



LOS ALAMOS COUNTY

North Mesa Recreation Area

Master Plan

January 13, 2026



Tonight's Presentation

- Project Introduction
- Community Engagement
- Final Concept Design
- Revised Final Concept Design
- Costs and Phasing
- Questions

Project Area





Plan Purpose

The purpose of the plan and the planning process was to document the community's vision for the space, analyze existing conditions (including site constraints and opportunities), and provide a conceptual framework for future preservation and/or improvements.

We want to accommodate the recreation needs of all users.

Community Engagement



Listening Sessions

- March
- In-person & online
- 125 attendees



Community Workshop

- April
- In-person & online facilitation
- 50 attendees



Open House & Survey

- July
- In-person & online facilitation
- 70 attendees
- 190 responses



Final Concept Design

Community-shaped (almost-final) Conceptual Master Plan



3-acre Bike Park



Sand Volleyball Courts



Children's Nature Play Area



NORTH MESA RECREATIONAL AREA

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
September 18, 2025

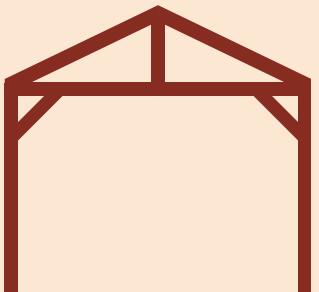
FINAL PREFERRED OPTION

(As previously presented)

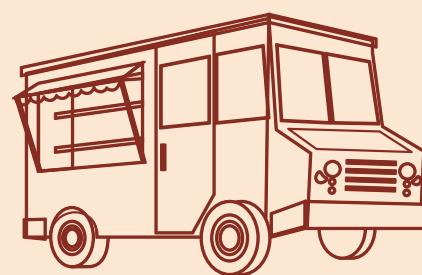
LOS ALAMOS
where discoveries are made



Updated, Accessible Community Garden



Multi-Use Pavilion



Food Truck Court

...Refined Again with Further Community Input



Retain existing community garden, with slight alteration to meet ADA compliance. Keep a portion of the new proposed space for future expansion.



3-5-acre Bike Park



Expanded overflow parking with six ADA parking spots and ease of access to rodeo grounds



CONCEPTUAL MASTER PLAN
Los Alamos, New Mexico
Conceptual Design
December 16, 2025

LOS ALAMOS
where discoveries are made

SITES
INTERIOR



Phasing & Cost Estimates

Phasing Priorities

1



**Bike Park
(Pump
Track/Skills
Area)**

2



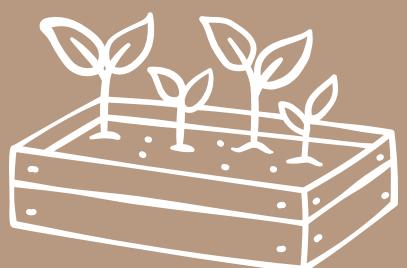
**West Side
Paths &
Parking**

3



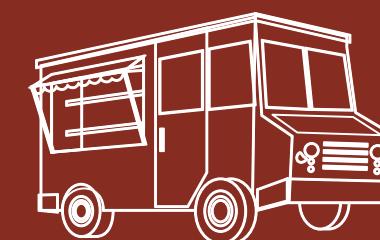
**Sand
Volleyball &
Dog Park
Improvements**

