SLOANE CONSULTING GROUP

GUAJE PINES CEMETERY

MASTER PLAN

August 2025



Prepared By:
Stephanie Sloane
(925) 285-0110
stephanie@lfsloane.com

Acknowledgments

County Council:

- Theresa Cull – Chair
- Suzie Havemann – Vice Chair
- Melanee Hand – Councilor
- Ryn Herrmann – Councilor
- Beverly Neal-Clinton – Councilor
- David Reagor – Councilor
- Randall Ryti – Councilor

Los Alamos County Staff:

- Linda Matteson – Deputy County Manager
- Cory Styron – Community Services Director
- Wendy Parker – Parks Superintendent
- Emmanuel “Manny” Abeyta – Assistant Parks Superintendent
- McKenzie Vaupel – Senior Office Specialist and primary family liaison
- Jason Romero – County Surveyor
- Michael Smith – GIS Administrator

Parks Recreation Board:

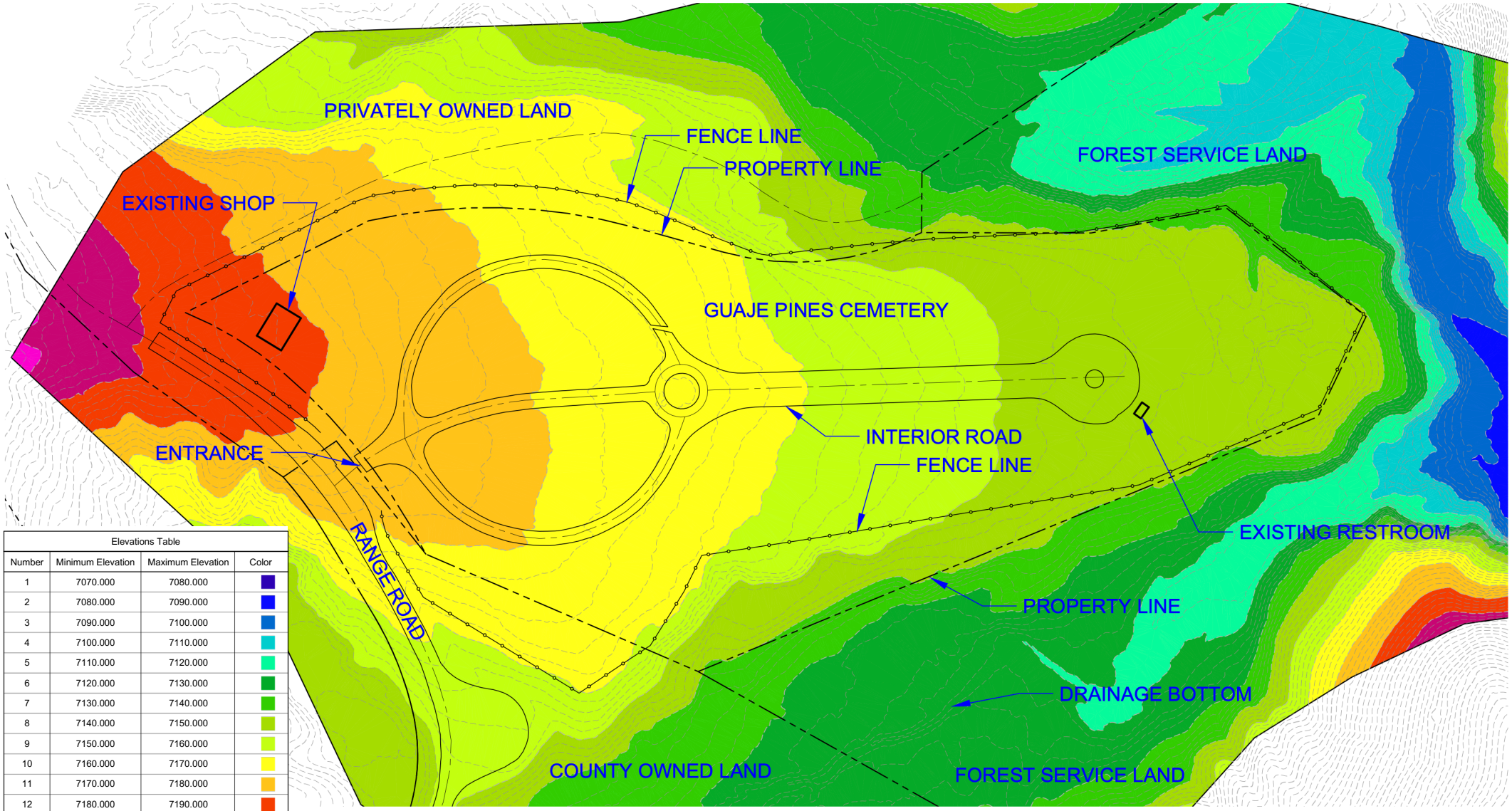
- Brian Watkins – Chair
- Jerry Cowan – Vice Chair
- Jacobus AlderseBaes – Member
- Paula L. Knepper – Member
- George Marsden – Member
- Summer Schaufler – Member
- Ian C. Zollinger – Member

Project Team:

- Stephanie Sloane - Sloane Consulting Group
- Greg Graham - Civisworks
- William Sloane - Sloane Consulting Group
- Lawrence Sloane - Sloane Consulting Group



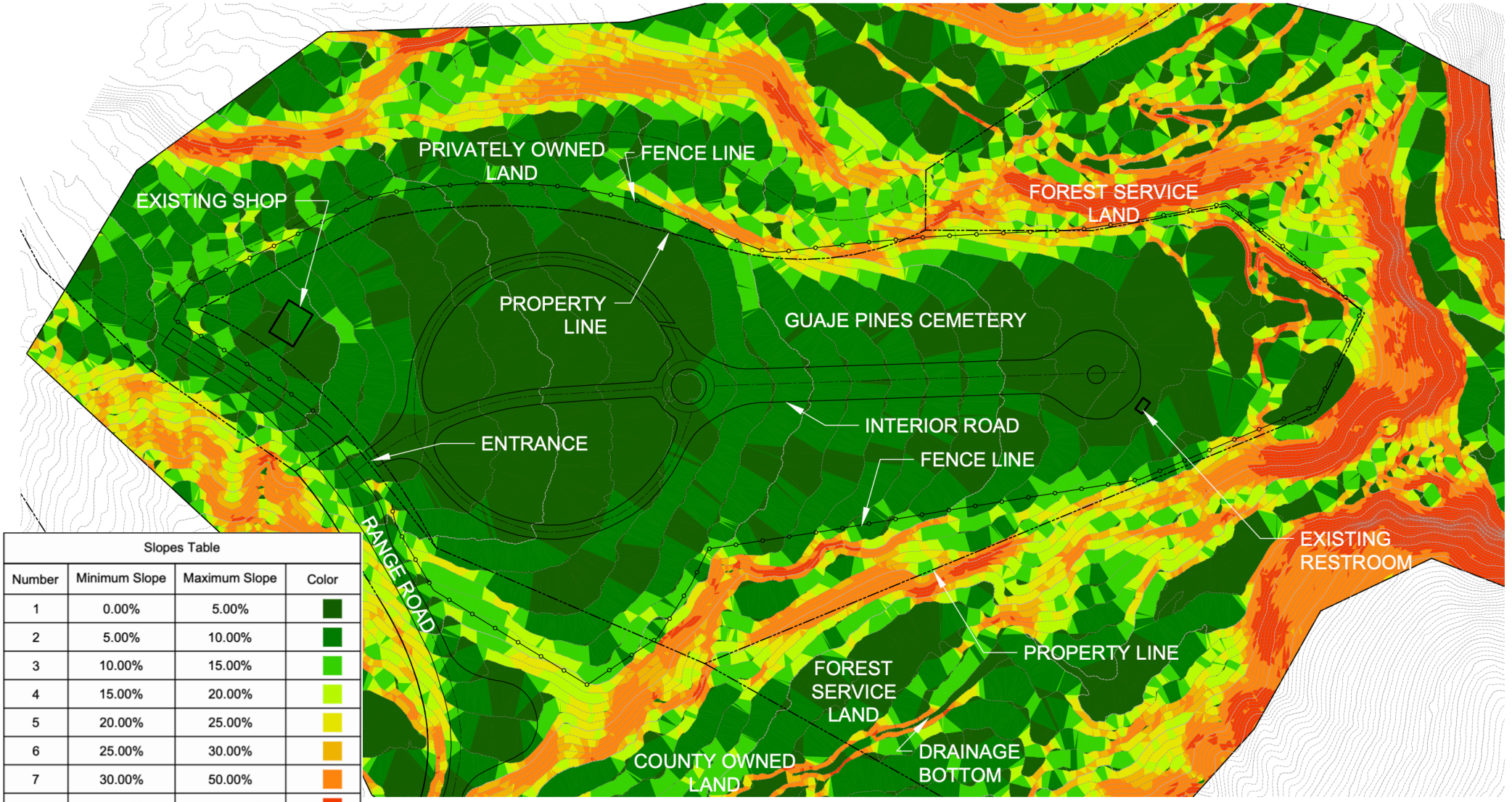
PLAN - SUMMARY MAP



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	7070.000	7080.000	
2	7080.000	7090.000	
3	7090.000	7100.000	
4	7100.000	7110.000	
5	7110.000	7120.000	
6	7120.000	7130.000	
7	7130.000	7140.000	
8	7140.000	7150.000	
9	7150.000	7160.000	
10	7160.000	7170.000	
11	7170.000	7180.000	
12	7180.000	7190.000	
13	7190.000	7200.000	
14	7200.000	7210.000	

NORTH

PLAN - ELEVATION MAP



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	5.00%	
2	5.00%	10.00%	
3	10.00%	15.00%	
4	15.00%	20.00%	
5	20.00%	25.00%	
6	25.00%	30.00%	
7	30.00%	50.00%	
8	50.00%	1425.03%	

NORTH

PLAN - SLOPE MAP

Front Entrance

The current entry is functional but understated. Enhancing signage, landscaping, and entry features would help establish a stronger sense of arrival and reflect the dignity of the cemetery.







Vehicular Circulation: Current Conditions

Well-maintained roads lined with mature trees define much of the cemetery's peaceful setting. Low-speed access and informal parking work well here, with ongoing upkeep needed to protect long-term function.







