

LAPS Middle School/Community Shared Recreation Facility

Los Alamos County Council

August 31, 2021

Background

- Applied for state grant funds in FY19
- Received \$350K grant award for design and included in FY20 capital budget
- Received final contract from state in February 2021
- Started coordination meetings between LAC project management/recreation staff and LAPS staff March 2021
- Identified gaps in project goals/feasibility
 - Site constraints
 - Size of facility
 - Cost of facility
 - Use/management of facility
- Presented to LAPS School Board July 13, 2021

Gaps

- Project Scope
 - location (limited facility size and does not allow for potential future expansion)
 - Potential amenities (bleachers, locker rooms, spectator restrooms, concessions, multi-purpose room, generous storage, staff office, etc.)
- Project Construction Budget
 - increasing construction costs (project will be much more expensive than the initial \$3.5M estimate)
- Shared Use Agreement
 - Who is using facility when and who is responsible for what?

Site Location

1. Preferred LAPS site and most convenient for school operations, but farthest from parking
2. Site allows for larger facility and closer to parking, but the sloped site will cost more to develop
3. Flat site to construct upon with easy community access, but a safety concern for school operations with students crossing parking lot
4. Site conflicts with MS future expansion plans



[illegible]

A hand-drawn floor plan of a gymnasium, overlaid on a background map. The plan includes the following labeled areas:

- GYM**: The main large rectangular area at the bottom.
- SEATING**: Located at the bottom center of the gym area.
- COURT**: A rectangular area within the gym, outlined in orange.
- STORAGE**: Located on the left side, adjacent to the gym.
- MECH**: Mechanical room, located above the storage area.
- Locker room**: Two rooms, one above the other, to the right of the storage area.
- Locker room**: Two more rooms, one above the other, to the right of the previous locker rooms.
- REST ROOM**: Located at the top right.
- REST ROOM**: Another rest room located below the top right one.
- CONCESSION**: Located on the right side, below the rest rooms.
- TICKET**: Located at the bottom right corner.

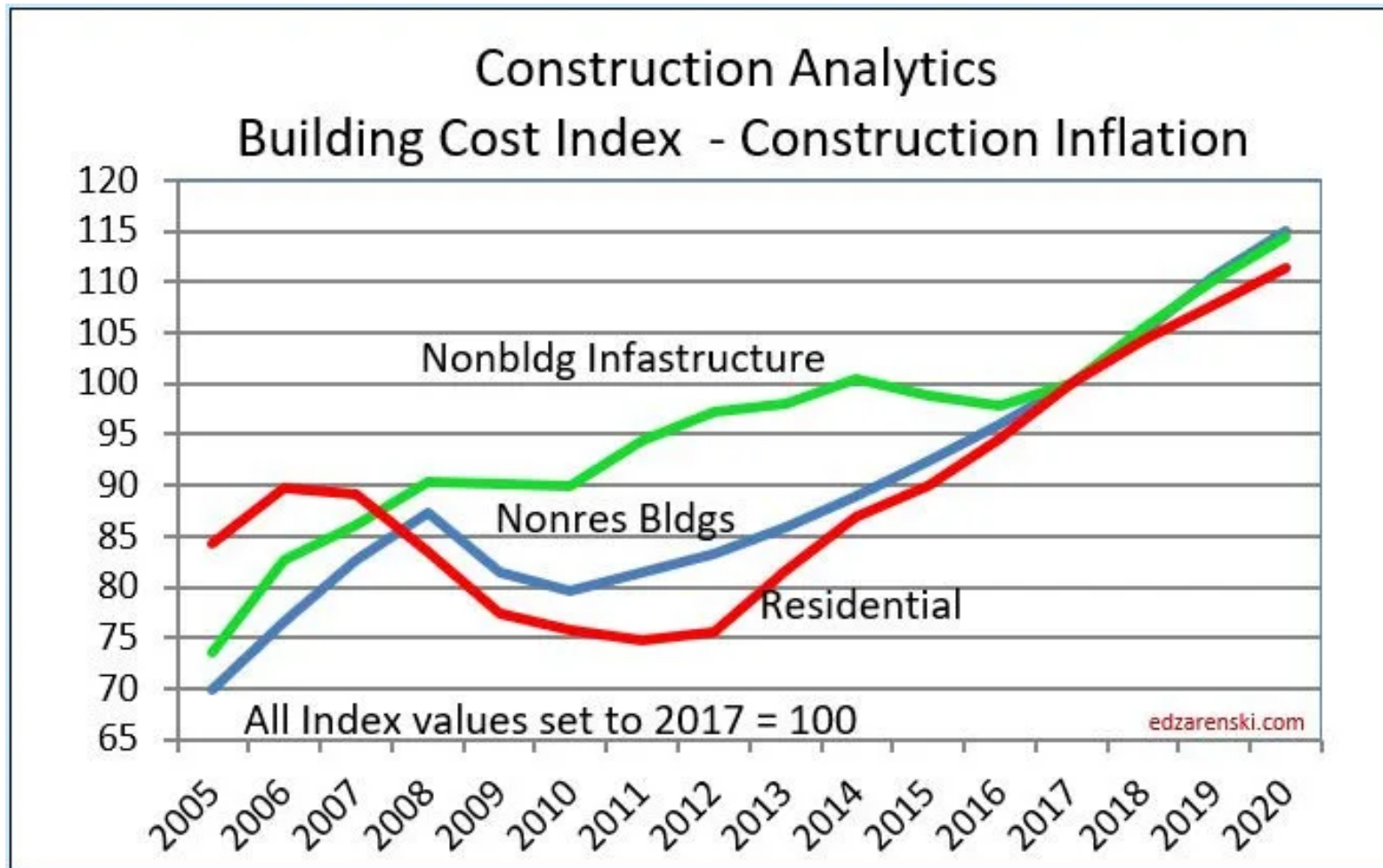
The background map shows streets with names like "8th", "12th", and "18th", and various landmarks and utility lines.

ATTACHMENT A

Building Size & Budget

- Initial facility concept was simply a full-size basketball court and less than 10,000 square feet for a construction budget estimate of ~3.5M
- Additional amenity considerations include bleacher seating for ~300 spectators, home & visitor locker rooms (4), ample storage (mats and various equipment), spectator restrooms, concessions, multi-purpose room (meetings or activities), staff office, etc.
- Adding the listed amenities would result in a facility between 20,000 and 30,000 square feet; and would require a construction budget of between \$7M - \$12M

Construction Cost Escalation Trend



Shared Use Agreement

General Idea:

- Middle School use 7:30AM -5:30PM on school days
- 8 weekend LAPS related tournaments per year
- Open for Community Use by reservation evenings after 5:30 and non-tournament weekends
- TBD...land lease or transfer, building asset ownership, utility cost split, cleaning and building maintenance responsibilities, reservation coordination, security requirements, A/V equipment....

Next Steps

- Issue RFP for design services (Fall 2021)
- Draft and Execute Joint Use Agreement by end of 2021
- Develop Design & Bid Documents (Winter/Spring/Summer 2022)
- Bid project (Fall 2022)
- Construct Project (2023)

Discussion Questions

1. Is County Council supportive of a limited size and amenity gymnasium building at the preferred LAPS location?
2. Would Council consider supplementing the project's capital funding needs if future grant awards are not enough?
3. Are there other shared use agreement expectations at this point?
4. Other questions or comments?