4



**Community
Gardens**

5

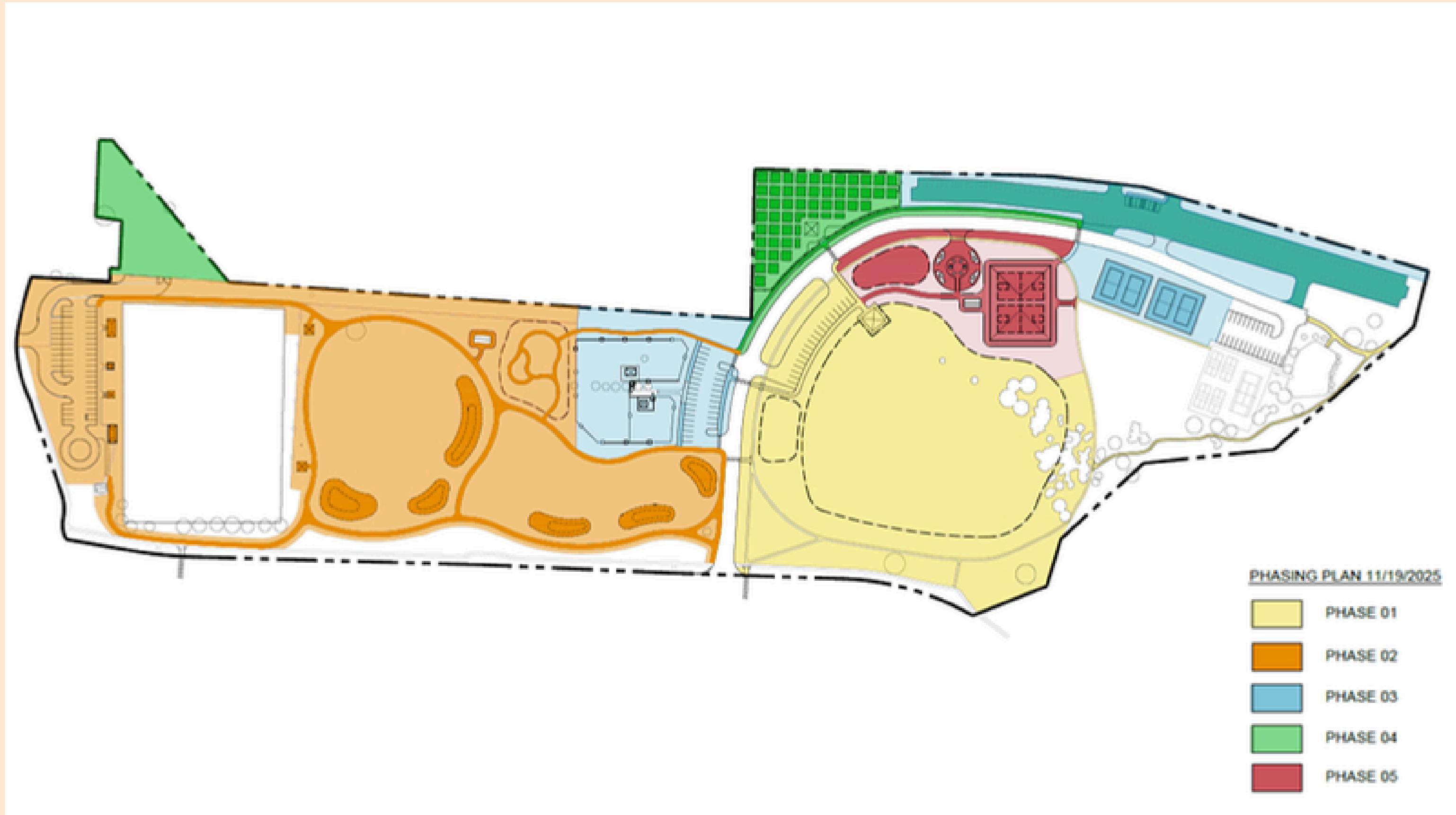


**Multi-Use
Pavilion &
Food Truck
Plaza**

**Flexible/
Ongoing**

**Playgrounds &
Related
Amenities**

Phasing Map



PHASE 1 - BIKE PARK

| Item Description | Total |
|---|---------------------|
| GENERAL | \$250,000.00 |
| Construction Mobilization/Demobilization | \$120,000.00 |
| Construction Staking | \$10,000.00 |
| Allowance for NPDES Erosion Control Plan and Management | \$20,000.00 |
| Allowance for Landscape and Engineering Design Fees | \$100,000.00 |
| DEMOLITION | \$26,250.00 |
| Clearing and Grubbing | \$9,500.00 |
| Remove and Dispose of Existing Trees & Shrubs | \$16,750.00 |
| ROADS AND PARKING | \$116,732.50 |
| Blading and Shaping New Parking Area at Bike Park | \$14,040.00 |
| Subgrade Prep, 12" for New Parking | \$11,700.00 |
| Base Course, 6" Thick for New Parking | \$23,400.00 |
| 3" SP-IV Hot Mix Asphalt for New Parking | \$46,800.00 |
| Pavement Striping incl Pedestrian Crossing Stripes | \$342.50 |
| Handicapped Symbol Pavement Marking, CIP | \$200.00 |
| ADA Parking Sign with Post and Footing | \$1,000.00 |
| Concrete Curb and Gutter or Header Curb | \$19,250.00 |
| SIDEWALKS AND WALKWAYS | \$109,300.00 |
| 4" Compacted, Stabilized, Crusher Fines Path | \$20,500.00 |
| 6" x 12" Concrete Concrete Edger | \$7,500.00 |
| 3/16" x 4" Aluminum Edging | \$22,800.00 |
| Resurface Existing 4' Asphalt Path | \$58,500.00 |

| STRUCTURES & SITE FURNISHING | \$159,800.00 |
|--|-----------------------|
| Bike Shed, 32' x 32' | \$105,000.00 |
| 4" Concrete Pad for Bike Shed | \$19,800.00 |
| Allowance for Benches, Trash Receptacles, Pet Waste Station, Bike Rack | \$20,000.00 |
| Drinking Fountain w/ Bottle Filler & Dog Bowl, Including Waterline Connections | \$15,000.00 |
| BIKE PARK (Initial phase) | \$2,000,000.00 |
| Pump Track / Skills Area, incl design, construction (3 - 5 ac) | \$2,000,000.00 |
| LANDSCAPE PLANTINGS AND GROUNDCOVERS (Optional for this phase) | \$67,500.00 |
