

# Exhibit Q. Hornsby Industrial Park Roadway Transportation Infrastructure Upgrade Letter & Map



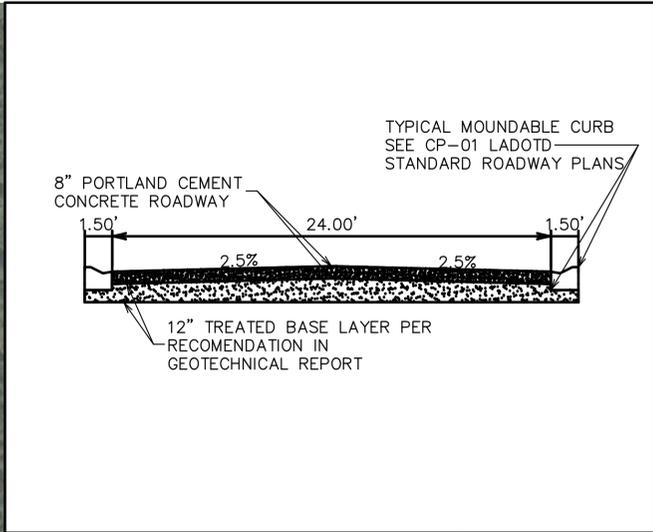
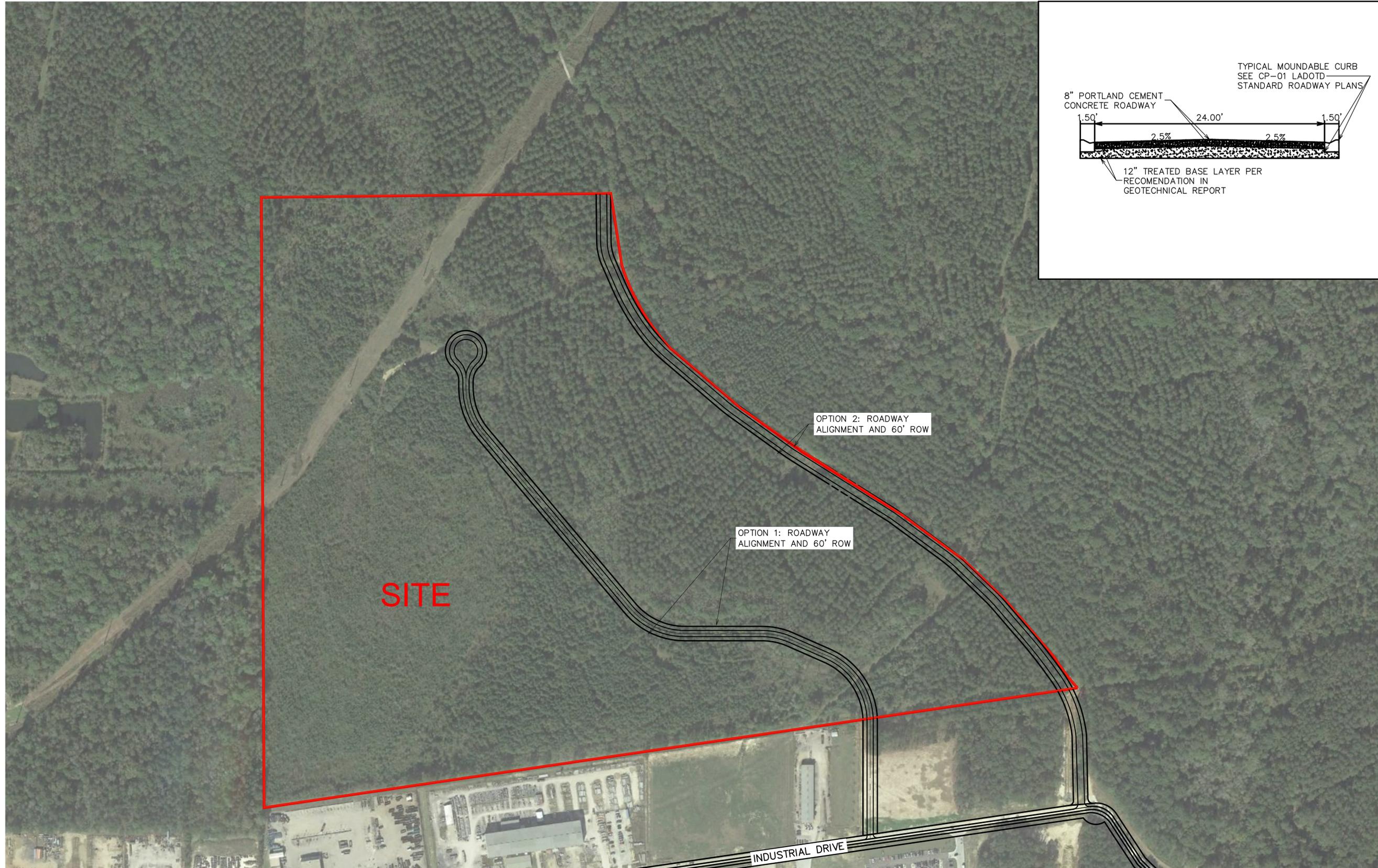
# Hornsby Industrial Park Roadway Transportation Infrastructure Upgrade Map

