

**AMENDMENT NO. 1  
INCORPORATED COUNTY OF LOS ALAMOS  
SERVICES AGREEMENT NO. 24-46a**

This **AMENDMENT NO. 1** is entered into by and between the **Incorporated County of Los Alamos**, an incorporated county of the State of New Mexico ("County"), and **Bonfire Engineering & Construction LLC**, a Colorado limited liability company ("Contractor"), collectively (the "Parties") to be effective for all purposes January 7, 2026.

**WHEREAS**, County and Contractor entered into Agreement No. AGR24-46a dated November 20, 2024 (the "Agreement") for the Design, Construction and Operation of a Community Broadband Network; and

**WHEREAS**, County has provided approval to Contractor for the broad High Level Design (HLD), and early purchase of materials for use in the project, prior to full development of the detailed Low Level Design (LLD), would be beneficial to the Project; and

**WHEREAS**, County Council approved an Ordinance for Bond funding for the Community Broadband Network (CBN) project on November 18, 2025, a condition precedent for construction activities and material purchase for the CBN to commence; and

**WHEREAS**, both Parties wish to amend the requirements for approval by County Council to allow for materials purchases ahead of final detailed LLD approval; and

**WHEREAS**, the Parties wish to amend the list of units to be utilized in the construction of the CBN, as proposed in the Preliminary Cost Estimate based on the HLD; and

**WHEREAS**, the County Council approved this Amendment at a public meeting held on January 6, 2026.

**NOW, THEREFORE**, for good and valuable consideration, County and Contractor agree as follows:

- I. Delete Section **D. SERVICES, 2. Design Phase, b. Design Development and Construction Document Phase** in its entirety and replace it with the following:
  - b. Design Development and Construction Document Phase.** The following detailed LLD design requirements shall apply to all phases of the project; approval of the design and approval for construction of phases shall require County approval as further described in SECTION D(3) below. Continuity of the Baseline Schedule for Construction provided by the Contractor may necessitate multiple approvals depending on the timing of any given phase of Construction. A construction phase may consist of a single Distribution Area (DA) or multiple DAs.
    - i. Design Development Drawings.** Civil, landscape, architectural, structural mechanical, electrical, technology, and equipment packages shall be developed as applicable.
      1. Prepare geographic information system (GIS)-based designs and computer aided design (CAD) construction prints of final designs, any new assets documented with "as-built" drawings utilizing GIS, and provided digitally in an Environmental Systems Research Institute, Inc., (Esri) file geodatabase format. All splices must be documented by type of splice, method, material used, date, location, and mapped

accurately to show which strands connect to which continuing strands and also detailed in Microsoft Excel format. All GIS data must include complete Federal Geographic Data Committee (FGDC)-compliant metadata. Horizontal accuracy must be six (6) inches or better.

2. The Design shall provide service for all 10,090 passings identified by County and, County reserves the right to amend the number of passings.
- ii. **Permitting Discovery.** Contractor shall conduct a comprehensive review of permitting requirements during the LLD process, identifying permitting requirements from all applicable authorities.
- iii. **Field Verification.** Contractor shall deploy engineering resources to verify field fiber route(s) in their entirety and conduct field verification for new aerial and underground placement and fiber overpull locations. Collected data shall be recorded, used and transferred for use in the creation of permissible construction prints. Contractor shall perform field verification of any County owned assets to be utilized in the design.
- iv. **Cost Estimate Based on the LLD.** Contractor shall prepare and submit audio-visual explanatory presentation materials for the County Council's consideration and approval of pre-construction purchases of materials and supplies based on the County Approved HLD and LLD. Contractor shall attend the public meeting either in person or virtually, at the discretion of the County's Project Manager, to address any questions which may arise from Council. Contractor shall provide an estimate for the Bill of Materials (BOM) identifying equipment and materials to be acquired, related to the approved HLD and LLD, and construction costs based on the design to date, as part of the presentation to Council. Approval of the Cost Estimate by Council shall authorize Contractor to commence material acquisition and stockpiling, in anticipation of market shortages for core materials needed for the Project, in an amount not to exceed THREE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,800,000.00). The County and Contractor shall jointly approve the initial material order and any subsequent material orders as applicable.
- v. **Make-Ready and Pole Attachment Costs.** Contractor shall coordinate with County electric utility staff to determine where aerial pole make-ready improvements are needed and determine the expected associated costs. The actual associated costs will be reimbursed to the County electric utility by the CBN construction project, no later than fifteen (15) days following written notice and demand for payment.
- vi. **LLD Review.** Contractor shall provide a detailed LLD package, for each phase, to County for review and feedback. Contractor shall address questions and requests from County and provide a finalized phase specific or complete detailed LLD for approval by the County's Project Manager. The Design Development package(s) shall be thorough, meeting industry standards and best practices and allowing for no less than a two (2) week County staff review.
- vii. For each phase or DA of design, the Contractor will perform constructability and coordination reviews and publish comments.
- viii. **Council Approval.** Contractor shall prepare and submit audio-visual presentation materials for approval of the phase-specific or complete LLD, by County Council at a public meeting. Contractor shall attend the public meeting either in person or virtually, at the discretion of the County's Project Manager, to address any questions may arise from Council.
- ix. **Creation of Permit and Construction Low-Level Design Prints.** Contractor shall compile all field data into permissible construction LLD prints suitable for permit submission and use in the construction process, which shall include, but may not be limited to:

1. New conduit, fiber type, size, coating and capacity, handholes, splice locations, fiber line of count (LOC), and associated fiber terminals.
  2. Identify the list of County owned assets to be utilized in the design.
  3. Contractor shall generate review sets of construction packages two weeks prior to submitting for a permit, for each permissible phase of construction.
- x. **LLD BOM.** Completion of the LLD prints, shall provide construction prints for subcontractors and a finalized detailed BOM. Contractor shall provide to County a full list of equipment specified by and for the LLD identifying any equipment which differs from the Cost Estimate described in Section D(2)(b)(iv) above.
- xi. **Complete Construction Ready Drawings.** Contractor shall provide to County's Project Manager final civil, landscape, architectural, structural mechanical, electrical, technology, and equipment packages as applicable for each phase of construction for approval. Council authorizes the County's Project Manager to provide approval of the Construction Ready Drawings for each applicable phase.
- II. Delete Section **D. SERVICES, 3., Design Approval and Construction** in its entirety and replace it with the following:
3. **Design Approval and Construction.** Construction of each phase of the Community Broadband network is contingent upon approval by the County's Project Manager, together with prior approval by Council of the detailed LLD, and availability of funding for the construction of the network. Distribution Area construction activities, excluding the pre-construction purchase of materials as described above, are detailed in Attachment 1 – Construction Contract Book. Construction of the Community Broadband Network by DA shall not occur until approval of the detailed LLD design is granted by Council at a public meeting, and approval by the County's Project Manager of various phases, utilizing Complete Construction Ready Drawings, as may be most advantageous for the project schedule.
- III. For the avoidance of doubt, the date of Substantial Completion for all work is therefore September 19, 2030, and Final Completion of all work is therefore November 19, 2030.
- IV. Delete Exhibit C, Compensation Rate Schedule in its entirety and replace it with the attached Exhibit C-1.

Except as expressly modified by this Amendment, the terms and conditions of the Agreement remain unchanged and in effect.

[this section intentionally left blank]

**IN WITNESS WHEREOF**, the Parties have executed this Amendment No. 1 on the date(s) set forth opposite the signatures of their authorized representatives to be effective for all purposes on the date first written above.

**ATTEST**

**INCORPORATED COUNTY OF LOS ALAMOS**

\_\_\_\_\_  
**MICHAEL D. REDONDO**  
**COUNTY CLERK**

**BY:** \_\_\_\_\_ **DATE**  
**ANNE W. LAURENT**  
**COUNTY MANAGER**

**Approved as to form:**

\_\_\_\_\_  
**J. ALVIN LEAPHART**  
**COUNTY ATTORNEY**

**BONFIRE ENGINEERING & CONSTRUCTION LLC, A**  
**COLORADO LIMITED LIABILITY COMPANY**

**BY:** \_\_\_\_\_ **DATE**  
**BRIAN HOLLISTER**  
**CHIEF EXECUTIVE OFFICER**

**Exhibit C-1  
Compensation Rate Schedule  
AGR24-46a-A1**

<b>Description</b>	<b>Cost</b>
Network Design	\$1,241,790.68
Network Construction	\$21,944,637.00
Network Drop @ 60% of all passings	\$6,168,896.00
Design and Construction Total	\$29,355,323.68
Contingency	\$5,622,676.32
Total Not to Exceed Amount	<b>\$35,000,000.00</b>

Any adjustments in costs during construction shall utilize the unit prices provided below and shall be calculated and executed in accordance with the provisions in Attachment 1. Changes in the Work, and must not exceed the Not to Exceed Amount for compensation.

<b>Description</b>	<b>UM</b>	<b>Unit Price</b>
<b>LOS ALAMOS COUNTY, NM HTTP - LABOR</b>		
<b>ENGINEERING</b>		
ENG - HLD	LF	\$ 0.20
ENG - AR	LF	\$ 2.21
ENG - UG	LF	\$ 1.17
<b>UNDERGROUND</b>		
BM60(1-3") (1) Bore Hole Directional Bore - 3" (pullback not included)	LF	\$ 28.73
BM60(1-5") (1) Bore Hole Directional Bore - 5" (pullback not included)	LF	\$ 32.26
BM60(1-8") (1) Bore Hole Directional Bore - 8" (pullback not included)	LF	\$ -
BFV (1x0.75") IE Pull Back HDPE 1 - (0.75")	LF	\$ 2.01
BFV (1x1.25") IE Pull Back HDPE 1 - (1.25")	LF	\$ 2.01
BFV (2x1.25") IE Pull Back HDPE 2 - (1.25")	LF	\$ 2.24
BFV (3x1.25") IE Pull Back HDPE 3 - (1.25")	LF	\$ 2.24
Microtrench-Mainline	LF	\$ 35.90
Microtrench-Laterals	LF	\$ 46.92
Microtrench-Flowerpot install	EACH	\$ 597.83
Microtrench-Pedestal install	EACH	\$ 597.83
BFV (1x0.75") T Trench HDPE 1 - (0.75")	LF	\$ 14.30

