

Brewer Arena Improvement

Russell Naranjo, Project Manager
Miguel Jimenez, Senior Project Manager
Wendy Parker, Parks Superintendent

County Council Presentation
February 17, 2026

Objective

- Update Council of the PRB recommendation
- Update Council on the continued engagement with LASOA, ELWG, and arena users related to proposed improvements and the long-term functionality and ADA accessibility of this community facility.
- Request approval of Task Order #29 with All-Rite Construction, Inc.

Project Scope

Conduct facility improvements to meet ADA requirements:

- Site
- Grandstand
- Restrooms
- Parking area

Address safety issues at Grandstand, Pavilion, and Crow's Nest

Project site



Project Background

- November 2021 – ADA Audit & Transition Plan
 - Requirement per ADA Title II, 2010 focused on recreational amenities
 - Brewer Arena evaluated in this process
- September 2022 – ADA Audit and Transition Plan adopted by County Council
 - Identified Brewer Arena as unique public facility
 - Identified key deficiencies at the Brewer Arena - Accessibility, Parking, and Signage.
 - Brewer Arena renovations moved up in priority to a short-term action item
- November 2023 -- County awarded a \$150,000 grant from NM Department of Finance & Administration (DFA) to plan and design accessibility improvements for Brewer Arena

Project Background (cont'd)

- March to July 2024 – Bewer Arena Facility Assessment and proposal for upgrades
 - Determined Pavilion and Grandstand no longer safe for public use
 - Parking areas, pedestrian circulation routes and restroom facilities require upgrades to meet ADA standards
 - Scope of work for design of renovations and accessibility improvements
- August 24 – Temporary structures utilized to accommodate past two rodeos in the interim
- December 2024 -- Demolition and removal of the deficient structures completed
- January to September 2025 – Design for accessibility improvements
 - New Pavilion and ADA compliant Grandstand
 - ADA Compliant Restrooms, Pedestrian Circulation Routes, and Parking
 - Crow's Nest with walkway
 - Spectator circulation from parking lot to grandstand, and restroom facility to incorporate an ADA acceptable material that is equestrian friendly for all users
 - Incorporate materials that are both ADA compliant and equestrian friendly

Project Background (cont'd)

- October 2025 – Public Meetings
 - Council requested that the project be presented to PRB for review and recommendation
 - Project presentation to PRB during the 10/23 Special Meeting – ELGW and LASOA feedback on design
- November 2025 – Public Meetings
 - Community meeting with stable lessees and equestrian community
 - Parks and Recreation Board – Brewer Arena Presentation
- December 2025 – Public Meeting
 - Survey about sidewalk material preferences sent to ELGW and LASOA
 - Community meeting with ELGW and LASOA to discuss survey results
 - PRB – Recommended the revised design for County Council review and approval