Vehicular Circulation: Current Conditions

These images highlight areas of pavement cracking, curb damage, and general wear near key access points. A phased road repair and resurfacing plan is recommended to improve safety and preserve visual quality.









Maintenance Facilities: Primary

The current maintenance building serves essential functions but is aging and over capacity. Interior photos show tight storage, while the exterior yard is cluttered and highly visible to visitors. Consolidation and improved screening are recommended to support operations while preserving the cemetery's serene atmosphere.









Maintenance Facilities: Spoils Area

Located at the eastern edge of the site, the spoils area is utilitarian but lacks enclosure. Weather often makes access difficult, and the visibility of excess materials detracts from the setting. Relocating these functions to a screened, consolidated zone would improve both aesthetics and usability.







Restrooms

The cemetery’s single vault toilet is clean and serviceable but modest. While it meets basic needs, accessibility upgrades are required. Screening and landscaping are recommended to integrate it more fully into the park-like setting.







Landscape & Trees

Guaje Pines' peaceful identity is rooted in its mature trees and open meadows. While many trees remain healthy, others show signs of stress or decline, and shrubbery is often overgrown. A tree inventory, phased replacements, and enhanced planting strategies will preserve the cemetery's natural beauty and shade canopy into the future.









Cemetery Features

Key features like the central flag circle and the columbaria court define the cemetery's formal spaces. These elements are currently modest but hold strong potential for enhancement. Adding commemorative plantings, artwork, or seating can elevate their role as focal points for gathering, ceremony, and remembrance.









Cemetery Features: Memorial Benches

Memorial benches are placed throughout the cemetery; however, styles, materials, and conditions vary widely, creating a disjointed appearance. Replacing damaged or aging benches with a consistent, durable design will strengthen visual unity.









Children’s Area

This special area honors young lives with quiet dignity but is currently diminished by overgrown plantings, aging turf, and a lack of clear definition. Plans call for refreshing the landscape, restoring the original circular layout, and introducing a central memorial feature to create a more intentional, comforting, and respectful space for grieving families.







Visitor Experience, Signage & Wayfinding

Wayfinding and signage at Guaje Pines are currently minimal and inconsistent. Improving entrance visibility, installing a master site map, and updating section markers will support orientation and reinforce the cemetery's civic and contemplative setting.



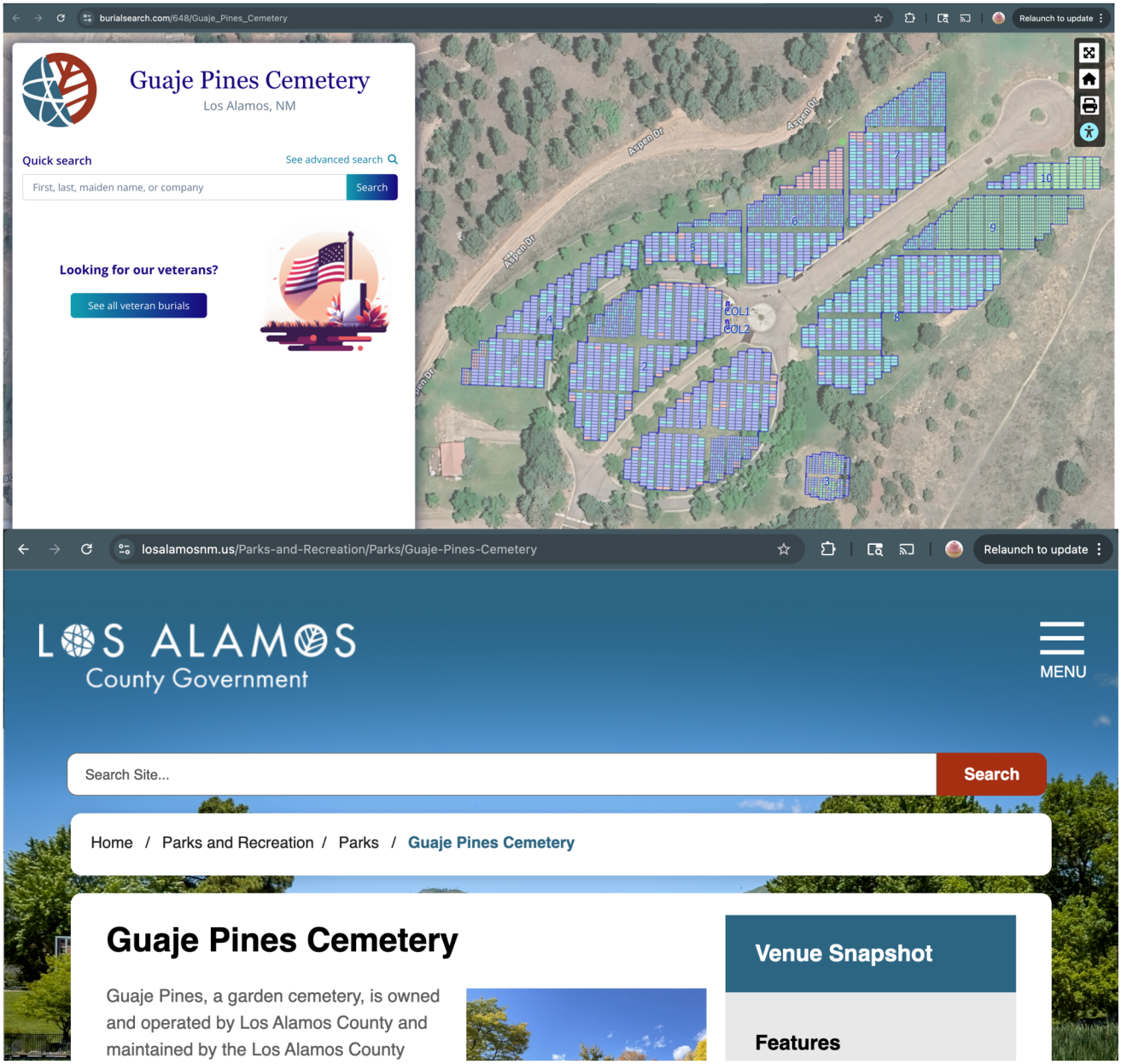






Online Resources

The cemetery's online presence, including the Los Alamos County website and the Guaje Pines burial search tool, offers helpful background and grave locator services. However, these resources are underutilized due to limited visibility on-site. Linking to the burial search via QR codes, kiosks, or signage would improve accessibility for visitors and help integrate digital tools into the overall wayfinding system.



Irrigation

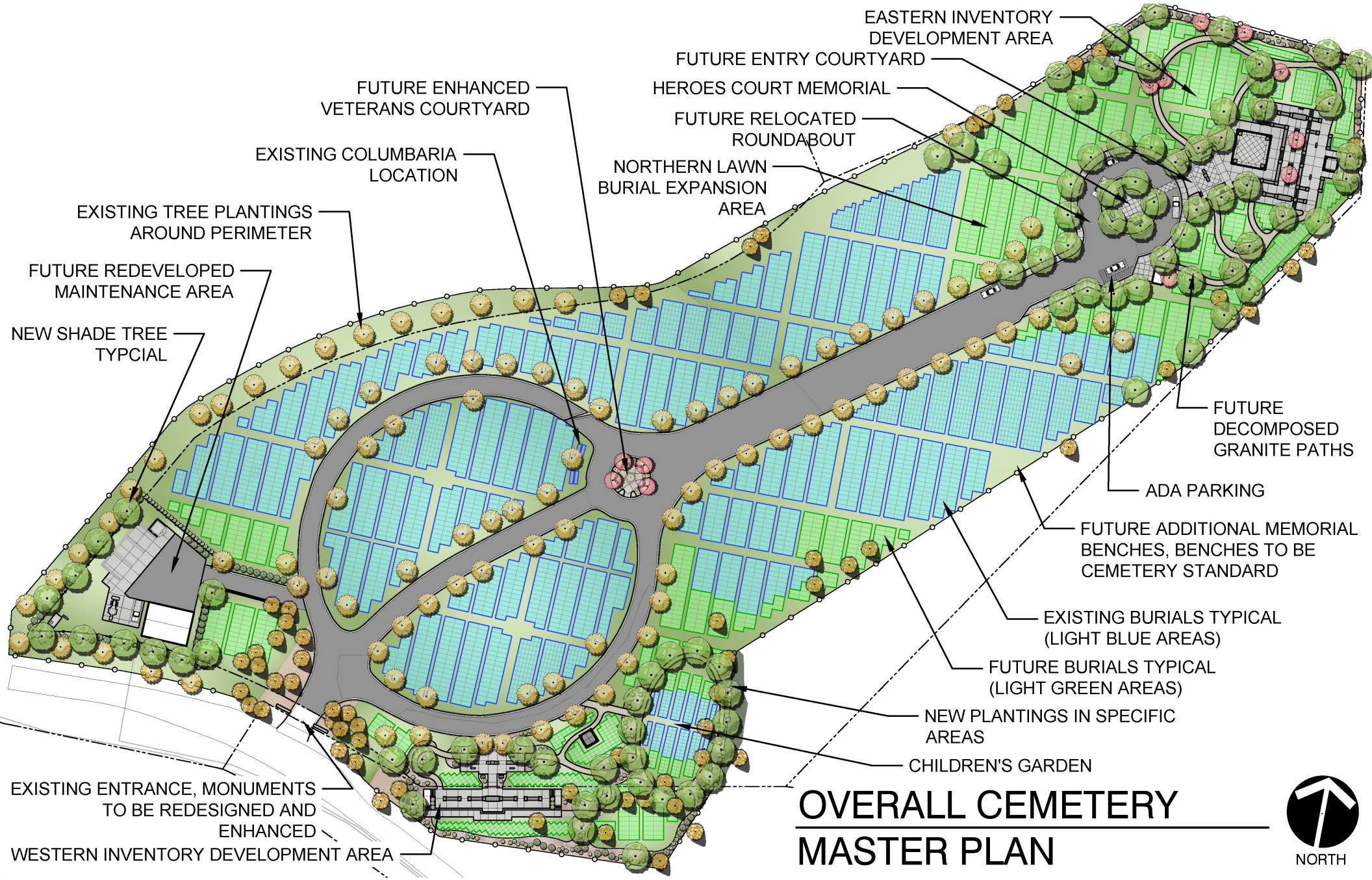
Guaje Pines' irrigation system is in generally good condition, keeping most turf areas healthy and green. Targeted upgrades, like standardized sprinkler heads, nozzle adjustments, and fine-tuned run times, can further improve coverage and water efficiency.



