

# Brewer Arena Improvements

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Parks and Recreation Board  
October 23, 2025

# Presentation Agenda

- Project Area
- Project Background
- Public Engagement
- Project Design Status
- Questions/Comments Raised (at October 7, 2025 Council Meeting)
- Next Steps
- Discussion/Questions

# Brewer Arena Project Area



# Project Background

- November 2021 -- WT Engineering performed American with Disabilities (ADA) Audit & Transition Plan
  - Required under the ADA Title II enacted in 2010 which focused on recreational amenities
  - As part of this process, Brewer Arena public areas were evaluated
- September 2022 -- ADA Audit and Transition Plan adopted by County Council
  - Identified Brewer Arena as unique public facility
  - Identified key theme deficiencies at the Brewer Arena - Accessibility, Signage and Parking
  - Brewer Arena renovations moved up in priority to a short-term action item in the ADA Audit and Transition Plan and the Integrated Master Plan
- November 2023 -- County awarded a NM Department of Finance & Administration (DFA) grant for \$150,000 to plan and design improvements for Brewer Arena
  - Grant purpose: to improve accessibility, increase tourism, and/or provide access to underserved populations

# Project Background (cont'd)

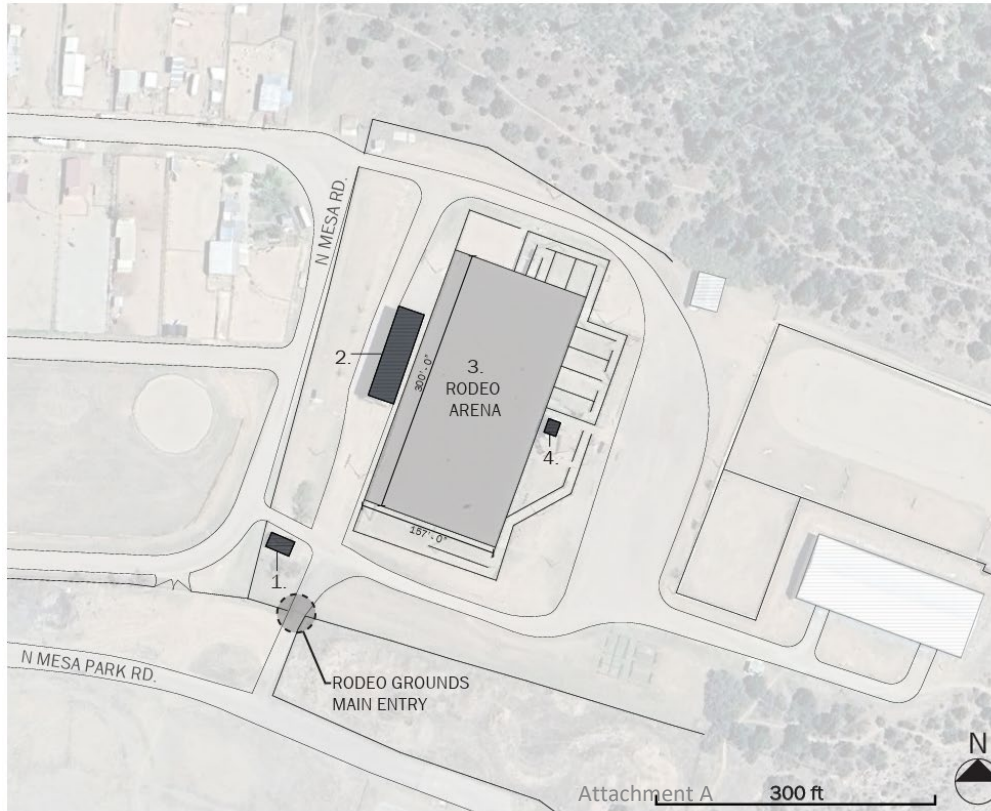
- March 2024 -- Scope of Work developed for professional assessment and design services
- May 2024 -- Task Order executed with Wilson and Company
  - Assessment of existing structures
  - Design of renovations and accessibility improvements
- July 2024 -- Assessment Completed
  - Structural deficiencies and significant safety concerns found
  - Determined Pavilion and Grandstand no longer safe for public use
  - Parking areas, pedestrian circulation routes and restroom facilities require upgrades to meet current ADA accessibility standards and building codes
- December 2024 -- Demolition and removal of the deficient structures completed; temporary structures utilized to accommodate past two rodeos in the interim
- September 2025: Construction Documents Completed; Contractor Proposals Requested
  - New Pavillion
  - ADA Compliant Grandstand, Restrooms, Pedestrian Circulation Routes and Parking
  - Announcer's Box (Crow's Nest) with walkway designed to minimize contact with the animals in the pens