| Trees, 2" cal. | \$7,500.00 |
| Shrubs, 5 gal. | \$2,250.00 |
| Native Vegetation Hydroseeding (Re-establish meadow adjacent to bike park) | \$39,000.00 |
| Landscape Gravel Mulch | \$18,750.00 |
| IRRIGATION (Optional for this phase) | \$90,000.00 |
| New Irrigation System | \$65,000.00 |
| Solar Lighting | \$25,000.00 |
| SUBTOTAL | \$2,819,582.50 |
| 15% Contingency | \$422,937.38 |
| NMGRT Los Alamos (7.0625%) | \$229,002.97 |
| TOTAL PHASE 1 | \$3,471,522.84 |

| PHASE 2 - WEST SIDE PATHS, PARKING, LANDSCAPING | | |
|---|---------------------|----------------------------|
| Item Description | Total | |
| GENERAL | \$169,000.00 | \$639,200.00 |
| Construction Mobilization/Demobilization | \$60,000.00 | \$179,200.00 |
| Construction Staking | \$10,000.00 | \$30,000.00 |
| NPDES Erosion Control Plan and Management | \$20,000.00 | \$70,000.00 |
| State and Local Permitting, Testing (Restroom, etc) | \$4,000.00 | \$110,000.00 |
| Landscape and Engineering Design Fees | \$75,000.00 | \$100,000.00 |
| DEMOLITION | \$9,500.00 | \$30,000.00 |
| Clearing and Grubbing, Sidewalk Removal | \$9,500.00 | \$120,000.00 |
| ROADS AND PARKING | \$386,830.00 | \$275,800.00 |
| Blading and Shaping for Improving Existing Parking Area | \$55,200.00 | \$10,000.00 |
| Subgrade Prep, 12" | \$42,000.00 | \$2,000.00 |
| Base Course, 4" Thick | \$63,000.00 | \$5,400.00 |
| 3" SP-IV Hot Mix Asphalt | \$160,000.00 | \$7,500.00 |
| Pavement Striping | \$430.00 | \$43,000.00 |
| Handicapped Symbol Pavement Marking, CIP | \$200.00 | \$103,000.00 |
| ADA Parking Sign with Post and Footing | \$1,000.00 | \$9,750.00 |
| Concrete Curb and Gutter or Header Curb | \$65,000.00 | \$27,150.00 |
| SIDEWALKS AND WALKWAYS | \$125,400.00 | \$68,000.00 |
| 4" Concrete Sidewalk or Slab | \$32,400.00 | \$75,000.00 |
| 4" Compacted, Stabilized, Crusher Fines Path (No Edger) | \$93,000.00 | \$1,680,730.00 |
| | | IRRIGATION |
| | | 15% Contingency |
| | | NMGRG Los Alamos (7.0625%) |
| | | TOTAL PHASE 2 |
| | | \$2,069,346.29 |