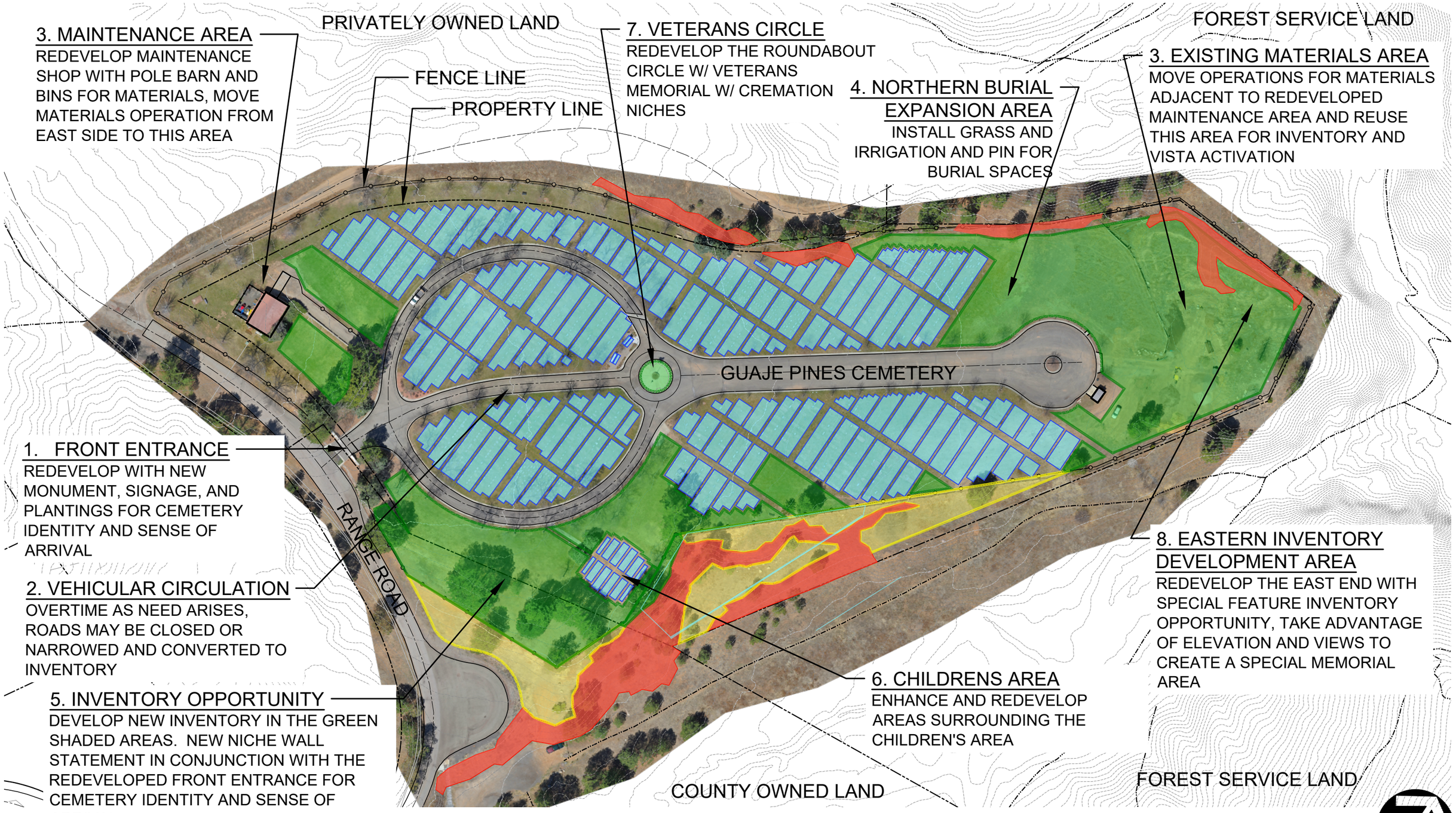




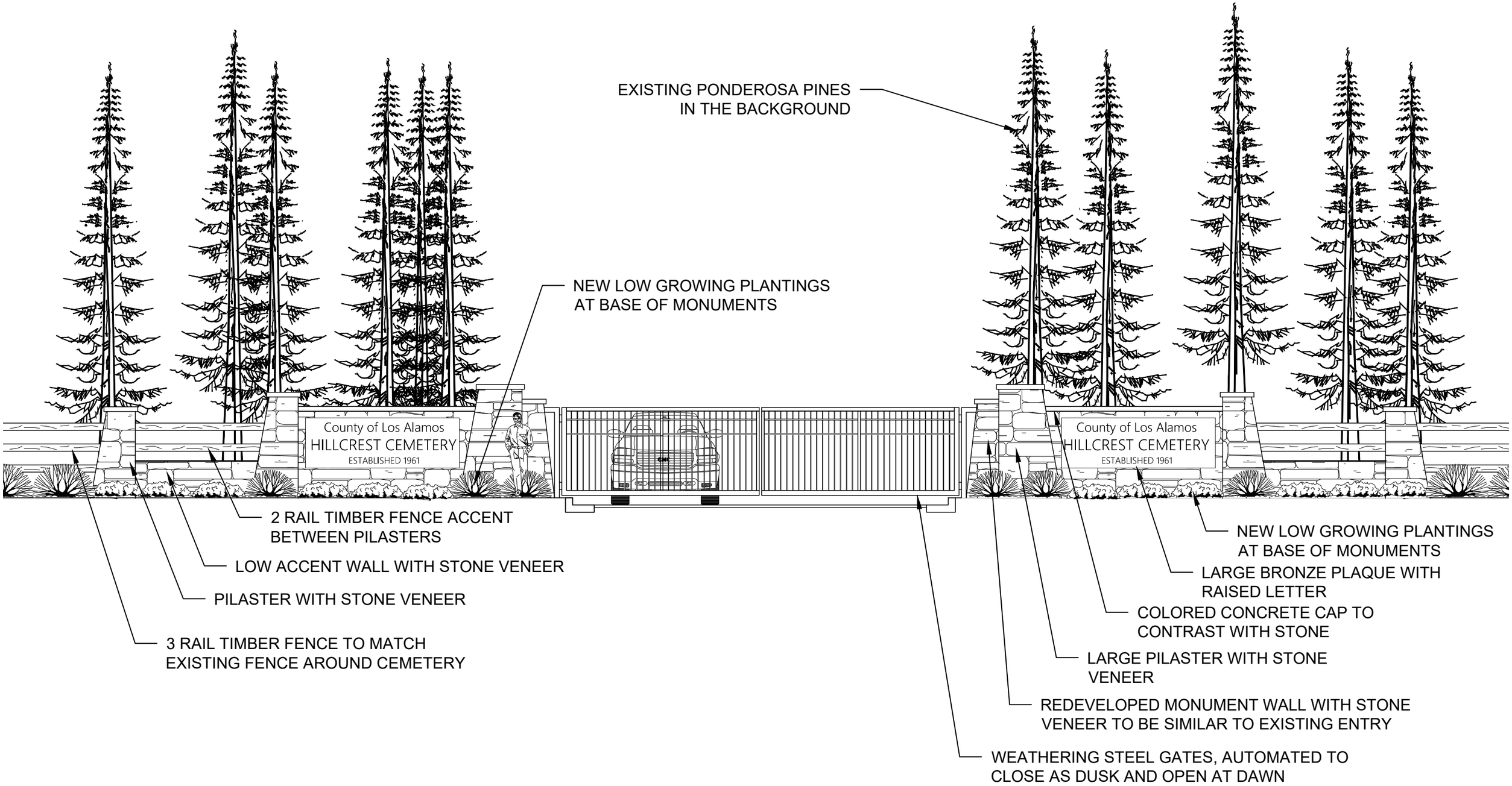




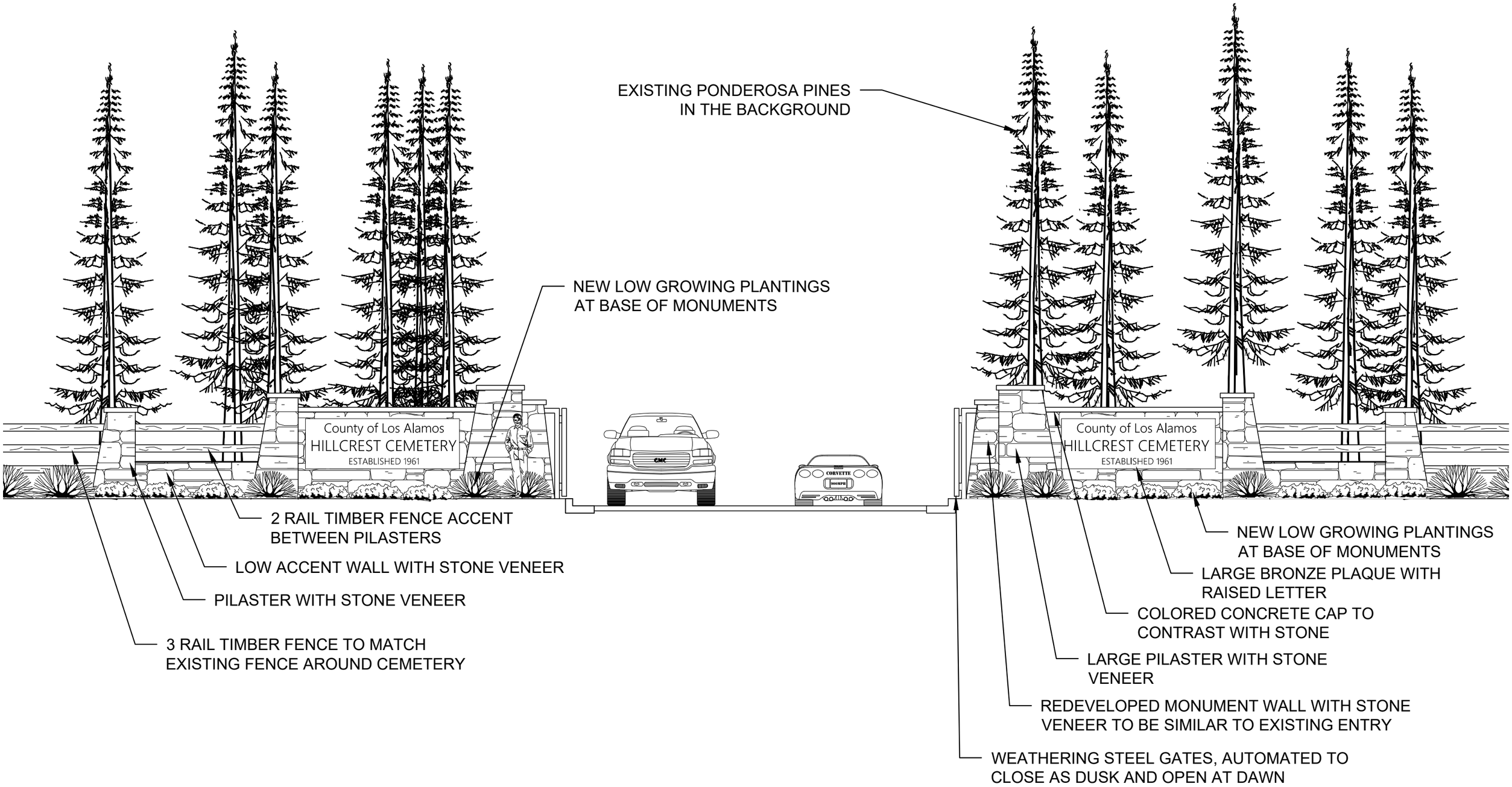
OVERALL CEMETERY MASTER PLAN



PLAN - DEVELOPMENT AREAS

