
2-4K, 1-10K gasoline
Confirmed UST tank hold, UST's and vent pipes still in place, no dispensers

Confirmed UST location, piping

Dispenser Islands

4 possible soil boring locations

COC analysis: BTEX, TPH-GRO
Muskogee, OK  Muskogee Co.  Holiday Gulf, 806 S.32nd
Facility # 5107876
3-6K (gasoline) and vent pipes still in place, no dispensers
Confirmed location of UST tank hold

COC analysis:
BTEX, TPH-GRO
Webbers Falls, OK, Muskogee Co.  Mr. Tips Bait Shop, RT 1, Box 300 T.  SW Corner of Main & Commercial Facility # 5108739

3-550 gallon gasoline UST's, piping, vent pipes still in place. UST's filled with sand.

Confirmed location of UST's

**COC analysis:**

BTEX, TPH-GRO
Haskell, OK  Muskogee Co.  Y Sale DX, RT 1, Box 60A.  Approximately 4.5 mi. south of Haskell at Hwy 72 & E0870, then 0.2 mi. E.
Facility # 5112499
2-1K gasoline
Unconfirmed UST location, no vent pipes, dispenser island confirmed

Possible location of UST tank hold

3 possible soil boring locations

Confirmed dispenser island, possibly two islands. Possibility exists tanks are beneath dispensers.

COC analysis: BTEX, TPH-GRO
Okmulgee, OK Okmulgee Co. Catfish George's Place, RRA, Box 32A. Shown below is the location provided by PIMS mapper. Facility # 5602046
1-1K, 1-500 gal. gasoline
Confirmed UST tank hold and piping is still in place, no vent pipes

COC analysis:
BTEX, TPH-GRO
Confirmed location of 3 UST's (tanks reportedly contained gasoline, diesel, used oil) piping to dispenser island, vent pipe gone.

Confirmed:
Dispenser island
Piping
3 UST's

4 possible soil boring locations

COC analysis:
BTEX, TPH-GRO, TPH-DRO
Prue, OK Osage Co. Prue's Market, PO Box 249. At Lake Drive & Wa Gra See Way.
Facility # 5700730
3-BK gasoline
Confirmed UST location

COC analysis:
BTEX, TPH-GRO
Burbank, OK Osage Co. Burbank Store, SW corner of Burbank at 7th & Hwy 60
Facility # 5711219
2-4K gasoline, 1-4K diesel
Confirmed UST/dispenser location as noted

COC analysis: BTEX, TPH-GRO, TPH-DRO
Cleveland, OK  Pawnee Co.  Appalachia Bay Country Store, 15 miles SE of Cleveland on Appalachia Bay Rd.
Facility # 5911733
2-4K gasoline  UST's reportedly removed by owner. Dispenser island present.
Unconfirmed location of UST's but possible as shown.
Former store is now a residence.

COC analysis: BTEX, TPH-GRO
Yale, OK Payne Co. Ross DX Service Sta., 200 E. Chicago
Facility # 6001034
1-6K, 1-2K, 1-1K all gasoline
Possible location of UST tank hold and product line trenches as shown.

COC analysis: BTEX, TPH-GRO
Muldrow, Sequoyah Co. Muldrow Texaco (Jack's Service), 1.5mi East of Muldrow
Facility # 6806943
2-8K gasoline
Confirmed UST location as noted on aerial photo. Tanks and dispensers remain but no fuel is sold. Tanks now hold water (west tank is full)

COC analysis:
BTEX, TPH-GRO
Tulsa, OK Tulsa Co. Apache Mini Mart, 2545 N. Rockwell
Facility # 7210873
2-10K, 1-5K
Confirmed UST tank hold, dispenser island

COC analysis:
BTEX, TPH-GRO
Tulsa, OK  Tulsa Co.  Rebel Run Convenience Store, 6255 East 36th Street North
Facility # 7210992
2-8K, 1-6K  Tanks and piping still in place.  Dispensers removed.
Confirmed UST tank hold location

Confirmed UST tank hold

3 possible soil boring locations

Dispenser Islands

COC analysis:
BTEX, TPH-GRO
Tulsa, OK  Tulsa Co.  Super Grocery & Gas, 7425 N. Peoria
Facility # 7213051
2-4K, 1-6K  Dispensers removed, piping removal unknown, tank risers still present in UST area shown.  
Possible UST tank hold location as shown below.

