



February 1, 2007

Mr. Ronald Damele  
Director of Public Works  
P.O. Box 714  
Eureka, Nevada 89316

**Re: Water and Sewer Master Plan, Town Site Topography,  
and Conceptual Development Plan - Proposal for Design Services**

Dear Ron:

Lumos and Associates, Inc. is pleased to provide you with this proposal for professional and related services for three (3) individual projects. The first project is to develop a Municipal Water and Sewer Master Plan for the Town of Eureka, and a Water Master Plan for the Devil's Gate GID, Districts One and Two. The second project will be a topographic map of the Eureka Town Site, and the third project will be the development of a Residential Conceptual Plan.

Eureka County is challenged with a boom or bust economy pursuant to the global gold market and other mined commodities. Idaho General Mines (IGM) is currently working to permit a large molignium located approximately 20 miles north of Eureka on SR278. The one-year long construction period is expected to employ a work force of 500, with a long-term production work force of 400 for the next 50 years. Eureka County wishes to be pro-active in the development of residential housing by planning suitable areas for development around current population centers. The three projects listed above will be utilized to plan for the significant growth associated with IGM plans.

I will address each of the three projects individually.

**Task A – Water and Sewer Master Plan**

The key product of this Master Plan will be to research the existing system, determine the potential for future water use within the existing Town Site property configuration and future annexed areas, update the Town Site water model to show future conditions, recommend needed improvements, and prepare conceptual cost estimates for those improvements. The following is an itemized list of work to be completed:

- 1) Include vacant properties in existing property configuration.
- 2) Include future development on school property.
- 3) Include future development on recently annexed areas.
- 4) Include future development of areas around the Devil's Gate GID (future Ruby Hill Subdivision).
- 5) Recommendation on water storage needs.

Mr. Ronald Damele

February 1, 2007

Page 2 of 3

- 6) Recommendation of future water supply needs (wells, booster stations, etc.).
- 7) Recommendation on the Eureka Town Site springs.
- 8) Recommendation of water and sewer main replacement.
- 9) Recommendation on water distribution, and sewer collection main extensions.
- 10) Conceptual map of recommended improvements.
- 11) Conceptual cost estimates.
- 12) Incorporate the Main Street Water and Sewer Project.

Our work will be based heavily on data acquired and modeling conducted during the Main Street Water and Sewer Project Preliminary Engineering Report. We plan on utilizing Eureka County's GID database, as well as existing engineering reports for the Devil's Gate GID and sewer treatment ponds. We plan on completing this task within eight to 10 weeks of your authorization to proceed.

### **Task B – Residential Conceptual Plan**

Lumos and Associates will prepare a color, hand-rendered, conceptual plan for two independent areas of future residential development. Both areas are located within the Eureka Town Site. One area is located north of town and adjacent to the Fairgrounds. The second area is located south and west of Ruby Hill Avenue, adjacent to the Atlas Trailer Park.

Based on an initial meeting to identify the types of residential housing desired, Lumos will prepare one plan for each site. This work will be conducted in conjunction with the Water and Sewer Master plan. Additional layouts can be provided on a time and materials basis. This work can be completed within two to four weeks of your authorization to proceed.

### **Task C – Topography**

This project may consist of two parts. Part one of the BLM annex is located directly north of the Town of Eureka between U.S. Highway 50 and County Road 101. The southern boundary will be the original Town Site and the northern boundary will be the north line of the fairgrounds, with a total area of approximately 200 acres. The second part is the Eureka Town Site, with a total area of approximately 600 acres.

Mapping will be 40-scale, 1-foot contour interval aerial mapping provided in an AutoCAD format. Lumos and Associates will set twelve (12) panels or twenty-eight (28) panels, depending on the area selected, and tie in the horizontal and vertical control for the aerial mapping.

All mapping would include a color-rectified digital photo. The work will include the following:

#### **BLM Annex:**

- Aerial photography and mapping data files from Spencer Gross, Inc. = \$ 15,000
- Two-man survey crew for four (4) days of field and travel time  
for survey ground control (set 12 panels). = \$ 4,800
- Per diem and lodging for two-man crew. = \$ 800
- Map preparation and quality control. = \$ 1,200

**Total BLM Annex = \$21,800**

Mr. Ronald Damele  
February 1, 2007  
Page 3 of 3

Add Eureka Town Site:

- Aerial photography and mapping data files from Spencer Gross, Inc. = \$ 23,000
- Two-man survey crew for four days of field for survey ground control (Set 16 panels) = \$ 4,800
- Per diem and lodging for two-man crew. = \$ 800
- Map preparation and quality control. = \$ 1,100

**Total Eureka Town Site: = \$29,700**

**Total: \$51,500**

We anticipate setting the survey control in May 2007 for the photography to be conducted in June 2007. The map will be provided within four (4) weeks of the photography.

**Fees:**


Lumos and Associates will perform the work for the following proposed costs:

Task 1 – Water and Sewer Master Plan.	\$ 35,000
Task 2 – Residential Conceptual Plan.	\$ 7,000
Task 3 – Topography.	\$ 51,500
<b>Total:</b>	<b>\$ 93,500</b>

Work outside the established Scope of Work can be performed on a time and materials basis in accordance with our current agreement. This proposal is valid for ninety (90) days from the date of this letter. Please contact me after reviewing this proposal so we can discuss a schedule.

If you have any questions, please do not hesitate to contact me at (775) 883-7077.

Sincerely,



Thomas Young, P.E.  
Engineering Manager