

BLUE WHALE MATERIALS

Fire Marshal Action Item Response Document

Meeting Date: May 6, 2026 | Prepared by: Brady Watson, Fire Marshal

Organization:	Blue Whale Materials (BWM)
Meeting Type:	Points of Discussion — Follow-Up Required
Prepared By:	Brady Watson, Fire Marshal — City of Bartlesville
Response Requested:	As Soon As Possible — Written responses required for each item

Purpose & Instructions

The following eleven (11) action items were communicated to Blue Whale Materials during the May 6, 2026 meeting with the Bartlesville Fire Marshal's Office. BWM is requested to review each item carefully and provide a detailed written response. The City requires written responses to all items.

For each item, BWM should provide:

1. A detailed description of BWM's proposed plan, approach, or current status for each item.
2. A realistic proposed completion or compliance date.
3. The name and title of the responsible party at BWM who will own each action item.
4. Any questions, concerns, or requests for clarification directed to the Fire Marshal's Office.

Return completed responses to: **Brady Watson, Fire Marshal | 601 SW Johnstone Ave., Bartlesville, OK 74006 | 918-338-4097 (office) | 918-331-7286 (cell) | ABWatson@cityofbartlesville.org**

1	Fire Flow Improvement — Fire Hydrants
Background: BWM is requested to improve fire flow at the storage yard to a <i>minimum</i> of 4,000 GPM through the fire protection system at the point furthest from Industrial Blvd, following the City's planned infrastructure update.	
Question for Blue Whale: What is BWM's proposed timeline and plan for achieving the 4,000 GPM fire flow requirement at the furthest point from Industrial Blvd?	
BWM Response / Proposed Plan: Blue Whale Materials (BWM) is actively scoping a comprehensive project to design and install the physical infrastructure necessary to protect the site against a worst-case fire or other catastrophic event. This effort includes development of a dedicated fire water supply system capable of delivering 4,000 gallons per minute (GPM) for a duration of 4 hours, ensuring adequate fire flow at the point furthest from Industrial Blvd. The current plan	

includes: a) Evaluation and design of a high-capacity fire water source and distribution system b) Integration with the City's planned infrastructure improvements c) Engineering of system redundancy and reliability consistent with emergency response requirements
Timeline: BWM's initial estimate is that the full system will be designed, constructed, and operational within approximately 6–12 months. A key milestone within this schedule is completion of a comprehensive Emergency Response Program (ERP) development study, anticipated by approximately month 4. This study will further refine system requirements, design criteria, and final implementation timing. BWM is committed to coordinating closely with the City throughout this process to ensure that the final system meets or exceeds the 4,000 GPM fire flow requirement while aligning with broader infrastructure upgrades.

Proposed Completion / Compliance Date:

June 1, 2027

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:**2****Fire Service Road Extension |**

Background: The City is requesting that BWM extend a fire lane road access capable of supporting aerial apparatus, adequate for future emergency response operations around both the current and planned storage yards. (See attached map.) The City is also requesting additional vehicle gates throughout the facility to allow adequate entry points into the storage yard.



Question for Blue Whale:

What is BWM's plan and timeline for designing and constructing a fire service road capable of supporting aerial apparatus around the current and planned storage yards, with gates?

BWM Response / Proposed Plan:

Blue Whale Materials is currently evaluating our overall emergency response strategy for the facility, including both the existing and planned storage yard areas. As part of this effort, we are actively assessing alternative fire protection approaches that may achieve equal or greater levels of safety and response effectiveness without requiring reliance on aerial apparatus access. Specifically, BWM is reviewing options such as: a) Elevated fixed monitors b) Quick-attack systems c) Portable monitor deployment strategies d) Additional on-site suppression capabilities and system redundancies. The intent of this evaluation is to determine whether a combination of these systems can provide robust, rapid response coverage across the yard areas while minimizing operational constraints associated with full aerial access road construction. Given this ongoing evaluation, we are not yet prepared to commit to a specific design or construction timeline for a fire service road supporting aerial apparatus. Our goal is to align on a solution that meets the City's life safety and emergency response objectives while also being technically appropriate for the facility layout and operations.

Proposed Completion / Compliance Date:

TBD

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

We would welcome the opportunity to engage with the City and Fire Department to review these alternative approaches and ensure alignment on acceptable performance-based solutions. Following that discussion, we can finalize the design basis and establish an appropriate timeline for implementation, whether that includes aerial access infrastructure, enhanced fixed suppression systems, or a combination of both.

