

County & Public Schools Shared-Use Recreation Project

North Mesa Gymnasium

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

June 9, 2022

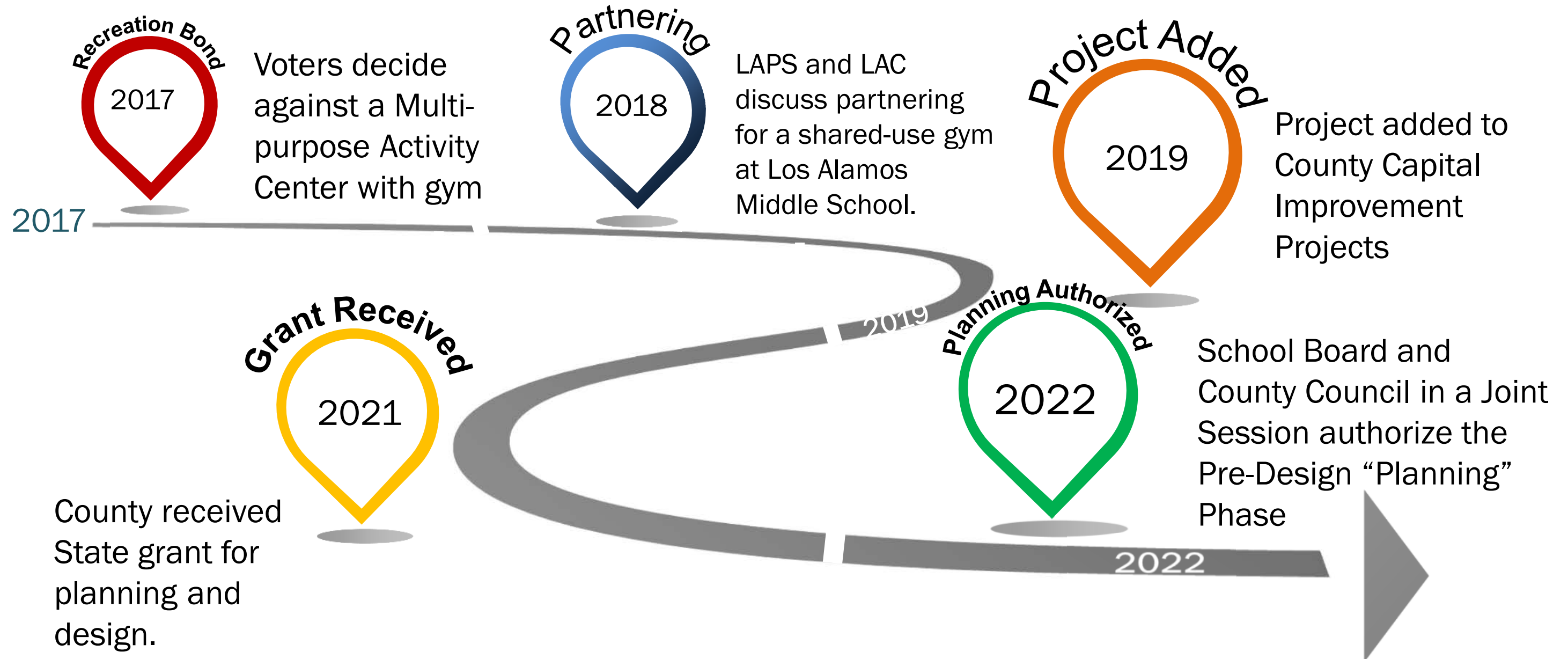
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Project Background