Project Requirements

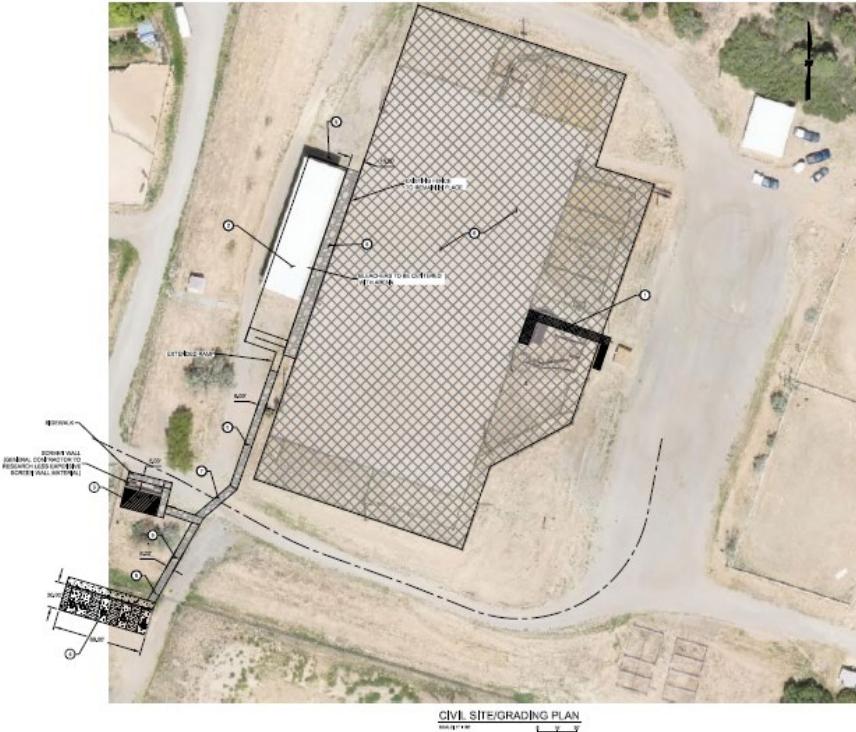
Code Analysis

- ADA Requires Public Facilities to be fully accessible when altered or improved
- Restroom ADA requirements
 - ANSI A117.1 meeting specific ADA standards listed in Chapters 3,4, and 6
- Parking Requirements
 - County Development Code Chapter 16 sections 16-29 Table 27 and 28

Design

- New Grandstand & Pavilion/Canopy
- New Crow's Nest with access bridge
- Restroom ADA renovations
- ADA parking spaces
- ADA accessible route from parking lot to Grandstand and Restrooms

Revised Design



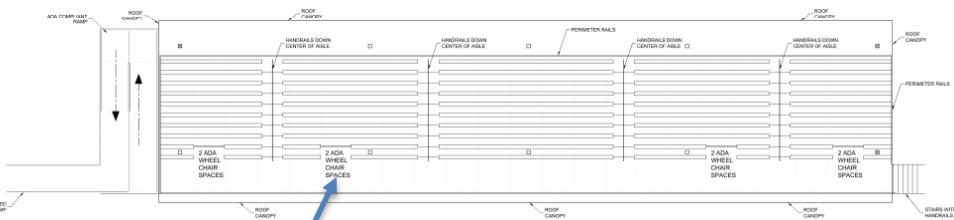
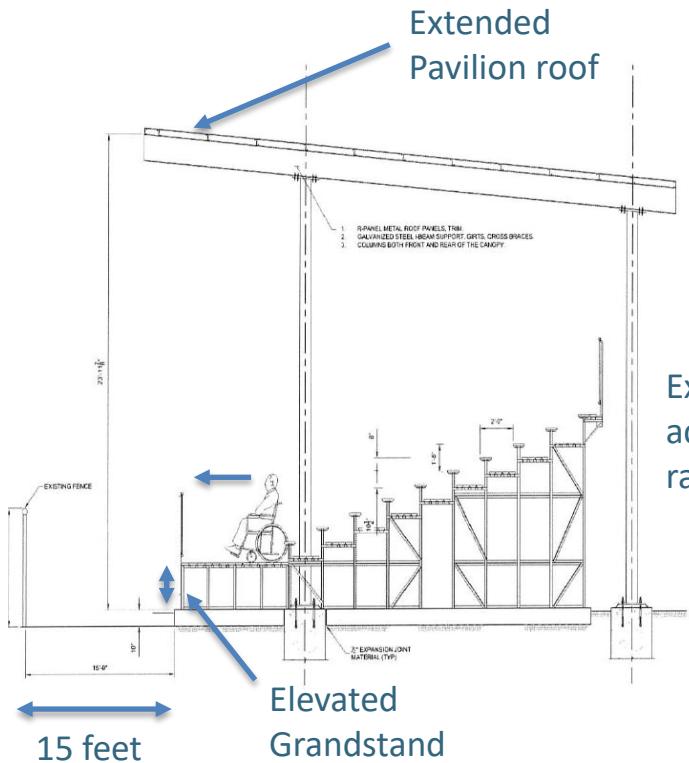
Scope did not change.

Revised design

ELWG & LASOA feedback resulted in the following design revisions.

- Grandstand elevation, setback, and handrails
- Pavilion roof extension
- Accessible parking
- Crow's nest modifications
- Sidewalk materials