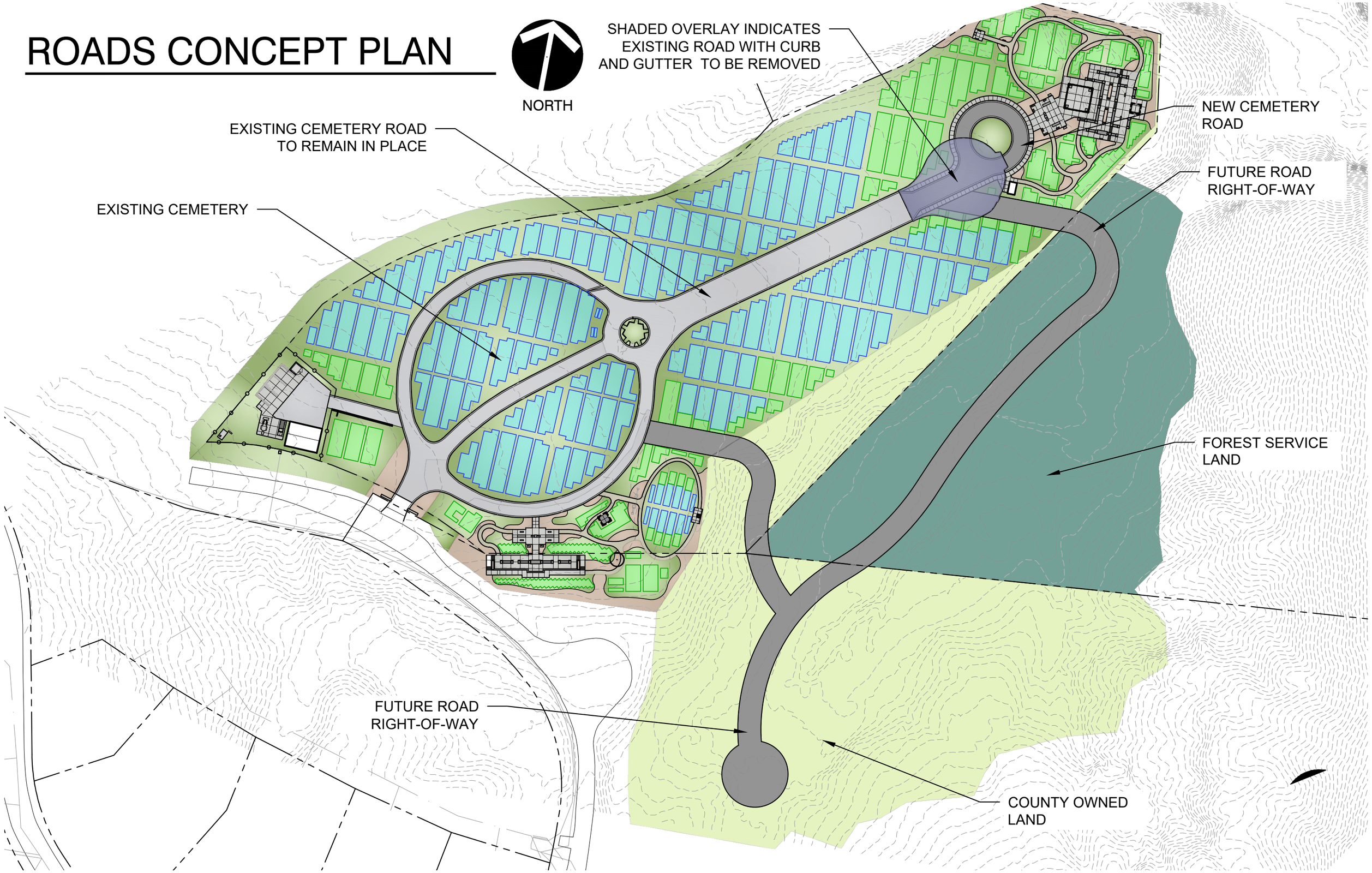


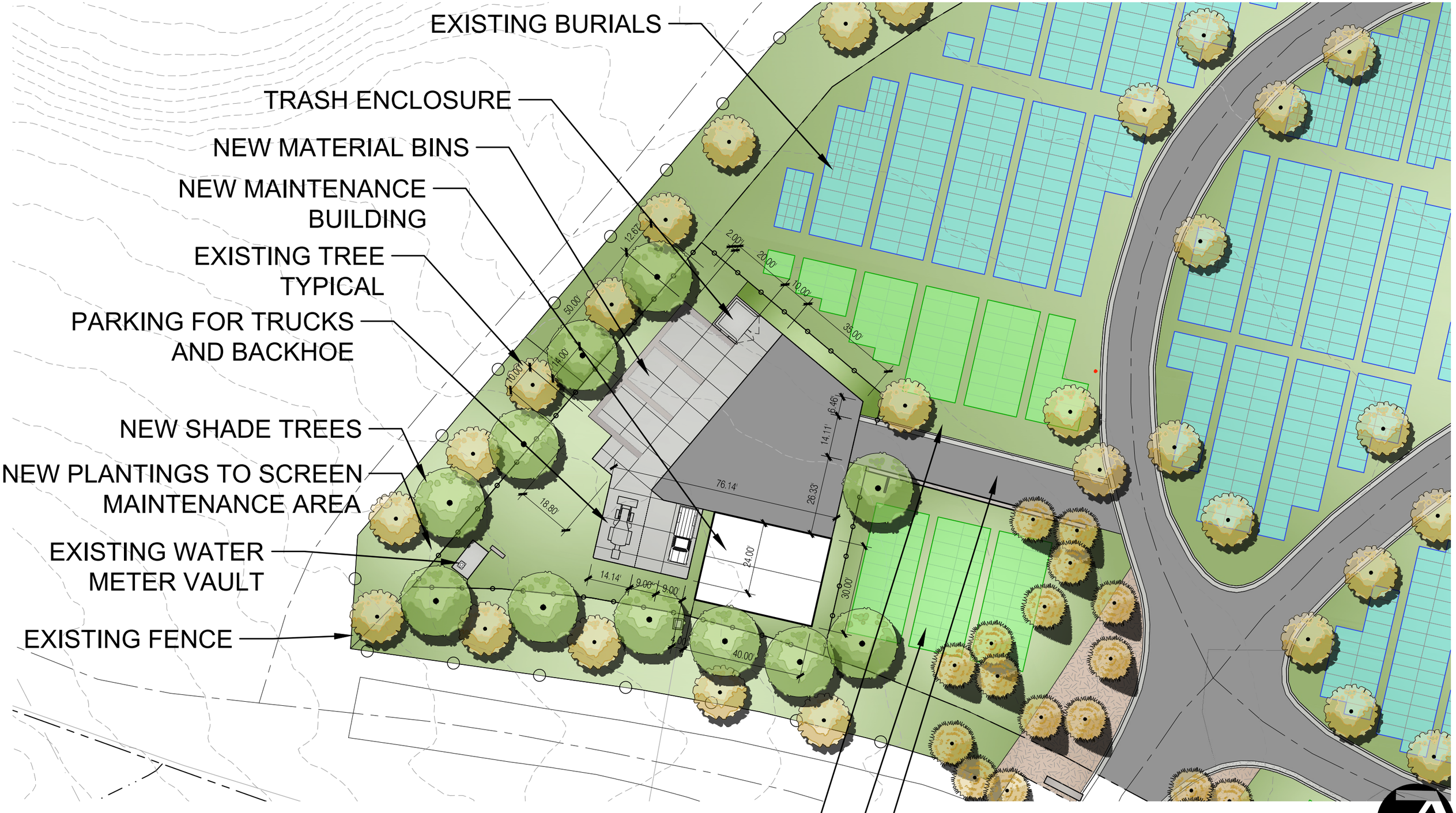
ELEVATION 1 - MAIN ENTRANCE



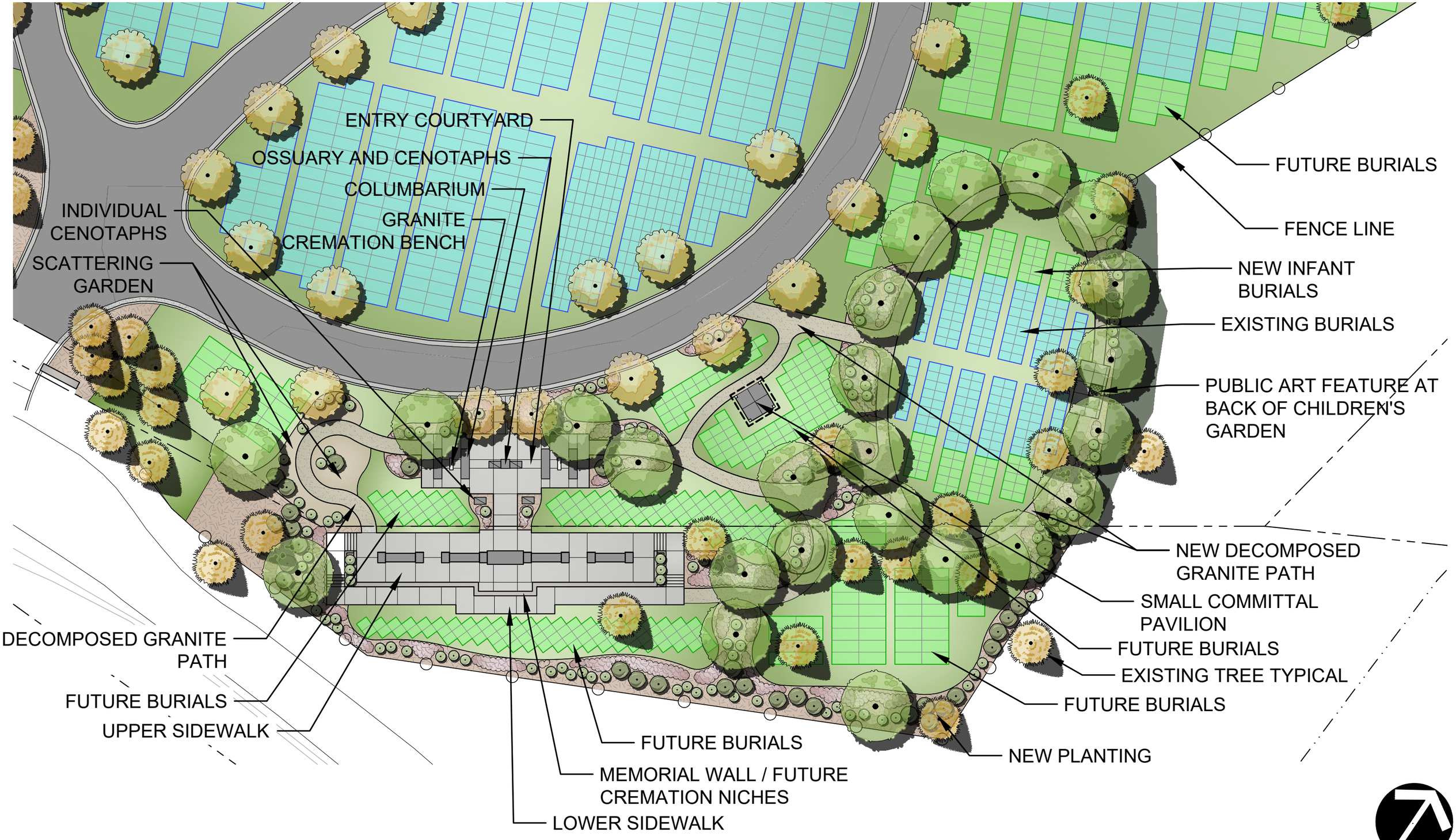
ELEVATION 2 - MAIN ENTRANCE

ROADS CONCEPT PLAN

