

Brewer Arena Improvements

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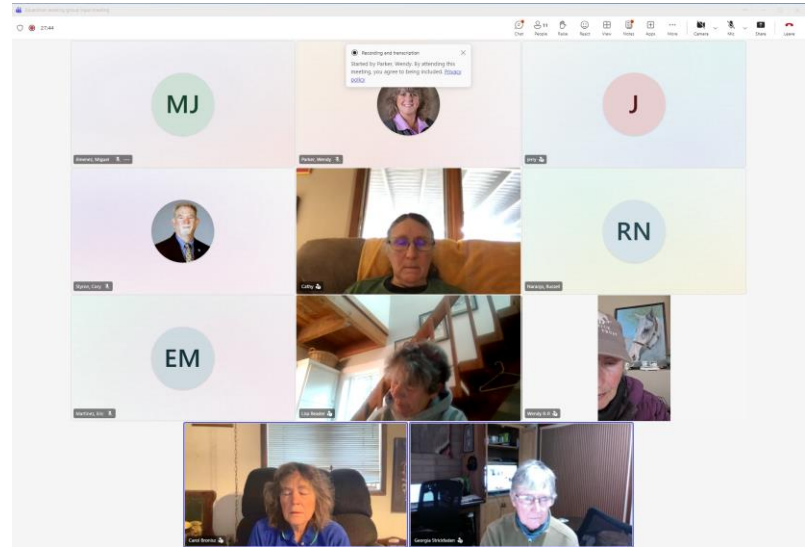
Parks and Recreation Board
December 11, 2025

Objective

- Update the PRB regarding engagement and ongoing input received from LASOA, ELWG, and arena users
- Review the project team's recommendations
- Request a recommendation from PRB for County Council

Ongoing Discussion Items

- Grandstand & Pavilion (Shade Structure)
- ADA Parking
- Crow's Nest
- Restrooms & Privacy Screen
- Lighting
- Sidewalk Material



Grandstand & Pavilion

Input (Nov. 3, 2025)

- 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
 - 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 (Nov. 13, 2025)

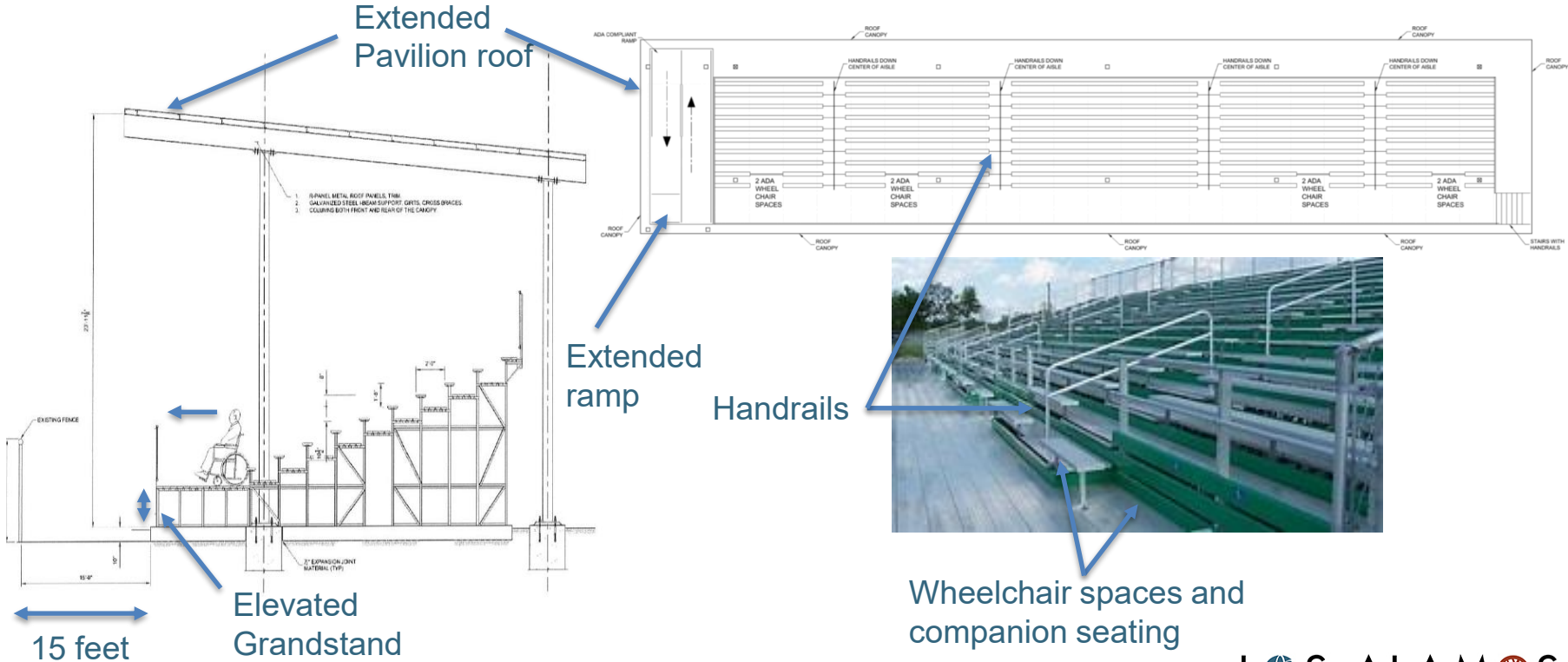
- Raise Grandstand elevation (requires extension of ADA ramp)
- Center Grandstand on “50 Yard Line”
- Place Grandstand 15’ from the arena fencing
 - Ensure access gates are unobstructed
- Seating incline and handrails meets standards
- Correct obstruction of arena access gates if needed
- Enlarge Pavilion
- Estimated Budget Impact: \$320,000

