

June 26, 2026

Ernesto Gallegos  
Project Manager  
Los Alamos County  
1000 Central Ave,  
Los Alamos, NM 87544

Re: Amendment #2 - Additional Scope – Jemez Mountain Regional FPS

Ernesto:

Per previous discussions, this Amendment #2 to AGR20-48C PO 86848 for the Jemez Mountain Regional FPS includes architectural design services as listed below that have been completed in addition to our original project scope and proposed amendment #1.

The additional design services included under this supplement are as follows:

**SCOPE OF SERVICE:**

**Task 2 – Subconsultant Services:**

Original scope of service included one complete phase of design and construction. There was additional work required to repackage the single design package into four separate phases and providing construction phase services. Additional electrical design effort was included beyond the original scope of service as follows:

- Modification/revision of fiber optic conduit design in phase 1 – included design modifications for handholes, and conduit beyond the scope of simple repackaging of plans.
- Modification / revision of fiber optic conduit design in phase 2 – including design modifications for handholes, and conduit beyond the scope of simple repackaging of plans.
- Modification / revision of fiber optic and electrical conduits on the Pojoaque Tank 4 site based upon County design revisions, additional SCADA requirements, and site design changes.
- Additional design for four booster pump station buildings to incorporate more Input/Output contacts and requirements for SCADA system interface, revision of pump start-up operations from using a control valve at the top of the pipeline to a pressure-based control with option to start/monitor via SCADA System.

**Task 5 – Design Services**

- Additional Scope to design new Chlorination equipment, including coordination with county and manufacturer, updates to design drawings, NMED permitting, and specifications.
- Additional scope for requested grading adjustments due to field changes from previous phase – 1 sheet of updated grading plans. Topo to be provided by county, no additional survey is included.
- Permit updates for Chlorination equipment, completed the requested NMED 4-log removal calculations and documented chlorine inactivation process in coordination with NMED.
- Tank site plan breakout – Prepared an additional, fourth plan set, for just the water tank site, original scope included 3 plan sets.

- Redesign of piping, valves, fittings, and metering at the ski area to connect the new pipeline to the existing non-potable piping and incorporate new meter locations within the ski area for future metered connections.
- Architectural Revisions – Building was changed from pre-cast concrete to CMU block during design at county request to reduce construction cost.
- Additional grading site design at tank site and all booster stations due to relocation of fiber and electric services.

#### Task 6 – Bidding Services

- Additional Scope to be present for more on-site visits, original scope did not include site visits during the bidding process. Including time for contractor walkdown and travel – 3 on-site pre-bid meetings

#### Task 7 – Construction Services

- Additional Site Walkdowns with USFS – 3 total, which includes 1 more upcoming site walkdown for final phase of project.
- Additional field visits – original scope included 4 total field visits. Increased scope includes past site visits, and 8 total upcoming visits for phase 4 of construction.
- Additional weekly progress meetings through construction phase. Original proposal assumed ½ hour weekly progress meetings and that construction phase would be complete 10/24/2025. This request includes 6 past visits for phases 1,2, and 4. Scope also includes 5 upcoming site visits for phase 3.
- Architectural CA submittal review which was not included in the original scope.
- Additional Construction design services – Added as a contingency for unanticipated design changes during construction at client request. 2 weeks of design services for an EIT, and one week of PM effort is included in this task.
- 1-year warranty walk – Includes one trip at end of project to perform a warranty walkdown

#### ASSUMPTIONS/EXCLUSIONS

- Engineering services not specifically mentioned in this Amendment shall be assumed to be excluded.
- Retaining wall and drainage redesign is limited to shifting/expanding the wall and drainage improvements away from the tank, booster station, retaining wall, and proposed structure. The wall will remain a gravity block retaining wall.
- Architectural redesign is limited to modification of building plans, elevations, and details necessary to convert from precast to CMU construction; no full plan set redevelopment or design of roofing system; structural design and analysis is included.
- If architectural revisions result in required changes to other disciplines, such changes will be addressed under separate authorization.
- Existing plan geometry, grading intent, and site constraints from Sheets C-102, C-103, and C-104 will be used as the starting point.
- Existing utilities shown on the plans are approximate and will need to be field verified before final layout.
- Existing fence removal/replacement, tree removal, seeding, grading, riprap, and access impacts will be adjusted only as needed for the revised wall/drainage layout.
- No major change to tank, booster station, waterline, overflow, or site piping design is assumed unless conflicts are identified.

