

# Exhibit T. Ruston Industrial Park Railroad Infrastructure Upgrade Letter & Map



# Ruston Industrial Park Railroad Infrastructure Upgrade Letter & Map



CSRS, INC.

6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808

Phone: (225) 769-0546  
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August 14, 2017

Ms. Kristi Lumpkin  
City of Ruston  
P.O. Box 2069  
Ruston, LA 71273

Re. Ruston Industrial Park Railroad Spur Construction Estimate  
CSRS Job No. 216269

Dear Ms. Lumpkin:

A proposed cost estimate is outlined below for the construction of a railroad spur to access the Ruston Industrial Park in Lincoln Parish, Louisiana. CSRS contacted a representative of Kansas City Southern Railway Company and determined that a rail spur is feasible for this site from an operational standpoint. Further investigation, engineering studies, and detailed design will need to be conducted to determine the option for the exact rail spur location.

The proposed rail spur will connect directly to an existing Meridian Speedway, LLC Rail line. The Meridian Speedway is owned by both Kansas City Southern Railway Company and Norfolk Southern Railway. However, the portion of the track adjacent to the Ruston Industrial Park is operated solely by Kansas City Southern Railway Company. The existing rail line is a high-speed rail line, operating at 55-60 mph. Therefore, all proposed switches will need to be electric controlled. The construction cost of a railroad spur, which includes labor, materials (switches, frogs, ballast, and track), excavation and embankment is estimated to be \$3,130,000.00 - \$3,676,000.00.

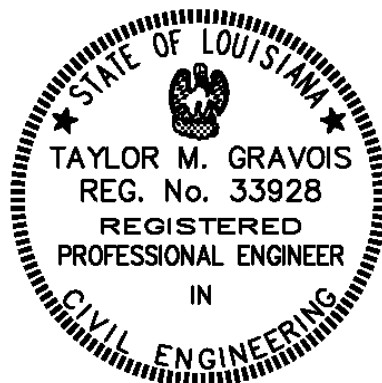
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, 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 Kansas City Southern Railway Company 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



Ruston Industrial Park  
 Rail Cost Estimate  
 Job No. 216269

Rough Order of Magnitude Cost Estimate									
Item No.	Description	Unit	Est. Quantity	Unit Price			Extension		
1	New Single Track on New Rail Bed	L.F.	3,685	\$	300.00 - \$	350.00	\$	1,105,500.00 - \$	1,289,750.00
2	Electric Controlled Switch	Each	2	\$	700,000.00 - \$	800,000.00	\$	1,400,000.00 - \$	1,600,000.00
3	120" Cross Drain Pipe Arch	L.F.	100	\$	650.00 - \$	1,000.00	\$	65,000.00 - \$	100,000.00
4	Wetland Mitigation	Acre	0.5	\$	35,000.00 - \$	50,000.00	\$	17,500.00 - \$	25,000.00
5	Clearing and Grubbing	Acre	4	\$	5,000.00	\$ 12,000.00	\$	20,000.00 - \$	48,000.00
<b>Subtotal:</b>							<b>\$</b>	<b>2,608,000.00 - \$</b>	<b>3,062,750.00</b>
<b>20% Contingency<sub>1</sub>:</b>									<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM):</b>							<b>\$</b>	<b>3,130,000.00 - \$</b>	<b>3,676,000.00</b>

**Footnotes:**

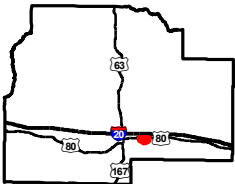
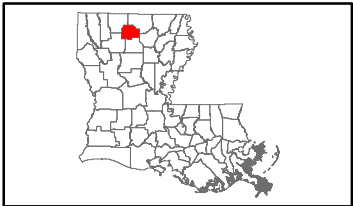
- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.