3**ODEQ and City Emergency Response Plans |**

Background: *The City is requesting that BWM provide copies of all emergency response plans required by ODEQ and submitted as part of BWM's permit(s) with ODEQ.*

Question for Blue Whale:

Can BWM provide copies of all ODEQ-required emergency response plans? If so, what is the timeline for providing those documents to the City?

The City also requests that BWM provide copies of any Hazardous/Health Risk Assessments (HRA) and Emergency Response Plan to the City.

BWM Response / Proposed Plan:

Blue Whale Materials (BWM) can provide copies of all emergency response plans required by the Oklahoma Department of Environmental Quality (ODEQ) and submitted as part of its permitting process. BWM can compile and transmit these documents to the City within approximately 2–3 weeks. BWM currently maintains emergency response plans in compliance with ODEQ requirements. In addition, BWM is willing and prepared to provide copies of all relevant Hazard Risk Assessments (HRAs) and any associated emergency response planning documents currently available. These materials will be included with the document package provided to the City.

Proposed Completion / Compliance Date:

June 15, 2026

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

BWM remains committed to ongoing collaboration and transparency with the City as these programs continue to evolve.

4 BWM Fire Brigade Implementation |

Background: BWM has previously discussed implementing a fire brigade. The City is requesting implementation on all existing shifts, with extension to any future shifts as they are added. The City is also requesting written protocols for BWM's on-site security team to ensure immediate, unimpeded access to the property for responding fire apparatus and personnel upon arrival.

Question for Blue Whale:

What is BWM's status and timeline for implementing a fire brigade on all current shifts, and what is the plan for integrating new shifts as the workforce grows? Additionally, does BWM have existing protocols for its security team to provide immediate property access to responding fire apparatus? If not, what is BWM's plan and timeline for developing, training, and maintaining those protocols?

BWM Response / Proposed Plan:

Blue Whale Materials (BWM) is actively advancing the development of an on-site emergency response capability, including the establishment of a trained, professional fire brigade. BWM has initiated active recruitment of Emergency Responders as full-time, 24/7 positions. This effort is intended to form the foundation of an in-house emergency response team capable of supporting fire protection, incident stabilization, and coordination with local emergency services. As staffing progresses, these responders will be deployed to provide coverage across all current shifts, with a structured approach to ensure continuity as additional shifts are introduced in the future. The full scope, structure, and capabilities of the fire brigade are still evolving, as BWM continues to evaluate operational needs, staffing levels, training requirements, and integration with external responders. This development will be aligned with the broader Emergency Response Program and ongoing hazard and risk assessments to ensure the brigade is appropriately scaled and equipped. With regard to site access for emergency responders, BWM recognizes the importance of immediate, unimpeded access for responding fire apparatus and personnel. While existing security procedures address general site access, BWM is in the process of formalizing and enhancing written protocols specifically for emergency response situations. These protocols will include: a) Procedures for rapid gate access and traffic control b) Communication

protocols between security personnel and incoming emergency responders c) Training requirements to ensure all security staff can effectively execute these procedures. BWM anticipates developing and implementing these enhanced protocols, including personnel training, within the same general timeframe as the broader Emergency Response Program improvements, with initial implementation expected within the next 3–6 months.

Proposed Completion / Compliance Date:

Nov 30, 2026

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

BWM remains committed to working collaboratively with the City to ensure that both the fire brigade and site access procedures meet expectations for safety, reliability, and responsiveness.

5

Specialized Suppression Chemicals and Equipment |

Background: *The City has identified two chemicals that may benefit response to lithium-ion battery fires. BWM is requested to purchase, store, and maintain these chemicals — along with necessary application equipment — on-site for City use during a fire response. Written deployment protocols shall also be maintained on-site.*

Question for Blue Whale:

Is BWM willing to purchase, store, and maintain the City-identified suppression chemicals and application equipment for use by the Bartlesville Fire Department during an incident at the facility? If so, what is the proposed timeline and where will these materials be stored?

BWM Response / Proposed Plan:

Blue Whale Materials (BWM) is actively moving forward with the procurement of advanced fire suppression solutions to support effective response to lithium-ion battery incidents at the facility. Specifically, BWM is in the process of procuring suppression products, consistent with those demonstrated during the recent joint demonstration involving BWM and the Bartlesville Fire Department (BFD). These products are being evaluated as a key component

of the site's emergency response capabilities and as a potential resource to support BFD during an incident. BWM is willing to purchase, store, and maintain appropriate suppression chemicals and associated application equipment on-site for use during emergency response operations. The full scope and quantity of products, as well as the final storage configuration and location, are currently under evaluation. These decisions will be informed by the outcomes of BWM's Emergency Response Program (ERP) development initiative, which will ensure that materials are properly integrated into a safe, effective, and well-coordinated response strategy. In parallel, BWM will develop written deployment and handling protocols for these materials, including coordination procedures with BFD to ensure clarity of use during an incident. Timeline: 1) Initial procurement activities are underway now. 2) Final determination of product scope, storage location, and deployment protocols is expected to align with the ERP development effort, with initial implementation anticipated within approximately 3–6 months, and further refinement thereafter as the program matures.