COC analysis:  
BTEX, TPH-GRO
Haskell, Wagoner Co. Stone Bluff Store, Hwy 64 & East 191st Street South, Smile NW of Haskell on 64
Facility # 7302400
2-1K gasoline
Possible UST location

COC analysis: BTEX, TPH-GRO
SE Quadrant Aerial Maps
(14 Maps)
Mead, OK Bryan Co. G&S Country Store, on west side of Mead-Hwy 70 and 3rd street
Facility # 0707010
2-6K gasoline, no dispensers, PVC vent pipe located on west side of building
Confirmed UST tank hold as noted below.

Confirmed UST tank hold
PVC vent pipe at building

Former dispenser Island

3 possible soil boring locations

COC analysis:
BTEX, TPH-GRO, TPH-DRO
LeHigh, OK Coal Co., Reich Bros. Station 2nd street & Hwy 3 at north end of town
Facility # 1505617
1-1K gasoline, 1-500 g unknown.
Confirmed only one UST and vent on south side of building.

Noted metal piping which could lead to tank but not verified.
3 possible soil boring locations
Dispenser Island
Confmed UST tank hold
Vent pipe

COC analysis:
BTEX, TPH-GRO
Stigler, OK Haskell Co. Pik-N-Pac., Hwy 71 (approx. ½ mile south of Lake Eufaula Dam)
Facility # 3107865
1-8K, 1-10K gasoline
Possible location of UST locations. UST's and piping reportedly still in place

Possible location of UST’s and piping, dispensers removed

3 possible soil boring locations

Dispenser Island

COC analysis:
BTEX, TPH-GRO
Wetumka, OK  Hughes Co.  Tammy’s Quick Stop, 110 E. Hwy 9
Facility # 3201549
1-6K gasoline, 1-6K diesel
Confirmed UST tank hold as shown, one AST onsite

COC analysis: BTEX, TPH-GRO, TPH-DRO
Dustin, OK Hughes Co. Dustin Oil & Hardware, NW corner of Hwy 9 and 84, 1 N. Broadway
Facility # 3201839
3-3K Diesel, 1-8K and 1-2K gasoline, 1-0.5K kerosene, 1-K used oil
Unconfirmed UST location, possibly three fill pipes at dispenser island – all capped (no access), note 4 vent lines

COC analysis:
BTEX, TPH-GRO, TPH-DRO
Ravia, OK  Johnston Co.  Big Red’s Trading Post, Jct. of Hwy 1 & 22  
Facility # 3504182  
Confirmed UST location (1-3K, 1-8K, 1-10K all gasoline)

COC analysis: 
BTEX, TPH-GRO
Heavener, OK  LeFlore Co.  Hontubby Store, 5 miles east Hwy 270 (actual 3.8 miles east of Hodgen on Loving Rd.) Address – 16672 Hontubby Road  

Facility # 4011069  
1-6K Diesel, 1-6K, 1-1K, 1-550 gal gasoline (one 1K and 550 gal tank may be removed)  
Possible UST location as shown, 3 dispensers (not used in 10 years)

COC analysis: BTEX, TPH-GRO, TPH-DRO
Kingston, OK Marshall Co. Texhoma Sports Center. HC 68 Box 29. One mile west of lake on Hwy 70
Facility # 4809026
Gasoline – 1-6K, 1-3K, 1-4K, 1-500 gal, Diesel 1-4K
Confirmed UST location on east side of building, piping remains at dispenser island

COC analysis:
BTEX, TPH-GRO, TPH-DRO
Idabel, OK  McCurtin Co. Hilltop Conoco, 1710 SE Washington (address incorrect??)
Facility # 4512008
3-2K gasoline
Confirmed location of tank hold.

