

TREASURE VALLEY RELOAD CENTER
PRELIMINARY ESTIMATED TOTAL PROJECT COST

September 13, 2018

Assumptions for the estimated costs outlined hereafter are as follows:

- The estimated costs outlined herein are based on current preliminary estimates of needed infrastructure to serve the proposed Phase 1 site improvements for the Zone D property.
- These costs have been prepared to provide a preliminary estimate of the total project cost now that considerable initial analysis has been completed for the proposed site layout and needed infrastructure to serve the site.
- The estimated costs for construction items below include a 10% construction contingency.
- While detailed cost estimate spreadsheets are available, only the total costs are shown hereafter for simplicity.

Task	Estimated Cost
Land Acquisition	\$ 1,600,000
Design Engineering	\$ 1,196,000
Permitting/Management/Miscellaneous	\$ 455,000
Site Roadways, Layout, Parking, Utilities, Stormwater, Wetland Mitigation	\$ 4,380,000
Reload Building	\$ 6,758,000
Rail Improvements	\$ 10,020,000
Water Extension from City of Nyssa	\$ 1,283,000
Exterior Road Improvements	\$ 308,000
TOTAL ESTIMATED PROJECT COST	\$ 26,000,000



Fisher Construction Group, Inc.
Main: 360.757.4094
Fax: 360.757.4005
625 Fisher Lane
Burlington, Washington 98233
www.fishercongroup.com

Treasure Valley Reload Center (OPT 2)