Proposed Completion / Compliance Date:

Dec 1, 2026

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

BWM remains committed to working closely with the City and BFD to ensure that all suppression resources are properly selected, maintained, and readily accessible to support safe and effective emergency response.

6 Collapsible Dump Tanks

Background: *The City is requesting that BWM purchase and have available a sufficient number of collapsible dump tanks to provide at least 4,000-gallons of water storage capacity for tanker shuttle operations during an emergency response.*

Question for Blue Whale:

Is BWM willing to acquire and maintain collapsible dump tanks providing a minimum 4,000-gallon storage capacity for tanker shuttle support during a fire response? If so, what is the proposed

timeline for procurement, where will the tanks be stored, and how will they be deployed during an incident?

BWM Response / Proposed Plan:

Blue Whale Materials is willing to acquire and maintain collapsible dump tanks to support tanker shuttle operations during emergency response. BWM is currently actively gathering quotes for two (2) 2,100-gallon collapsible dump tanks, which will provide a combined capacity exceeding the City's requested 4,000 gallons. Based on current supplier input, estimated lead times are approximately 8–10 weeks from order placement. Regarding storage and deployment: BWM will coordinate with the Bartlesville Fire Department (BFD) to determine the most appropriate on-site storage location to ensure accessibility during an incident. BWM will also develop and implement an internal Standard Operating Procedure (SOP) outlining: a) Deployment responsibilities b) Setup procedures c) Integration with responding fire crews.

Proposed Completion / Compliance Date:

July 1, 2026

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

Our intent is to ensure the equipment is readily available, strategically located, and effectively integrated into emergency response operations. We welcome the opportunity to review placement and deployment expectations with BFD to ensure full alignment prior to procurement and implementation.

7

24/7 Detection Monitoring and Reporting |

Background: *The City is requesting that BWM provide continuous (24/7) off-site monitoring and reporting of all detection equipment, including the thermal cameras that malfunctioned during the April 14, 2026 incident. Redundancy protocols shall be established to ensure no interruption in detection monitoring. Additionally, BWM is requested to install supplemental monitor screens at the security station sufficient to display all active camera feeds — both thermal and security/surveillance — simultaneously and without the need to toggle between views.*

Question for Blue Whale:

What is BWM's plan to establish and maintain 24/7 off-site monitoring and reporting for all detection systems, including thermal cameras? What specific corrective actions are being taken for the equipment that failed during the April 14, 2026 incident, and what is the timeline for those corrections?

BWM Response / Proposed Plan:

Blue Whale Materials is actively working to enhance the reliability, redundancy, and effectiveness of our detection and monitoring systems following the April 14, 2026 incident. Detection System Improvements & Corrective Actions - BWM is currently engaging with multiple vendors to improve flame detection capabilities, including evaluation and potential procurement of more advanced detection technologies to supplement and/or replace existing systems where necessary. Lessons learned from the April 14 event have been incorporated into this evaluation, with a focus on increasing reliability, redundancy, and early detection capability. Thermal Camera Enhancements - All thermal cameras have been reprogrammed with automated alert functionality, such that a notification is sent to designated mobile devices when a temperature threshold is exceeded. This system has been tested and validated and has demonstrated effective real-time notification capability 24/7. Monitoring & Redundancy - BWM is developing a 24/7 monitoring approach that will include: a) Remote notification and escalation protocols b) Redundant alert pathways (e.g., multiple devices/recipients) to ensure continuity of monitoring. We are also evaluating options for off-site monitoring support to further strengthen coverage and ensure uninterrupted visibility of detection systems. Visualization & Security Station Upgrades - BWM will install additional monitor capacity at the security station to allow for: a) Simultaneous display of all thermal and security camera feeds b) Elimination of the need to toggle between views during monitoring or incident response. Timeline - Thermal alert enhancements: Completed and currently operational. Vendor evaluation for upgraded detection systems: In progress. Monitoring and display system upgrades: Planned with implementation aligned to vendor selection and system integration (near-term execution)

Proposed Completion / Compliance Date:

December 1, 2026

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

BWM is committed to implementing a robust, redundant, and continuously monitored detection system that meets the City's expectations and supports rapid identification and response to abnormal conditions. We welcome the opportunity to further coordinate with the City and BFD to review these improvements and ensure alignment on performance expectations.