Additional Feedback from Equestrian Working Group

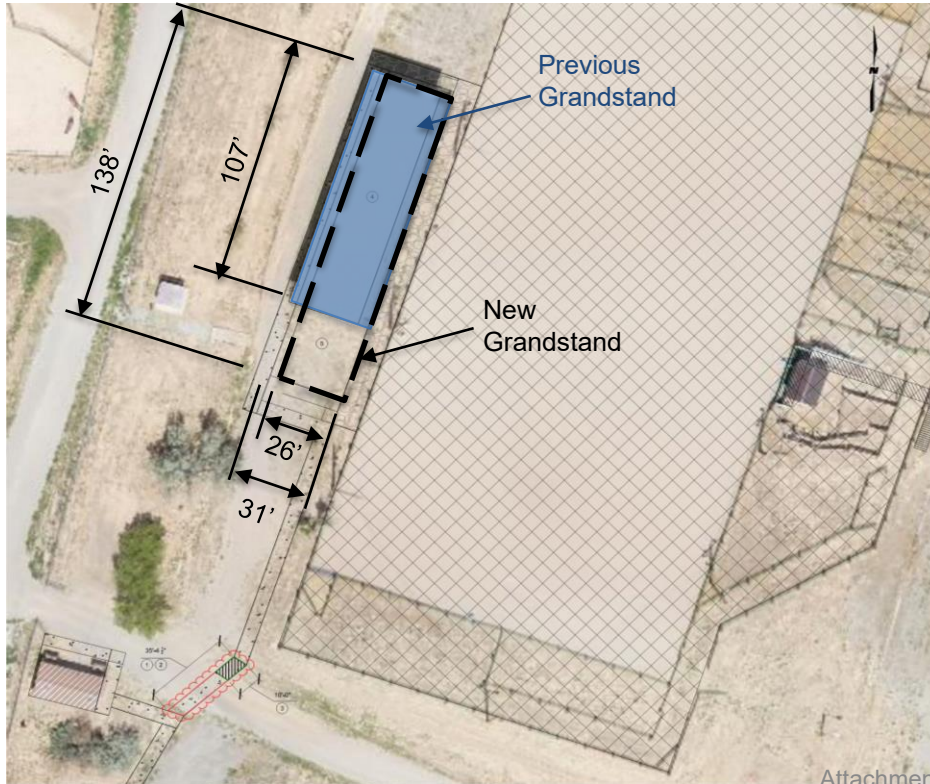
- Provide a breakdown of the cost increase