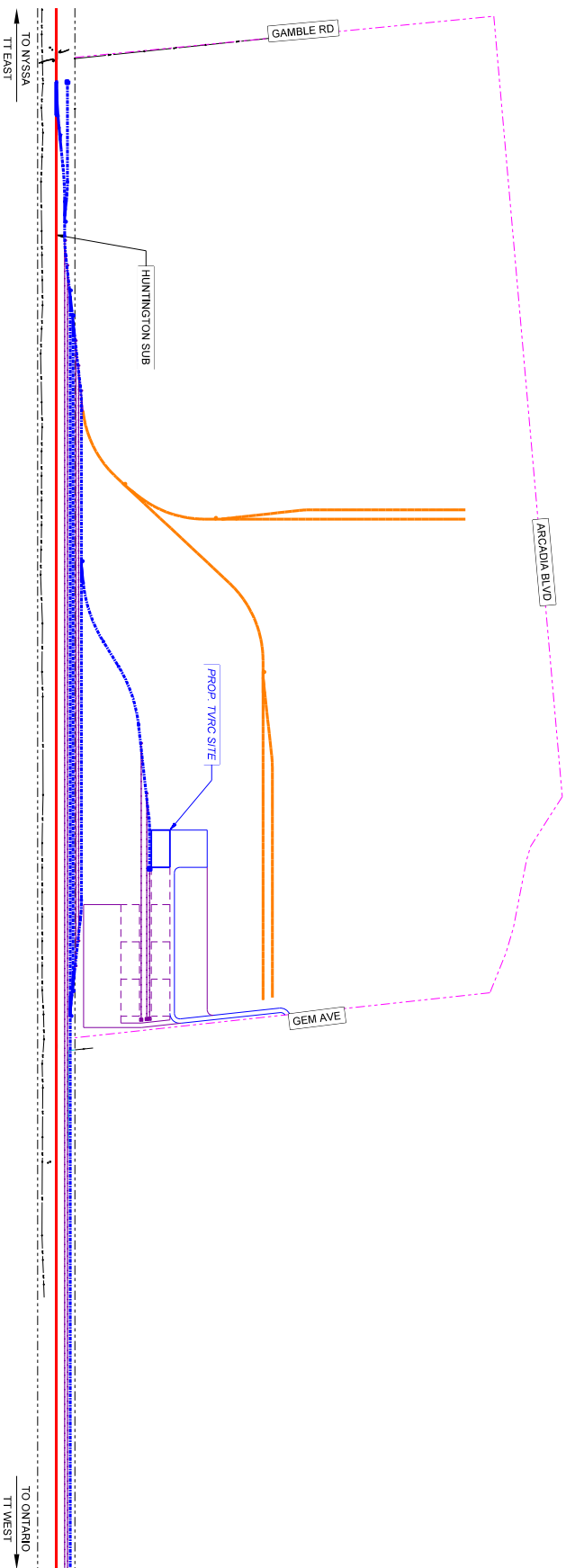
ROUGH ORDER OF MAGNITUDE PRICING

	Date:	9/18/2018	
	REV #:	02	
	Square Footage:	61,750	
ARCHITECTURAL AND ENGINEERING	\$	150,000.00	\$ 2.43 /SF
GENERAL REQUIREMENTS	\$	479,180.00	\$ 7.76 /SF
DEMOLITION, SITEWORK, & UTILITIES	\$	362,250.00	\$ 5.87 /SF
CONCRETE	\$	1,358,705.00	\$ 22.00 /SF
MASONRY	\$	74,859.00	\$ 1.21 /SF
STRUCTURAL STEEL & MISC STEEL	\$	1,432,152.50	\$ 23.19 /SF
THERMAL AND MOISTURE PROTECTION/FLASHING & SHEETMETAL	\$	433,050.00	\$ 7.01 /SF
DOORS AND WINDOWS	\$	437,400.00	\$ 7.08 /SF
FINISHES	\$	96,350.00	\$ 1.56 /SF
EQUIPMENT & SPECIALTIES	\$	374,480.00	\$ 6.06 /SF
INSULATED METAL PANELS / FLASHINGS	\$	832,240.00	\$ 13.48 /SF
PLUMBING HVAC	\$	373,250.00	\$ 6.04 /SF
ELECTRICAL	\$	831,772.50	\$ 13.47 /SF
CONSTRUCTION COSTS	\$	7,235,689	\$ 117.18 /SF
B&O TAX	\$	34,080	\$ 0.55 /SF
INSURANCE	\$	66,568	\$ 1.08 /SF
SUBTOTAL	\$	7,336,337	
CONTRACTORS FIXED FEE FOR OVERHEAD AND PROFIT- 7%	\$	513,544	\$ 8.32 /SF
ROUGH ORDER OF MAGNITUDE	\$	7,849,881	\$ 127.12 /SF

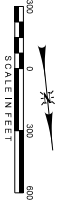
NOTES AND QUALIFICATIONS

1. COURSE OF CONSTRUCTION INSURANCE IS NOT INCLUDED
2. STATE SALES TAXES ARE NOT INCLUDED
3. BUILDING PERMITS FEES NOT INCLUDED
4. PHONE, DATA AND COMMUNICATION SYSTEMS NIC
5. EXCLUDES UTILITY HOOK-UP FEES, PRIMARY POWER UPGRADES AT STREET, ETC
6. EQUIPMENT UTILITIES UNKNOWN AND NOT INCLUDED IN THE BUDGET
7. ELEVATOR HAS NOT BEEN INCLUDED
8. STORAGE RACKING NOT INCLUDED
9. ASSUMED ENOUGH EXISTING WATER FLOW CAPACITY FOR FIRE SUPPRESSION SYSTEM
10. EXCLUDES OFFICE FURNISHINGS
11. 2000 LF OF INTERIOR CURB FIGURED
12. 25' X 50' SINGLE STORY OFFICE INCLUDED
13. EXCLUDES WAREHOUSE REFRIGERATION / CLIMATE CONTROL