8 Cleaning and Replacement of City Equipment |

Background: *The City is requesting that BWM provide — at BWM's cost — any cleaning and/or replacement of City equipment, including bunker gear, hose, and other apparatus that sustains contamination during a response at BWM's facility.*

Question for Blue Whale:

Is BWM willing to accept financial responsibility for the cleaning and/or replacement of City firefighting equipment contaminated during responses at BWM's facility? If so, what process does BWM propose for documenting and addressing those costs?

BWM Response / Proposed Plan:

BWM is willing to accept reasonably incurred costs for the cleaning and/or replacement of City equipment associated with the April 14 incident. We are committed to supporting the City and ensuring that any impacted equipment is restored or replaced promptly. To facilitate this process, BWM recommends that the City provide an itemized invoice detailing all associated costs, including cleaning, inspection, repair, and replacement (if applicable). Upon receipt and review of this documentation, BWM will process reimbursement in a timely manner.

Proposed Completion / Compliance Date:

Following receipt of invoice

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

9

Fire Access Driveway — Red Line Marking, Signage, Gate Swing, and Lane Width

Background: The City is requesting: (1) a clearly marked red line on the concrete driveway designating the fire apparatus access boundary with appropriate signage, and an additional red fire lane marking applied to the concrete curbing along the north side of the south storage yard; (2) confirmation that all gates along the fire access route swing outward or slide in a manner that does not impede apparatus entry or exit, must be able to lock in the open position; and (3) widened fire access lanes throughout the facility, with particular attention to turns and curves where larger apparatus require additional clearance.

Question for Blue Whale:

Is BWM willing to paint a red line on the concrete driveway to designate the fire apparatus access boundary and install appropriate signage? What is the proposed timeline? In which direction do the facility gates swing or travel, and will BWM confirm or modify gate operation to ensure apparatus is never blocked during an emergency response? Is BWM willing to evaluate and widen fire access lanes throughout the facility, particularly at turns and curves, to ensure adequate clearance for aerial and heavy apparatus?

BWM Response / Proposed Plan:

(1) Fire Lane Marking & Signage. BWM has completed the requested fire access boundary marking at the west entrance: a) A clearly visible red line has been painted on the concrete driveway to designate the fire apparatus access boundary b) Appropriate signage indicating gate swing and access requirements has been installed. Additionally, BWM has implemented red fire lane markings along applicable curbing areas, including the north side of the south storage yard, to reinforce access boundaries and visibility. (2) Gate Operation & Access. BWM has verified and implemented gate configurations to ensure emergency access is not impeded: a) Gates along the fire access route are configured to swing outward or operate in a manner that does not obstruct apparatus entry/exit b) Gates are capable of being secured in the fully open position during emergency response c) As noted above, gate swing direction has been clearly marked with signage to improve visibility and awareness. (3) Fire Access Lane Width & Clearance. BWM has completed initial evaluations and improvements to fire access lanes, including areas with turns and curves to support larger apparatus. Current conditions meet operational needs for emergency response access. BWM is continuing to improve lane width and clearance as part of ongoing storage yard reorganization efforts, with particular focus on: a) Turn radii b) Material placement c) Maintaining clear access pathways

Proposed Completion / Compliance Date:

Complete

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

BWM remains committed to maintaining safe and effective emergency access and will continue to coordinate with the City and BFD as improvements progress.

10

Gate Padlock Conversion — Combination Locks to Key Locks | Fire Extinguisher Deployment in South Storage Yard | Lithium-Ion Battery Hazard Placards & Signage |

Background: The City is requesting that BWM address three related life safety items: (1) Replace existing combination padlocks on facility gates with key locks. Combination locks create critical delays during emergency response. Key locks, with keys stored in the Knox Box or otherwise pre-positioned for City access, ensure rapid, unimpeded entry. (2) Install portable fire extinguishers mounted on clearly marked poles throughout the south storage yard, with appropriate signage identifying each unit. These extinguishers shall be rated, sized, and maintained accordingly. (3) Install hazard identification placards and signage on all buildings and storage areas containing lithium-ion batteries, to ensure immediate hazard recognition by responding personnel.

Question for Blue Whale:

Is BWM willing to replace combination padlocks on facility gates with key locks to allow for faster, simplified City access during a fire scene response? If so, what is the plan for providing the City with pre-positioned key access (e.g., Knox Box), and what is the proposed timeline for completing the conversion? Additionally, is BWM willing to install NFPA 10-compliant fire extinguishers on marked poles throughout the south storage yard, and to install lithium-ion battery hazard placards and signage on all applicable buildings? What is the proposed timeline and responsible party for each of these three items?

