

# County & Public Schools Shared-Use Recreation Project

North Mesa Gymnasium

Incorporated County of Los Alamos  
Public Works Department &  
Community Services Department

June 9, 2022

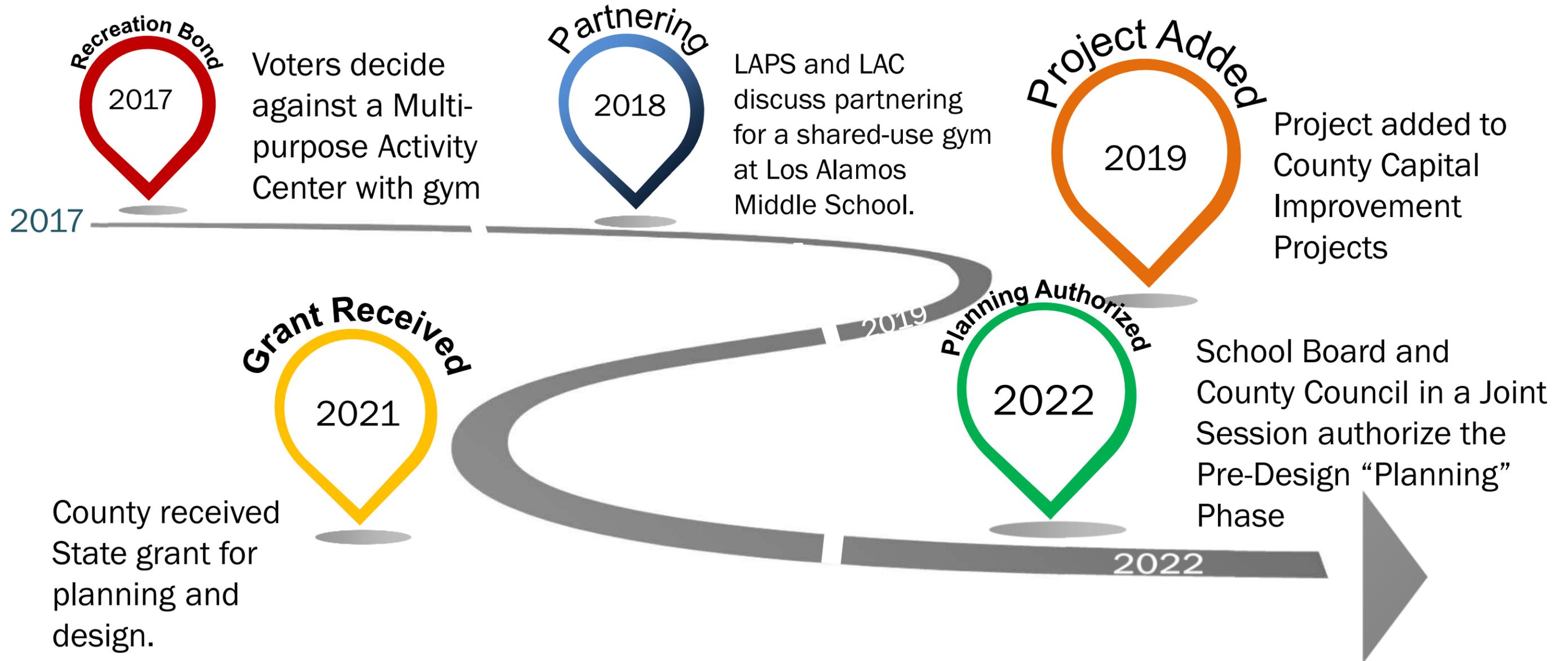
**fbt** | architects



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PUBLIC SCHOOLS

**LOS ALAMOS**

# Project Background



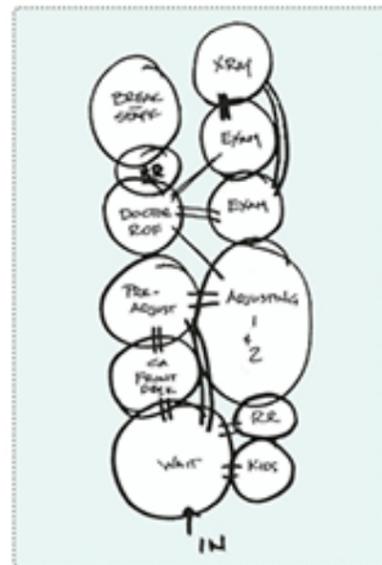
WE ARE  
HERE

# Project Development Process

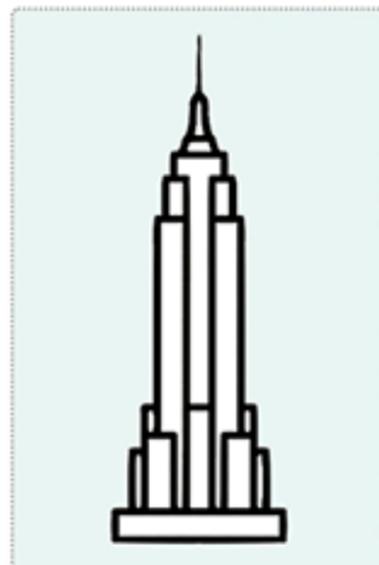
## Phases of a Project

“Planning” or  
“Pre-design”

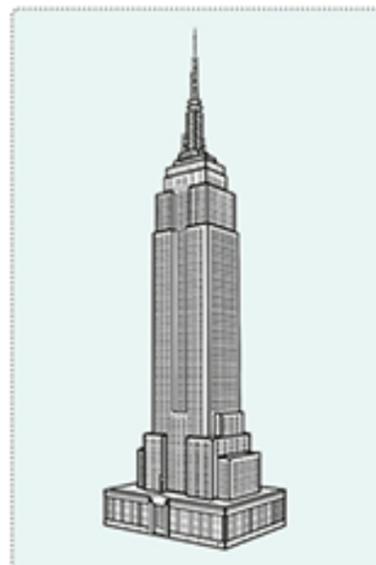
“Conceptual”