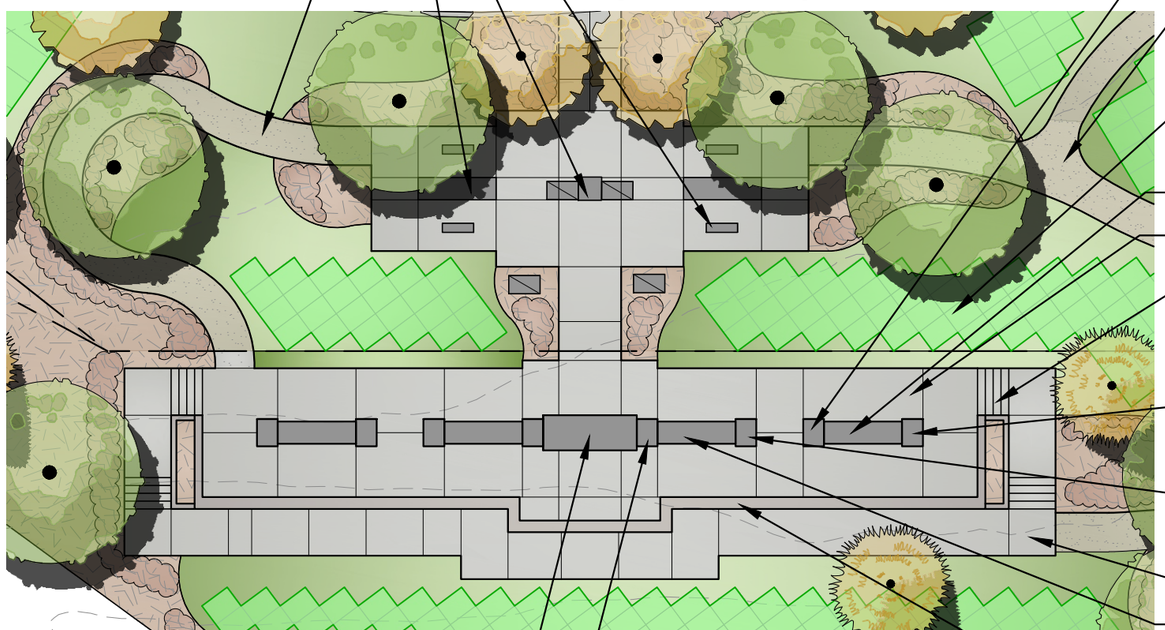




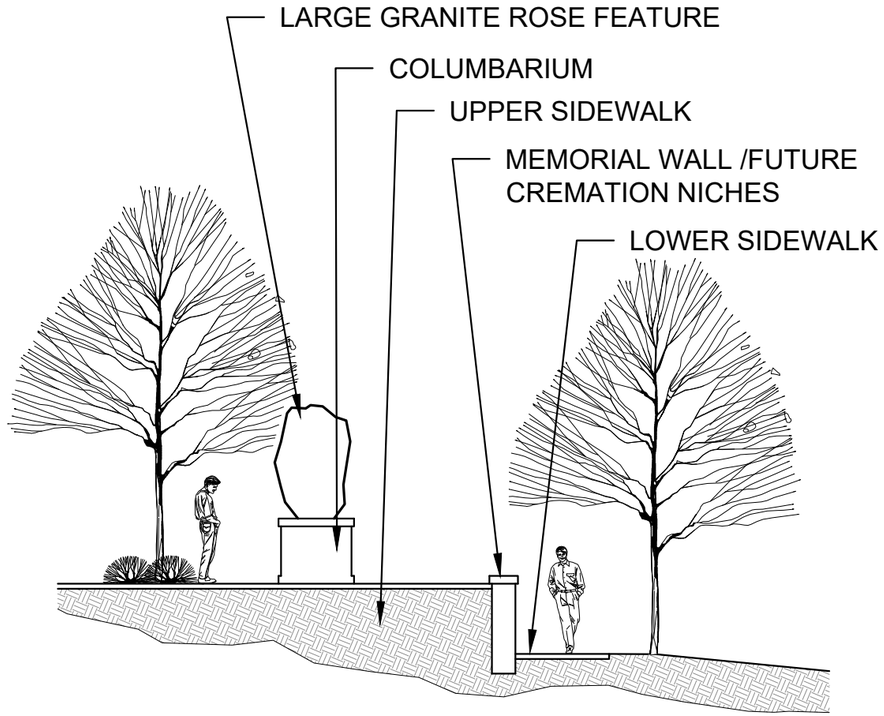
MAINTENANCE AREA



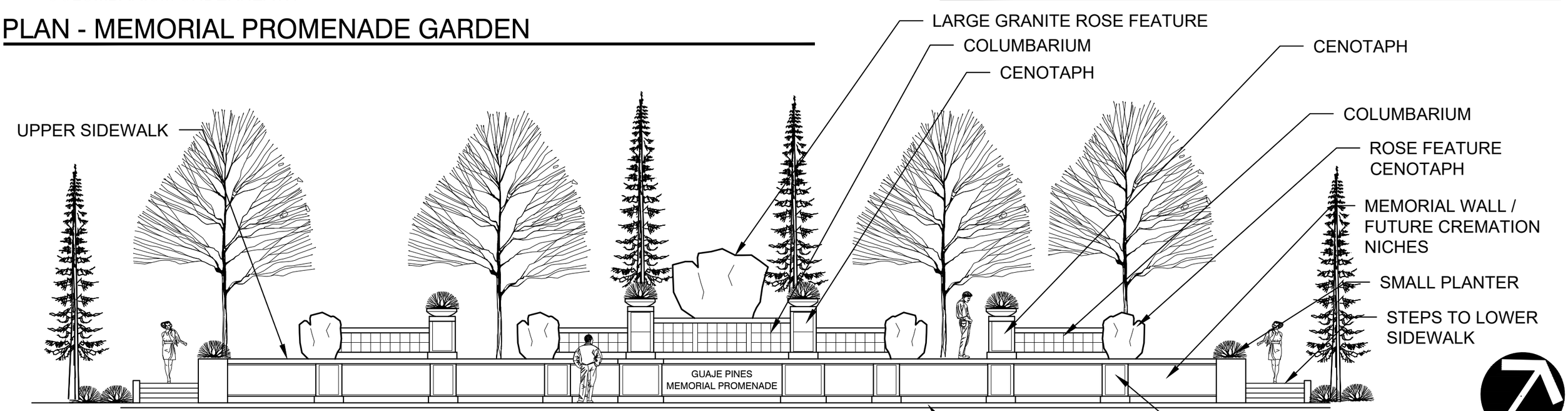
PLAN - WESTERN INVENTORY DEVELOPMENT AREA