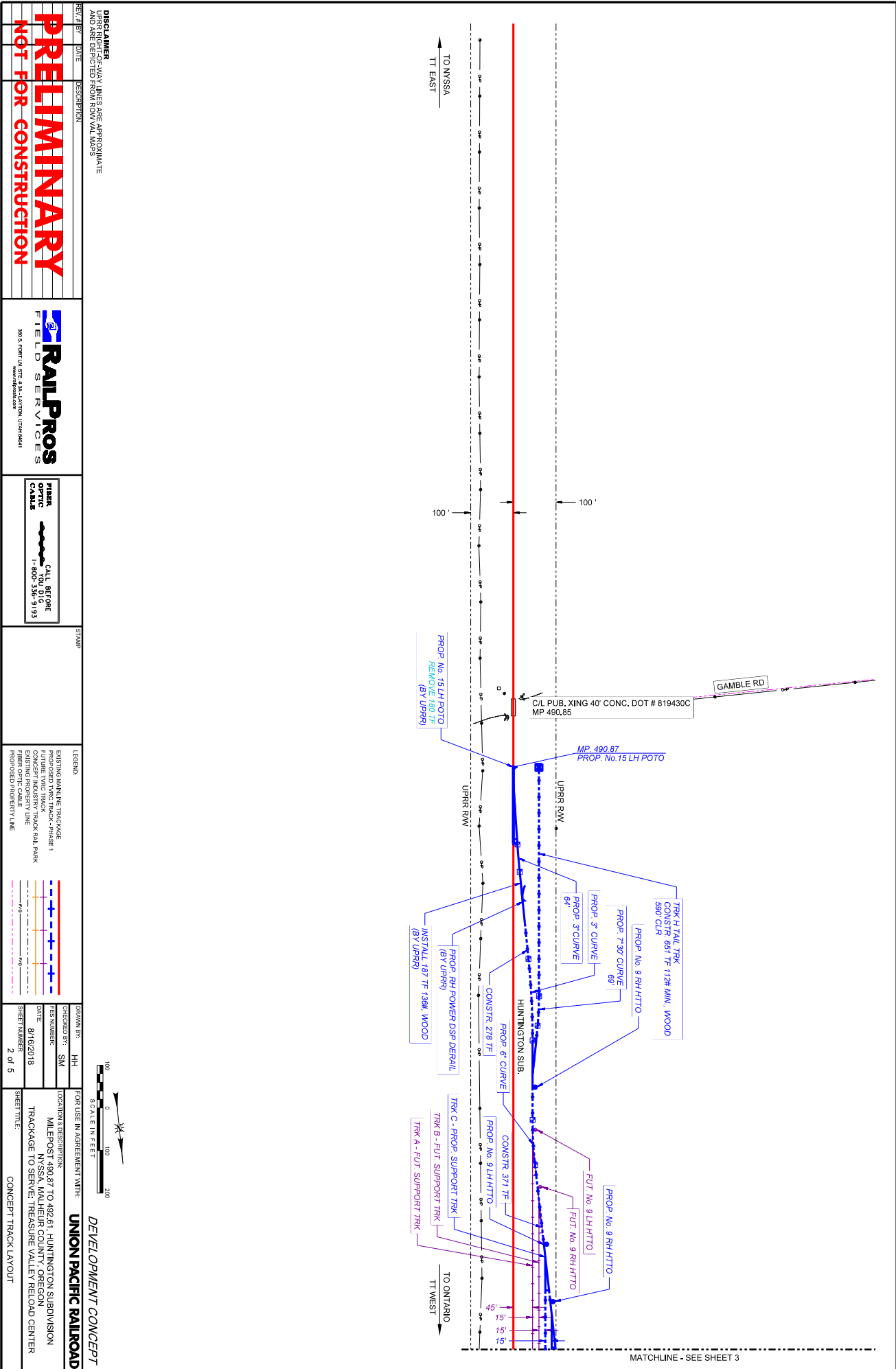
TREASURE VALLEY RELOAD CENTER MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION AUGUST 16, 2018



- DRAWING INDEX:**
- 1 COVER SHEET
 - 2 CONCEPT TRACK PLAN
 - 3 CONCEPT TRACK PLAN
 - 4 CONCEPT TRACK PLAN
 - 5 CONCEPT TRACK PLAN



DISCLAIMER EXISTING AND PROPOSED TRACK LINES ARE APPROXIMATE AND ARE DERIVED FROM ROW VAL MAPS		STAMP		LEGEND		DRAWN BY: HH		FOR USE IN AGREEMENT WITH: UNION PACIFIC RAILROAD	
REV	BY	DATE	DESCRIPTION			CHECKED BY: SM	LOCATION & DESCRIPTION:		
PRELIMINARY						PROPOSED TVRC TRACK - PHASE 1		MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION	
NOT FOR CONSTRUCTION						EXISTING INDUSTRY TRACK RAIL PARK		NYSSA, MALHEUR COUNTY, OREGON	
				CALL BEFORE YOU DIG 1-800-368-5933		EXISTING PROPERTY LINE		TRACKAGE TO SERVICE: TREASURE VALLEY RELOAD CENTER	
				380 S. COURT LA. STE. 200 LAYTON, UT 84041		PROPOSED PROPERTY LINE		SHEET NUMBER: 1 of 5	
						DATE: 8/18/2018		SHEET TITLE: COVER SHEET	



RAILPROS

FIELD SERVICES

280 S. FORT LA SALLE, LANSING, MI 48244

CALL BEFORE YOU DIG

1-800-336-9131

STAMP

LEGEND:

EXISTING MAINLINE TRACKAGE

PROPOSED TYPIC TRACK - PHASE 1

CONCEPT TRACK - RAIL PARK

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

GRAPH BY: HH

CHECKED BY: SM

DATE: 8/16/2018

SHEET NUMBER: 3 of 5

FOR USE IN AGREEMENT WITH:

UNION PACIFIC RAILROAD

LOCATION & DESCRIPTION:

MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION

TRACKAGE TO SERVICE: TREASURE VALLEY RELOAD CENTER

CONCEPT TRACK LAYOUT

TRAFFIC

RAILROAD

FIELD SERVICES

CALL BEFORE YOU DIG

1-800-336-9131

LEGEND:

EXISTING MAINLINE TRACKAGE

PROPOSED TYPIC TRACK - PHASE 1

CONCEPT TRACK - RAIL PARK

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

GRAPH BY: HH

CHECKED BY: SM

DATE: 8/16/2018

SHEET NUMBER: 3 of 5

FOR USE IN AGREEMENT WITH:

UNION PACIFIC RAILROAD

LOCATION & DESCRIPTION:

MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION

TRACKAGE TO SERVICE: TREASURE VALLEY RELOAD CENTER

CONCEPT TRACK LAYOUT

LEGEND:

- EXISTING MAINLINE TRACKAGE
- PROPOSED TWC TRACK - PHASE 1
- CONTRACT INDUSTRIAL PARK
- EXISTING PROPERTY LINE
- FIBER OPTIC CABLE
- PROPOSED PROPERTY LINE

TITLE BLOCK:

DRAWN BY: HH	FOR USE IN AGREEMENT WITH: UNION PACIFIC RAILROAD
CHECKED BY: SM	LOCATION & DESCRIPTION: MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION NYSSA, MALHEUR COUNTY, OREGON
DATE: 8/16/2018	TRACKAGE TO SERVE: TREASURE VALLEY RELOAD CENTER
SHEET NUMBER: 3 OF 5	CONCEPT TRACK LAYOUT

PROP TRK K
20 FT 112# MIN. WOOD
1,568' CLR

PROP 10' CURVE
64'

FUT TRK J
FUT TRK I
MIN. WOOD
1,339' CLR

321'

200'

200'

30'

15'

9'

FUT BLDG

PROP TYRC BLDG

FUT No. 9 LH HTTO

PROP 10' CURVE

TO ONTARIO
TT WEST

MATCHLINE - SEE SHEET 4

0 100 200
SCALE IN FEET

DEVELOPMENT CONCEPT
UNION PACIFIC RAILROAD

FOR USE IN AGREEMENT WITH:
LOCATION & DESCRIPTION:
MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION
NYSSA, MALHEUR COUNTY, OREGON
TRACKAGE TO SERVE: TREASURE VALLEY RELOAD CENTER

DESIGNED BY: HH
CHECKED BY: SM
FIS NUMBER:
DATE: 8/16/2018
SHEET NUMBER: 3 of 5

PER K
 GOOD
 CLAR

321'

200'

30'
 15'
 9'

200'