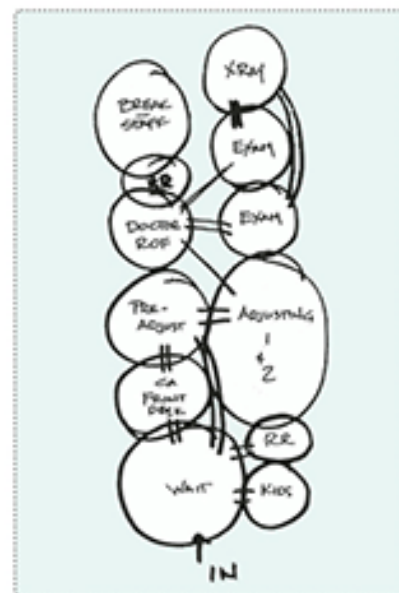
WE ARE
HERE

Project Development Process

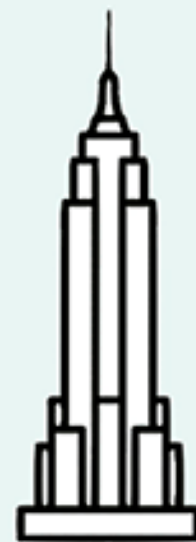
Phases of a Project

“Planning” or
“Pre-design”

“Conceptual”



