

Bonfire Amendment 1

(Design/Build Agreement)

CBN Materials Order & Low Level Design Approval

County Council Meeting
January 6, 2026

Team / Proposed Vendor

County Team

- Jerry Smith, Broadband Manager (presenter)
- Derrill Rodgers, Procurement
- Thomas Wyman, Attorney's Office
- Other LAC team members

Bonfire

- Brian Hollister (Co-Founder and CEO)
- Ken Derose – Project Manager

Agreements / Amendment Overview

1. CBN Design/Build Agreement (Nov 2024)

1. AGR24-46a
2. The purpose of the project is to design and construct a County-owned open access fiber-to-the-premises (FTTP) Community Broadband Network.

2. Amendment 1 (January 2026 - proposed)

1. Council Action 1 – Authorize order of project materials
2. Council Action 2 – Approve Low Level Design (LLD)

Background

- In November 2024, the County entered into Agreement 24-46a with Bonfire Engineering & Construction LLC (Bonfire) to design and construct a County owned fiber to the premise open access network.
 - Open Access means that the infrastructure is publicly owned, and multiple competing Internet Service Providers (ISPs) will be allowed to use the infrastructure to provide the community members service.

Design & Engineering Phase

- Since the contract was executed, Bonfire has been working diligently on the engineering design.
 - County staff from the County Managers Office, Department of Public Utilities, Public Works, Information Management (IT), and procurement have also been meeting weekly with the Bonfire team to ensure the project stays on schedule.

Project Updates

- In May and November of 2025, Council received updates from staff on the progress of the design, the completion of the High-Level Design and an updated cost estimate.
 - Council also heard a briefing regarding the bond issuance timeline and an update on the schedule.

Approval Process

- High Level Design (HLD), which includes a preliminary layout of the new fiber and conduit layout throughout the entire County. Staff approved the HLD and this milestone was completed in May 2025.
- Low-Level Design (LLD) is more detailed design which includes the most current design that will bring the fiber and conduit network from central hubs, through distribution lines and split offs into each street.
 - This detailed design has been vetted by staff, however contractually LLD is approved by Council. LLD is scheduled to come before Council for approval in January 2026.

Project Updates

- In November 2025, Council approved the issuance of \$40M of revenue bonds.
 - This allows the design and construction to remain on schedule.

Potential Project Impacts

- In December of 2025, staff learned of potential materials shortages for all components needed to build the broadband network.
 - These industry supply chain shortages are due to the \$42 billion federal government Broadband Equity Access and Deployment (BEAD) program and the demand for fiber components due to hyper-scaling of Artificial Intelligence (AI) projects across the United States.

Risk Mitigation Strategy

- In order to put Los Alamos County in the best possible position to avoid material price hikes and construction delays, this contract amendment would allow the purchase of materials in advance of construction.
 - These costs can be reimbursed by the pending bond funds which are anticipated to be available in spring 2026.

Amendment – Council Action 2

- The second part of the amendment is that Bonfire “shall prepare and submit audio-video presentation materials for approval of the phase specific or complete LLD by County Council at a public meeting.” (scheduled for January 2026).

Design/Build Cost Summary

(Nov 2024)

Design Costs	\$ 1,241,790.68
Construction: Passings	\$ 21,944,637.00
Construction: Drops	\$ 6,168,896.00
Design & Construction Total	\$ 29,355,323.68
Contingency	\$ 5,622,676.32
Total Project Budget	\$ 34,978,000.00
Total Not to Exceed Amount	\$ 35,000,000.00