# Public Engagement

- August 6, 2024: Assessment Report Released
- August 7, 2024: Listening Session
- January 16, 2025: Listening Session
- Jan–Sept, 2025: Design in process, plans finalized, construction bids received
- In Process:
  - October 23, 2025 Parks & Rec. Board
  - November 13, 2025 Park & Rec. Board

# Project Design Status

## LOS ALAMOS BREWER ARENA - EXISTING SITE PLAN



## PROJECT SITE (190,000 SQ. FT)

### EXISTING

1. RESTROOMS.
2. GRANDSTANDS.
3. RODEO ARENA.
4. PRESS BOX.

### SITE PHOTOGRAPHS



EXISTING GRANDSTANDS WITH CANOPY



EXISTING RESTROOM



EXISTING PRESS BOX



# Project Design Status



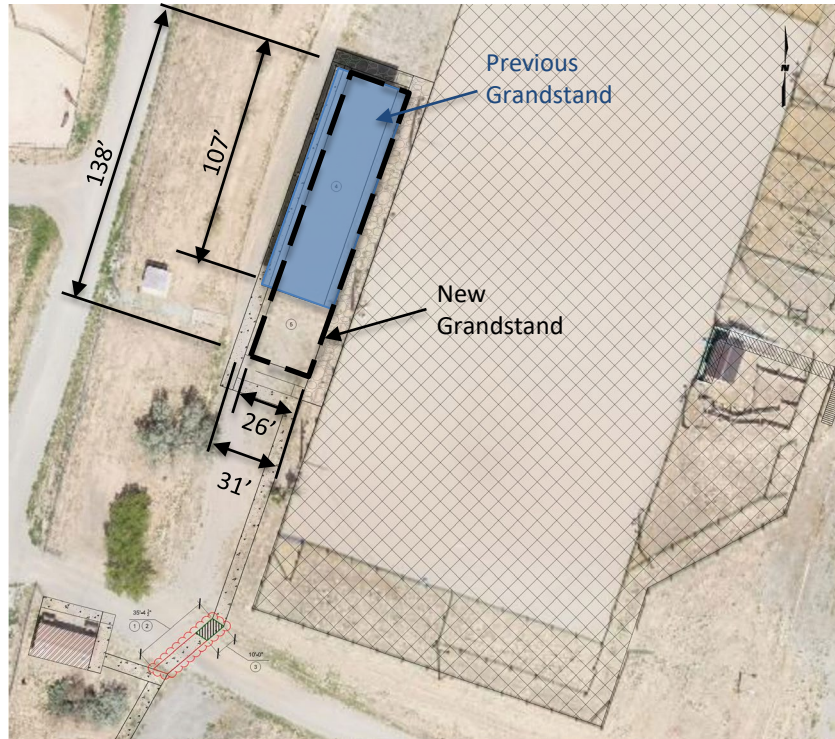
Attachment A

## Proposed improvements

- New Grandstand & Pavilion/Canopy
- New Announcer's Box (Crow's Nest) with access bridge
- Complete restroom renovation with ADA upgrades
- Five ADA parking spaces
- ADA compliant access route from parking lot to Grandstand and restrooms
- New 6' Pedestrian chain link gate
- Receptacle station to power food trucks