PHASE 3 - SAND VOLLEYBALL & DOG PARK IMPROVEMENTS

| Item Description | Total |
|---|---------------------|
| GENERAL | \$90,000.00 |
| Construction Mobilization/Demobilization | \$35,000.00 |
| Construction Staking | \$10,000.00 |
| NPDES Erosion Control Plan and Management | \$15,000.00 |
| Landscape and Engineering Design Fees | \$30,000.00 |
| DEMOLITION AND EARTHWORK | \$60,700.00 |
| Clearing and Grubbing, Sidewalk Removal | \$7,600.00 |
| Regrade Overflow Parking | \$15,000.00 |
| Remove and Salvage Existing Chainlink Fencing | \$7,500.00 |
| Remove and Relocate Fabric Shade Canopy (Small Dog Park) | \$5,000.00 |
| Regrade Dog Park (to eliminate ponding area and improve | \$10,000.00 |
| Excavate Sand Volleyball Pits | \$15,600.00 |
| ROADS AND PARKING | \$263,625.00 |
| Blading and Shaping New Parking Area at Dog Park | \$18,000.00 |
| Subgrade Prep, 12" for New Parking | \$14,750.00 |
| Base Course, 4" Thick for New Parking | \$22,125.00 |
| 3" SP-IV Hot Mix Asphalt for New Parking | \$58,000.00 |
| Pavement Striping incl Pedestrian Crossing Stripes | \$450.00 |
| Handicapped Symbol Pavement Marking, CIP | \$200.00 |
| ADA Parking Sign with Post and Footing | \$1,000.00 |
| Concrete Curb and Gutter or Header Curb | \$32,500.00 |
| Subgrade Prep and Base Course, 4" Thick, Overflow Parking | \$116,600.00 |

| | |
|---|-----------------------|
| SIDEWALKS AND WALKWAYS | \$53,150.00 |
| 4" Concrete Sidewalk | \$14,400.00 |
| 4" Compacted, Stabilized, Crusher Fines Path | \$8,000.00 |
| 6" x 12" Concrete Concrete Edger | \$30,750.00 |
| STRUCTURES AND SITE FURNISHINGS | \$166,875.00 |
| Allowance for Tables, Benches, Trash Receptacles, Pet Waste | \$50,000.00 |
| Drinking Fountain w/ Bottle Filler & Pet Bowl, Including | \$30,000.00 |
| Chain Link Fencing, 6' ht w/ gates (Dog Park) | \$76,875.00 |
| Solar Lighting | \$10,000.00 |
| SPORTS COURTS | \$51,000.00 |
| 18" depth light colored volleyball sand, naturally weathered, | \$8,000.00 |
| 2" Drainage Gravel, 4" depth, with filter fabric, CIP (Volleyball | \$28,000.00 |
| Fixed Installed Equipment Sand Volleyball (posts, nets, rubber | \$15,000.00 |
| LANDSCAPE PLANTINGS AND GROUNDCOVERS | \$75,650.00 |
| Trees, 2" cal. | \$8,500.00 |
| Small Trees, 2" cal. | \$4,000.00 |
| Shrubs, 5 gal. | \$2,750.00 |
| Native Vegetation Seeding | \$55,650.00 |
| Landscape Gravel Mulch | \$4,750.00 |
| IRRIGATION | \$20,000.00 |
| Repair, Adjust Existing Irrigation System (if present) as | \$20,000.00 |
| SUBTOTAL | \$1,032,500.00 |
| 15% Contingency | \$154,875.00 |
| NMGRT Los Alamos (7.0625%) | \$83,858.36 |
| TOTAL PHASE 3 | \$1,271,233.36 |