PROP. TYNG BLDG

FUT. BLDG

PROP. 10' CURVE

FUT. No. 9 LHTTTO

MATCHLINE - SEE SHEET 4

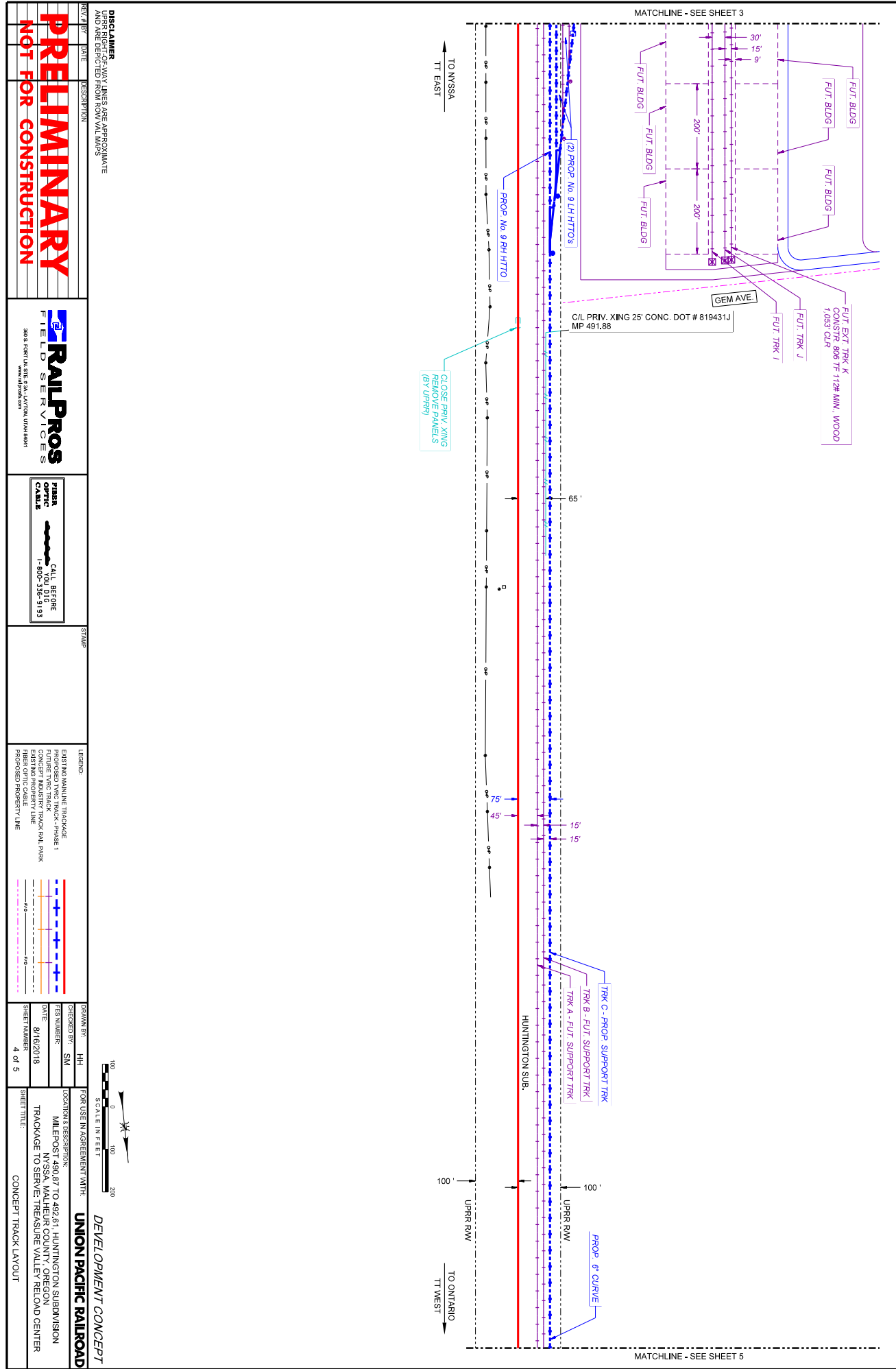
TO ONTARIO
 TO WEST

SCALE IN FEET
 0 100 200

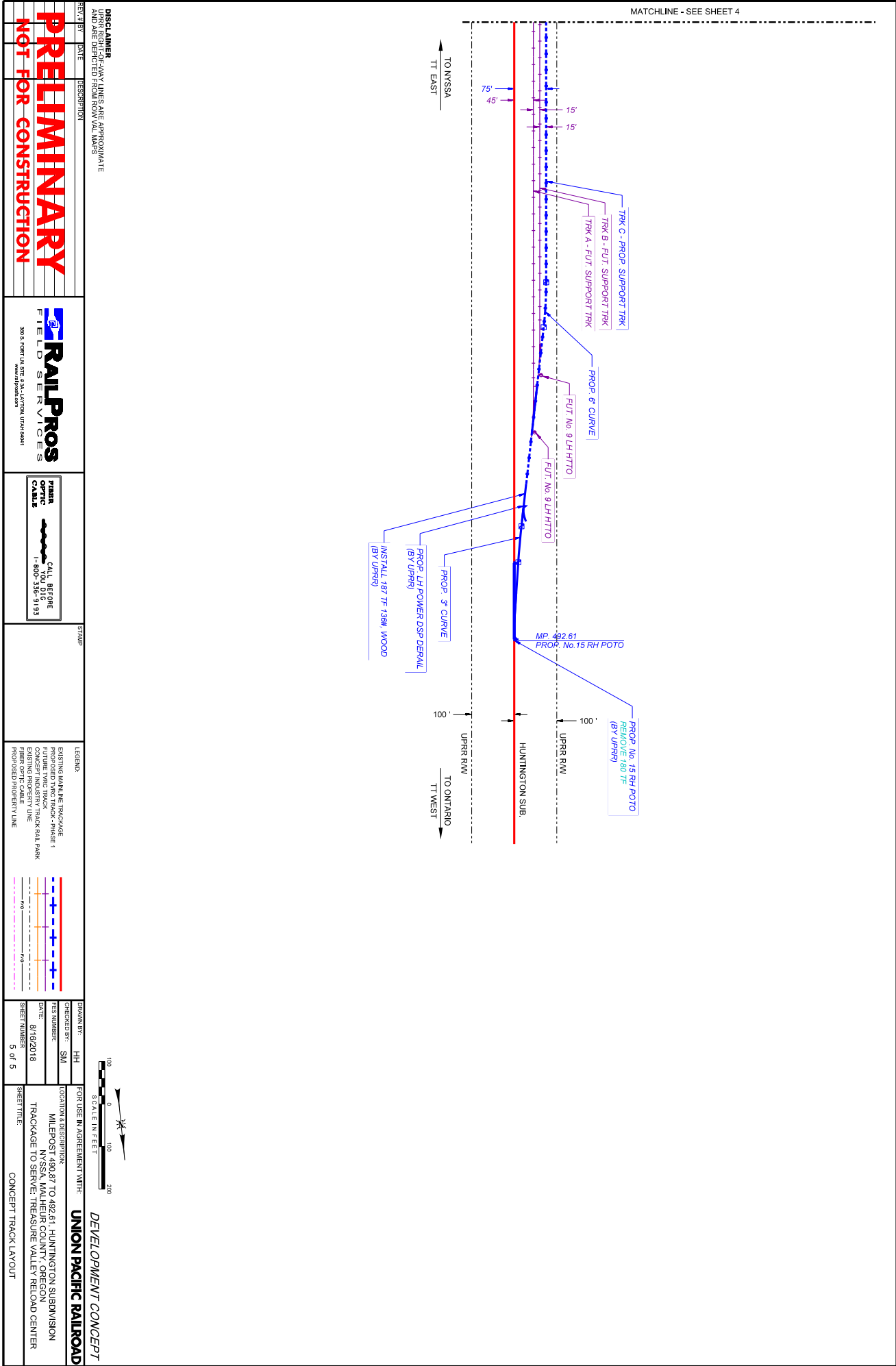
FOR USE IN AGREEMENT WITH:
UNION PACIFIC RAILROAD
 DEVELOPMENT CONCEPT

LOCATION & DESCRIPTION:
 MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION
 NYSSA, WAJHEUR COUNTY, OREGON
 TRACKAGE TO SERVE: TREASURE VALLEY RELOADED CENTER

SHEET TITLE:
 CONCEPT TRACK LAYOUT



DISCLAIMER UNION PACIFIC RAILROAD CONCEPT TRACK LAYOUTS ARE APPROXIMATE AND ARE DEPICTED FROM ROW VAL MAPS		
REV. BY	DATE	DESCRIPTION
PRELIMINARY		
NOT FOR CONSTRUCTION		
RAILPROS FIELD SERVICES 380 S. COMPTON AVE. #20 LAYTON, UTAH 84041 www.railpros.com		