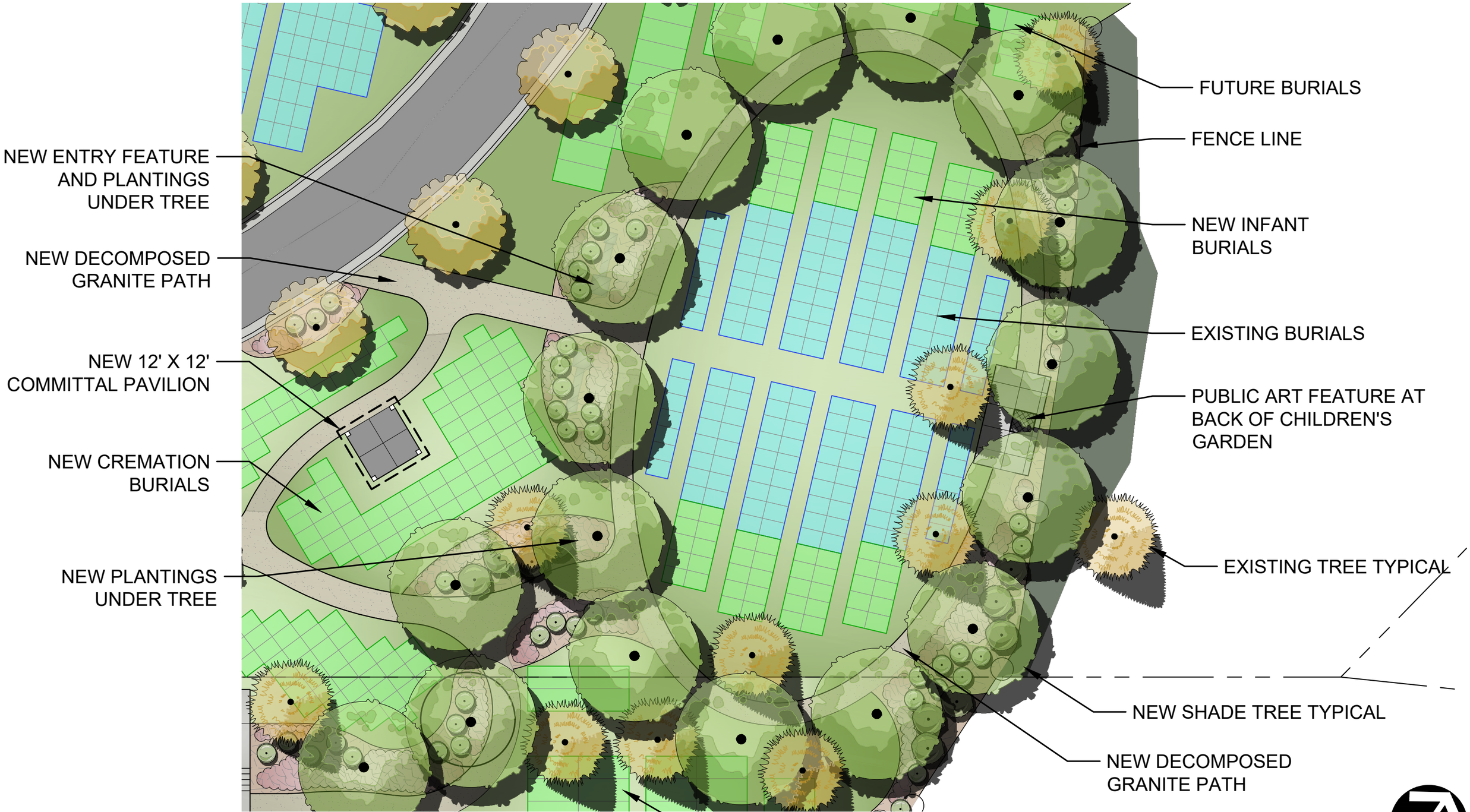
PLAN - MEMORIAL PROMENADE GARDEN



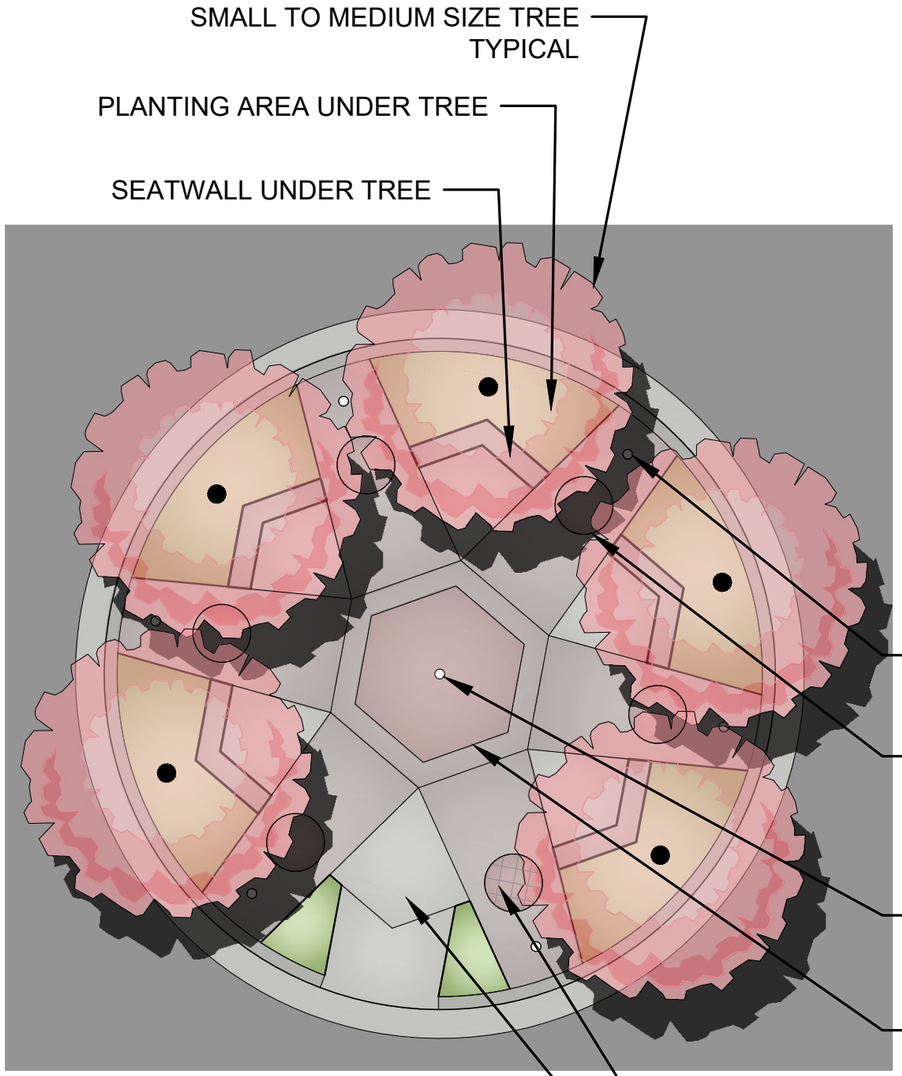
SECTION - MEMORIAL PROMENADE GARDEN



PLAN - MEMORIAL PROMENADE WALL



PLAN - CHILDREN'S GARDEN

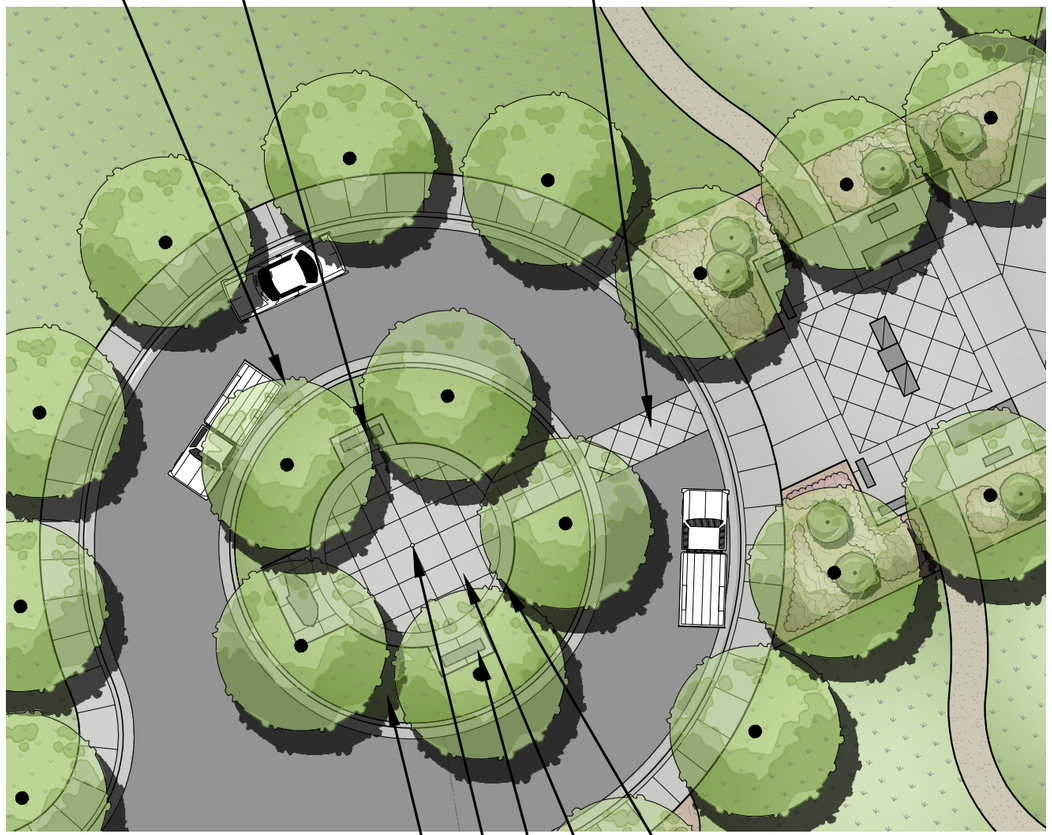


PLAN



PERSPECTIVE

VETERANS MEMORIAL



PLAN

NORTH



PERSPECTIVE

HEROES COURT MEMORIAL



PLAN - EASTERN INVENTORY
DEVELOPMENT AREA - ALT.