60% of passings

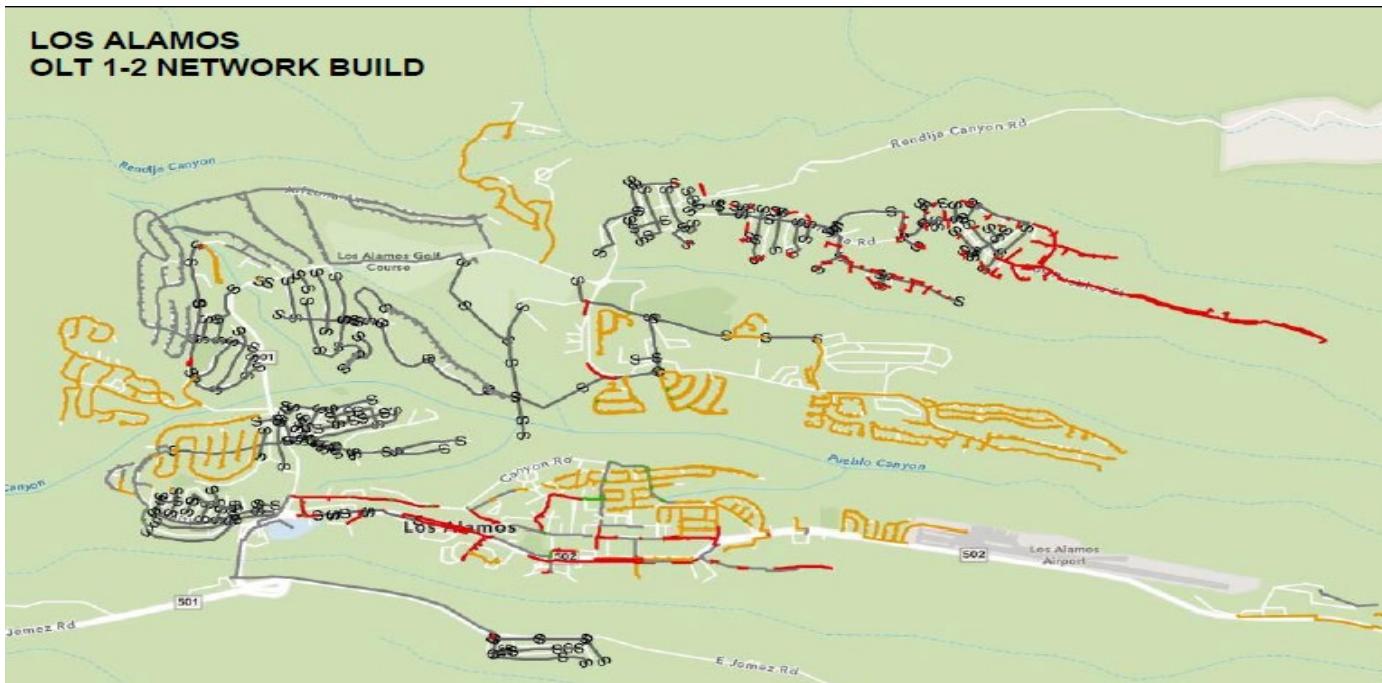
Note: These amounts are from Exhibit C in the Design/Build project vendor agreement (AGR24-46a) executed November/December 2024.

Updated Cost Estimate

LLD most current cost estimate sheet – based off live file (ARCGIS project)

Description	Quantity	UM	Unit Price	Total Price
TOTAL ESTIMATED NETWORK COST			incl. est. adders=>	\$ 35,000,000
TOTAL NETWORK DESIGN				\$ 1,086,809
TOTAL NETWORK CONSTRUCTION (UG, AER, SPLICING, ADDERS, MATL'S)				\$ 26,239,422
UNDERGROUND CONSTRUCTION				\$ 14,035,352
AERIAL CONSTRUCTION				\$ 1,187,525
SPLICING				\$ 2,346,363
MISCELLANEOUS / ADDERS				\$ 5,018,655
MATERIAL (UG, AER, FBR, MST, FDH, STT, OLT ELECTRONICS)				\$ 3,651,528
Network Drops at 60% of all passings				\$ 6,326,311
Contingency				\$ 1,347,457

Project Overview Maps – LLD



LEGEND:

- MICROTRENCH FOOTPRINT
- BORE FOOTPRINT
- TRENCH FOOTPRINT
- S-- AERIAL FOOTPRINT
- EXISTING DUCT UTILIZATION

Maps (from live ARCGIS project file)

