El Paso Rail Industrial Park Design for:
Task A Lead Track Planning, Design and Coordination Scope for Grant Application – Preliminary Estimate

Track Design & Railroad Coordination Task Description

This task includes designing a new railroad lead connecting into the existing loop track for the Nixon power plant continuing west through the Edward C. Levy Property concluding east of the Fort Carson property line. The task will include rail design necessary to provide a For-Bid construction set of plans as well as a set of specifications for the railroad construction. The railroad design scope will follow the rail alignment and CSU track changes shown in the attached Exhibit A.

Track Design & Railroad Coordination Task Scope of Services

1. Engineering Project Management

a. This task will cover elements of managing this project including the following:
   i. Meeting Coordination (internal/external)
   ii. Invoicing
   iii. Project Schedule
   iv. Project Budget

b. Project assumes up to 2 meetings a month including alternating on-site meeting with project team.

Deliverables:

- Monthly Invoices
- Meeting Minutes and Agendas

2. CSU Track Realignment and Design

a. After obtaining the top of rail (TOR) survey from task 5 below CONSULTANT will conduct a regression of the existing CSU tracks to confirm its location both vertically and horizontally.
b. CONSULTANT will develop existing and proposed track alignments both horizontally and vertically.
c. The above alignments will follow with 3D modeling to confirm cut/fill limits and provide earthwork quantities for estimating purposes.
d. Develop concept plans for CSU to submit to both BNSF and UPRR for review and approval
e. Upon receiving comments from the railroads CONSULTANT will develop Final plans for approval from both Railroads

f. A For-Bid set of PS&E (Plans, Specifications and Cost Estimate) bid package will be developed to take the project to bid.

Deliverables:

- Concept plans for CSU to submit to BNSF and UPRR for approval
- Final Plans for CSU to submit to BNSF and UPRR for approval
- For-Bid Plans, Specifications and Estimate of Costs

3. Lead Track Design

a. Based on the previous task and developing the existing CSU track alignments CONSULTANT will connect to the CSU loop track and design a horizontal and vertical alignment per the Lead Track shown in the Exhibit A attached.
b. Work will include submittals to BNSF, UPRR and CSU for review and approval including concept plans and for-bid design plans

Deliverables:

- Concept Level Plans (pdf)
- Final Design Plans (pdf)
- For-Bid Plans, Specifications and Estimate of Costs (pdf)

4. CSU Security-Utility Coordination

a. CONSULTANT will evaluate the existing utilities on the CSU property and how they would be impacted by the new rail
    i. Preliminary and For-Bid Plans will be developed to account for the impacted Utilities
    ii. Work will include constructability around the Electric lines on the property
    iii. Work will rely on Colorado Springs Utilities for locates including potholing and clearances
b. CONSULTANT will review and provide 3 options for rail security offsite
    i. Evaluation will include costs and project impacts
    ii. Task will include meeting with CSU for options review

Deliverables:

- Concept and For-Bid CSU Utility Impact Plans
- 3 Exhibits and Cost Estimates for Rail Security

5. Survey - Geotechnical Analysis

a. Topographic Survey
    i. CONSULTANT will work with a sub-contractor to provide an updated LIDAR Topographic Survey. This survey will cover the entire project area including the Nixon Power Plant Property
    ii. The surveyor will also provide top of rail survey covering the Nixon Power plant loop track and track from the I25 underpass.

iii. Work will include a Subsurface Utility Engineering Plans per Colorado Senate Bill 67.

b. Geotechnical Analysis/Report
   i. CONSULTANT will work with a sub-contractor to provide geotechnical borings and analysis for the rail design.
   ii. The geotechnical engineer will also provide preliminary borings around the overall site for use for any future master planning until such a time specific borings are needed for future customers.

