

AGR22-18a TASK ORDER #29 Brewer Arena Renovations and ADA Improvements

DATE PREPARED: February 3, 2026

CHARGE: CP7018 8369

CONTRACT MANAGER: Miguel Jimenez, 505-662-1430. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Miguel Jimenez.

COUNTY REQUESTOR/CONTACT: Russell Naranjo Project Manager, 505-662-8421. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Russell Naranjo.

ATTACHMENTS:

1. Proposal Provided by All-Rite Construction, dated January 20, 2026
2. Construction Drawings by Wilson and Company, Inc.

COMMENCE WORK DATE:

1. Upon issuance of Task Order

REQUESTED DELIVERY DATE:

1. Construction completed by July 31, 2027

SCOPE OF WORK REQUESTED:

Perform Brewer Arena Renovations and ADA Improvements as described in Construction Documents Issued by Wilson and Company Inc.

1. New Grandstand and Pavilion
2. Site grading and civil work
3. New asphalt sidewalk - Americans with Disabilities Act (ADA) for access and pedestrian circulation with a Chip Seal application for an equestrian friendly surface
4. Upgrade restroom facilities to ADA standards
5. Replace the Crow's Nest (announcer's booth) and walkways allowing safe access for the occupants

DELIVERABLES:

1. See attached proposal for deliverables and exclusions. The project is scheduled to be 100% completed in 2027. Long lead times for material coating are expected. All site work, ADA restroom improvements, ADA parking, and sidewalk upgrades for pedestrian circulation are anticipated to be completed by the 2026 LAC Rodeo.

ESTIMATED COST:

1. Total Task Order: \$2,071,628.00 plus \$41,432.56 bond plus contingency (~15%) \$342,526.89 for a Total of \$2,455,587.45 plus \$149,234.90 NMGR (7.0625%)

Current Contract Value	\$10,000,000.00	Plus GRT
Estimated value of all task orders to date, including this task order:	\$9,268,998.70	Plus GRT
Remaining Contract Value:	\$731,001.30	Plus GRT

Date _____

Proposal Submitted To:

Los Alamos County
Public Works Department
White Rock Visitor Center



539 Oliver Ross Dr.
Albuquerque, NM 87121
Ph: (505) 344-7663
Fax: (505) 898-8239
www.ritecon.com

RE: Brewer Arena & Upgrades
4 N. Mesa Rd
Los Alamos, NM 87544

Proposal Submitted By: Jason O'Connor
Attention: Russell Naranjo
January 20, 2026

Description

Ritecon would like to hereby propose executing the turnkey project for the Public Works Division of Los Alamos County. We will provide the materials, equipment, and labor to complete the mentioned project as detailed in construction documents dated 08-04-25. Pricing includes wage decision labor. The compensation and expected time frame for this project is as follows.

Estimated Schedule

See attached schedule, depending on award date.

Total duration from award: 8 weeks of planning, 25 weeks of construction

Note: 90 to 120 days for submittals and delivery for bleachers could be 2027 depending on time of order.

Base bid

Subtotal: \$2,071,628.00

Bond as required: \$41,432.56

Tax 7.0625%: \$149,234.90

Grand total: \$2,262,295.46

Authorized Ritecon Construction Project Manager: Jason O'Connor *Jason O'Connor*

All material is guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Any deviation from specifications involving extra costs will be executed upon either written or verbal orders and will become an extra charge over and above the price quote. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Scope of Work

Preconstruction services

- Administrative coordination
- Project master schedule
- Material procurement
- Permit submission and associated fees

General Requirements

- Builders risk and general liability insurance
- PM management & coordination
- Supervision
- Submittals
- Quality control and control inspections
- Temporary facilities and utilities
- Flagging & barricading
- Waste management
- Regulatory control
- Safety
- Closeouts include as-built construction documents, O&M manuals, manufacture warranties and warranty letters

Construction

The Brewer Arena Improvement Project consists of site upgrades and new structural installations to enhance accessibility, safety, and functionality for public use. The scope of work includes:

- **Permitting and engineering**
- **General Conditions:** Project management, safety compliance, submittals, inspections, and coordination with County representatives.
- **Construction Materials Testing**
- **Mobilization and Demolition:** Setup of temporary facilities, equipment delivery, and removal of existing press box and other designated structures.
- **Site Grading and Civil Work:** Grading of the bleacher area using on-site material and supplied fill compacted to 90%. Installation of additional 12-18" culvert under sidewalk for drainage (not shown on plans, refer to RFI#1) **\$1600.00** included in scope.
- **Concrete work:** Installation of new sidewalks, spot footings, and ADA concrete parking area with broom finish.
- **New Asphalt Paving and Sidewalk work**
- **Structural Steel Installations:**
 - **Elevated Grandstands:**
 - Construction of galvanized steel angle-framed bleachers with aluminum seat boards, extended ADA-compliant ramp and stair access. All aluminum floorboards are quoted as Mill finish.
 - Clear Anodized aluminum risers at each row
 - Galvanized steel angle frame understructure, cross braces and guardrail posts
 - Two (2) line rail system w/ chain link fence
 - Four (4) aisles, to meet IBC2020/ICC300 w/ mid-rails per code (not continuous as shown on S-103)