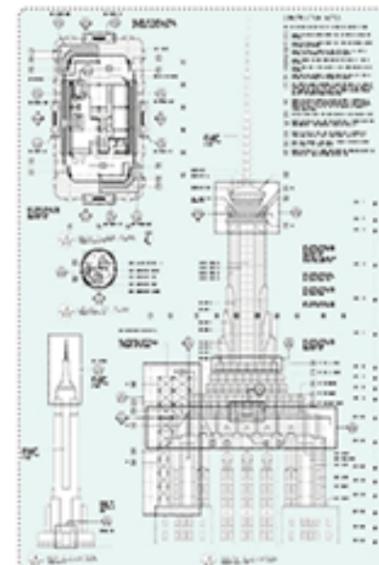
PROGRAMMING



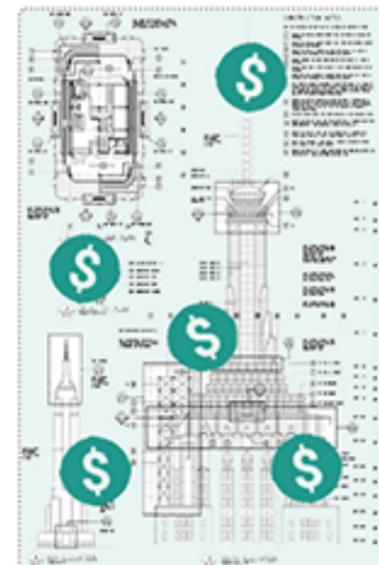
SCHEMATIC  
DESIGN



DESIGN  
DEVELOPMENT



CONSTRUCTION  
DOCUMENTS



BIDDING



CONSTRUCTION  
ADMINISTRATION

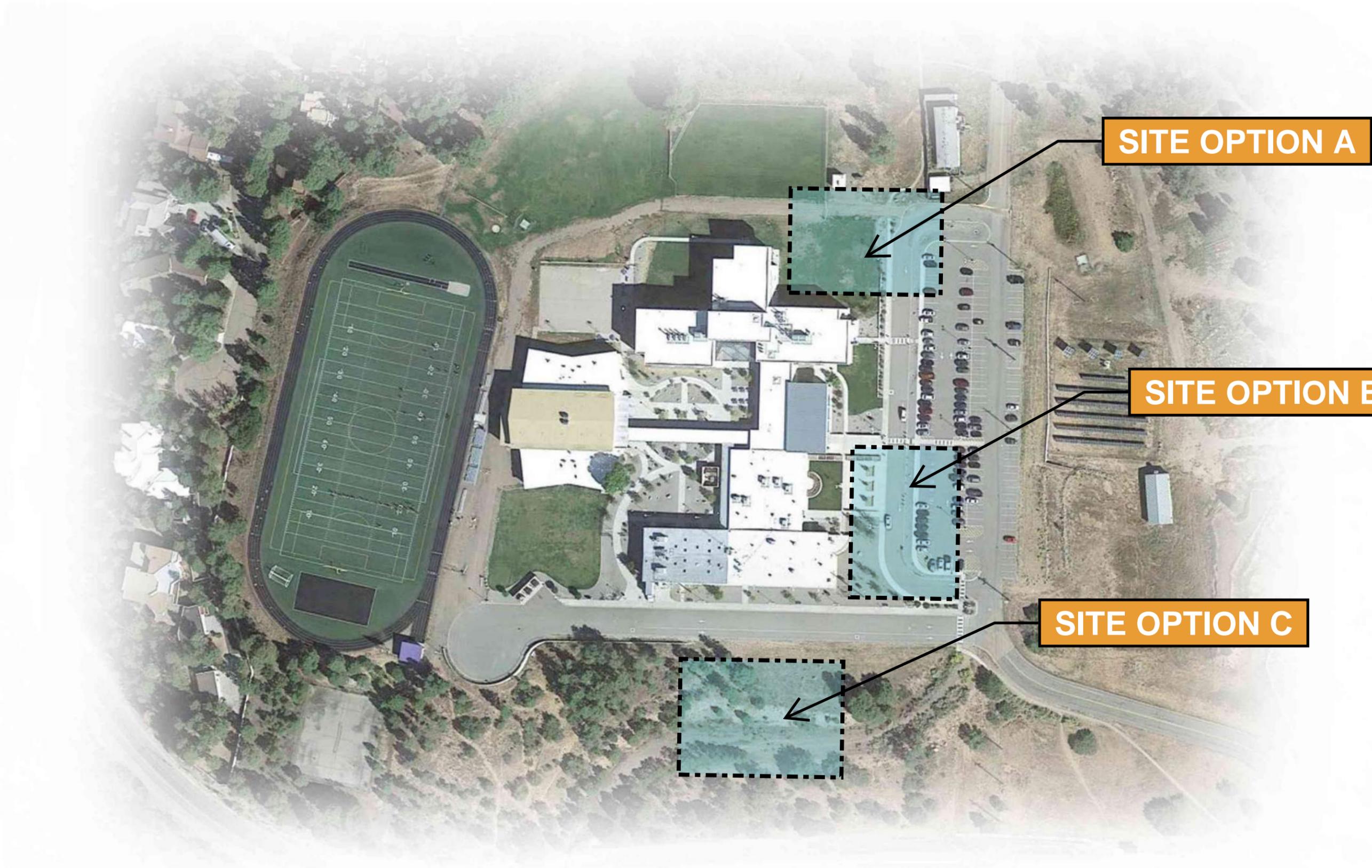
PHASE 1

PHASE 2

# Process for Pre-Design Phase

- Site Evaluation & Development of Options (small / medium / large)
- Public Meeting (6/1/2022)
- Stakeholder Group scores sites considering public input
- Public Meetings to Parks & Recreation Board (6/9/2022)
- **School Board and Council (July / August tentative) to select:**
  - Site
  - Project Scope and Budget