Deliverables:

- LIDAR survey in CAD and/or XML
- Preliminary and Final Geotechnical Reports (including design recommendations)

COMPENSATION

No.	Task	Fee
1	Engineering Project Management	$57,000.00
2	CSU Track Realignment and Design	$64,000.00
3	Lead Track Design	$49,000.00
4	CSU Security-Utility Coordination	$33,000.00
5	Survey - Geotechnical Analysis	$355,000.00
	Total	**$558,000.00**

El Paso Rail Industrial Park Design for:
Task B Preliminary Site Plan
Scope for Grant Application – Preliminary Estimate

Preliminary Site Plan Task Description

This project is for development of the conceptual master plan, market study and traffic analysis for an approximately 3,500 acre site within near Fountain, Colorado. The land is located between Interstate 25 on the east, Fort Carson Army Base on the west, Charter Oak Ranch on the north and Colorado Springs Utilities Ray Nixon Power Plant on the south. The conceptual master planning will be based on the sites Rail Industrial Park Conceptual Design dated August 21, 2015, prepared by Norris Design, shown in **Exhibit B** (minus the area northeast of the City of Fountain Pond Site), and planning for rail service to the property based on the exhibit prepared by HDR in 2019 shown in **Exhibit C**. The site has the opportunity for freight rail service from the BNSF and UP rail lines located east of I-25. Site planning will consider up to three (3) alternatives to show the potential configuration of buildings, circulation roads and industrial rail spurs. Previous planning will be advanced with consideration of the sites characteristics related to land form, on-site streams, vehicular access and circulation, rail accessibility, utility availability and requirements, and municipal objectives.

Preliminary Site Plan Scope of Services:

1. Site Research and Investigation

a. Research of existing records will be performed to determine the existing conditions of, or related to, the site. The investigation is facilitated through the preceding services HDR has completed for the site, and the associated knowledge of available information. Primary sources of the necessary information is anticipated to be existing documentation including:
   - Property surveys and mapping
   - Topographical mapping
   - Utility records
   - Planning information of surrounding properties
   - Colorado Springs Utilities records and planning information
   - City of Fountain Colorado records and planning information
   - Fort Carson records and planning information
   - Wetlands investigation records
   - Traffic Study and Analysis (Build upon existing study)

b. Supplemental research of existing, publicly available data from other local, State and Federal data sites.

c. Supplemental research of existing, publicly available data on the site will be conducted to expand the planning baseline through research of GIS data bases and other readily available sources.

d. Information developed through the execution of other services under this contract.
e. Research available information on the existing roadways, planned roadways, and planned roadway improvements that influence access to the site and the associated suitability for semi-truck and employee vehicles. The evaluation of traffic volumes and development impacts on the volumes is not included in this scope.
f. Investigate with local jurisdictions the annexation, planning, design and development processes for the site.
g. Investigate with local jurisdictions and utility providers the availability of existing industrial-level utilities and services for this site including:
    - Domestic Water
    - Sanitary Sewer
    - Electric
    - Natural Gas
    - Telecommunications
    - Public Safety (fire, EMS, police)

2. Market Study

a. Prepare Industry Cluster Analysis: identify industries that could cluster together to create a regionally competitive advantage for Southern El Paso County in both the near term and long term;
b. Research and prepare case studies of existing and planned (if applicable) industrial parks in Colorado to identify owners, owner type, size (acres), available infrastructure (water, sewer, storm water, telecom, power, streets, rail), availability of a transloader, and tenant type;
c. Conduct stakeholder interviews including local commercial real estate and economic development professionals, developers, local officials, and staff and leadership from regional military facilities;
d. Conduct interviews with industries defined through the Cluster Analysis to identify potential interest in location, transportation needs, space requirements, utility requirements, and other requests, requirements, and incentives that support their business decision making process.;
e. Document the demand for industrial lands in the El Paso region reflecting the results of the prior tasks (a-d) as well as work previously completed for the Proof of Concept Report and Feasibility Study.
f. Update the July 2019 Economic Impact Analysis based on the best candidate industries identified for the Rail Park.
g. Prepare Market Study Report and incorporate results into the Preliminary Planning, Planning Workshop and Conceptual Master Plan work activities.