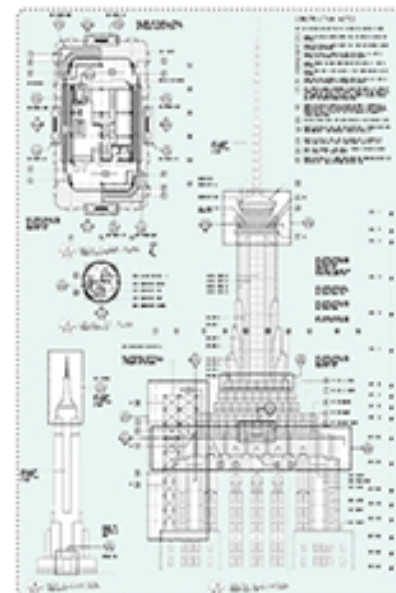
PROGRAMMING



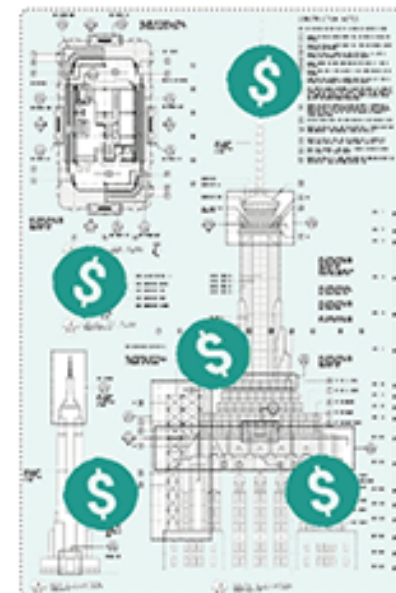
SCHEMATIC
DESIGN



DESIGN
DEVELOPMENT



CONSTRUCTION
DOCUMENTS



BIDDING



CONSTRUCTION
ADMINISTRATION

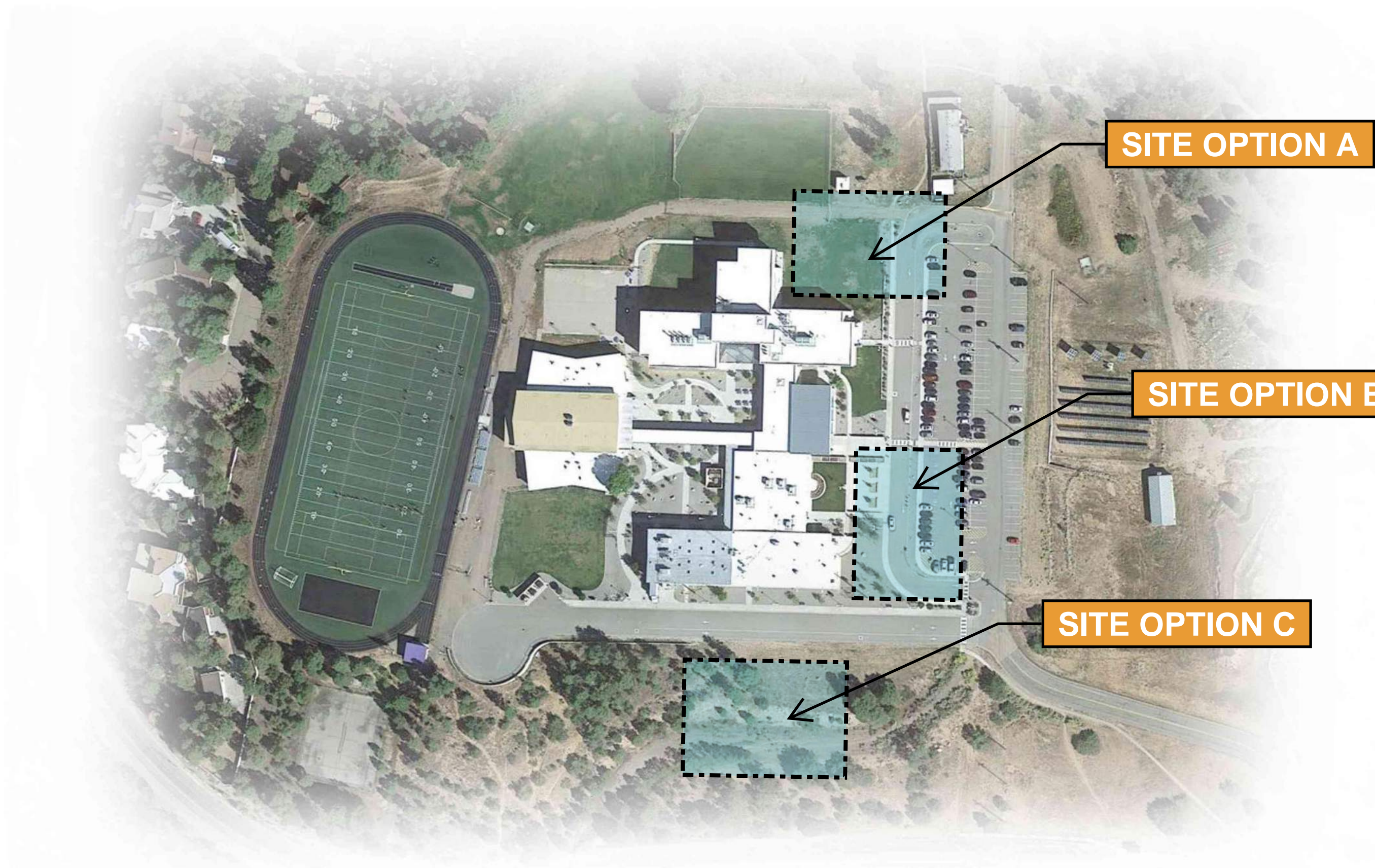
PHASE 1

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





- Existing hallways are extremely narrow, so new access to gym may be needed.