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Ruston Industrial Park  
Lincoln Parish, LA

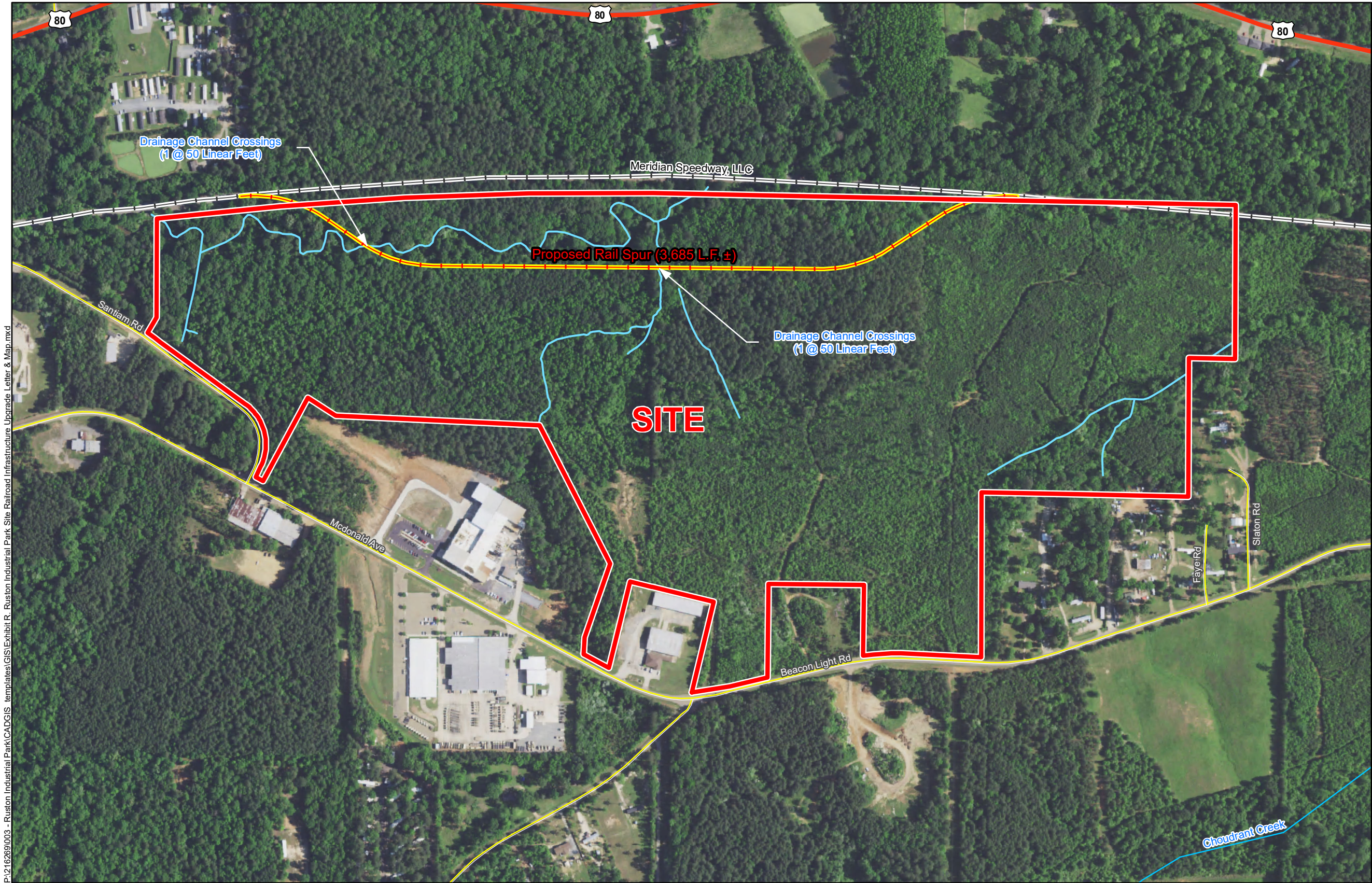
## City of Ruston



Lincoln Parish

### LEGEND

- Site Boundary
- Other Waters of the U.S.
- Proposed Rail Spur (3,685 L.F. ±)
- Existing Railroad
- Existing Roadway
  - US Highway
  - Local Roads



P:\216269\003 - Ruston Industrial Park\CAD\GIS templates\GIS\Exhibit R. Ruston Industrial Park Site Railroad Infrastructure Upgrade Letter & Map.mxd

- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
  2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
  3. Proposed rail spur is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit, and is subject to revision. It IS NOT an official design or in any way to be considered a final plan.
  4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
  5. Other Waters of the U.S. according to Wetland Delineation Report by Heardwaters, Inc. dated April 2017.



Scale 1:5,430  
0 290 580 Feet

**EXCELLENCE  
MADE HERE**  
— CITY OF RUSTON —

Date: 8/14/2017  
Project Number: 216269  
Drawn By: TMK  
Checked By: TMG

**CSRS**  
IMAGINE SHAPE DELIVER  
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