- No structural design beyond the proposed wall and completed building design.
- No additional geotechnical investigation or new soil borings.
- FEMA/floodplain analysis is excluded.
- Construction staking, construction survey, as-builts, or guiding contractor means and methods is excluded.
- Utility potholing/SUE, utility relocation design, or utility owner coordination beyond identifying conflicts is excluded.
- Temporary shoring design or excavation support design is excluded.
- Contractor SWPPP preparation, NOI/NOT filing, inspection reports, or temporary BMP installation are not included.

**COMPENSATION:**

For the completion of the additional engineering services described above for Tasks 2, 5, 6, & 7, we propose a **Time and Materials Not to Exceed fee of \$164,306.18 (excluding NMGRT).**

A man-hour breakdown of services is included in Exhibit A based on billing rates effective July 2026. to provide detailed scope and fee information. Should this fee be outside the anticipated project budget, we can amend the scope of service as needed.

**TIMELINE FOR COMPLETION OF PROJECT:**

The project timeline is assumed to terminate on January 31, 2028, to allow for the required warranty period.

**TERMS AND CONDITIONS:**

If the county agrees to the proposed scope and fee, we will prepare and provide the contract amendment documents for execution by the County.

If you have any questions, please contact our Project Manager, Mr. Ross Gabaldon, at 505-948-5123 or by e-mail at [ross.gabaldon@wilsonco.com](mailto:ross.gabaldon@wilsonco.com).

Sincerely,



---

Brian McBride  
Vice President, Operations



---

Ross Gabaldon, PE  
Project Manager

Attachments:     Exhibit A: Man-hour Worksheet

**Exhibit A**  
**Man Hour Worksheet**

**Project** LAC Jemez Mountain Regional FPS - Supplement 2  
**Project Number** 20-600-894-03  
**Owner:** Los Alamos County  
**Engineer:** Wilson & Company, Inc., Engineers & Architects  
**Submittal Date:** 26-Jun-26

This Manhour Worksheet is based upon our approved escalated contract billing rate schedule for July 2026 and is provided as an estimate of overall project effort. It is not intended to be used as a basis for rate limits or task budgeting beyond what is presented in the proposal letter.