3. Preliminary Planning

a. Develop a baseline for the existing site incorporating information obtained through site visits and the completed research and investigation.
b. Integrate the planned industrial rail lead to serve the property.

c. Beginning with the Norris Design Conceptual Design (minus the area northeast of the City of Fountain Pond Site), reconfigure the site plan to respect the land form, existing streams and drainage formations, as well as existing utilities.
d. Identify natural features that restrict cost effective development.
e. Identify land areas reasonably accessible by rail.
f. Identify primary vehicular accessibility opportunities.
g. Begin laying out rail served lot configuration with consideration of rail spur alignments and Client direction on end user objectives. Objectives may include, but may not be limited to:
    - Rail to rail warehousing building
    - Rail to truck warehousing building
    - Rail to rail transfer yard
    - Rail to truck transfer yard
    - Raw material to finished product manufacturing
    - Transload facility
h. Begin laying out non-rail served lot configuration with consideration of transportation configuration and Client direction on end user objectives. Objectives may include, but may not be limited to:
    - Warehousing
    - Distribution centers
    - Data centers
    - Through dock shipping
    - Other
i. Preliminary recommendations on the sizing of industrial buildings based on commonly used planning data, experience and available lot configurations.
j. Preliminary layout of primary vehicular circulation roads through the site.
k. Preliminary layout of primary utility trunk lines serving the site.
l. Prepare a summary of jurisdictional development requirements.

Deliverables:

- Preliminary site plan concept identifying proposed rail served lots, rail spurs, non-rail served lots, primary roadways, building envelopes and utility service trunk lines
- Development process summary including identified regulatory hurdles and potential prohibitive costs.

4. Draft Conceptual Master Plan

a. Based on the direction established in the Planning Workshop, CONSULTANT will execute site planning with professionals in site engineering, rail engineering and urban planning to generate the draft conceptual master plan for development of the property. The plan will include updated information on the following:
    - Potential layouts of the possible secondary rail spurs to potential building pads.
    - Potential layout of building pads based on agreed to floor areas.
    - Potential layouts of vehicular site access and primary circulation
    - Potential layouts of primary utility trunk lines.

b. Based on the Draft Conceptual Master Plan prepare a report containing descriptions of the following
    - Site characteristics and research findings.
    - Existing and planned roadways general geometric requirements.
    - Potential subdivision of the site based on use planning and land areas, and flexibility in that planning.
    - Planned rail spur lines general geometric requirements.
    - Availability of utilities and services for the property along with a general description of the improvements necessary to extend those services to the site.

Deliverables:

- Draft Conceptual Master Plan
- Draft Conceptual Master Plan Report

5. Final Conceptual Master Plan

Based on the decisions established in the Draft Conceptual Master Plan Workshop, CONSULTANT will finalize the Conceptual Master Plan and Report. In addition to the updated Conceptual Master Plan the task will include the following:

- Evaluating the traffic analysis and coordinating with the Pikes Peak Area Council of Governments to discuss future plans for the potential need for a new interchange along I-25 due to increased traffic from the site.
- Annexation Analysis
- Projection of Potential Build-out Valuations
-
- **Deliverables:**
- Final Conceptual Master Plan
- Final Conceptual Master Plan Report

Tasks Assumptions

- The site identified for the Conceptual Master Plan is as shown in **Exhibit B**.
- Right of entry to the property will be provided by the client.
- An exhaustive in-depth research of existing property boundaries, topography and site features, as well as existing utilities is not included in this scope. Existing records of this information is assumed to be readily available and sufficiently accurate and complete to base the concept planning on.
- Analysis of utility, vehicular traffic and rail traffic capacities to serve this project are not included.

COMPENSATION

No.	Task	Fee
1	Site Research and Investigation	$62,200.00
2	Market Study	$50,000.00
3	Preliminary Planning	$40,300.00
4	Draft Conceptual Master Plan	$25,700.00
5	Final Conceptual Master Plan & Annexation Analysis	$46,800.00
	Total	**$225,000.00**

El Paso Rail Industrial Park Design for:
Task C Stormwater Drainage Plan
Scope for Grant Application – Preliminary Estimate

Stormwater Drainage Plan Task Description

This task includes the preliminary and for-bid design for a new railroad lead connecting into the existing loop track for the Nixon power plant continuing west through the Edward C. Levy Property concluding east of the Fort Carson property line.