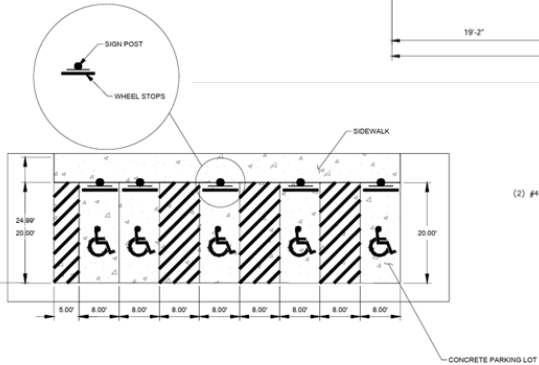
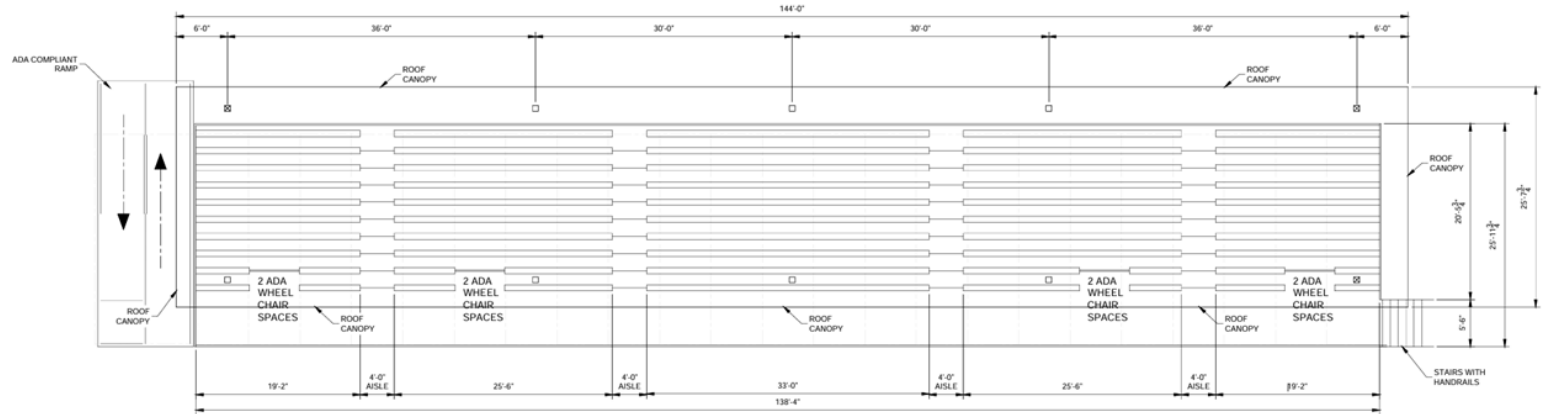
# Project Design Status



- Expansion of grandstand footprint accommodates ADA entrance ramp and re-distributes seating w/fewer but longer rows