**SITE OPTION A**

**SITE OPTION B**

**SITE OPTION C**



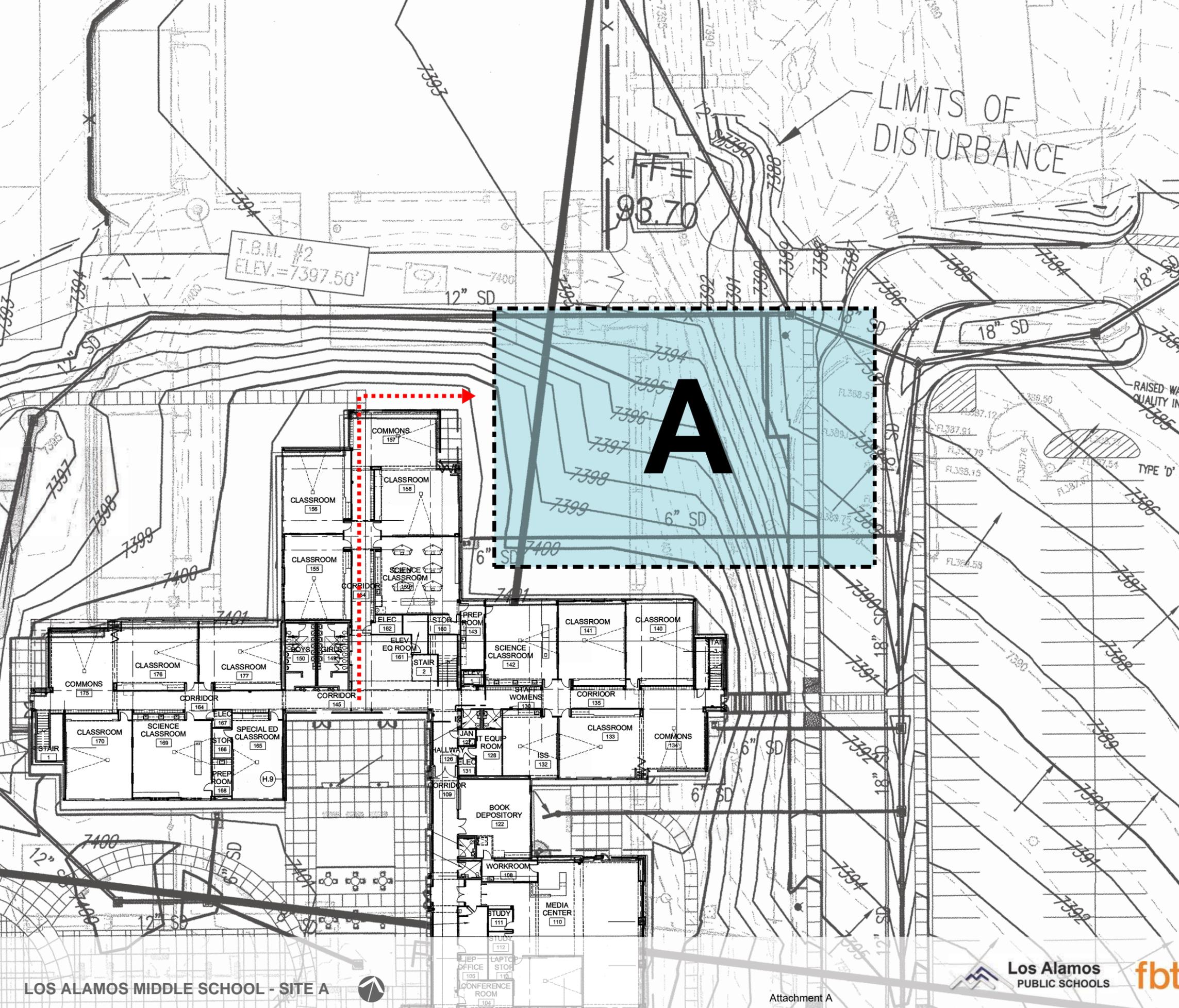
# INITIAL SITE ANALYSIS

## Pros:

- Close proximity to new gym from existing classroom wing.
- Grade change of 12'-15' from finish floor to sidewalk allows for building to be sunken in order to minimize mass.

## Cons:

- Complete loss of views and natural light from the existing classroom windows.
- Multiple utilities would need to be relocated; including water, gas, sewer, fire hydrant / fire line, and storm drain.
- New addition will impact the existing fire access road, fire pump house, and parent drop-off lane.
- Limited space to construct adequate gym facility or expand in future.
- Would impact access during construction of future 6th grade wing.
- Existing hallways are extremely narrow, so new access to gym may be needed.