Stormwater Drainage Plan Task Scope of Services

1. Site Hydrology and Hydraulic Design

a. CONSULTANT's hydraulic engineers will attend coordination meetings with the design team, client as needed, and local agencies as needed.
b. CONSULTANT will prepare preliminary hydrology for the site determining flows into the existing loop track. Offsite drainage is the main component needed to route storm runoff through the site.
c. Culverts and potentially small storm systems will be preliminarily sized. The inverts will be set to meet required rail cover. This will assist in determining the required rail elevations can be met without adversely impacting the site grading.
d. Preliminary storm plans showing proposed plan and profiles will be prepared.
    i. Following preliminary design, utility conflicts will be identified. Additional locates of utilities will be requested. Work will continue to determine if the storm system can be relocated/adjusted to avoid utility impacts or if the utilities will need to be relocated.
e. Due to proposed work, there is a potential need for a water quality and detention pond. CONSULTANT will work with the local agency to determine the need for this and prepare hydraulic calculations and plans.
f. Flooding has also been reported on the site, CONSULTANT will work with the site owner and local agencies to determine the extent of the reported flooding and determine alternatives for addressing this issue. Options include creating a detention pond for reducing offsite flows from entering the site in the uncontrolled manner as currently is reported.
    i. Once the team has direction and agreement from the owner, CONSULTANT will move forward with the design on the recommended alternative. This design will be incorporated into the preliminary and final design plans.
g. CONSULTANT will prepare final design and drawings following review by the railroad and the local agencies.

h. A preliminary and final Drainage Report will be created for the combined project which will include the hydrology and hydraulic design for both the existing loop track and the lead track.
i. Specifications for non-standard storm system items will be developed during the final design phase

Deliverables:

- Preliminary and Final Storm System Plans
- Preliminary and Final Hydraulics Report
- Final Storm System Specifications

2. Site Stormwater Management and Erosion Control

a. Stormwater Management Notes will be developed to meet the rail and local agency criteria.
b. During preliminary design, existing conditions erosion control plans will be developed.
c. The final phase of design will include addressing comments from the rail and local agency on the stormwater management notes.
d. The final design will include interim and final condition erosion control plans as well as addressing comments on the initial plans submitted during preliminary design.
e. The final design plans and specifications will be incorporated into the For-Bid Construction Plan set

Deliverables:

- Preliminary and Final Stormwater Management Notes
- Preliminary and Final Initial Conditions Erosion Control Plans
- Final Interim and Final Conditions Erosion Control Plans
- Final Erosion Control Specifications

3. Lead Track Hydrology and Hydraulic Design

a. CONSULTANT's hydraulic engineers will attend coordination meetings with the design team, client as needed, and local agencies as needed.
b. CONSULTANT will prepare preliminary hydrology for the site determining flows into the lead track. Offsite drainage is the main component needed to route storm runoff through the site.
c. Culverts and small storm systems will be preliminarily sized. The inverts will be set to meet required rail cover. This will assist in determining the required rail elevations can be met without adversely impacting the grading.
d. Preliminary storm plans showing proposed plan and profiles will be prepared.
    i. Following preliminary design, utility conflicts will be identified. Additional locates of utilities will be requested. Work will continue to determine if the storm system can be relocated/adjusted to avoid utility impacts or if the utilities will need to be relocated.

e. Due to proposed work, there is a potential need for a water quality and detention pond. CONSULTANT will work with the local agency to determine the need for this and prepare hydraulic calculations and plans.
f. CONSULTANT will prepare final design and drawings following review by the railroad and the local agencies.
g. A preliminary and final Drainage Report will be created for the combined project which will include the hydrology and hydraulic design for both the existing loop track and the lead track.
h. Specifications for non-standard storm system items will be developed during the final design phase
i. The final design plans and specifications will be incorporated into the For-Bid Construction Plan set

Deliverables:

- Preliminary and Final Storm System Plans
- Preliminary and Final Hydraulics Report
- Final Storm System Specifications