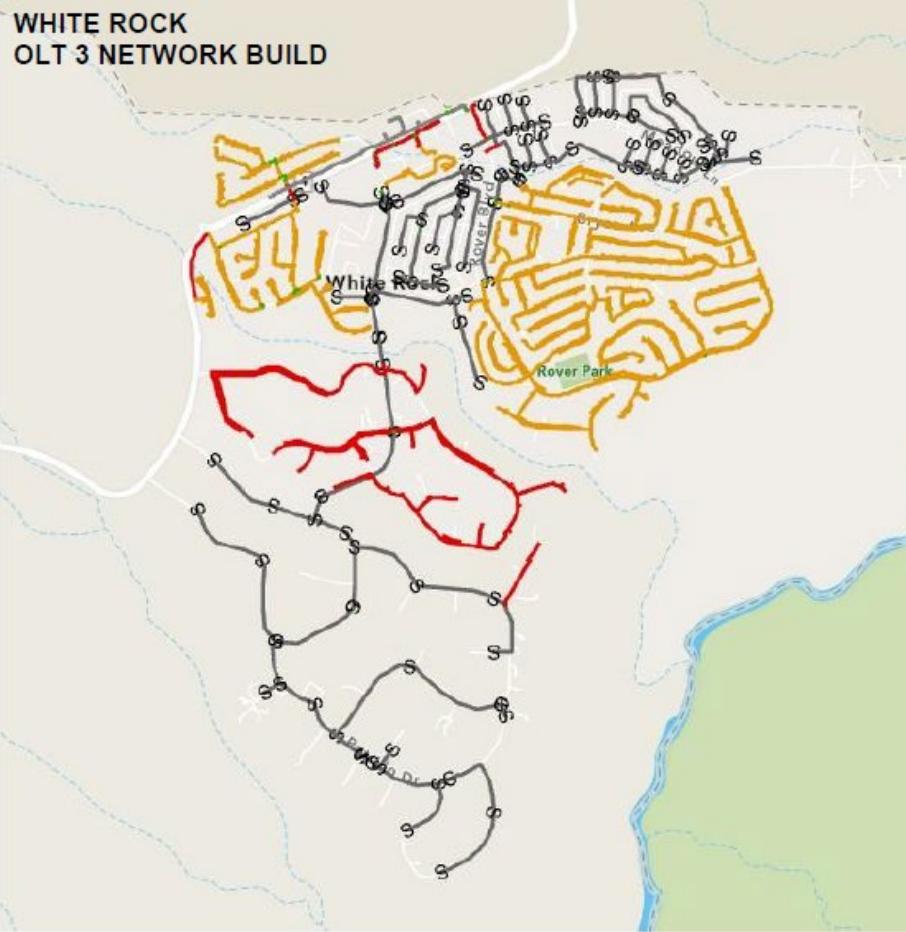


Los Alamos
Community
Broadband
Network

Attachment D

LOS ALAMOS

Project Overview Maps – LLD Maps (from live ARCGIS project file)

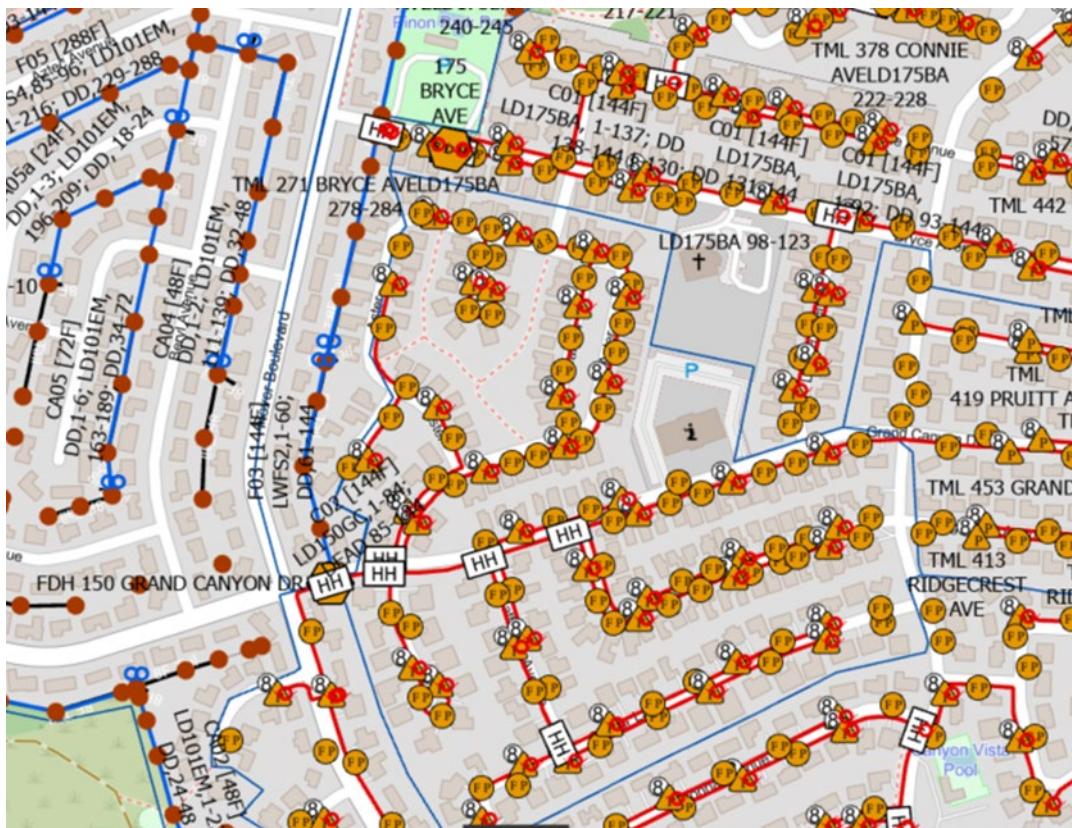


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ALAMOS

Sample Detail Map Low Level Design



This phase is underway
for Distribution Area (DA)
3-3 in White Rock.

Project Timeline: Construction

Design Phase will continue

- Permit packages will be submitted by Bonfire in construction phases
 - For LAC staff review and approval

Construction for Phase 1 is anticipated to begin April 2026.

Phase 1 will be ready for first customer use in October 2026.

Other phases will follow Phase 1: Iteration

- Permit approval
- Construction
- Repeat....
- The final phase (Phase 8) will complete Q2 2028

Project Design: Phases

The design for the project consists of the following building blocks:

- 1) DA's or Distribution Areas, which feed into....
- 2) OLT's – electronic equipment hubs
 - 1) White Rock
 - 2) Los Alamos – Municipal Building
 - 3) Los Alamos – Golf Course Basement

There will be 47 DA's which will make up 8 phases.

4 attachments to council item

1. Amendment
2. LLD Cost Estimate sheet (most current) – based off live file (ARCGIS project) & Preliminary BOM (Bill of Materials)
3. Maps (from live ARCGIS project file)
4. Presentation

- Wrap-up:
 - Why we need this amendment + LLD approval
 - What's the benefit