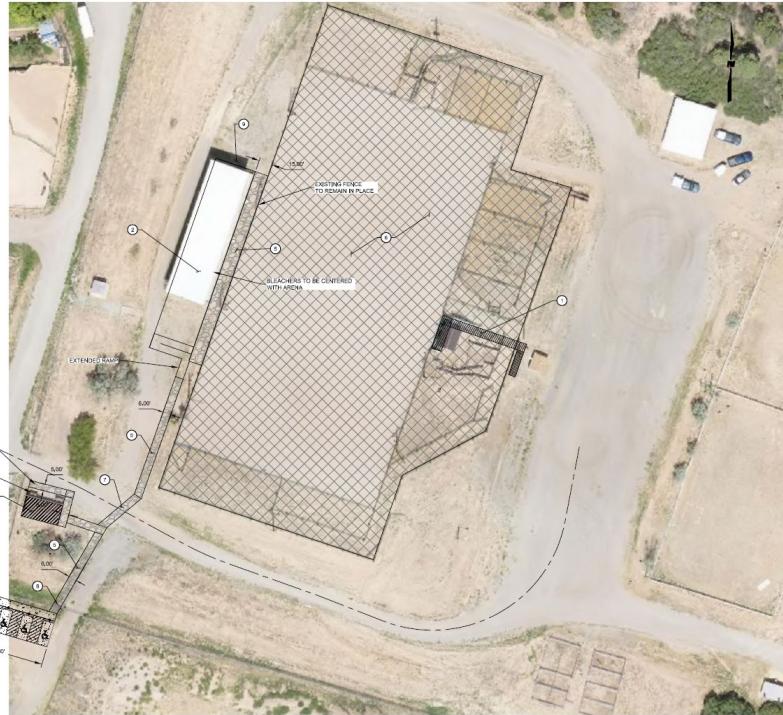
Grandstand and Pavilion Revisions



Handrails

Wheelchair spaces and companion seating

ADA Parking

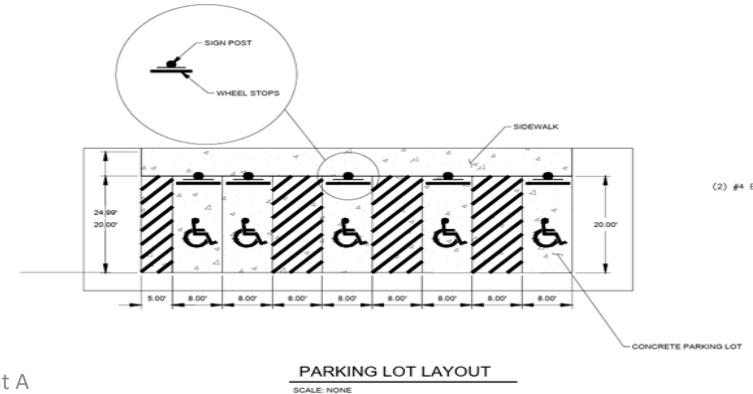


Attachment A

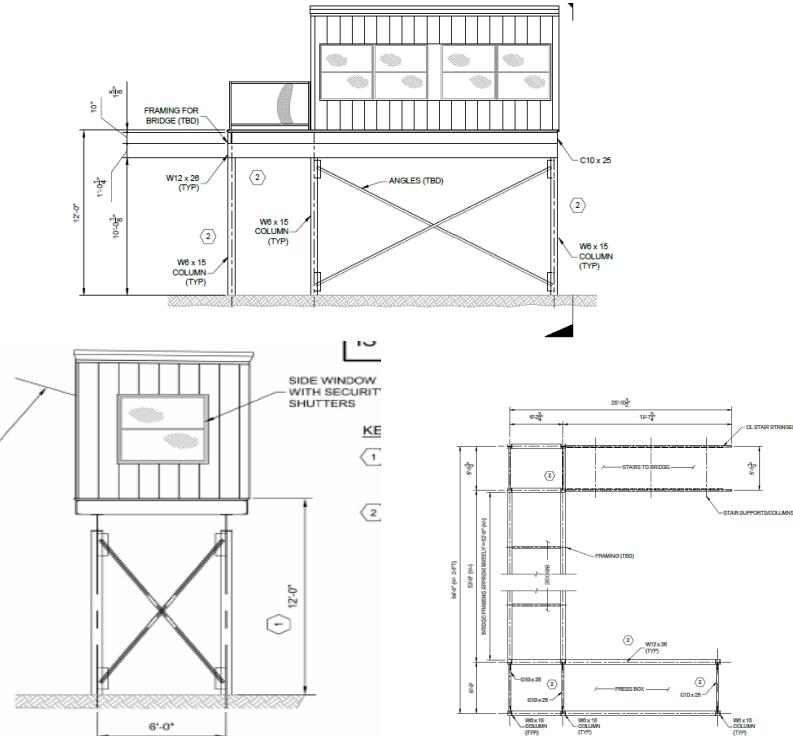
No change.