BWM Response / Proposed Plan:

(1) Gate Locks & Emergency Access. BWM has completed replacement of the combination padlock on the west access gate with a keyed lock to eliminate potential delays during emergency response. An additional key has been placed in the Knox Box provided by BFD to ensure rapid, unimpeded access by responding personnel. BWM will continue evaluating other access points to ensure consistency with this approach as needed. Status: Complete
(2) Fire Extinguishers & Foam Suppression Capability. BWM is implementing portable fire suppression improvements across the site: a) NFPA 10-compliant fire extinguishers have been received onsite b) BWM is currently awaiting delivery of concentrate, which will be used to premix extinguishers for lithium-ion battery fire response applications c) Upon receipt of the concentrate, extinguishers will be: prepared and staged, strategically placed across

the Bartlesville campus, including the south storage yard at 1582, and mounted and identified with appropriate signage and visibility markers. Status: Extinguishers: Onsite Foam concentrate: Ordered Deployment: Pending concentrate delivery (near-term execution) (3) Lithium-Ion Battery Hazard Signage. Lithium Battery Storage Area signage has been ordered. Expected delivery date: May 29, 2026. Upon receipt, signage will be installed on all applicable buildings and storage areas to ensure clear hazard identification for responding personnel. Status: In progress (delivery scheduled)

Proposed Completion / Compliance Date:

May 29, 2026

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

BWM remains committed to strengthening site safety, improving emergency response coordination, and ensuring alignment with City and BFD expectations. We will continue to provide updates as remaining items are completed.

11

Life Safety Device Procurement — Purchase Order Authorization and Timely Acquisition

Background: The city is requesting that BWM address delays in BWM's internal authorization and procurement of life safety devices and systems required under applicable fire and building codes. These delays directly impede the installation of code-required equipment and compromise the facility's ongoing compliance posture. The City is requesting that BWM establish a defined internal process for the timely review, authorization, and execution of purchase orders related to life safety devices, suppression systems, detection equipment, and related applications — and that BWM provide the Fire Marshal's Office with a written commitment to that process.

Question for Blue Whale:

What is BWM's current internal process for reviewing and authorizing purchase orders for life safety devices and systems? What specific steps, approval thresholds, and responsible personnel are involved? Given the delays that have been observed, what corrective actions is BWM taking to ensure that life safety procurement requests are acted upon promptly — and what is the maximum internal turnaround time BWM is committing to for such requests going forward?

BWM Response / Proposed Plan:

Blue Whale Materials has procured and commits to continue to procure all life safety devices and systems required by fire and building codes. Current Process. BWM utilizes an internal Authorization for Expenditure (AFE) process to review and approve purchases, including those related to life safety systems. This process involves: a) Identification of need and scope definition by the responsible functional team (Operations, Safety, or Engineering) b) Financial review and approval based on established authorization thresholds c) Final approval by designated leadership, depending on capital level and urgency. Corrective Actions Implemented. BWM has recently implemented a more robust and streamlined AFE process, specifically designed to: a) Accelerate review and approval timelines for critical safety-related expenditures b) Improve prioritization of life safety systems, detection equipment, and suppression solutions c) Enhance coordination between Operations, Engineering, Safety, and Finance. This updated process is intended to ensure that procurement of life safety items is handled in the most efficient and expedited manner possible within our control. Commitment & Continuous Improvement. BWM is committed to: a) Acting promptly on all identified life safety needs b) Continuously improving internal processes to support compliance and safety objectives c) Maintaining open communication with the City and Fire Marshal's Office. To that end, if there are specific devices, systems, or projects that the City believes have experienced undue delay, we respectfully request a detailed list of those items. BWM will promptly review each case, identify any contributing factors, and take appropriate corrective action where needed.

Proposed Completion / Compliance Date:

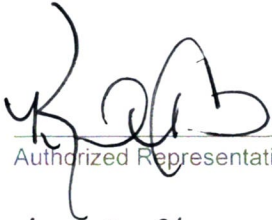
N/A

Responsible Party & Title:

Kevin Chesnut, Director of Operations

Additional Comments or Questions for the Fire Marshal:

By signing below, the authorized representative of Blue Whale Materials certifies that all responses provided in this document are accurate and complete to the best of their knowledge, and that BWM is committed to working in good faith with the City of Bartlesville to achieve full compliance with each action item.



Authorized Representative Signature

Kevin D. Chesnut, Director of Ops

Printed Name & Title

5/21/26

Date

Blue Whale Materials

Company Name

Brady Watson

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City of Bartlesville
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Document Date: May 7, 2026