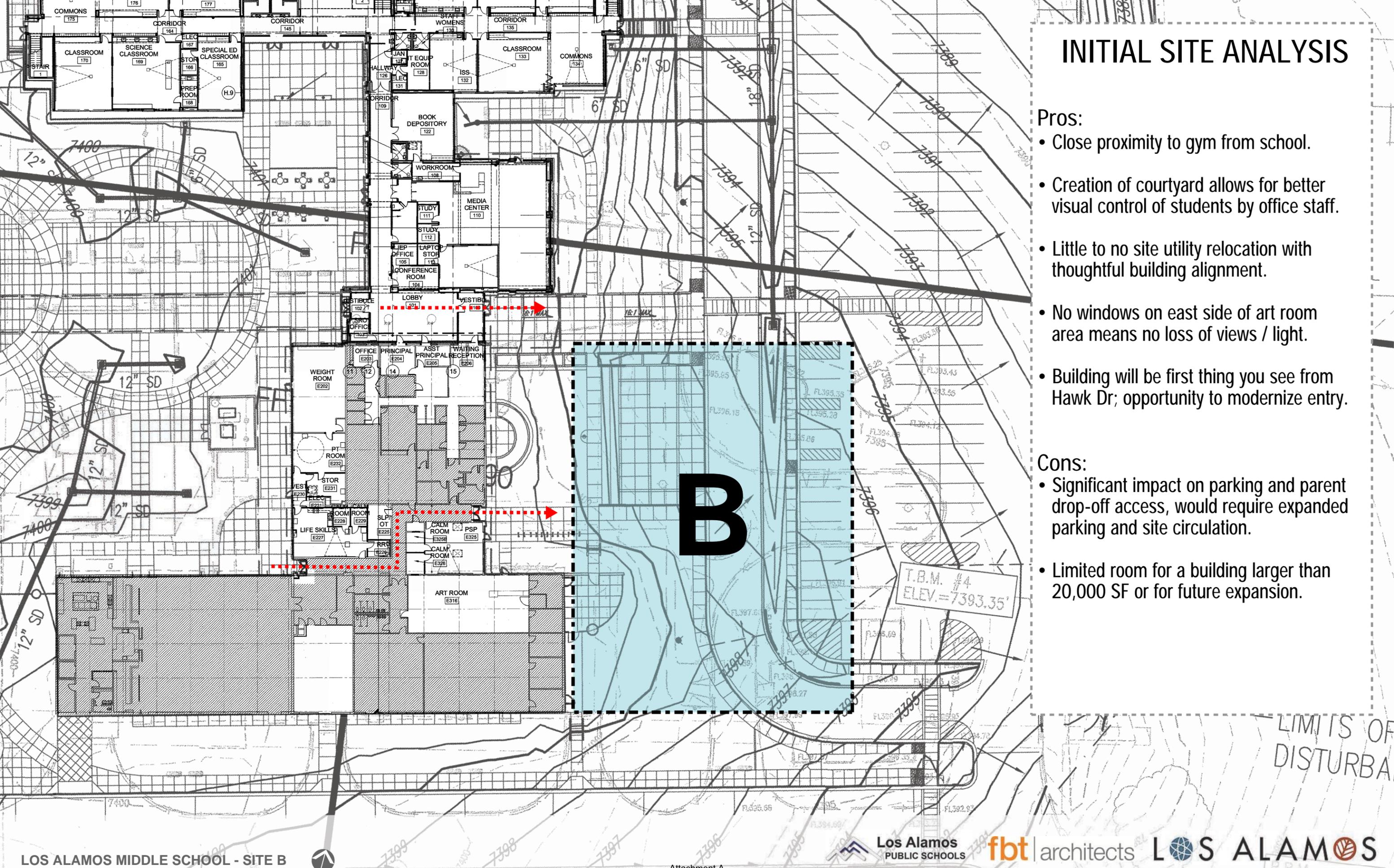
# INITIAL SITE ANALYSIS

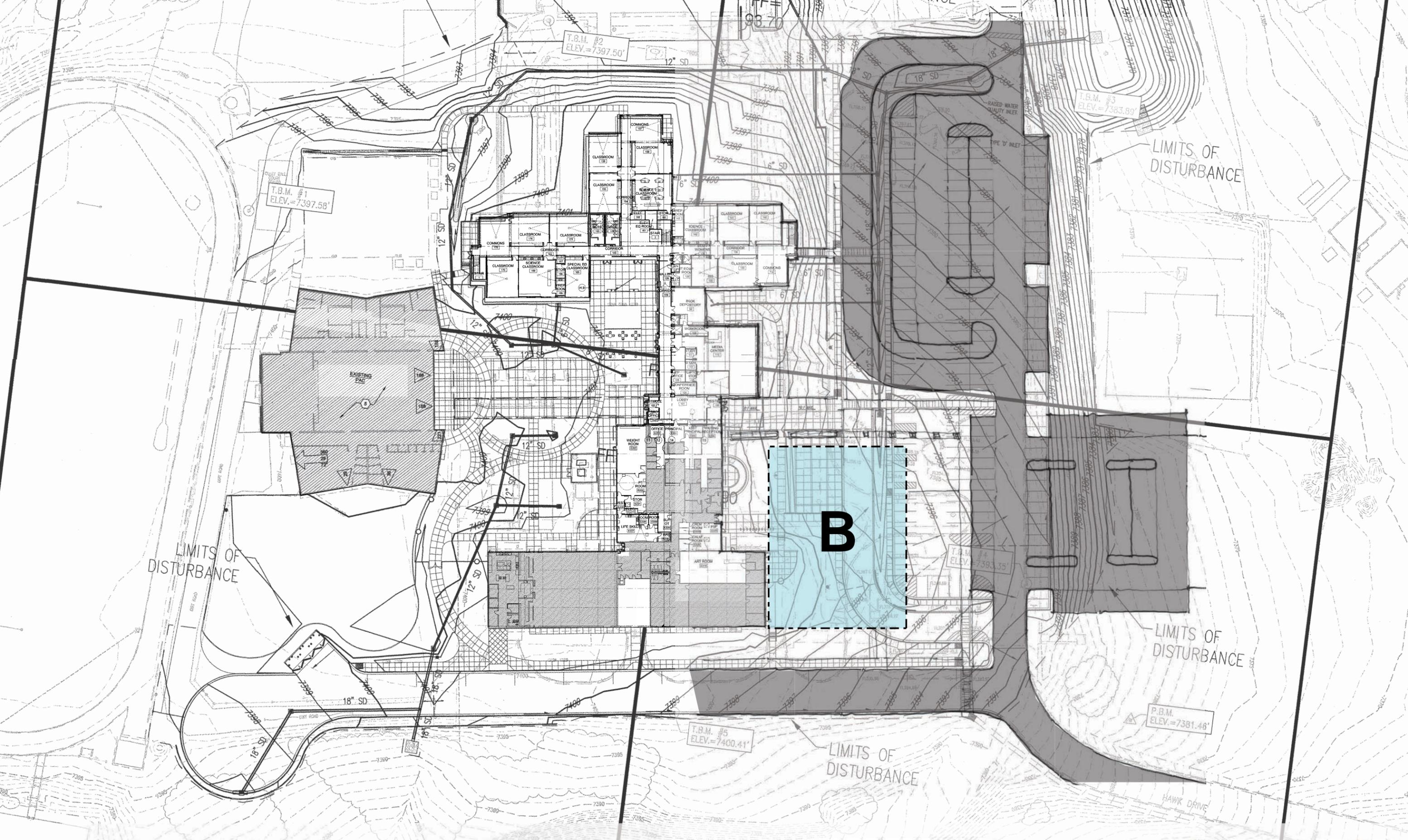
## Pros:

- Close proximity to gym from school.
- Creation of courtyard allows for better visual control of students by office staff.
- Little to no site utility relocation with thoughtful building alignment.
- No windows on east side of art room area means no loss of views / light.
- Building will be first thing you see from Hawk Dr; opportunity to modernize entry.

## Cons:

- Significant impact on parking and parent drop-off access, would require expanded parking and site circulation.
- Limited room for a building larger than 20,000 SF or for future expansion.







