

Brewer Arena Improvements

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Parks and Recreation Board
November 13, 2025

Objective

- Inform PRB of feedback received from LASOA (Stable Licensees)
- Present the project team's assessment of this input
- Request a recommendation from PRB for County Council

Discussion with LASOA & Users

Meeting held on November 3, 2025, Sheriff's Posse Lodge

Discussion Items

- Grandstand & Pavilion (Shade Structure)
- ADA Parking
- Crow's Nest
- Restrooms & Screen
- Sidewalk
- Other
 - Lighting
 - Visit to Rodeo de Santa Fe

Grandstand & Pavilion

Input

- Adjust elevation so that first row has unobstructed view over arena fence)
- Center the seating on the “50-Yard Line”
- Grandstand to be 15’ away from arena fencing (per PRCA)
 - West side arena access gates need to be unobstructed
- Make seating steps shallower/less steep and with handrails
- Extend the pavilion to provide cover for the entire seating, access ramp, and walkway.

Possible action

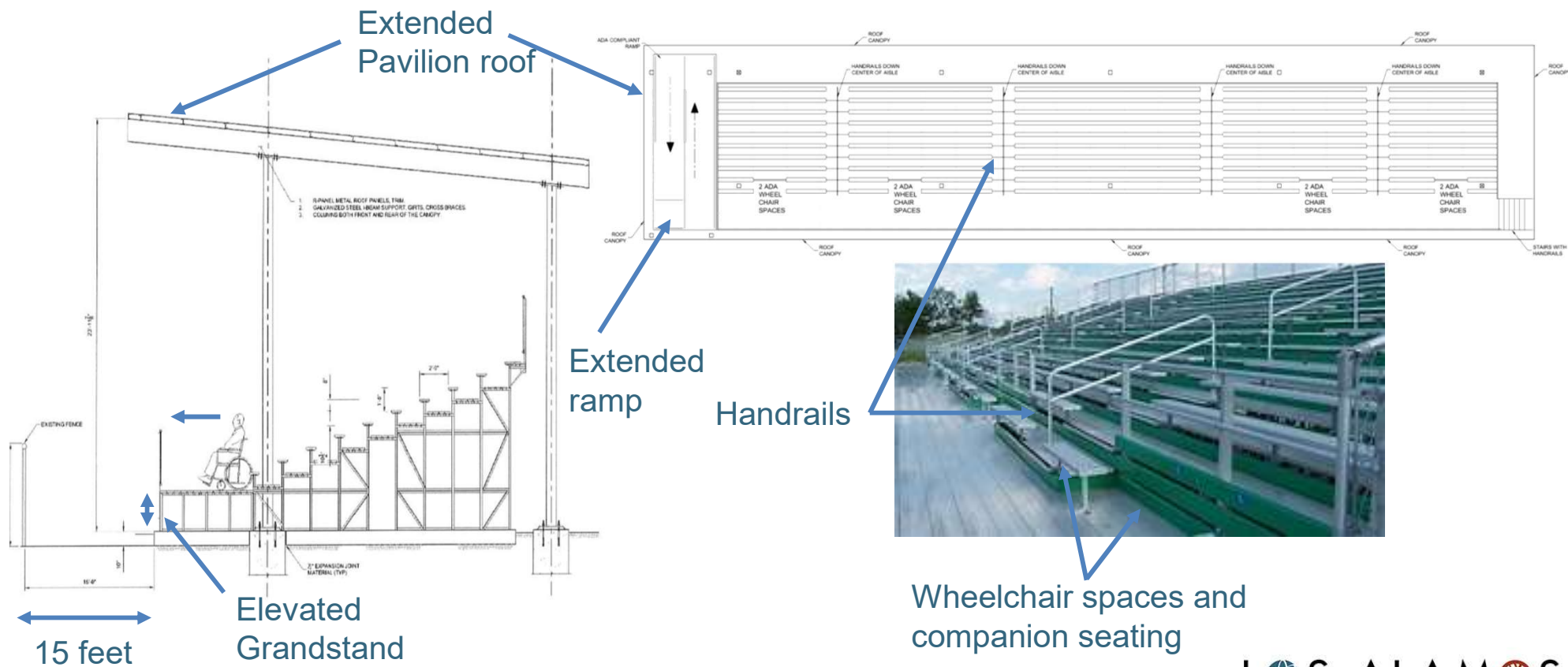
- Increase Grandstand elevation
 - Extend ADA Ramp
- Center Grandstand on the 50-yard line
- Place Grandstand 15’ from arena fence
 - Ensure access gates unobstructed
- Seating incline meets standards
- Enlarge Pavilion