| PHASE 4 - COMMUNITY GARDENS | | |
|--|--------------------|--|
| Item Description | Total | |
| GENERAL | \$82,500.00 | STRUCTURES & SITE FURNISHINGS |
| Construction Mobilization/Demobilization | \$30,000.00 | 6' Fencing with (2) Double Gates (Deer-proof) \$127,500.00 |
| Construction Staking | \$7,500.00 | Signage \$5,000.00 |
| NPDES Erosion Control Plan and Management | \$15,000.00 | Allowance for Tables, Benches, Trash Receptacles, Pet Waste Station \$20,000.00 |
| Landscape and Engineering Design Fees | \$30,000.00 | Large Shade Canopy for Educational Gathering, 24' x 24' \$60,000.00 |
| DEMOLITION | \$11,300.00 | Wheelchair-accessible Raised Garden Planting Bed (18' X 6') \$70,000.00 |
| Relocate existing planting bed soil to new garden location | \$7,500.00 | 18' x 18' Raised Garden Planting Bed Retaining Wall (Timber) \$75,000.00 |
| Clearing and Grubbing, Existing Stockpile Removal/Relocation | \$3,800.00 | |
| ROADS AND PARKING (Existing Garden Area) | \$45,000.00 | LANDSCAPE PLANTINGS AND GROUNDCOVERS |
| Base Course, 4" Thick, if desired for Maintenance Yard | \$45,000.00 | Trees, 2" cal. \$22,500.00 |
| SIDEWALKS AND WALKWAYS | \$88,875.00 | Small Trees, 1.5" cal. \$12,000.00 |
| 4" Compacted, Stabilized, Crusher Fines Path (excl garden bed squares) | \$68,625.00 | Planting Soil for Raised Garden Beds (assumes 50% reuse of existing garden soil) \$25,000.00 |
| 6" x 12" Concrete Concrete Edger | \$0.00 | IRRIGATION |
| 6" x 6" Concrete Concrete Edger | \$0.00 | Add quick coupler irrigation for hoses \$20,000.00 |
| 3/16" x 4" Aluminum Edging | \$20,250.00 | SUBTOTAL \$664,675.00 |
| | | 15% Contingency \$99,701.25 |
| | | NMGRG Los Alamos (7.0625%) \$53,984.07 |
| | | TOTAL PHASE 4 \$818,360.32 |

PHASE 5 - MULTI-USE PAVILION AND FOOD TRUCK PLAZA

| Item Description | Total |
|--|---------------------|
| GENERAL | \$120,500.00 |
| Construction Mobilization/Demobilization | \$25,000.00 |
| Construction Staking | \$7,500.00 |
| NPDES Erosion Control Plan and Management | \$15,000.00 |
| Landscape and Engineering Design Fees | \$50,000.00 |
| Allowance for State and Local Permitting (Pavilion, Restroom, etc) | \$8,000.00 |
| Los Alamos Electric Company Service Connection | \$15,000.00 |
| DEMOLITION | \$6,840.00 |
| Clearing and Grubbing | \$6,840.00 |
| HARDSCAPES, PAVING, PATHS | \$206,890.00 |
| 4" Concrete Sidewalk or Slab | \$69,300.00 |
| 6" Concrete Sidewalk or Slab (Food Truck Crossing) | \$16,800.00 |
| 4" Compacted, Stabilized, Crusher Fines Path | \$5,500.00 |
| Permeable Concrete Pavers, Vehicular | \$87,200.00 |
| Gravel Base for Concrete Pavers | \$10,000.00 |
| 6" x 6" Concrete Landscape Edger | \$11,250.00 |
| 3/16" x 6" Aluminum Edging | \$6,840.00 |