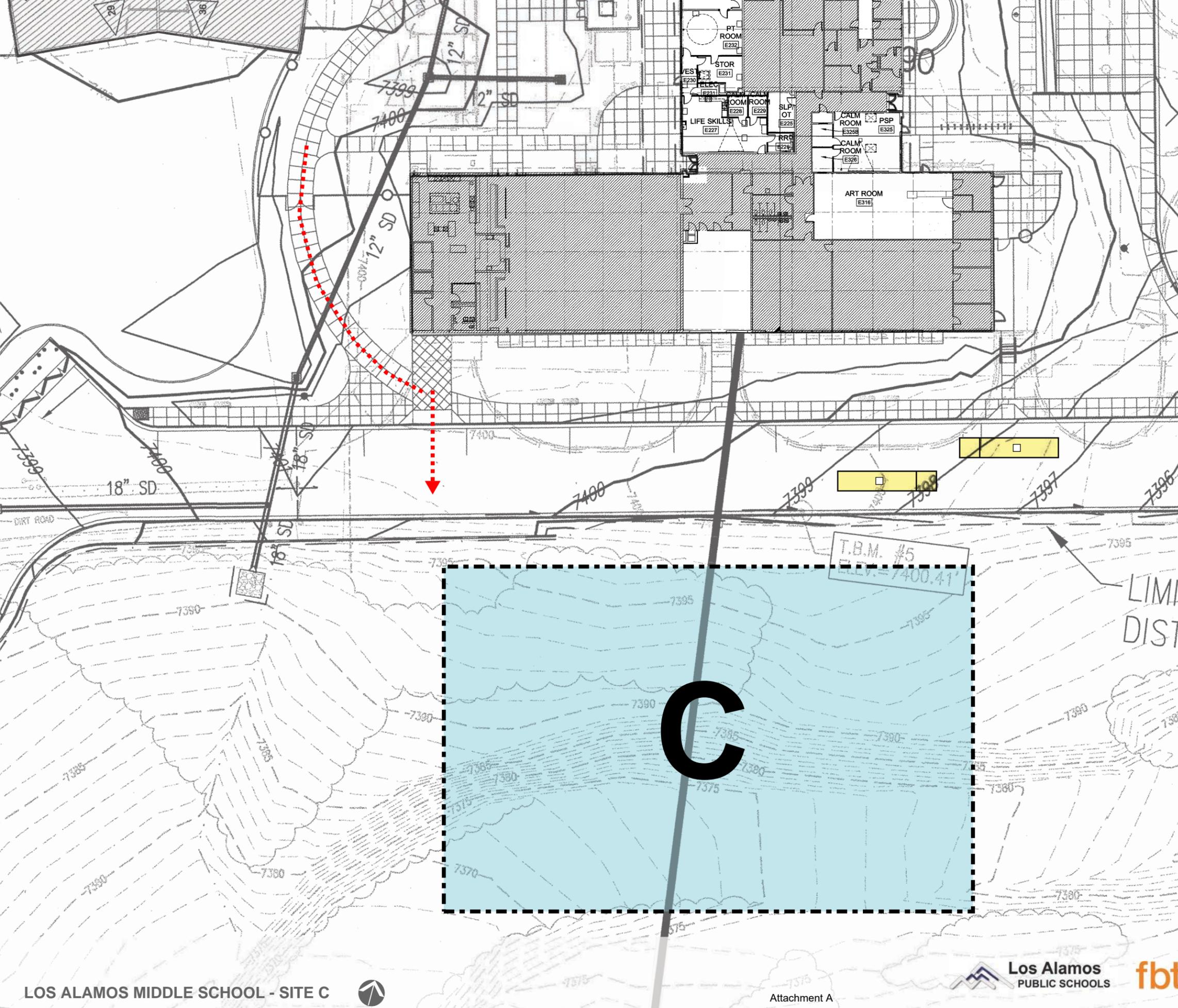
# INITIAL SITE ANALYSIS

## Pros:

- No utility relocation required, and easy access to bring new utilities from road.
- Grade change of 15' allows the building mass to be sunken into hill; stacking allows for efficiency in construction.
- Potential to separate school and public access (school above / public below).
- Existing parking lot can be shared to limit expense of added parking; site has room to add more parking in future.
- No limit on size of building or future expansion.
- Close to existing gym and field for easy grouping of multiple athletic activities.

## Cons:

- Students and staff would have to cross the bus lane to access addition. Buses only run twice daily however.
- Site lacks visual control from main campus; although cameras & electronic hardware can aid in securing perimeter.









<b>North Mesa Rec Center - Program of Spaces Medium (Draft)</b>		
<b>Room Name</b>	<b>Total NSF</b>	<b>Notes</b>
Gym	6500	main basketball court and 2 cross-courts (84'x 50' court)
Bleachers	1700	~ 300 seat capacity
Lobby	1500	
Gym Storage	750	
Boys Locker Room (Home)	650	
Girls Locker Room (Home)	650	
Boys Locker Room (Away)	650	
Girls Locker Room (Away)	650	