Estimated Budget Impact

A project cost increase of **\$320,000.00**

New total project cost: **\$3,052,599.96**

Grandstand & Pavilion Changes



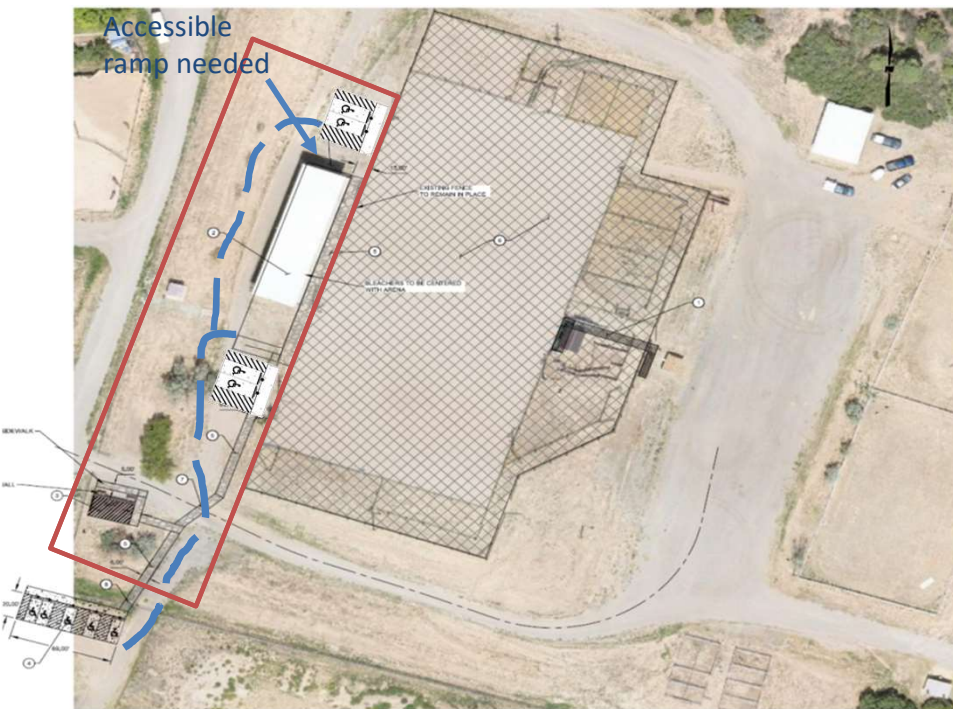
Attachment A

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LOS ALAMOS

ADA Parking

Investigate ADA parking on the north and south of the seating area



Attachment A

- Pros
 - Create a parking that is closer to the grandstand
 - Potentially reduce sidewalk area
- Cons
 - Pedestrian/traffic conflicts
 - Connectors between Grandstand and restroom still needed
 - Vehicle/equestrian flow interference
 - Additional site work required
 - Additional cost
- Recommendation
 - Keep ADA parking on the southside and utilize horse friendly materials on walkway

Crow's Nest

Input

- Delete HVAC (save \$)
- Same size and location over chutes
- Upward sliding windows on all four sides
- Awning type closure on arena facing windows
- 12" countertop to allow announcer lean over access
- Investigate if lightning protection is needed

Possible action

- Delete HVAC
- Crow's Nest will be at the same location
- Add Windows (more cost)
- Add security swing up awnings (more cost)
- Specify 12" Countertop
- Lighting protection is not required by code (Further engineering and additional budget required)

Restrooms

Input

- Sink placement does not allow turnaround wheelchair access
- Restroom capacity will not satisfy the full demand

Possible action

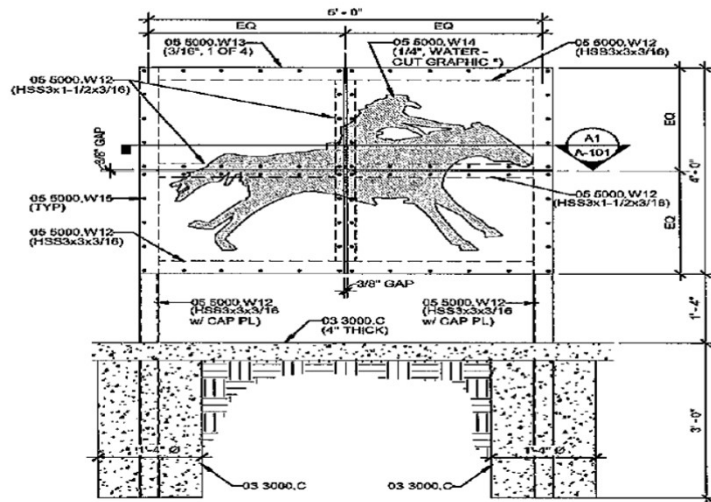
- Restroom upgrades meet ADA requirements as designed
- Restroom capacity can be increased through the placement of temporary facilities when needed