4. Lead Track Stormwater Management and Erosion Control

a. Stormwater Management Notes will be developed to meet the rail and local agency criteria.
b. During preliminary design, existing conditions erosion control plans will be developed.
c. The final phase of design will include addressing comments from the rail and local agency on the stormwater management notes.
d. The final design will include interim and final condition erosion control plans as well as addressing comments on the initial plans submitted during preliminary design.
e. The final design plans and specifications will be incorporated into the For-Bid Construction Plan set

Deliverables:

- Preliminary and Final Stormwater Management Notes
- Preliminary and Final Initial Conditions Erosion Control Plans
- Final Interim and Final Conditions Erosion Control Plans

5. Floodplain Permit and Project Coordination

a. One of the existing drainageways on the lead track includes a FEMA regulated approximate Zone A floodplain. CONSULTANT will work with the Pikes Peak Regional Building Department's Floodplain Administrator for verifying floodplain criteria.
b. Anticipated work for the floodplain includes preparing a no-rise certification for this new culvert. If this is determined to be infeasible, this will be communicated with the project team and owner as early as possible.

c. Design of this culvert will be the same as adjacent culverts utilizing HY-8 as the design software.
d. A final floodplain permit will be prepared.
e. Assume: A CLOMR and LOMR will not be needed.

Deliverables:

- Final Floodplain Development Permit for the no-rise condition

COMPENSATION

No.	Task	Fee
1	Site Hydrology and Hydraulic Design	$85,000.00
2	Site Stormwater Management and Erosion Control	$10,000.00
3	Lead Track Hydrology and Hydraulic Design	$44,000.00
4	Lead Track Stormwater Management and Erosion Control	$11,000.00
5	Flooplain Permit and Project Coordination	$5,000.00
	Total	**$155,000.00**

El Paso Rail Industrial Park Design for:
Task D - Downtown Fountain At-Grade Safety Analysis Scope for Grant Application – Preliminary Estimate

Downtown Fountain At-Grade Safety Analysis Task Description

The City of Fountain recognizes that the development of the rail park will increase train traffic through the City of Fountain. The rail park site will be annexed into the City as a part of the entitlement process. Elected officials and staff at the City of Fountain have indicated design and construction of a grade separated crossing is a reasonable requirement for mitigation of the project's impacts.

The City does not currently have a single grade-separated rail crossing between Highway 85 (Santa Fe Blvd.) and the downtown core. The initial Task, prior to design, is to determine if a grade-separated railroad crossing is even feasibility. If so, what are the alternatives if multiple crossing sites are viable, and which grade-separated crossing will be supported by the City Administration and the greater community.

Downtown Fountain At-Grade Safety Analysis Scope of Services

1. Alternatives Analysis and Cost Estimates

Initial concepts (up to 3 concepts) will be developed and analyzed for categories including (but not limited to): engineering, cost, safety and lifesycle. These concepts as well as opinions of probable construction costs will be presented to the City of Fountain for evaluation and consideration.

Deliverables:

- Alternatives summary with Cost Estimate (30% Contingency)
- Presentation to City of Fountain Administration

2. Community, Railroad and Regulatory Engagement

If there is at least one alternative acceptable to the City of Fountain Administration will begin an engagement with the both Class 1 RR, Colorado Department of Transportation and the Fountain community to identify opportunities and constraints.

Deliverables:

- Mapping showing impacted parcels of land and requirement for purchase/condemnation
- Meeting summaries from engagement with CDOT and Class 1 RR.

- Two facilitated public meetings presenting all alternatives and feedback on community preferences
- Summary of Engagement process with a recommendation for a preferred alternative if such an alternative is available.
- Update of estimated costs for preferred alternative is one is identified

Assumptions:

- Scope does not include costs for survey or geotechnical analysis
- Identifies, at a reconnaissance level, potential impacts to property owner including ROW Impacts and Roadway Access impacts

COMPENSATION

No.	Task	Fee
1	Alternatives Analysis and Cost Estimates	$25,000.00
2	Community, Railroad and Regulatory Engagement	$35,000.00
	Total	**$60,000.00**

Front Range Dual-Service Rail Park of Southern Colorado (Oversight Committee, Project Manager and Fiscal Agent) Project Management and Administration
Scope for Grant Application