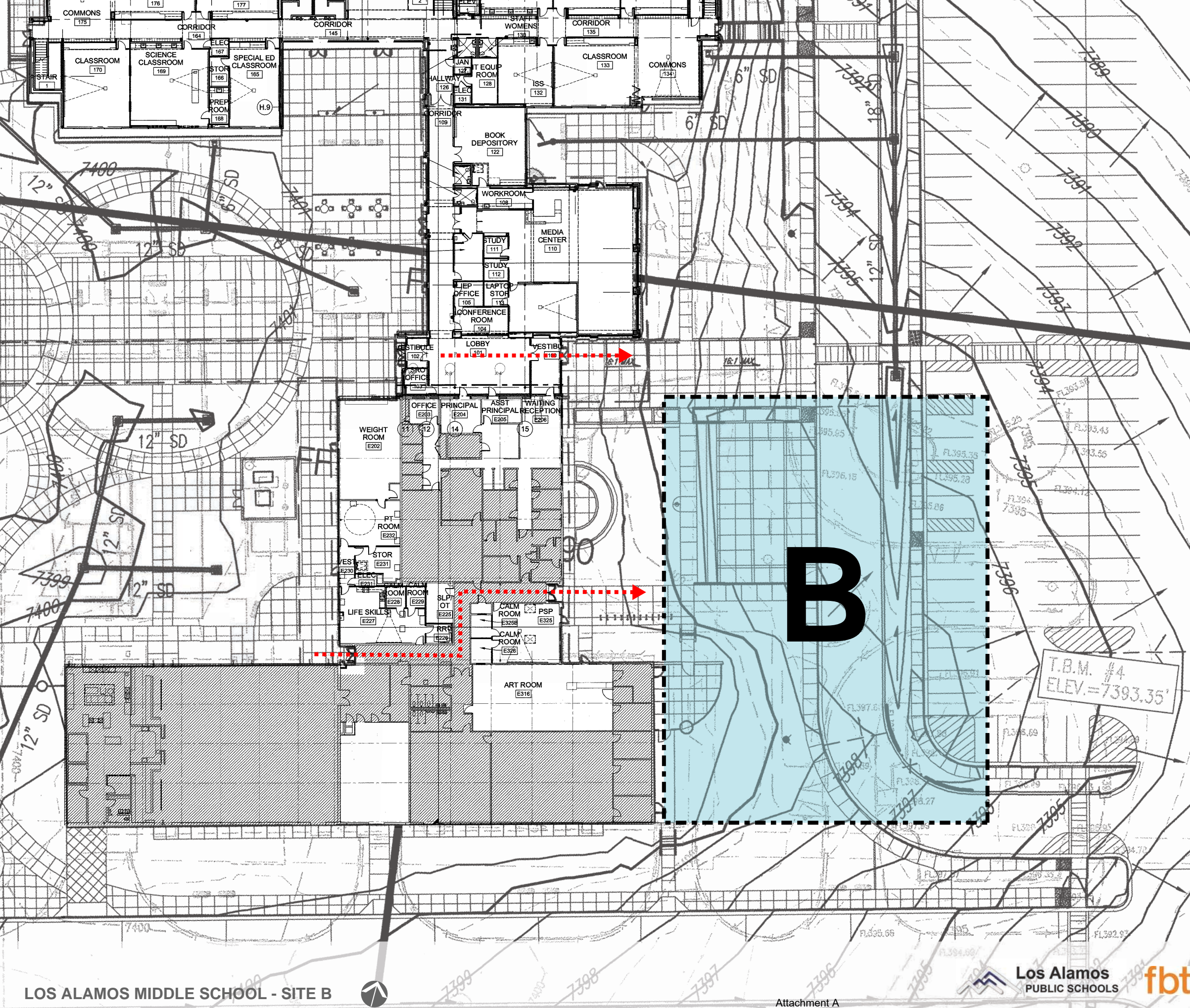
INITIAL SITE ANALYSIS

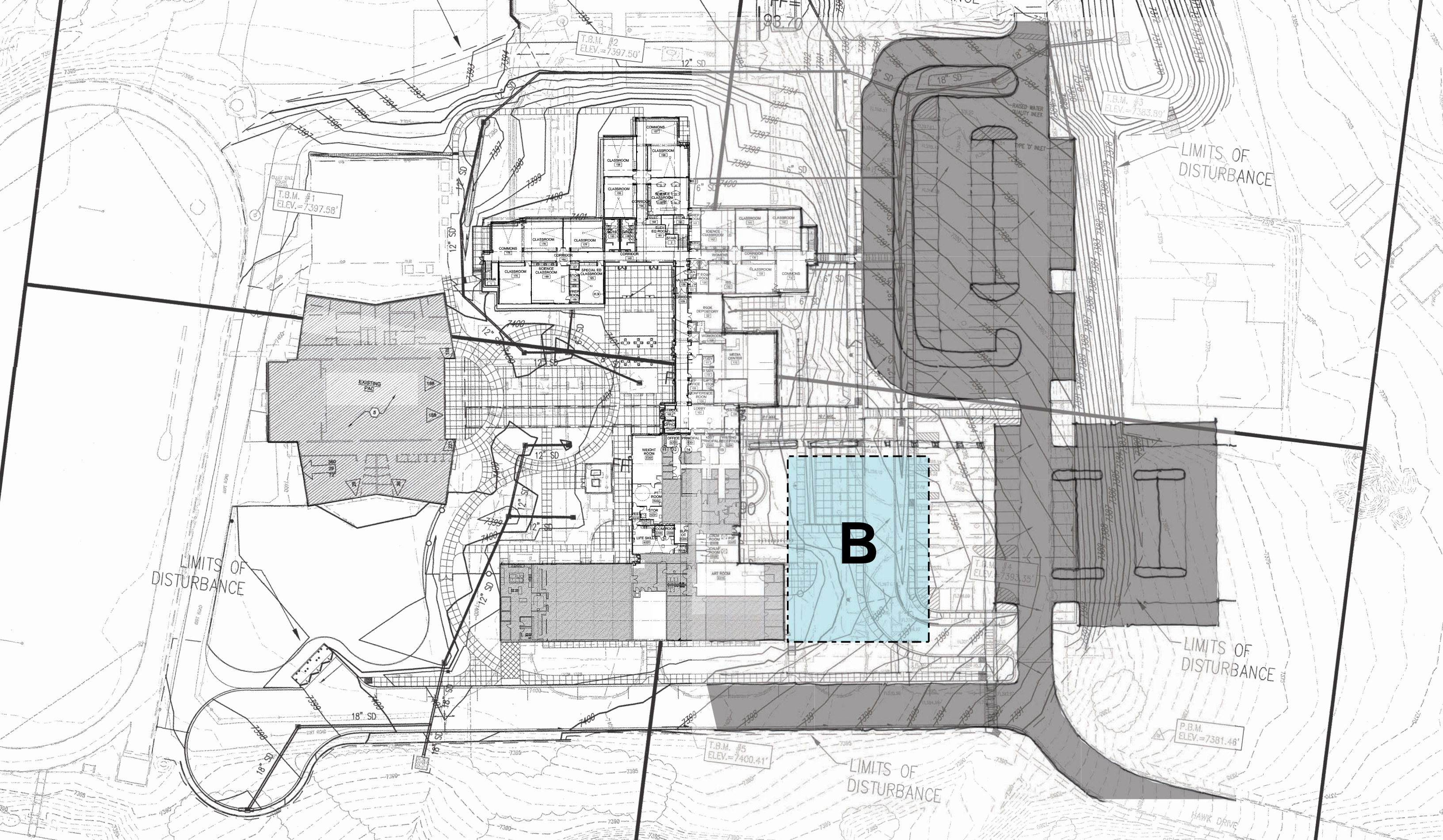
Pros:

- 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.