Note: Project uses existing bathroom building

Restroom Screen

Input

- Privacy screen is too expensive
- Can this be an art in public places project



Possible action

- Delete privacy screen
- Evaluate less expensive alternative (more time)

Note: Architect's understanding from listening sessions:

- Request from the community
- Enhances the professional and cohesive appearance of the rodeo grounds
- Transform a basic restroom into a visually intentional public facility
- Aesthetic appeal to reflect history of the arena

Sidewalk

Input

- No sidewalk behind the grandstand
- Walkway made of a horse friendly material
 - Needs to be wide for runaway horses
 - Rubberized or Asphalt material preferred
- Move sidewalk further west

Possible action

- Delete sidewalk behind grandstand
- Use asphalt on entire walkway
 - Provides a good balance between horse friendliness, accessibility, and durability
 - Eliminates need to move sidewalk away from arena gate
- Relocating the sidewalk further West not recommended, results in substantial cost increase:
 - Additional survey
 - Steep grade transition, challenging for ADA
 - Drainage complexities

Other - Lighting

Input

- There are areas of the arena property are not well lit

Result

- Safety concerns were discussed
- The County agreed to install solar sensor lights on existing utility poles along the roadway to the arena

Visit to...



Attachment A

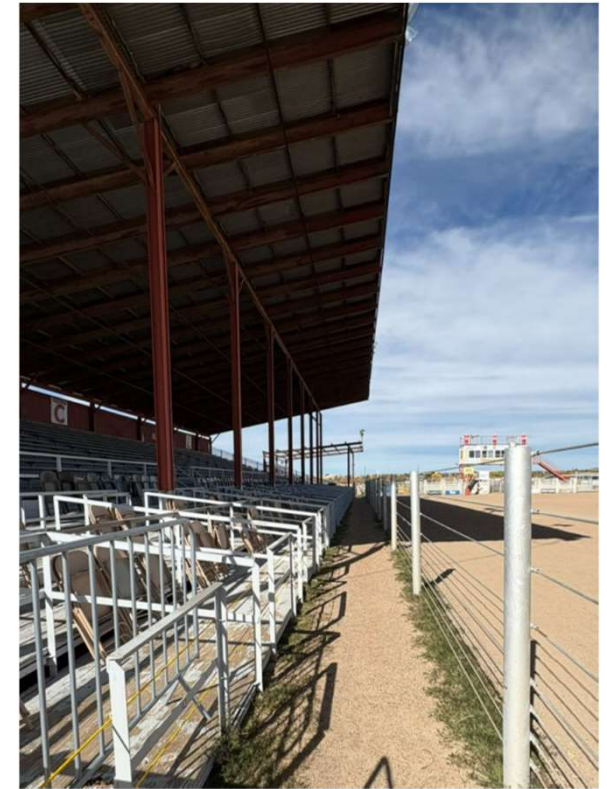
Los Alamos/Santa Fe Comparison

Grandstand	Los Alamos	Santa Fe
Design	Pre-Engineered	Custom
Materials	Aluminum and steel	Wood and steel
Seating capacity	10 rows – 138'	5×(14 rows – 50')
Wheelchair spaces	yes	yes
Distance from barrier	~ 12'-0"	5'-0"
Steps	8.8" × 24" (rise by thread)	~ 8" × 22" (rise by thread)
Entry point width	5'-6"	3'-0"
Distance between seating rows	2'-0"	3'-0"
Storage under seating	No	Yes

Visit to Rodeo de Santa Fe



Attachment A



Los Alamos/Santa Fe Comparison

Crows Nest	Los Alamos	Santa Fe
Design	Custom	Custom
Materials	Steel	Steel
Dimensions	6' x20'	N/S
Height above ground	12'-0"	At least 14'-0"
Openings	4 front – 1 side	4 front, 1 back
Operable windows	Yes	Yes
Catwalk width	6'-0"	3'-0"
HVAC	?	Yes
Bridge	side	Front and side

Visit to Rodeo de Santa Fe

Announcers Booth

4 sets of windows on the front/ side to side opening 71" wide

1 sliding window on the back (air flow)

Seems to be about 14-18 feet off the ground

Catwalk is a little over 3' wide & the steps are 7" high

HVAC is part of the structure (roof top and window units)



Next Steps

- Pending PRB recommendation
- Acquire updated project cost from contractor
- Present PRB recommendation & Task Order to Council for approval
- February 2026 – Start Construction
- Pending contractor's revised schedule, items may not be ready for the 2026 Rodeo

Discussion/Questions