PIERCE OPTIC CONSULTANTS CALL BEFORE YOU DIG 1-800-368-9193		
STAMP		
LEGEND: EXISTING MAINLINE TRACKAGE PROPOSED TVRC TRACK - PHASE 1 CONCEPT INDUSTRY TRACK RAIL PARK EXISTING PROPERTY LINE PROPOSED PROPERTY LINE		
PROGRAM BY: HH CHECKED BY: SM DATE: 8/18/2018 SHEET NUMBER: 4 of 5		
FOR USE IN AGREEMENT WITH: UNION PACIFIC RAILROAD DEVELOPMENT CONCEPT LOCATION & DESCRIPTION: MILEPOST 490.87 TO 492.61, HUNTINGTON SUBDIVISION NYSSA, MALHEUR COUNTY, OREGON TRACKAGE TO SERVE: TREASURE VALLEY RELOAD CENTER SHEET TITLE: CONCEPT TRACK LAYOUT		



CHECKLIST FOR INDUSTRY TRACK SUBMITTALS

NAME OF INDUSTRY TREASURE VALLEY RELOAD CENTER		PROJECT LOCATION NYSSA, OR		UPRR FES NUMBER
NAME OF FIRM SUBMITTING RAILPROS, INC.		CHECKLIST SUBMITTED BY SHAWN MARSHALL, PE		DATE OF SUBMITTAL 8/6/2018