The Front Range Dual-Service Rail Park of Southern Colorado USDOT BUILD grant application is the culmination of a community initiative by a public/private partnership (P3). The P3 was formally organized under a Memorandum of Understanding (MOU) dated May 18, 2018 by and between El Paso County, the City of Fountain, the City of Colorado Springs, Edw. C. Levy, Co. and the Greater Colorado Springs Chamber of Commerce and Economic Development Authority (EDC). Each signatory to the MOU has a representative on the Oversight Committee, which is charged to accomplish the goals of the community initiative, namely to create jobs and improve the readiness at Fort Carson by extension of an existing rail spur across the lands of Colorado Springs Utilities' Ray Nixon Power Plant and the vacant lands of Edw. C. Levy Co.

The Oversight Committee oversees an Administrator & Fiscal Agent along with a Project Manager to accomplish the purposes of:

(a) Establish a cooperative relationship with Levy for detailed investigation of the Levy Property, including by way of example and not limitation, defining access to the Levy Property for third-party due diligence;

(b) Negotiate an allocation of the costs of continuing the investigation which is fair and equitable, considering the interests of each of the Parties;

(c) Pursue and seek to obtain, at the appropriate time, grant funding;

(d) Assess the anticipated fiscal impacts and distribution of benefits to each of the Parties and to Fort Carson;

(e) Identify or outline responsibilities for oversight and management of any third-party contractors by designated representatives of the Parties; and

(f) Interface with and provide regular updates to appropriate personnel at Fort Carson.

The following scopes of work are a continuation of the tasks provided over the past 14 months by the Project Manager and Administrator and Fiscal Agent.

Project Management Scope of Services

1. Manage and direct Consultants to accomplish Tasks A through D in a timely manner

Deliverables:

- Meet regularly with all Consultants providing leadership direction and feedback
- Prepare documentation for review by the Oversight Committee concerning project progress
- Coordinate activities between Consultants for the most efficient use of resources to complete the Tasks

2. Review and approve invoices for payment

Deliverables:

- Review invoices for accuracy, compliance with scopes of work and approve
- Forward approved invoice to Administrator for payment
- Track total expenses by Task and inform project partners and the Oversight Committee on a regular basis or as requested

3. Organize quarterly Oversight Committee meetings

Deliverables:

- Schedule quarterly meetings with coordination of committee members conflicting commitments
- Prepare agenda, board packets, slide show presentation and related documentation for committee review prior to the meeting
- Track and present project progress update, budget update, next steps and other information as requested by committee members

4. Communicate regularly with Fort Carson and community interest groups

Deliverables:

- Initiate contact with appropriate personnel at Fort Carson regarding project progress
- As requested, or at the direction of the Oversight Committee, provide presentations to elected officials, staff or community organizations
- Draft and circulate a quarterly update on project progress for use by local economic development coordinators and other interested parties

Administration and Fiscal Agency Scope of Services

1. Funds Management of Oversight Committee initiatives

Deliverables:

- Invoice and account for funds committed by Oversight Committee members
- Timely pay invoices approved and submitted for payment by the Project Manager
- Monthly or sooner as requested, provide a ledger accounting of all funds by contributor and task

2. Accounting and processing of all grant funds received

Deliverables:

- Maintain accounting records and payments to all grant vendors by task and activity
- Invoice and account for all matching funds for grants
- Coordinate and track all in-kind services and provide accounting of total in-kind work by types and party

COMPENSATION PROJECT MANAGER ($8,000/MONTH FOR 18 MONTHS

No.	Task	Fee
1	Manage and direct Consultants	$86.400.00
2	Review and approve invoices for payment	$28,800.00
3	Quarterly Oversight Committee meeting	$14,400.00
4	Fort Carson and Community communications	$14,400.00
	Total:	**$144,000.00**

COMPENSATION ADMINISTRATOR AND FISCAL AGENT ($1,667/MONTH FOR 18 MONTHS

No.	Task	Fee
1	Funds Management	$15,000.00
2	Grant Accountability	$15,000.00
	Total:	**$30,000.00**