| | |
|--|-----------------------|
| STRUCTURES AND SITE FURNISHINGS | \$2,784,200.00 |
| Restroom, CIP (16' x 32') | \$179,200.00 |
| Pavilion with Roll-up Doors, CIP (114' x 140') | \$2,394,000.00 |
| 6" Concrete Slab for Pavilion | \$51,000.00 |
| Electrical Outlets for Food Trucks | \$20,000.00 |
| Allowance for Tables, Benches, Trash Receptacles, Bike Racks | \$75,000.00 |
| Drinking Fountain w/ Bottle Filler, Pet Bowl, Including Waterline Connection | \$15,000.00 |
| Lighting Package | \$50,000.00 |
| LANDSCAPE PLANTINGS AND GROUNDCOVERS | \$78,750.00 |
| Trees, 2" cal. | \$7,500.00 |
| Small Trees, 2" cal. | \$6,000.00 |
| Shrubs, 5 gal. | \$3,000.00 |
| Native Vegetation Hydroseeding | \$43,000.00 |
| Landscape Gravel Mulch | \$19,250.00 |
| IRRIGATION | \$75,000.00 |
| New Irrigation System for Shade Trees, etc. | \$75,000.00 |
| SUBTOTAL | \$3,272,180.00 |
| 15% Contingency | \$490,827.00 |
| NMGRT Los Alamos (7.0625%) | \$265,762.37 |
| TOTAL PHASE 5 | \$4,028,769.37 |

FLEXIBLE/ONGOING - (AS BUDGET ALLOWS)

| Item Description | Total | PLAYGROUNDS AND EXERCISE EQUIPMENT | \$251,500.00 |
|--|---------------------|--|-----------------------|
| GENERAL | \$95,000.00 | | |
| Construction Mobilization/Demobilization | \$40,000.00 | 2-5 Year-Old Playground Elements for Nature Play | \$30,000.00 |
| Construction Staking | \$5,000.00 | 5-12 Year-Old Playground Elements for Nature Paly | \$40,000.00 |
| Landscape and Engineering Design Fees | \$50,000.00 | Ninja Exercise Course Equipment | \$90,000.00 |
| DEMOLITION | \$1,900.00 | Allowance for Replacing / Renewing Existing Playground Equipment | \$50,000.00 |
| Clearing and Grubbing | \$1,900.00 | Concrete Edger at Playground & Ninja Course | \$17,500.00 |
| STRUCTURES AND SITE FURNISHINGS | \$150,000.00 | Engineered Wood Fiber Resilient Surfacing, 12" Depth | \$24,000.00 |
| Steel Shade Canopy (16' x 16' with concrete slab) | \$50,000.00 | LANDSCAPING | \$375,000.00 |
| Community Art | \$10,000.00 | Allowance for Additional Trees, Shrubs, Seeding | \$75,000.00 |
| Allowance for Additional Tables, Benches, Trash Receptacles, Pet Waste Station | \$50,000.00 | IRRIGATION | \$150,000.00 |
| Enhanced Pedestrian Crossing (HAWK or RRFB Signal and Striping) | \$40,000.00 | Allowance for Irrigation as Needed | \$150,000.00 |
| | | SUBTOTAL | \$1,023,400.00 |
| | | 15% Contingency | \$153,510.00 |
| | | NMGR Los Alamos (7.0625%) | \$83,119.27 |
| | | TOTAL FLEXIBLE ONGOING | \$1,260,029.27 |

Cost Estimates (Approximate)

Phase 1 Bike Park

Total:
\$3,500,000

Phase 2 West Side Paths & Parking, Landscaping

Total:
\$2,100,000

Phase 3 Sand Volleyball & Dog Park Improvements

Total:
\$1,300,000

Phase 4 Community Gardens

Total:
\$800,000

Phase 5 Multi-Use Pavilion & Food Truck Plaza

Total:
\$4,000,000

Flexible/ Ongoing Playgrounds & Related Amenities

Total:
\$1,300,000

Grand Total for Entire Project: \$12,900,000



Questions?