Alternative locations evaluated with ELWG, LASOA, and project team:

- Pedestrian safety primary goal
- Alternative locations introduce conflict between vehicles and pedestrians



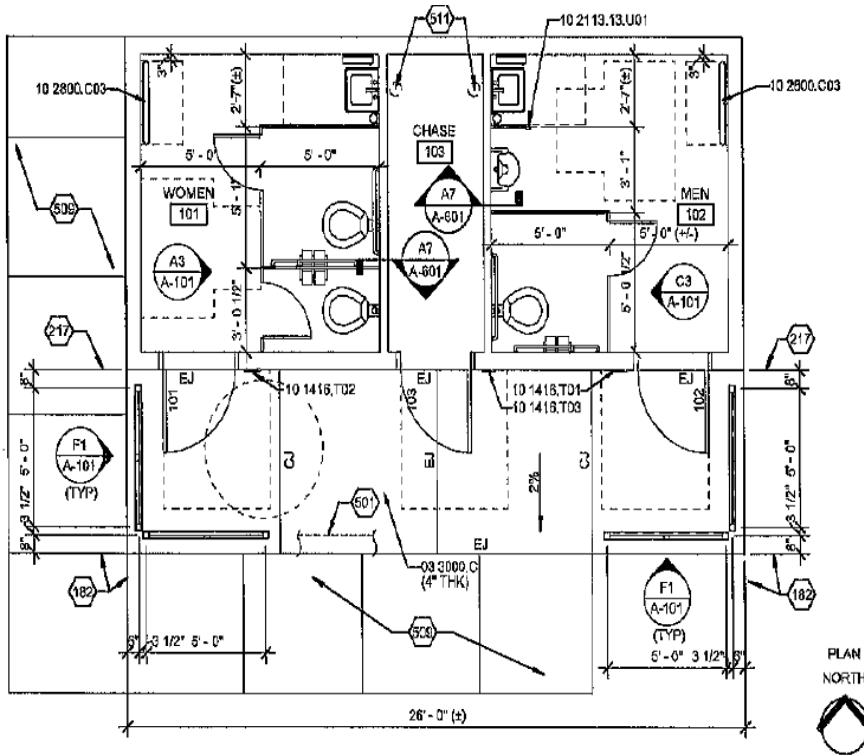
Crow's Nest Revisions



Feedback from ELWG and LASOA

- Delete HVAC system
- Install 12-in countertops
- Protect windows with awnings/shutters
- Operable sliding windows
- Add windows to the sides

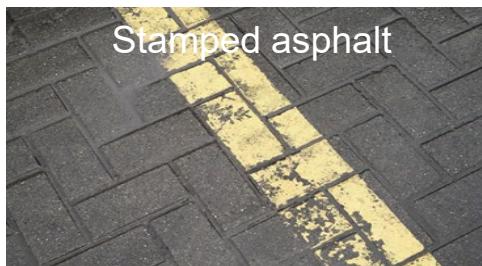
Restrooms



No change

- Restroom upgrades meet ADA requirements
- Privacy Screen
 - Required by code
 - Look for alternative cost saving materials

Sidewalk Material Revision



Attachment A

Based on survey chip seal application is the preferred option

- Durable
- Textured
- Increased surface friction

Feedback from ELWG and LASOA

- Concrete and hot mix asphalt can be slippery for equine
- Soft and slip resistant materials preferred
- Three surface materials evaluated and discussed with ELWG and LASOA



Project Budget

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

Cost of Improvements: \$2,113,060.56 + NMGR

Total Project Budget =
\$2,870,000.00

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

PROJECT BUDGET SPREADSHEET		
Budget	Amount	
New Mexico Department of Finance Administration Recreation Grant	\$	150,000.00
FY 2026 CP7018, CSD Infrastructure - Improvements and ADA	\$	2,720,000.00
Total Recommended Budget		\$ 2,870,000.00
Incurred Expenses	Amount	
Condition Assessment & Construction Docs (NMGRT inclusive)	\$	171,099.49
Pavillion and Grandstand Demolition (NMGRT inclusive)	\$	94,078.15
Construction Cost		
Brewer Arena Improvements - All-Rite Construction Inc. (Task Order#29)	\$	2,113,060.56
NMGRT 7.0625%	\$	149,234.90
Total Bid w/Tax		\$ 2,262,295.46
Contingency, ~15%	\$	342,526.89
Subtotal		\$ 2,604,822.36
Total Expenses		\$ 2,870,000.00
TOTAL PROJECT BUDGET		\$ 2,870,000.00



Next Steps

- If Task Order is approved tonight
 - March to April 2026 – Ordering materials and structures
 - May 2026 – Start of construction
 - Summer 2026 - Restroom improvements, sidewalks, ADA parking, and Crow's Nest
 - Use of temporary bleachers for 2026 Rodeo
- Summer 2027
 - Grandstand anticipated to be completed by the 2027 Rodeo
- Project updates communication through project website and press releases

Discussion & Questions