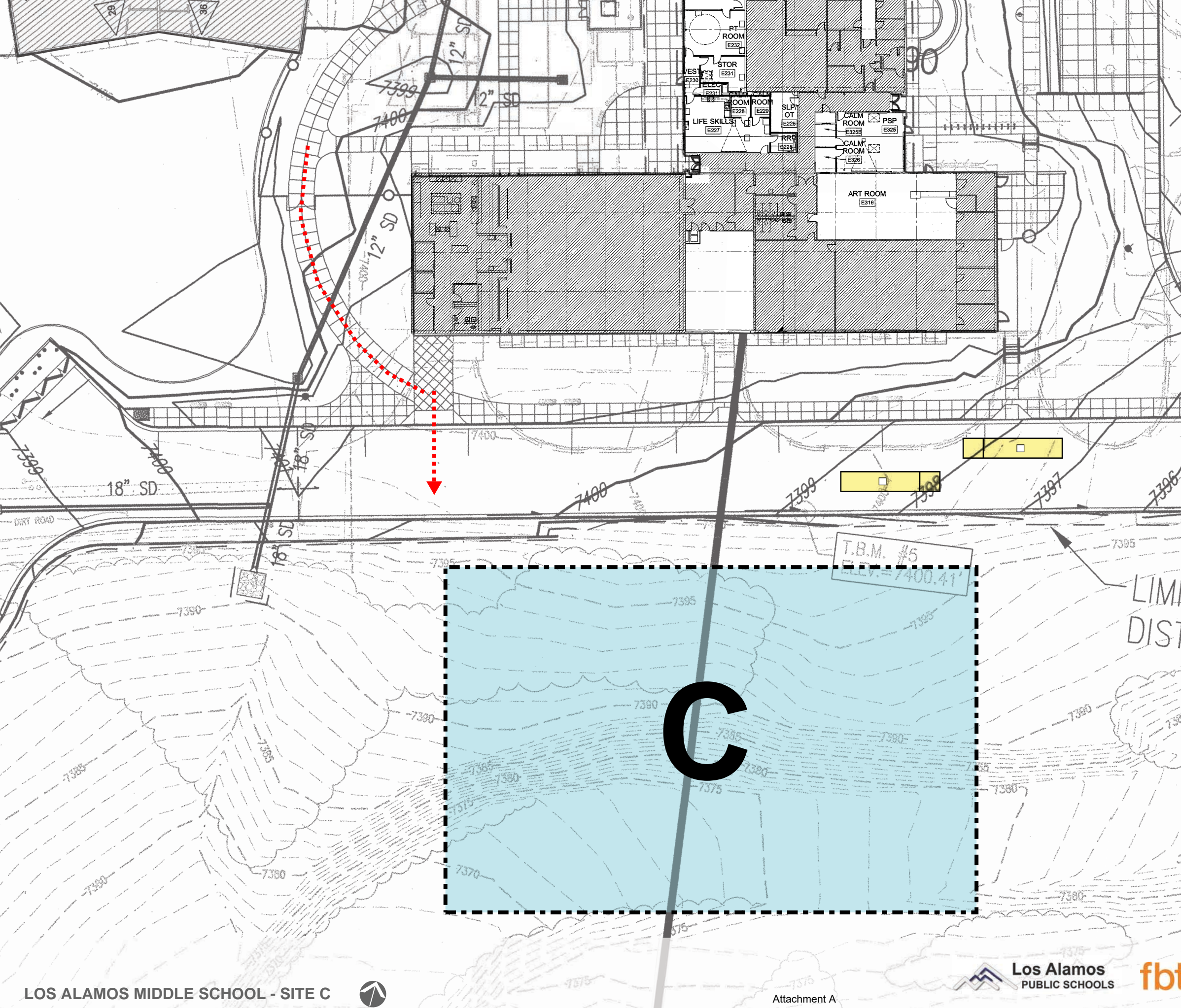
INITIAL SITE ANALYSIS

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.





North Mesa Rec Center - Program of Spaces Small (Draft)		
Room Name	Total NSF	Notes
Gym	6500	main basketball court and 2 cross-courts (84'x 50' court)
Bleachers	1700	~ 300 seat capacity
Lobby	1000	
Gym Storage	750	
Mechanical / Custodian	400	
Public Restrooms (Men)	350	
Public Restrooms (Women)	350	
Referee Changing / Restroom	150	(Can also double as unisex restroom / changing area)
	11,200	Total Net Square Feet

Program Summary

Tare Space (30%)	3,360
Total Building Gross Square Feet	14,560
Estimated Construction Cost (\$400 / SF)	\$ 5,824,000
Estimated Construction Cost (\$450 / SF)	\$ 6,552,000



ATLAS CHARTER SCHOOL - COLORADO SPRINGS, CO (SMALL EXAMPLE)

North Mesa Rec Center - Program of Spaces Medium (Draft)		
Room Name	Total NSF	Notes
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)
	14,750	Total Net Square Feet

Program Summary

Tare Space (30%)	4,425
Total Building Gross Square Feet	19,175
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)
	22,250	Total Net Square Feet

Program Summary

Tare Space (30%)	6,675
Total Building Gross Square Feet	28,925
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)

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

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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Stakeholder Group Comments



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Discussion & Questions