Grandstand elevation increase	\$ 90,000
Pavilion extension	\$192,000
ADA Ramp extension	<u>\$ 38,000</u>
TOTAL:	\$320,000
- Support raising the grandstand and adjusting the ADA ramp
- Support not extending the pavilion roof to reduce impact on project budget
- No consensus regarding appropriate grandstand capacity (next two slides)

Grandstand w/Enlarged Pavilion (Option)



Grandstand Seating Capacity



Presented to PRB on Oct. 23, 2025
Seating capacity will not be increased

Previous Grandstand:

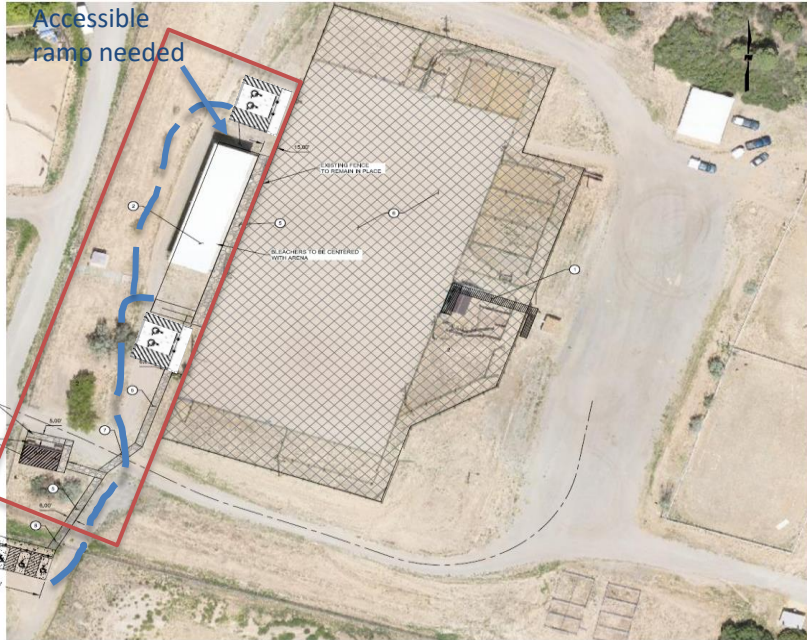
15 rows – 1,500 linear feet seating
Approx. 1000 seats (18-inch/person)
Footprint - 107' × 31' (3,320 sq. ft.)

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.)

ADA Parking

Investigate ADA parking on the north and south of the seating area (Nov. 3, 2025)



- **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
- **Project Team Recommendation (Nov. 13, 2025)**
 - Maintain ADA parking on the southside as designed
 - Complies with code requirements
 - No further feedback received

Crow's Nest

Input

- Delete HVAC (cost savings)
- Same size and location over chutes
- Upward sliding windows on all four sides
- Awning type closure arena facing windows
- 12" counter tops
- 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
- Lightning protection is not required by code (engineering & additional budget required)

Restrooms

Input (Nov. 3, 2025)

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

Possible Action (Nov. 13, 2025)

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

Note: Project uses existing bathroom building

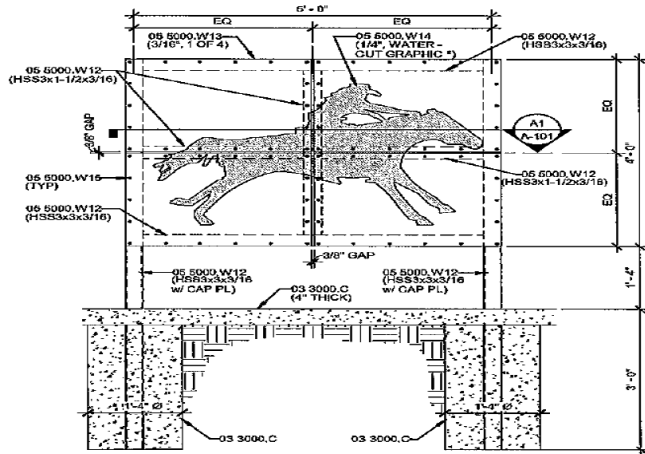
Feedback from LASOA & ELWG

- Requested code analysis
- Architect of record states that the restroom design is conducted in accordance with ADA standards *ANSI A117.1* as adopted by the State of New Mexico and as listed in the *2021 International Building Code*. Specific ADA of A117.1.