# Project Design Status

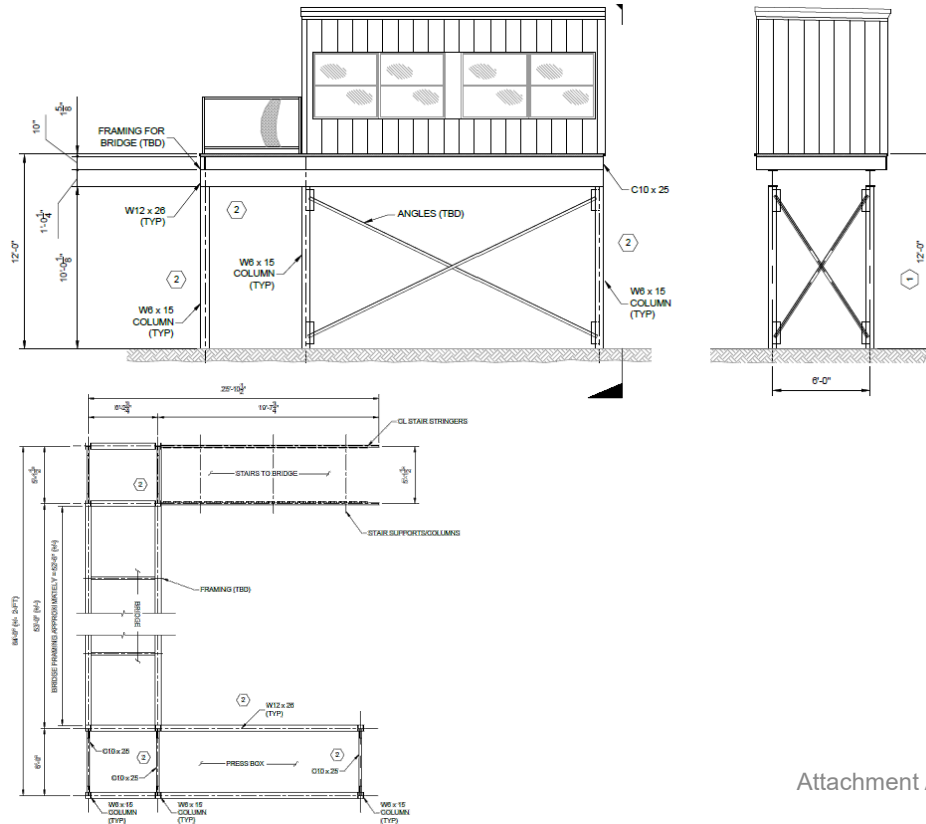
## Grandstand & ADA Parking



PARKING LOT LAYOUT

SCALE: NONE

# Project Design Status



## Announcer's Box (Crow's Nest) Proposed features

- Full front countertops
- Access bridge
- Operable sliding windows
- Access door
- Metal frame and panel siding
- Through-wall HVAC
- Lights and electrical outlets
- Galvanized Cat-Walk & I-beam support structure

# Questions/Comments Raised (at October 7, 2025 Council Meeting)

- **Q1. Project Cost**
- Q2. Capacity
- Q3. Restrooms
- Q4. Use of concrete sidewalk

# Project Cost and Budget

PROJECT BUDGET SPREADSHEET Brewer Arena Improvements	
Budget	Amount
New Mexico Department of Finance Administration Recreation Grant	\$ 150,000.00
FY 2026 CIP, CSD Infrastructure - Improvements and ADA	\$ 2,560,000.00
<b>Total Recommended Budget</b>	<b>\$ 2,710,000.00</b>
Expenses	Amount
Brewer Arena Improvements - All-Rite Construction Inc. (Task Order#29)	\$ 1,934,399.74
NMGRT 7.0625%	\$ 136,616.98
Total Bid w/Tax	\$ 2,071,016.72
Contingency, ~18%	\$ 373,805.64
Subtotal	\$ 2,444,822.36
Condition Assessment & Construction Docs (NMGRT inclusive)	\$ 171,099.49
Pavillion and Grandstand Demolition (NMGRT inclusive)	\$ 94,078.15
<b>Total Expenses</b>	<b>\$ 2,710,000.00</b>
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 2,710,000.00</b>

Assessment, Design & Demo  
Expenses to Date:  
\$265,177.64

Budget for Improvements:  
\$2,444,822.36

Total Project Budget = \$2,710,000

- Includes all Construction Costs
- Includes Condition Assessment and Design Expenses
- Demolition Expenses