Guaje Pines Master Plan
Master Plan: Major Capital Projects

Action Plan

Immediate (1-3 Years)		**Los Alamos**	
Area	**Description**	**Low**	**High**
Maintenance and Operations Area Improvements	Expand Maintenance Area, site work, addition of material bins, access road expansion and curbing, expanded paved backstage area, relocate spoils area)	$ 147,000	$ 241,000
North Lawn Burial Expansion Area	Expand Irrigation, Pin ~250 Graves	$ 14,000	$ 39,000
Children's Area Enhancements	Install Memorial Walk around section, improve entry walk, New Trees and plantings, Pin additional children's graves	$ 28,000	$ 65,000
Western Inventory Development Area	Forecourt development, plaza with two columbaria County owns, 2-4 benches, ossuary, memorial cenotaph	$ 185,000	$ 386,000
General	Tree Survey	$ 21,000	$ 33,000
General	Tree Removals, planting, and mulching	$ 42,000	$ 65,000
General	Wayfinding Nodes	$ 28,000	$ 52,000
Entrance Improvement	Enhance directional signage at Forestation #4	$ 35,000	$ 78,000
General	Irrigation System Improvements (smart controller, system improvement)	$ 28,000	$ 98,000
Total Immediate		**$ 528,000**	**$ 1,057,000**

Intermediate (4-10 Years)			
Area	**Description**	**Low**	**High**
Honor Court Circles	Veteran's Court Improvements	$ 140,000	$ 325,000
Entrance Improvement	Landscape and plant trees at entrance	$ 14,000	$ 65,000
Children's Area Enhancements	Public Art and Enhancements	$ 28,000	$ 78,000
Eastern Inventory Development Area	graves, Grading and Site Work in former soils area, partial irrigation expansion, pin ~200	$ 70,000	$ 195,000
Eastern Inventory Development Area	Restroom Screening (trees and plantings)	$ 14,000	$ 26,000
Western Inventory Development Area	Memorial Promenade (niches, memorial wall) and memorial path, small pavilion	$ 560,000	$ 1,040,000
Eastern Inventory Development Area	Scattering Garden, small pavilion and minimal trail access	$ 70,000	$ 195,000
General	Trees and Landscaping Improvements (tree removals, shade trees, native plantings, etc.)	$ 70,000	$ 130,000
Total Intermediate		**$ 966,000**	**$ 2,054,000**

Long-Term (10+ years)			
Area	**Description**	**Low**	**High**
Maintenance and Operations Area Improvements	Prefabricated Building, Utilities, site work, break room and storage supplies, Landscape enhancements	$ 210,000	$ 325,000
Entrance Improvement	Rebuild entrance signage, fence, gate, landscaping	$ 168,000	$ 234,000
Western Inventory Development Area	Inventory in-fill and planting improvements	$ 140,000	$ 390,000
General	Extend towards eastern expansion area, introduce side walk,	$ 98,000	$ 156,000
General	Trees and Landscaping Improvements (tree removals, shade trees, native plantings, etc.)	$ 70,000	$ 130,000
Honor Court Circles	Los Alamos honor court (first responders), seating, flag, tribute areas, plantings	$ 112,000	$ 260,000
Eastern Inventory Development Area	Memorial pathways	$ 56,000	$ 104,000
Eastern Inventory Development Area	Forecourt (cremation inventory and seating)	$ 210,000	$ 260,000
Eastern Inventory Development Area	Plaza and pavilion area	$ 350,000	$ 650,000
Eastern Inventory Development Area	Memorial wall and niches	$ 280,000	$ 520,000
Eastern Inventory Development Area	Inventory in-fill and planting improvements	$ 140,000	$ 390,000
Total Long Term		**$ 1,834,000**	**$ 3,419,000**
Total Master Plan Projects		**$ 3,328,000**	**$ 6,530,000**

Guaje Pines Master Plan
Master Plan: Major Capital Projects

Total By Category

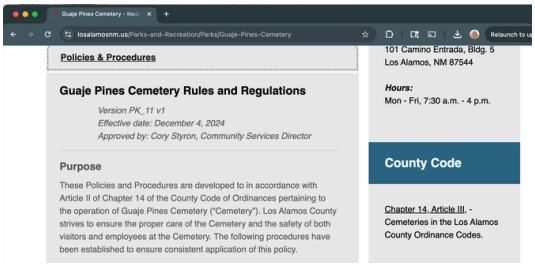
Eastern Inventory Development Area	$ 1,190,000	$ 2,340,000
Western Inventory Development Area	$ 885,000	$ 1,816,000
General	$ 357,000	$ 664,000
Honor Court Circles	$ 252,000	$ 585,000
Entrance Improvement	$ 217,000	$ 377,000
Maintenance and Operations Area Improvements	$ 357,000	$ 566,000
Children's Area Enhancements	$ 56,000	$ 143,000
North Lawn Burial Expansion Area	$ 14,000	$ 39,000
Total	**$ 3,328,000**	**$ 6,530,000**

Appendix

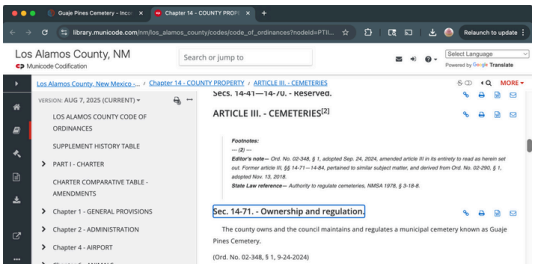


County Resources

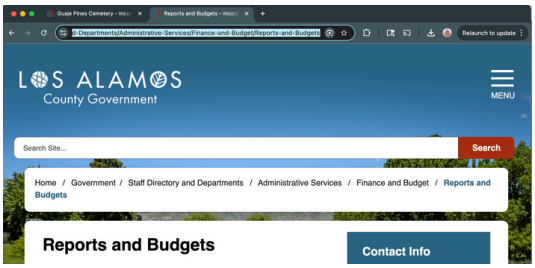
The following links are too important county resources includes the Cemetery's Rules and Regulatoins, Los Alamos County Ordinance, and Financial Reports and Budgets.



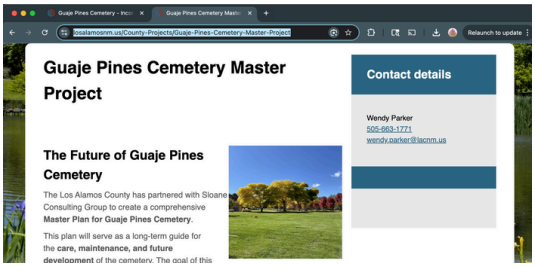
Guaje Pines Rules and Regulations
https://www.losalamosnm.us/Parks-and-Recreation/Parks/Guaje-Pines-Cemetery



County Cemetery Ordinance:
https://library.municode.com/nm/los_alamos_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH14COPR_ARTIIICE



Los Alamos County Reports and Budgets
https://www.losalamosnm.us/Government/Staff-Directory-and-Departments/Administrative-Services/Finance-and-Budget/Reports-and-Budgets

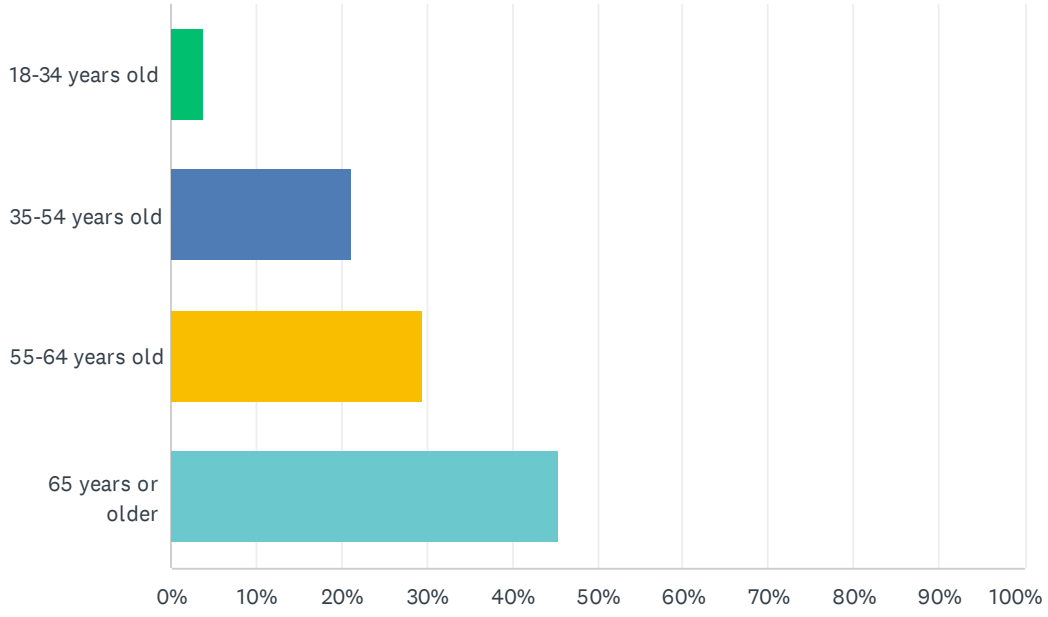


Guaje Pines Cemetery Master Plan Project Page
https://www.losalamosnm.gov/Community/Projects-initiatives/CSD-Projects/Guaje-Pines-Cemetery-Master-Plan-Project

Appendix: Community Survey Results

Q1 Which age best describes you?

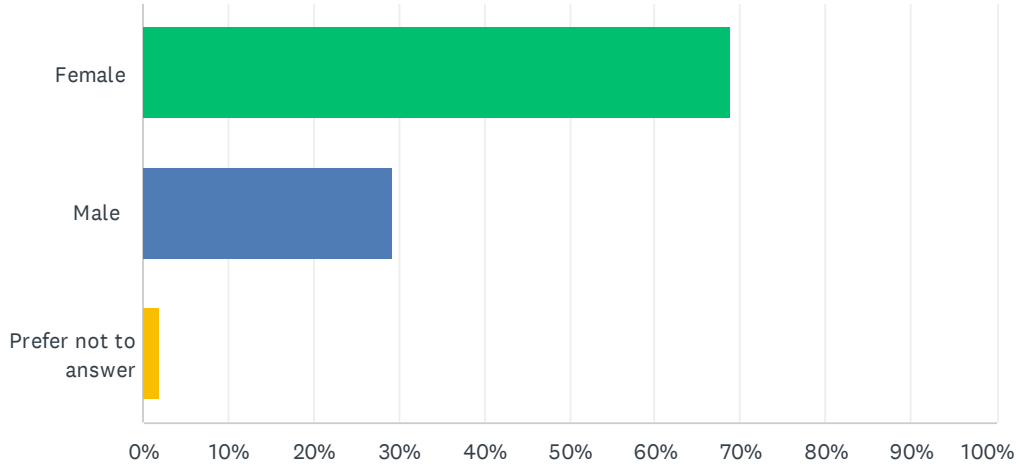
Answered: 156 Skipped: 2



ANSWER CHOICES	RESPONSES	
18-34 years old	3.85%	6
35-54 years old	21.15%	33
55-64 years old	29.49%	46
65 years or older	45.51%	71
TOTAL		156

Q2 What is your gender?