BFV (1x1.25") T Trench HDPE 1 - (1.25")	LF	\$ 14.30
BFV (2x1.25") T Trench HDPE 2 - (1.25")	LF	\$ 14.30
BFV (3x1.25") T Trench HDPE 3 - (1.25")	LF	\$ 14.30
UO1-96 Place Fiber in new duct (up to 96 ft)	LF	\$ 2.19
UO1-96 - COIL Place Fiber Coil in new Handhole (up to 96 ft)	LF	\$ -
UO144-288 Place Fiber in new duct (144 - 288 ft)	LF	\$ 2.19
UO144-288 - COIL Place Fiber Coil in new Handhole (144 - 288ft)	LF	\$ -
UO MST TERM Place MST Term in Handhole	EACH	\$ 250.96
UO(TAIL) PER FT LBR Place Terminal Tail in Duct	LF	\$ 1.76
UO432 Place Fiber In New Duct	LF	\$ 2.33
UOxxxIE Proof and Pull / Place Fiber in Existing duct (any size up to 288f)	LF	\$ 2.19
BHF(17x30x24) Place Handhole (17"x30"24") w/ Ground Assy	EACH	\$ 216.58
BHF(24x36x24) Place Handhole (24"x36"24") w/ Ground Assy	EACH	\$ 558.22
BHF(30x48x36) Place Handhole (30"x48"x36") w/ Ground Assy	EACH	\$ 771.66
Vac out area and tie existing ducts to vault-Burn Zone	EACH	\$ 1,500.00
Pedestals	EACH	\$ 355.00
BHF - FP Place 9" Flower Pot	EACH	\$ 89.62
BM53(6) PL Place Test Station (Ground Assembly w/ Handholes)	EACH	\$ 89.62
BM21 OLT Site Prep - Pour and Place 8'x8' x8" Concrete Pad, etc.	EACH	\$ 6,223.59
Cabinet Place OLT Cabinet on BM21 Site	EACH	\$ 80,664.77
<b>AERIAL</b>		
CS(6M) Place New 3M Strand (Includes all hardware, dead ends, bolts, clamps, etc.)	LF	\$ 1.79
Lash (1) Fiber Cable (any size up to 288 ft)	LF	\$ 1.79
Lash (2) Fiber Cable (any size up to 288 ft)	LF	\$ 2.08
Lash (3) Fiber Cable (any size up to 288 ft)	LF	\$ 3.80
BM80 Place 1" 8' U-Guard	EACH	\$ 84.82
BM86(2) Place 2" PVC Riser	EACH	\$ 84.82
PE 1-2 Place Anchor & Guy with Guy Guard	EACH	\$ 503.03
PM-SHSH Place Snowshoe (pair)	EACH	\$ 225.18
CO MST TERM Place Aerial MST Term	EACH	\$ 331.62
CO(TAIL) PER FT LBR Lash Terminal Tail to Strand	LF	\$ 3.59

<b>SPLICING</b>		
HO1 Fusion Splice Fiber	EACH	\$ 36.43
HO3 Plug Connector into Device (splitter, hub, etc.)	EACH	\$ 21.78
HUSO (144) Place / Prep Splice Closure up to 144 ft (450B) - includes trays, splitters, etc.	EACH	\$ 448.14
HUSO (144) Aerial Place / Prep Splice Closure up to 144 ft (450B) - Aerial - includes trays, splitters, etc.	EACH	\$ 492.96
HUSO (288) Place / Prep Splice Closure 193-288 ft	EACH	\$ 403.32
HO6 OTDR Test - Uni-Directional	EACH	\$ 12.70
HO6A OTDR Test - Bi-Directional	EACH	\$ 25.46
FDH (288) Place Fiber Distribution Hub Adjacent To Handhole (288 Port)	EACH	\$ 1,541.59
<b>MISCELLANEOUS / ADDERS</b>		
ROCK Rock Adder (Bore)	LF	\$ 87.17
ROCK CBL Cobble Adder (Bore)	LF	\$ 65.38
ROCK Rock Adder (Trench)	LF	\$ 62.78
ROCK CBL Cobble Adder (Trench)	LF	\$ 53.80
BM73A Concrete R/R (up to 6")	SF	\$ 51.58
BM72A Asphalt R/R (up to 6")	SF	\$ 33.07
BM73A Concrete R/R (up to 6") microtrench areas	SF	\$ 55.23
BM72A Asphalt R/R (up to 6") microtrench areas	SF	\$ 45.18
Traffic Control-Microtrench	EACH	\$ 1,357.40
Traffic Control	LS	\$ 196,883.22
Pole Make-Ready	MILE	\$ 12,063.50