Mechanical / Custodian	400	
Public Restrooms (Men)	350	
Public Restrooms (Women)	350	
Ticket Booth	300	
Concessions	300	
Referee Changing / Restroom	150	(Can also double as unisex restroom / changing area)
	<b>14,750</b>	<b>Total Net Square Feet</b>

**Program Summary**

Tare Space (30%)		4,425
<b>Total Building Gross Square Feet</b>		<b>19,175</b>
Estimated Construction Cost ( \$400 / SF)	\$	7,670,000
Estimated Construction Cost ( \$450 / SF)	\$	8,628,750



FARMINGTON HIGH SCHOOL - FARMINGTON, NM (MEDIUM EXAMPLE)

## North Mesa Rec Center - Program of Spaces Large (Draft)

Room Name	Total NSF	Notes
Gym	6500	main basketball court and 2 cross-courts (84'x 50' court)
Multi-purpose room(s)	4000	(two 2,000 SF rooms)
Bleachers	2350	~400 seat capacity
Elevated running track	2000	6' wide around gym perimeter
Lobby	1500	
Gym Storage	1200	
Boys Locker Room (Home)	650	
Girls Locker Room (Home)	650	
Boys Locker Room (Away)	650	
Girls Locker Room (Away)	650	
Mechanical / Custodian	500	
Public Restrooms (Men)	350	
Public Restrooms (Women)	350	
Ticket Booth	300	
Concessions	300	
Referee Changing / Restrooms	300	(Can also double as unisex restroom / changing areas)
	<b>22,250</b>	<b>Total Net Square Feet</b>