| WBS      | TASK/SUBTASK/DESCRIPTION                                                       | Project Engineer<br>(Licensed)<br>P5 | Grad Eng/Arch in<br>res (Unlic)<br>P2 | ARCHITECT/<br>(LICENSED)<br>A5 | INTERN<br>ARCHITECT/JOB<br>CPTN(UNLIC)<br>A3 | Labor<br>Hours | SUBCONSULTANT FEE | MILEAGE &<br>MISC.<br>EXPENSES | Task Total:   | Schedule/Notes: |
|----------|--------------------------------------------------------------------------------|--------------------------------------|---------------------------------------|--------------------------------|----------------------------------------------|----------------|-------------------|--------------------------------|---------------|-----------------|
|          |                                                                                | \$ 213.38                            | \$ 113.65                             | \$ 164.68                      | \$ 132.21                                    |                |                   |                                |               |                 |
|          |                                                                                | Hrs.                                 | Hrs.                                  | Hrs.                           | Hrs.                                         |                | \$                | \$                             | \$            |                 |
| <b>2</b> | <b>TASK 2 - SUBCONSULTANT SERVICES</b>                                         |                                      |                                       |                                |                                              |                |                   |                                |               |                 |
|          | Additional Coordination and Electrical - SCADA and Chlorine system Integration |                                      |                                       |                                |                                              | 0              | \$ 38,050.00      |                                | \$ 38,050.00  |                 |
|          | Subtotal Hours (excl. NMGR):                                                   | 0                                    | 0                                     | 0                              | 0                                            | 0              | \$ 38,050.00      | \$ -                           | \$ 38,050.00  |                 |
| <b>5</b> | <b>TASK 5 - DESIGN SERVICES</b>                                                |                                      |                                       |                                |                                              |                |                   |                                |               |                 |
|          | Chlorine System - Design updates                                               | 4                                    | 12                                    |                                |                                              | 16             |                   |                                | \$ 2,217.32   |                 |
|          | Chlorine System - NMED Permitting                                              | 8                                    | 30                                    |                                |                                              | 38             |                   |                                | \$ 5,116.54   |                 |
|          | Grading Plan - revisions for Pump 1 Site Plan                                  | 8                                    | 32                                    |                                |                                              | 40             |                   |                                | \$ 5,343.84   |                 |
|          | Ski Area Piping - Design changes at ski area site                              | 6                                    | 32                                    |                                |                                              | 38             |                   |                                | \$ 4,917.08   |                 |
|          | Building Site Regrading                                                        | 6                                    | 24                                    |                                |                                              |                |                   |                                | \$ 4,007.88   |                 |
|          | Tank Breakout                                                                  | 8                                    | 40                                    |                                |                                              | 48             |                   |                                | \$ 6,253.04   |                 |
|          | Architectural building re-design                                               |                                      |                                       | 30                             | 80                                           |                |                   |                                | \$ 15,517.20  |                 |
|          | Construction Design Services                                                   | 40                                   | 80                                    |                                |                                              |                |                   |                                | \$ 17,627.20  |                 |
|          | Tank Site Re-Grading                                                           | 40                                   | 160                                   |                                |                                              |                |                   |                                | \$ 26,719.20  |                 |
|          | Subtotal Hours (excl. NMGR):                                                   | 120                                  | 410                                   | 30                             | 80                                           | 180            | \$ -              | \$ -                           | \$ 87,719.30  |                 |
| <b>6</b> | <b>TASK 6 - BIDDING SERVICES</b>                                               |                                      |                                       |                                |                                              |                |                   |                                |               |                 |
|          | Additional visits - Bidding services                                           | 15                                   |                                       |                                |                                              | 15             |                   | \$ 516.00                      | \$ 3,716.70   |                 |
|          | Subtotal Hours (excl. NMGR):                                                   | 15                                   | 0                                     | 0                              | 0                                            | 15             | \$ -              | \$ 516.00                      | \$ 3,716.70   |                 |
| <b>7</b> | <b>TASK 7 CONSTRUCTION SERVICES</b>                                            |                                      |                                       |                                |                                              |                |                   |                                |               |                 |
|          | Field Visits - 6 Additional field visits (Phases 1, 2, 4)                      | 48                                   |                                       |                                |                                              | 48             |                   | \$ 1,032.00                    | \$ 11,274.24  |                 |
|          | Field Visits - USFS Walkdowns                                                  | 24                                   |                                       |                                |                                              | 24             |                   | \$ 516.00                      | \$ 5,637.12   |                 |
|          | Architectural Submittal review                                                 |                                      |                                       | 8                              |                                              | 8              |                   |                                | \$ 1,317.44   |                 |
|          | Field Visits - 8 Additional field visits (Phase 3)                             | 40                                   | 40                                    |                                |                                              | 80             |                   | \$ 1,376.00                    | \$ 14,457.20  |                 |
|          | 1-Year Warranty Walkdown                                                       | 6                                    | 6                                     |                                |                                              | 12             |                   | \$ 172.00                      | \$ 2,134.18   |                 |
|          | Subtotal Hours (excl. NMGR):                                                   | 118                                  | 46                                    | 8                              | 0                                            | 172            | \$ -              | \$ 3,096.00                    | \$ 34,820.18  |                 |
|          | Total Manhours                                                                 | 253                                  | 456                                   | 38                             | 80                                           | 367            | \$ 38,050.00      | \$ 3,612.00                    |               |                 |
|          | Subtotal All Tasks (Excl. NMGR):                                               |                                      |                                       |                                |                                              |                |                   |                                | \$ 164,306.18 |                 |
|          | NMGR @ 0.070625                                                                |                                      |                                       |                                |                                              |                |                   |                                | \$ 11,604.12  |                 |
|          | Total incl. NMGR:                                                              |                                      |                                       |                                |                                              |                |                   |                                | \$ 175,910.30 |                 |