- **Extended Roof Galvanized Steel Canopy:**
 - Installation of a steel-framed canopy structure over the seating area approx. 140' x 33'
 - W10x22 Beams
 - HSS 5"x5"x 3/16" Columns with welded 3/4" thick base plates.
 - Light gauge joints 100S162-54 spaced 24" O.C.
 - 20ga 1.5 Galvanized B-decking.
- **Elevated Press box Structure:**
 - Fabrication and erection of a hot dipped structural steel framed press box with elevated pedestrian bridge and stair access. RFI#2 Adding the landing.
 - W12x26 Beams.
 - C10x25 Intermediate Supports.
 - W6x15 Columns with welded 3/4" thick base plates.
 - 60' wide 1-5/8" Galv. Bar grate walking surface and treads.
 - Vertical picket guardrail made from 1-1/2" sq tube & 3/4" sq vertical pickets.
 - 1-1/4" (1-5/8" O.D.) Sch 40 pipe handrail at 36" tall including ADA required extensions where possible.
- **Press Box Building:**
 - 26 ga. Metal R-panel siding and roofing, metal 3-5/8" framing, vinyl sliding windows with painted black steel security screens, design, and operation TBD.
 - Additional window based off revised drawing.
 - Lights and outlets off existing relocated 100amp panel.
 - Full length countertop at windows.
- **Plumbing, Mechanical Systems, and Accessories:** Upgrade the restroom facilities including ADA-compliant fixtures, accessories, and exhaust fans.
- **Electrical Systems:**
 - Installation occupancy sensor for exhaust fan and lighting in restrooms. Install two receptacle stations detailed in plans and power routing with directionally boring equipment.
- **Striping, ADA Signage, and Accessibility:** Striping of ADA accessible parking area along with signage and tactile plaques.

All work will be performed in accordance with the Los Alamos County Public Works standards, applicable building codes, and the issued construction documents dated August 4, 2025.

Warranty

- The above work carries a 1-year labor and materials warranty. Some equipment may have longer warranty durations and will be included in closing packet.

Exclusions

- Hazardous material testing and abatement (e.g., asbestos, lead paint)
- Phasing of project
- Painting exterior masonry for restrooms
- Mill finished aluminum floorboards are prone to staining prior to installation. We'll do everything we can to clean floorboards at the end of the project, but discolored or stained floorboards will not be replaced for cosmetic reasons.
- Utility service upgrades beyond the point of connection specified or relocation of existing utilities.
- Landscaping, irrigation, or restoration
- Low voltage systems not shown on plans (e.g., data, security, PA speakers)
- Night or weekend work
- Geo Tech Survey
- Snow removal or weather-related delays
- Anything not specifically indicated in SOW
- Price is valid for 120 days



Los Alamos County -Brewer Arena & Upgrades

Construction documents -Aug 4, 2025

Construction Bid Proposal -1.22.26

Base Bid					
CSI DIV.	Materials & Equipment Breakdown Item	Quantity			Cost
	General Requirements/ Consumables				\$ 12,556.00
	Construction Materials Testing				\$ 28,000.00
	Fencing, flagging and barricading				\$ 3,520.00
	Demolition / grading equipment mobilization				\$ 8,120.00
	Demolition disposal charges				\$ 8,733.00
	Fill dirt				\$ 8,700.00
	Site grading and drainage				\$ 31,733.00
	Concrete spot footings and reinforcement				\$ 42,200.00
	Concrete ADA pad, bleacher pad, and sidewalks, press box, pads, and ramps.				\$ 68,632.00
	Plumbing and mechanical improvements				\$ 43,002.00
	Through wall HVAC (allowance)				\$ -
	Electrical improvements				\$ 24,920.00
	Restroom accessories, partitions, and doors with HW				\$ 12,867.00
	Interior and exterior restroom finishes				\$ 10,278.00
	Bleacher assembly				\$ 113,897.00
	Canopy assembly				\$ 204,126.00
	Press box assembly				\$ 110,232.00
	Decorative privacy screen				\$ 6,000.00
	Equipment rentals				\$ 10,422.00
	Fuel for equipment and heaters				\$ 4,720.00
	Dumpster fees and porta john				\$ 2,345.00
	Concrete washout				\$ 2,587.00
	Exterior striping, special coatings, and other improvements				\$ 19,823.00
	Job Trailer and hook ups				\$ 4,200.00
	Survey and private line location				\$ 6,320.00
	Permit and engineering fees				\$ 9,532.00
	Asphalt and supplies				\$ 32,313.00
	Subtotal Material & Equipment				\$ 829,778.00
	Labor Breakdown - Hourly Wage Rates				
	Classification Group		Hours	Rate	Total
	Material Administration Processing Cost		240	\$ 70.00	\$ 16,800.00
	Subcontractor Administration Processing Cost		200	\$ 70.00	\$ 14,000.00
	Project Manager		330	\$ 85.00	\$ 28,050.00
	Superintendent		680	\$ 85.00	\$ 57,800.00
	Foreman		1459	\$ 85.00	\$ 124,015.00
	Group I - Unskilled labor		1080	\$ 60.00	\$ 64,800.00
	Group II - Semi-skilled labor		1680	\$ 60.00	\$ 100,800.00
	Group III - Skilled Labor		5650	\$ 60.00	\$ 339,000.00
	Carpenter		3580	\$ 85.00	\$ 304,300.00
	Truck drivers		180	\$ 75.00	\$ 13,500.00
	Plumber/ pipefitter		240	\$ 85.00	\$ 20,400.00
	Equipment operator		480	\$ 75.00	\$ 36,000.00
	Painter		240	\$ 85.00	\$ 20,400.00
	Electrician		421	\$ 85.00	\$ 35,785.00
	Ironworker		720	\$ 85.00	\$ 61,200.00
	Subtotal Labor				\$ 1,236,850.00
	Other Costs and Charges (mobilization charge)				
	Task Order Amount	\$500,000 & Beyond			\$ 5,000.00
	Subtotal: Material, Equipment, Labor & Other Costs				\$ 2,071,628.00
	Bond	2%			\$ 41,432.56
	Tax 7.0625%				\$ 149,234.90
	Grand Total				\$ 2,262,295.46