### Program Summary

Tare Space (30%)	6,675
<b>Total Building Gross Square Feet</b>	<b>28,925</b>
Estimated Construction Cost ( \$400 / SF)	\$ 11,570,000
Estimated Construction Cost ( \$450 / SF)	\$ 13,016,250



JICARILLA-APACHE COMMUNITY WELLNESS CENTER - DULCE, NM (LARGE EXAMPLE)

Attachment A



# School Security

- Standard Response Protocol
- Access Control
- Video Surveillance & Communication
- Community Use – Hours of Access



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# Public Input

Information to be provided  
at June 9, 2022 meeting.



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NORTH MESA SHARED-USE REC CENTER - SITE SELECTION MATRIX				
POINTS	SITE SELECTION CRITERIA	Site A	Site B	Site C
	<b>EDUCATION</b>			
	<b>Location / Proximity</b> (ease of student access, visual control / security)			
	<b>Amenities + Educational Opportunities</b> (views, new amenities, teaching opportunities)			
	<b>COMMUNITY</b>			
	<b>Location / Proximity</b> (ease of community access)			
	<b>Amenities + Community Opportunities</b> (new amenities, community opportunities)			
	<b>SITE</b>			
	<b>Site Size</b> (room for amenities and future expansion)			
	<b>Site Access / Circulation</b> (impact on existing site circulation for school operations)			
	<b>Parking</b> (impact on parking, need to replace parking)			
	<b>Site Constraints / Buildable Area</b> (utilities & storm water, easements, steep terrain, soil conditions, fire access)			
	<b>CONSTRUCTION</b>			
	<b>Construction Costs</b> (FBT will provide rough estimates)			
	<b>Construction Logistics</b> (phasing, timing, staging & laydown area, impact on school activities)			
	<b>TOTAL SCORE</b>			

# Stakeholder Group Site Selection Score

Information to be provided  
at June 9, 2022 meeting.



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# Next Steps



# Future Considerations

## Construction Funding

- In-kind contributions
- School capital funding constraints

## Agreements

- Memorandum of Understanding
- Joint Use Agreement

## Operational Costs

- Labor, Utilities, Maintenance



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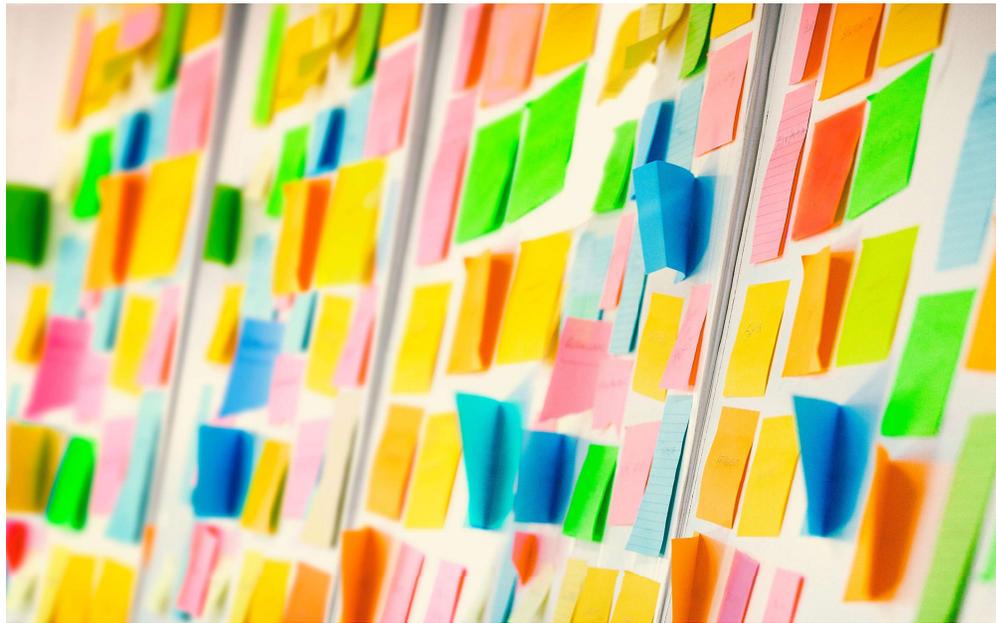
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# Stakeholder Group Comments



# Discussion & Questions