Restroom Privacy Screen

Input (Nov. 3, 2025)

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



Possible Action (Nov. 13, 2025)

- Delete Privacy Screen
- Update: Project team recommends installation of a privacy screen and will evaluate less expensive alternatives, either using the proposed image or a simpler, cost-effective design

Lighting

Input (Nov. 3, 2025)

- There are areas of the arena property are not well lit
- Safety concerns were discussed

Result (Nov. 13, 2025)

- LAC agreed to install solar lighting fixtures on existing utility poles along the roadway to the arena

UPDATE

Lighting has been installed!

Sidewalk Material

Input (Nov. 3, 2025)

- 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 (Nov. 13, 2025)

- 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

Additional Feedback from LASOA & ELWG

- Need a slip resistant surface beyond regular asphalt

Sidewalk Material – Slip Resistant Surface

Horses slip and fall on wet or frozen asphalt roads



Video shared by
Larry and Carol Bronisz (LASOA & ELGW)

Attachment A

Sidewalk Material – Slip Resistant Surface

1. **Hot Mix Asphalt** is a durable paving material used in roads, multiuse trails and walkways. Consists of approximately 95% stone aggregate bound together by asphalt cement. Aggregate roughness provides friction properties.



Attachment A

Sidewalk Material – Slip Resistant Surface

2. Chip Seal (Recommended) is a durable, textured asphalt with increased friction characteristics. The friction layer consists 1/4 - 3/8 inch crushed/fractured face stone aggregate compacted over a thin layer of asphalt binder.



Sidewalk Material – Slip Resistant Surface

3. **Stamped Asphalt** is a finish procedure that provides texture in the form of brick or other shapes. Surface friction properties are comparable to hot mix asphalt; however, patterns provide channels for drainage.



Feedback on Asphalt Options

- Asphalt options shared with LASOA and ELWG
 - Chip seal a good balance between horse friendliness, friction surface properties, accessibility, durability, and maintenance
 - 5 responses all in favor of chip seal on walkways
- Video conference discussion with ELWG
 - Attendants also support using chip seal for walkways

Next Steps

If PRB recommends moving forward with project

- Dec. 2025 to Jan. 2026 - Get updated project cost from contractor
- January to February 2026 – Present Task Order to County Council for Approval
- March to April 2026 – Start of construction (site work & restrooms)

Outlook for the 2026 Rodeo

- Grandstand, Pavilion & Crow's Nest will not be ready
- All “Flat-Work” and Restroom improvements expected to be complete

Recommended Action

- I move to recommend the Brewer Arena project as presented [or with the following changes: _____] to the County Council for their review and approval.

Discussion/Questions

Code Analysis for Restrooms and Parking

Wilson & Co. conducted a code analysis

Restrooms ADA requirements

Design conducted in accordance with ADA standards *ANSI A117.1* as adopted by the State of New Mexico and as listed in the *2021 International Building Code*. Specific ADA Standards are as noted in Chapters 3, 4 and 6 of A117.1.

Parking requirements

Los Alamos County Zoning Code, current edition Section 16-29, Table 27 and 28:

Capacity

One parking space per 1000 SF of site area where people circulate, participate or watch activities. A site area of approximately 100,000 SF/1000 was assumed for a total requirement of 100 parking spaces.

Accessible Parking

Minimum Number of Accessible Parking Spaces required for 100 spaces is: 4

Accessible Parking Spaces and 1 Van Accessible Parking Space. Accessible parking requirements are as listed in ANSI A117.1, Chapter 5.