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Joseph Thompson, Director
Linda Dickens, Director
Charles Drane, Director

Christophe Trahan, EDC Director
Lisa Bowman, Admin. Assistant
Will James, Marketing Analyst



**NOTICE OF SPECIAL MEETING
ECONOMIC DEVELOPMENT BOARD
March 28, 2024
8:00 A.M.
PEDC Office
100 Willow Creek Pkwy, Suite A
Palestine, TX**

Zoom Link:

<https://us06web.zoom.us/j/85479314972?pwd=w4fSxt1Z7ZTjFflT3z6PAqFG484DCI.1>

Meeting ID: 854 7931 4972
Passcode: 309075

One tap mobile
+13462487799,,85479314972#,,, *309075# US

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands *6 for toggling mute/unmute and *9 to "raise your hand." [Learn more here.](#)

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A. CALL TO ORDER

B. PROPOSED CHANGES OF AGENDA ITEMS

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Board. Members of the public may join via Zoom or in person.

D. CONFLICT OF INTEREST DISCLOSURES

E. ITEMS FROM BOARD

F. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a proposal for professional rail engineering & design from Via Rail Engineering, Inc.

G. ADJOURNMENT

I certify that the above Notice of Meeting was posted at the main entrance of the Palestine Economic Development Corporation located at 100 Willow Creek Parkway, Suite A, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Friday, March 22, 2024, at 4:40 p.m.**

A handwritten signature in blue ink that reads "Lisa Bowman". The signature is written in a cursive style and is positioned above a horizontal line.

Lisa Bowman, EDC Admin. Assistant

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT citysecretary@palestine-tx.org or 903-731-8414.



Agenda Date: 03/28/2024
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Discussion and possible action regarding a proposal for professional rail engineering & design from Via Rail Engineering, Inc.

SUMMARY:

Discussion and possible action regarding a proposal for professional rail engineering & design from Via Rail Engineering, Inc.

RECOMMENDED ACTION:

Staff recommends the PEDC board discuss and take possible action regarding a proposal for professional rail engineering & design from Via Rail Engineering, Inc.

Attachments

Rail Proposal



March 6, 2024

Christophe Trahan
Executive Director
Palestine Economic Development Corporation
100 Willow Creek Parkway, Suite A,
Palestine, TX 75801
edcdirector@palestine-tx.org

Re: Palestine EDC – Rail Park Project

Dear Christophe Trahan,

Via Rail Engineering Inc. (Via Rail) is pleased to submit this proposal for your consideration. We understand that Palestine Economic Development Corporation (PEDC) would like to consider rail engineering design services for their facility in Palestine, TX. The facility is served by Texas Eastern Railroad (TSR), parent company Jaguar Transport (JAG) and the purpose of this proposal is to address providing additional rail engineering design services for infrastructure to serve their Rail Park.

We understand that PEDC would like to expand their rail park. PEDC submitted track plans, Lidar topography, survey and landscape drawings during the scoping call that took place. As depicted in the conceptual layout provided by Bruce Carswell at Lonestar Railroad Solutions, LLC (Lonestar), Phase 1 is shown as a double ended track parallel to the JAG main line, Phase 2 is shown as a proposed lead track along east side of property to building sites to north, and Phase 3 is shown as a proposed additional transload spur to northeast. Proposed design and Opinion of Probable Construction Cost (OPCC) scope will include Phase 1 and Phase 2 trackage. Our construction cost estimating will be based on preliminary engineering design drawings as requested by Lonestar. BNSF Industry Track Standards will be utilized for design work per Lonestar.

With this information, the following outlines the tasks necessary to meet project objectives.

TASK 1 – Conceptual Track Layout and Iteration Via Rail will proceed by performing an onsite inspection to study the site, encumbrances, and opportunities. Via Rail will then begin developing an electronic aerial base map for two total conceptual track layouts. Concept layout one will address design for Phase I and Phase II. Concept two layout will address design for Phase III. Concept development will include up to three iterations, and once acceptable to PEDC, Via Rail will submit said concepts to JAG for informal review and feedback. After review and iteration, Via Rail will revise the concept plan to a “Preferred Alternative”. Once approved by PEDC, the “Preferred Alternative” can serve as a basis for completion of an engineered 10% Concept Plan that may be

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14727 Maribel Rd. Maribel, WI 54227
Direct Phone: 682-429-2298; HQ: 920-367-2000

*Railroading
since 1973*

Founded in 2005

*100% Employee-
Owned since 2017*

*Over 2000 projects
delivered for our
Clients*

*Comprising over 12.5
million feet of track*

*Licensed engineering
in 40+ US States*

*Consulting in Canada
with Project
Collaborators*

*Broad network of
subject matter expert
Strategic Partners*

*Extensive contractor
network*

submitted to TSR for formal review and approval. BNSF Industry Track Standards will be utilized for design work per Lonestar.