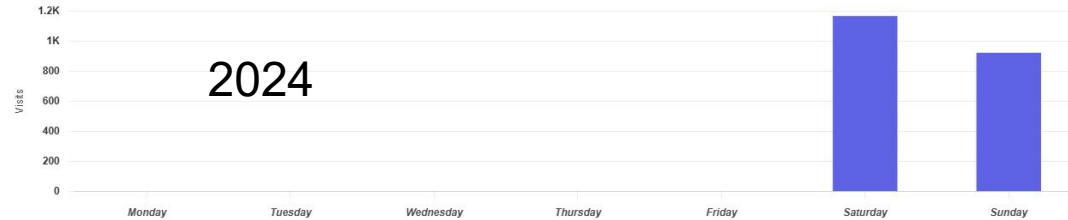
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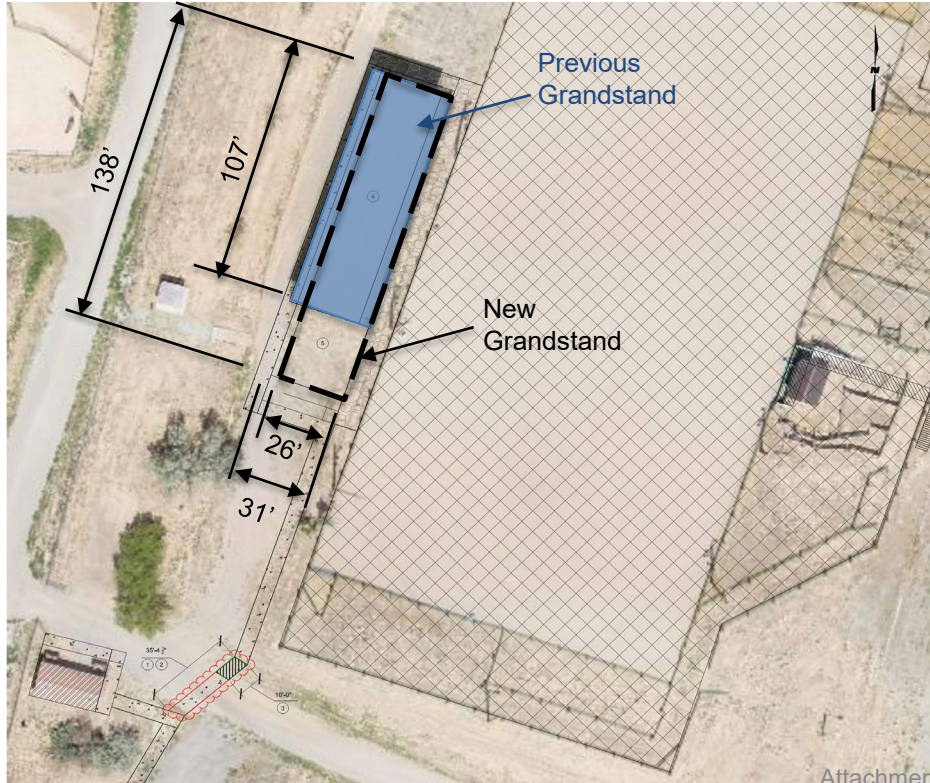
# Seating Capacity Analysis

## Event Attendance Data



Attachment A

# Seating Capacity



## Previous Grandstand:

15 rows – 1,500 linear feet seating  
Approx. 1000 seats (18-inch/person)  
Footprint - 107' × 31' (3,320 sq. ft.)

## New Grandstand:

10 rows – 1,178 linear feet seating  
Approx. 768 seats (18-inch/person)  
plus 8 – wheelchair spaces  
Footprint – 138' × 26' (3,600 sq. ft.)

# Seating Capacity



Sample of other stands similar to one in Brewer Arena design

- Wheelchair spaces with companion spaces

# Questions/Comments Raised (at October 7, 2025 Council Meeting)

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- **Q3. Restrooms**
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# Restroom Design

- Location of Restroom
  - Remain at current location
- Type of Restroom
  - Vault toilet was considered
  - Demo of existing restrooms would be an additional cost
  - Restrooms with running water accommodates state and federal food vendor code requirements

Per NMED Food; Title 7 Health; Chapter 6 Food Handling; Part 2 Food Service and Processing

## *7.6.2.9 Mobile Food Establishments:*

*F. Mobile food establishments shall be operated within 200 feet of toilet facilities as specified on Sections 5-203.11 and 5-203.12 of the food code, when ever the unit is stopped to operate for more than a two-hour period.*

*Sections 5-203.11 Handwashing sinks and 5-203.12 Toilets and Urinals are referencing the FDA Food Code 2022. Additional codes for consideration are 5-204, Location and Placement for Handwashing Sink and 5-205, Operation and Maintenance.*

# Restroom Cost

- Golf Course Project:

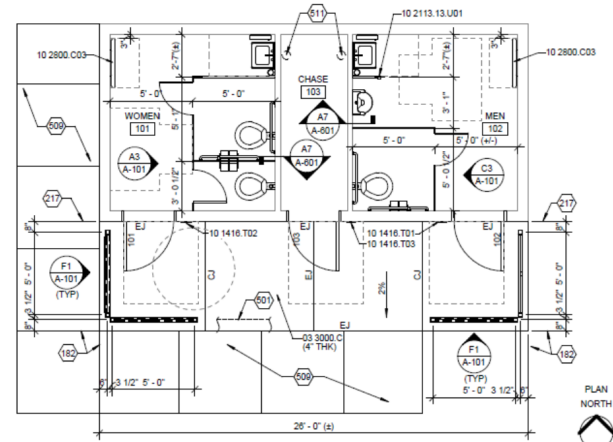
Cost of a single occupancy vault bathrooms, approx. \$220K

- Size: Approx. 120 sq. ft. each
- Cost of installation alone, including shipping, cranes, & on-site supervision: \$86K

- Brewer Arena:

Cost of Restroom Renovation, ~\$200K (labor and materials)

- Size: Approx. 280 sq. ft. with separate men's/women's, and capacity for two users each
- ADA compliant Renovation includes:
  - Interior Demo
  - Plumbing, electrical & mech. improvements
  - Accessories and fixtures
  - Interior/exterior finishes
  - Privacy screen





# Questions/Comments Raised (at October 7, 2025 Council Meeting)

- Q1. Project Cost
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- **Q4. Use of concrete sidewalk**

# Use of Concrete Sidewalk

- Project goal includes improving ADA accessibility
- Design includes walkway/sidewalk from and between handicap parking spaces, restroom, and arena
- Design shows concrete as sidewalk material but concerns from equestrian community have been raised
- Other materials now being considered: asphalt and rubberized surface

# Walkway Surface Material Alternatives

- **Concrete**
  - Pros:
    - Cost Effective.
    - Most Durable/Minimal Maintenance
  - Cons:
    - Equestrian community expressed concerns about horses crossing concrete
- **Asphalt**
  - Pros:
    - Depending on the surface treatment, it may be a less slippery surface for horses to cross when compared to concrete.
  - Cons:
    - It will be more expensive per square foot than concrete because there is a small amount required, so there are no economies of scale savings.
    - More maintenance than concrete
- **Rubberized Surface**
  - Pros:
    - Most likely the least slippery surface for pedestrian or equestrian crossing.
  - Cons:
    - More expensive than concrete or asphalt in addition to the rubber sidewalk system.
    - Given that such a small amount of the product will be required, there will be no economies of scale cost savings. Using multiple products will also complicate the design and the construction and therefore increase the cost.
    - Maintenance cost unknown



## KEYNOTES

1. OPTION A: REINFORCED CONCRETE
2. OPTION B: ASPHALT
3. OPTION C: RUBBERWAY RUBBER SIDEWALK SYSTEM
4. EXISTING GRANDSTAND  
15 ROWS @ 100'-0" = 1500 LINEAR FEET OF SEATING
5. NEW GRANDSTAND  
10 ROWS @ 111'-6" = 1112'-6" LINEAR FEET OF SEATING

5012

C-100C

Attachment A

# Next Steps

- October 23, 2025: PRB Informational Meeting
- Questions/Concerns from Stable Owners and Equine/Livestock Working Group collected and answered
- Changes, if necessary, made to design
- Updated design sent to PRB, E/L Working Group and Stable Owners
- November 13, 2025: PRB Meeting for recommendation of project/design to Council
- November 18, 2025: Council to consider project/design and Task Order award

# Project Schedule

If contract is approved before November 25, 2025: Deliverable by August 2026	If contract is approved after November 25, 2025: Deliverable by August 2026	If contract is approved in 2026:
Bleachers	ADA Restroom Improvements	Improvements will not be completed for 2026 County Fair/Radio
ADA Restroom Improvements	Concrete Work	Added cost for temporary/portable bleachers to be brought in for event
Concrete Work	(No Bleachers, Canopy Or Announcer's Booth)	No ADA improvements will be made for event
(No Canopy Or Announcer's Booth)	*Pricing may have to be revisited	*Pricing will have to be revisited



# Discussion/Questions