Item	Description of Items to be Shown on Submittals	Railroad Work				Non Railroad Work ***			No ITA Issued		Railroad Comments
		10% Plan/ Dev Con	30% Plans	Const Plans	Exhibit 'A'	10% Plan/ Dev Con	Const Plans	Exhibit A	10% Plan/ Dev Con	Const Plans	
1	1:100 scale plan sheets, 11x17 sheets, UPRR border, line styles, abbreviations and symbols used, printed in color; North arrow, Mainline track name, Timetable direction and Timetable Station each side of project, customer's name, project location (city, county, state) PDF format required for all submittals. Please submit the entire package in 1 pdf including the checklist.	X									
1a	Aerial Photo background shown in monotone (adjust aerial to approx. -50 contrast, 80 brightness)	X									
1b	Disclaimer shown on each sheet (Available in UPRR Cad Config files)	X									
1c	Print using pen table "UPRR_V8i_Pentable_Bold NID Linetypes.tbl" (Available in UPRR Cad Config files)	X									
2	Label Ex. tracks with ZTS numbers, Prop. tracks with alpha-numeric names (Trk A, Trk B, etc.). Show all Derails & Ex. signals.	X									
2a	Label Ex. tracks with ZTS numbers, Prop. tracks with alpha-numeric names (Trk A, Trk B, etc.). Station & MP (based on UPRR VAL map) shown for turnouts on UPRR track. Show all Derails & Ex. signals.										
3	Show clear lengths for Prop. tracks. 13' clear pt. shown for tracks where cars will be stored. (Plans need to include note "Rail and Tie to be marked with yellow paint at 13' clear point")	X									
4	Eng. Stations shown on proposed tracks										
5	Work Responsibility/Scope of Work - 10% - "Work Responsibility" General statement of project work responsibility for RR and Contractor. 30%, Construction and Exhibit "A" - "Scope of Work": Detailed list of work responsibility for RR and Contractor										
6	Other than required connections, customer tracks and facilities will be designed to be separate from UPRR right-of-way property. All customer tracks must be at least 45 feet away from any UPRR mainline. See Industry Specifications section 3.03 for additional details.	X									
7	Project Exemptions - List all exemptions being requested for project. Special approval will be required by UPRR	N/A									
8	Existing tracks - UP's track number and any proposed sale or lease of UP owned track(s) (or portion of)	X									
9	All tracks - Total length, stationing of 13' clearance point, derail stationing (describe type), end of track stationing (describe type of EOT device) and center to center distance between all tracks.										
10	Proposed tracks - Provide Engineering Station of "End UPRR Ownership/Maintenance" sign										
11	Proposed tracks - Provide Engineering Station where proposed track crosses UPRR ROW line										
12	Description of point that track stationing was established from and location/desc. of elevation bench mark										
13	Typical sections for proposed track including side ditches and walkways (also see note #48)										
14	Cross-sections: Show entire project plus 200 ft. past the end of the project. Special sections needed at roadway crossings, utility crossings, drainage structures and other key points. Show UPRR ROW, any construction easements, walkways and turnout pads.										
15	For projects involving Signal work, provide cross sections AND profiles for UPRR owned/maintained track on the 30% plans. Provide cross sections at 100 ft. intervals, plus special sections as listed in item #12.										
16	Label length for any tangents and curves that are less than 100'	X									
17	Proposed tracks - Degree of curve labeled, circles marking PC & PT on all curves	X									
17a	Proposed tracks - Degree of curve and stationing of PC and PT on all curves										
18	Provide a Construction Schedule										
19	Future Tracks	X									No future tracks on the Exhibit "A"
20	Work Matrix Spread Sheet (Titled Scope of Work Matrix) incorporated into plans set										
21	Rail Weight - All existing and proposed track										
22	UPRR ROW width and distance to track it's established from. Note on plan set the source for ROW location and width (ex. UPRR Val maps)	X									
23	Existing turnouts shown on plans (within 1500' of proposed turnouts) - Size (No. 11, No. 15, etc.)	X									
23a	Existing turnouts (within 1500' of proposed turnouts) - Size (No. 11, No. 15, etc.), stationing and mile post location (UP Track), Track # if stenciled on frog										
24	Label Prop. turnouts with: Size, LH or RH, PO or HT, frog type, rail weight, tie material, station & MP. Designate point of switch as 0+00 on single ended tracks. On double ended tracks start sta. 0+00 on turnout with the lowest UPRR MP. Refer to UP Std Dwg 0080 for turnout applications.										
25	Turnout construction pad-location and dimensions (for work performed by UPRR forces)										
26	Landing Pads with turnaround area, lighting (ref STD DWG 0309)										
27	For projects involving signal work, show existing site conditions and all track, crossings, signal facilities, etc. within 150' of proposed turnouts. A minimum 750 ft. on either side of the project limits must be shown on the 30% submittal.										