TASK 2 – 10% Concept Plan, JAG Submittal With the completion of a “Preferred Alternative” and operations plan, Via Rail will prepare a 10% Concept Plan for PEDC to review and approve for submittal to JAG. The concept plan will be in accordance to the “Preferred Alternative”, PEDC objectives and BNSF industrial track standards (as directed by Lonestar) and JAG submittal requirements. Via Rail will shepherd the JAG review process from 10% Concept Plan submittal and approval in order to proceed to preliminary and final design.

TASK 3 – 30% Preliminary Engineering Design Following completion of the “Preferred” conceptual track layout and 10% Concept Plan approval from JAG, Via Rail will utilize the base mapping and survey information provided by PEDC to complete 30% preliminary engineering design, railroad geometric horizontal and vertical design, typical sections, preliminary grading, and any other rail and site design germane to the construction of the proposed tracks. The preliminary design plan set will incorporate PEDC objectives and adhere to BNSF industrial track standards and checklist of submittal requirements to JAG for review and approval. If additional survey data is required, Via Rail can provide this under a Change Order.

In addition, during the preliminary design process, Via Rail will investigate any utility mitigation that might be necessary and in accordance with utility company, the American Railway Engineering and Maintenance-of-Way Association (AREMA) and JAG requirements; and, any demolition planning necessary, in coordination with PEDC.

TASK 4 – Quantity Take-Off (QTO) and Opinion of Probable Construction Costs (OPCC) Via Rail will complete single QTO and OPCC based on Phase I & Phase II conceptual track layouts for track construction and any other rail related infrastructure. Said QTO/OPCC will be provided to PEDC and Lonestar for the feasibility study and will be based upon the 30% Preliminary Engineering Design prepared above. The track construction cost estimate will be considered to a 10% +/- accuracy, and the site civil will be considered to a 25% +/- accuracy.

Deliverables

1. Conceptual Track Layout, 11x17” formatted full color PDF
2. 10% Concept Plan, 11x17” formatted full color PDF
3. 30% Preliminary Design Plan Set, 11x17” formatted full color PDF
4. QTO/OPCC, formatted for 8-1/2x11” PDF and XLSX

Timetable Upon Notice to Proceed, Via Rail will initiate work promptly and progress the work consistently each week. Site due diligence, base mapping and a conceptual track layout will be completed within one week of notice to proceed. Dependent upon any iteration, Via Rail will finalize a “Preferred” conceptual track layout for PEDC approval within a week. Following completion “Preferred” conceptual track layout Via Rail will continue with finalization of a 10% concept plan and submittal to JAG within one week. Following the approved 10% concept plan, and after receiving required survey information from PEDC, Via Rail will proceed with 30% preliminary design. 30% preliminary design will be completed within three weeks and will be

submitted to PEDC and Jaguar review and approval. Once the 30% has been approved, Via Rail will proceed with completing the QTO/OPCC within one to two weeks.

Assumptions and Exclusions No additional due diligence or design engineering are included except for what is delineated above in the proposed scope of work. Via Rail may submit a future change order to address additional rail engineering design services such as site survey, final design engineering, contractor bidding services, construction management and inspections if requested by PEDC for consideration.

PLEASE NOTE ALL TASKS ARE LUMP SUM FIRM BID AS LONG AS SCOPE OF WORK DOES NOT CHANGE.

Professional/Construction Fees Via Rail proposes to complete this work for a lump sum firm bid price as itemized as follows:

TASK	DESCRIPTION OF WORK	FEES
1	Conceptual Track Layout and Iteration	\$ 4,000
2	10% Concept Plan	\$ 4,000
3	30% Preliminary Engineering Design	\$ 45,400
4	QTO and OPCC	\$ 1,500
	Total Fees:	\$ 54,900

Via Rail will invoice on a monthly basis for work performed during the billing cycle. Our scope of services and professional fee includes necessary and typical project review meetings by phone and/or screen share.

To accept this proposal please complete the bottom portion, scan and email back. Thank you for the opportunity to earn your business; we thrive on long-term relationships. I can be reached at (682) 429-2298.

Sincerely,

Daniel Guido

Dan "Guido" Guido
Via Rail Engineering, Inc.
14727 Maribel Road
PO Box 137
Maribel, WI 54227

Accepted by _____

Print Name: _____

Title: _____

Date: _____

Prepared by Samuel Rosenberg
Cc. Brian Denmark, Michelle Wotachek