Project:

**Hornsby Industrial Park  
 Livingston Parish, Louisiana**

Client:

**BRAC**



Revisions:

#	Date	Description

Key Plan:

Sheet Title:

## Roadway Upgrade Exhibit Map

Date:	MAY 2018
Project Number:	212161
Drawn By:	DWC
Checked By:	TMG
Sheet:	

# Hornsby Industrial Park Roadway Infrastructure Upgrade Letter



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

May 23, 2018

Mr. Russell Richardson  
Baton Rouge Area Chamber  
451 Florida Street, Suite 1050  
Baton Rouge, LA 70801

Re. Hornsby Industrial Park Roadway Estimate  
CSRS Job No. 212161

Dear Mr. Richardson:

It has been determined the existing road to access the site, North Corbin Ave, is not sufficient for industrial traffic. Because of this, either an upgrade to the existing road or a creation of a new roadway into the site would be required.

The first option is to acquire a right of access through the existing LEDC property just south of the site and align the road through the center of the site. The proposed section of roadway will connect directly to an existing concrete road. The construction cost of roadway improvements, which includes labor, and materials (Portland cement, clearing and grubbing, and base material) is estimated to be \$1,180,000.00.

The second option is upgrading the existing unimproved North Corbin Ave that runs along the east boundary of the site. The proposed section of roadway will connect directly to an existing concrete road. The construction cost of roadway improvements, which includes labor, and materials (Portland cement, clearing and grubbing, and base material) is estimated to be \$1,340,000.00.

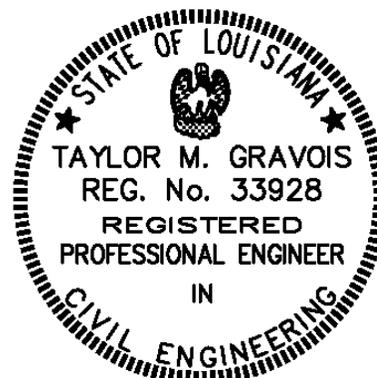
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 18 months or less based on preliminary engineering judgment and construction guidelines.

Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.

Taylor M. Gravois, PE, PLS



Hornsby Industrial Park  
 Roadway Cost Estimate  
 Job No. 212161

<b>Rough Order of Magnitude Cost Estimate Option 1</b>						
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Est. Quantity</b>	<b>Unit Price</b>	<b>Extension</b>	
1	Class II Base Course (12" Thick)	S.Y.	9,730	\$ 36.00	\$	350,280.00
2	Concrete Curb (Mountable)	L.F.	6,766	\$ 9.00	\$	60,893.64
3	Portland Cement Concrete Pavement (8" Thick)	S.Y.	8,680	\$ 62.00	\$	538,160.00
4	Plastic Pavement Striping	L.F.	2,900	\$ 3.50	\$	10,150.00
5	Clearing and Grubbing 60' R/W	Acre	5	\$ 5,000.00	\$	22,800.00
<b>Subtotal:</b>					<b>\$</b>	<b>982,283.64</b>
<b>20% Contingency<sub>1</sub>:</b>						<b>x 1.20</b>

<b>Rough Order of Magnitude (ROM):</b>	<b>\$ 1,180,000.00</b>
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<b>Rough Order of Magnitude Cost Estimate Option 2</b>						
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Est. Quantity</b>	<b>Unit Price</b>	<b>Extension</b>	
1	Class II Base Course 12"	S.Y.	11,120	\$ 36.00	\$	400,320.00
2	Concrete Curb (Mountable)	L.F.	6,900	\$ 9.00	\$	62,100.00
3	Portland Cement Concrete Pavement (8" Thick)	S.Y.	9,965	\$ 62.00	\$	617,857.28
4	Plastic Pavement Striping	L.F.	3,360	\$ 3.50	\$	11,760.00
5	Clearing and Grubbing 60' R/W	Acre	5	\$ 5,000.00	\$	23,600.00
<b>Subtotal:</b>					<b>\$</b>	<b>1,115,637.28</b>
<b>20% Contingency<sub>1</sub>:</b>						<b>x 1.20</b>

<b>Rough Order of Magnitude (ROM):</b>	<b>\$ 1,340,000.00</b>
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**Footnotes:**

- 1.) Does not include costs for engineering, permitting, right of way acquisition or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Design is based on typical 12' travel lane width.
- 5.) This cost doesn't include subsurface drainage, fill, and any potential railway crossings.
- 6.) Rail Crossing not included in Roadway Cost estimate.