COC analysis: BTEX, TPH-GRO
Idabel, OK McCurtain Co. Dollars Grocery. Hwy 259 N.
Facility # 4512213
2-4K gasoline, 1-4K diesel
Confirmed UST's location, beneath the dispenser island, on May 1, 2015 this area was covered with mulch. Tanks are reported to be "filled".

COC analysis: BTEX, TPH-GRO, TPH-DRO
Idabel, OK McCurtain Co. Thompson Grocery. Hwy 259/87 S.
Facility # 4512214
1-8K, 1-4K gasoline
Confirmed UST tank hold location on west side of dispenser island, vents under canopy

COC analysis:
BTEX, TPH-GRO
McAlester, OK Pittsburg Co. Arpelar Country Store. 11 miles W of McAlester on Hwy 270.
Facility # 6112849
2-2K, 1-6K gasoline and 1-2K, 1-1K diesel
UST and line locations unconfirmed. Dispenser & associated piping remains.

COC analysis:
BTEX, TPH-GRO, TPH-DRO
Ada, Wagoner Pontotoc Co. Justin Country Store, 1 mile North of Byng on Main/Old Hwy 99
Facility # 6212602
3-3K gasoline
Unconfirmed UST location, no vent lines or fill pipes. Piping still in dispenser island.

COC analysis: BTEX, TPH-GRO
Allen, Pontotoc Co.  Lula Country Store, Approx 6.5 miles north of Tupelo on Hwy 48
Facility # 6212818
1-10K, 3-2K gasoline
Possible UST tank hold as noted, located two vent lines, dispenser island and one diesel dispenser as noted.

3 possible soil boring locations
Possible location of UST tank hold
Approximate location of one monitor well
Dispenser Island
Diesel dispenser remaining

COC analysis:
BTEX, TPH-GRO, TPH-DRO
SW Quadrant Aerial Maps
(1 Map)
Ratliff City, OK  Carter Co., Hugh Fletcher, 2 miles S of Jct Hwy 7 & 76
Facility # 1012387
1-4K, 1-8K gasoline
Confirmed location of UST tank hold.

Possible existing monitor well
Possible location of product lines
Dispenser Island
Confirmed location of UST tank hold
Vent lines
3 possible soil boring locations

COC analysis:
BTEX, TPH-GRO
NW Quadrant Aerial Maps
(4 Maps)
Sweetwater, OK Beckham Co. Mong's Gulf Jct. of Hwy 152 & 30
Facility # 0502664
(2-6K, 1-10K, all gasoline)
Unconfirmed UST locations as shown

Possible UST location.

Dispenser Island

Possible UST tank hold location, pipe painted white

3 possible soil boring locations

COC analysis:
BTEX, TPH-GRO
Nash, OK, Grant Co. Mike's, 107 E Grand
Facility # 2701483,
1- 1K gasoline, 1- 1K diesel, 2-1K gasoline POU, 1-3K gasoline POU
Possible location for UST's is beneath the dispenser island

COC analysis:
BTEX, TPH-GRO, TPH-DRO
Facility # 4702900, Lakey Oil Inc., 424 N. Main, Fairview,
1 2k diesel, 1 2K & 1 3K gasoline, 500 gallon used oil
Confirmed UST/dispenser island as noted below

Confirmed UST tank hold
Dispenser island

3 possible soil boring locations

COC analysis:
BTEX, TPH-GRO, TPH-DRO
Drummond, OK Garfield Co. Fleer Oil & Hardware, Inc., Cheyenne St. & Kansas Ave.
Facility # 2414669
1-10K, 1-6K UST’s listed - locations not discernable (possibly removed), 3 AST’s removed
Possible location of tank hold indicated, confirmed dispenser island

COC analysis:
BTEX, TPH-GRO