28	Existing UP signal lines, masts, houses and cases, etc. Include dimensions, stationing and # found on cases for kings, block plates and CP's. Provide stationing for existing insulated joints.										
29	Proposed leaving signals - I - bonds, insulated joints - (stationing)										
30	Proposed Industry tracks with required signal circuits must reference the end of each circuit where mandatory wood ties and insulated materials must be used.										
31	All track culverts - stationing, mile post location (UP Track), length, size, type, T/R to Invert distance, and any proposed modifications of an existing culvert. Note on plans that culverts shall be marked with blue paint on ties over crossing.										
32	All track bridges-stationing, mile post location (UP Track), length, type, T/R to flowline distance, and any proposed modifications of an existing bridge										
33	All other drainage structures (under roads, surface drains, etc.) - location, size, length and type										
34	Proposed drainage structures-submit hydraulic design calculations for review and approval										
35	Direction of runoff throughout project area										
36	Submit detailed plans for any proposed bridge or culvert (or modification of an existing) or any proposed under or over track structure to UP Structures Dept for approval										
37	Existing road crossings within 1500' of proposed turnouts - Length, type (public/private), material type, type of warning device, stationing, and mile post location (UP Track), road name and DOT #.										
38	Proposed road crossings shown on plans	X									
38a	Proposed road crossings - Include length, type (public/private), material type, type of warning device, stationing, and mile post location (UP Track)										
39	All Roads or road modifications affecting traffic crossing UP tracks shown on plans	X									
39a	All Roads or road modifications affecting traffic crossing UP tracks - Location, width and type of roadway surface										
40	Existing and Proposed buildings adjacent to any track - Location, dimensions, doors, docks, ramps etc. and distance to track centerline	X									
41	All overhead crossings - Station (include poles, supports, etc.) distance above T/R, voltage (if electrical) and owner.										
42	All underground crossings - stationing, distance below B/R, type, encasement details and owner										
43	All utilities adjacent to any track (above or below ground) - Location (include poles if applicable), type, distance to track CL and owner										
44	All under track structures - include stationing and size										
45	All over track loading structures - include size, stationing, and clearance										
46	All car pulling or indexing devices - stationing and clearance										
47	All fences - stationing of any gate crossing and track and horizontal clearance with gate open										
48	Stationing and distance to any horizontal or vertical impaired clearance										
49	For Hazardous Materials - Label clearances of proposed tracks to ML - 100' for loading and unloading trks , 50' for storage of loaded tank cars trks, and 100' from storage in tanks. Verify state requirements are met. Ex. For projects located in California, refer to California PUC General Orders 26-D and 118-A for walkway/clearance requirements.										
50	Track grounding details of any track used to load or unload flammable materials										
51	Existing track profile - T/R profile (100' minimum interval) 200' each direction from proposed turnout(s) (ML connection +200' for 30% - only)										
52	Proposed track profile - T/R profile of each track at 100' maximum interval, include stationing of vertical curve points (ML connection +200' for 30% only)										
53	All other profiles - Top of Road at centerline (including railroad at grade crossings) and/or drainage ditch(es)-proposed and existing elevations										
54	Digital Imagery - signed letter will be required if the Exhibit A includes an aerial photo. - INDUSTRY must sign form and submit with Exhibit A. (Forms found on the UP Web page)	N/A									Per UP Law Dept - 5/8/2015
55	"CHECKLIST FOR INDUSTRY TRACK SUBMITTALS" completed and signed (Submit with multi/page pdf doc. Int proper EDS queue.) Include justification for any Exemptions.	X									

Checklist Color Codes	
	Drawing Required
	Switch
	Signal
	Drainage/Structures
	Roads
	Clearances
	Profiles
	Not Required

Project - Type		Project Documents		Project Reviews	
UP work	X	10% Concept	X	Engineering	X
Non UP Work	X	30% - Signal Design		Signal	
Foreign RR		Construction		Structure	
Manifest Trains	X	Exhibit A		1. Bridge	
Unit trains		Check List	X	2. Pit	
		Construction		3. Gas/ FO	
		Work Matrix			

Recent Revisions	
Date	Description
1/3/2018	Updates to 10% Dev Con checklist items

Please note: Situations may arise depending on individual project details where signal work is required even though there is no track or railroad work.