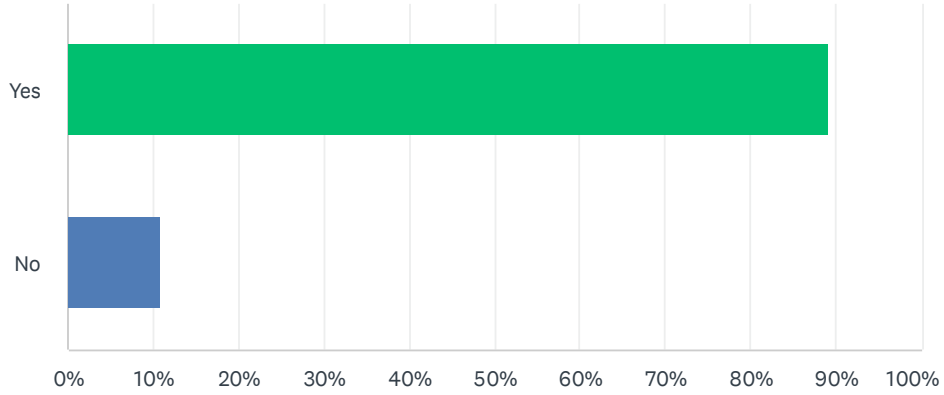
Answered: 157 Skipped: 1



ANSWER CHOICES	RESPONSES	
Female	68.79%	108
Male	29.30%	46
Prefer not to answer	1.91%	3
TOTAL		157

Q3 Are you a resident of the Couty of Los Alamos?

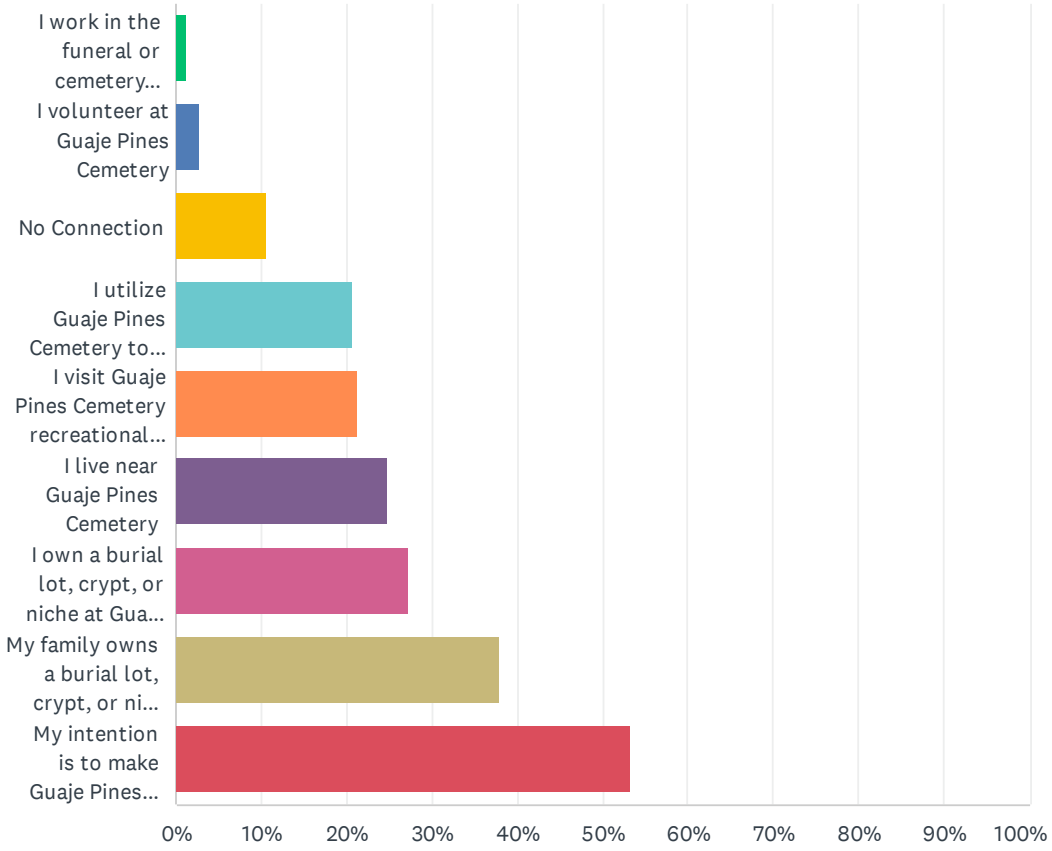
Answered: 155 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	89.03%	138
No	10.97%	17
TOTAL		155

Q4 How do you engage with Guaje Pines Cemetery (choose all that apply)

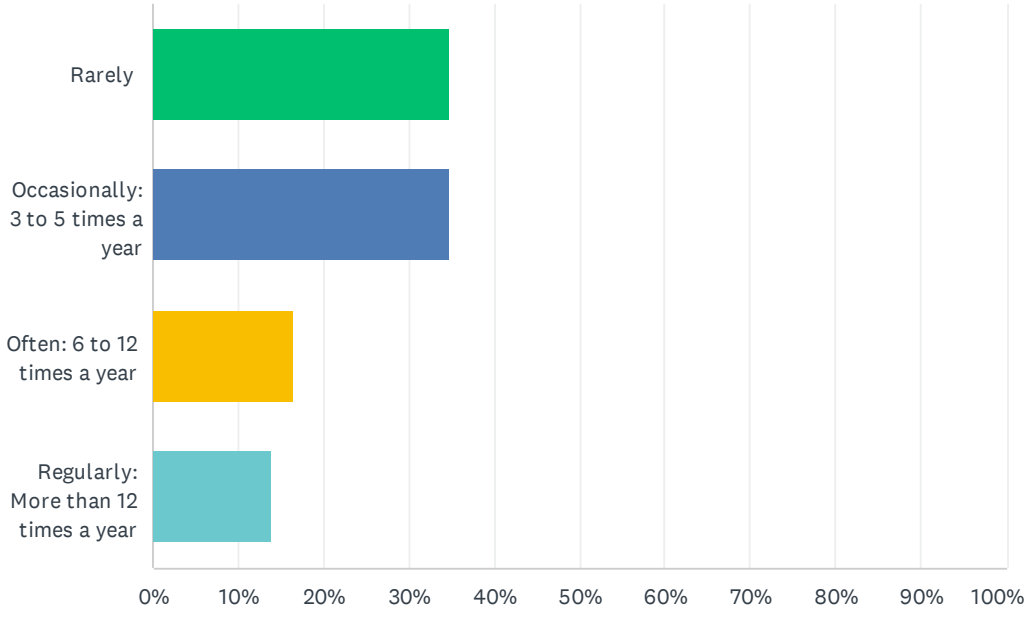
Answered: 150 Skipped: 8



ANSWER CHOICES	RESPONSES	
I work in the funeral or cemetery industry	1.33%	2
I volunteer at Guaje Pines Cemetery	2.67%	4
No Connection	10.67%	16
I utilize Guaje Pines Cemetery to connect to the trail system	20.67%	31
I visit Guaje Pines Cemetery recreationally (to walk, bird watch, etc.)	21.33%	32
I live near Guaje Pines Cemetery	24.67%	37
I own a burial lot, crypt, or niche at Guaje Pines Cemetery	27.33%	41
My family owns a burial lot, crypt, or niche at Guaje Pines Cemetery	38.00%	57
My intention is to make Guaje Pines Cemetery my final resting place	53.33%	80
Total Respondents: 150		

Q5 How often do you visit the cemetery?

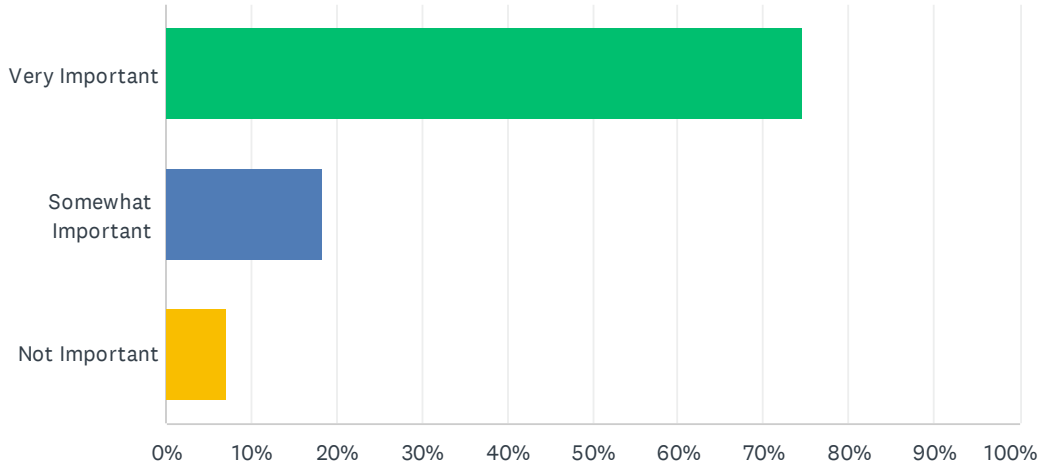
Answered: 158 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rarely	34.81%	55
Occasionally: 3 to 5 times a year	34.81%	55
Often: 6 to 12 times a year	16.46%	26
Regularly: More than 12 times a year	13.92%	22
TOTAL		158

Q6 How important is it for the city to continue to offer burial space for sale at the cemetery?

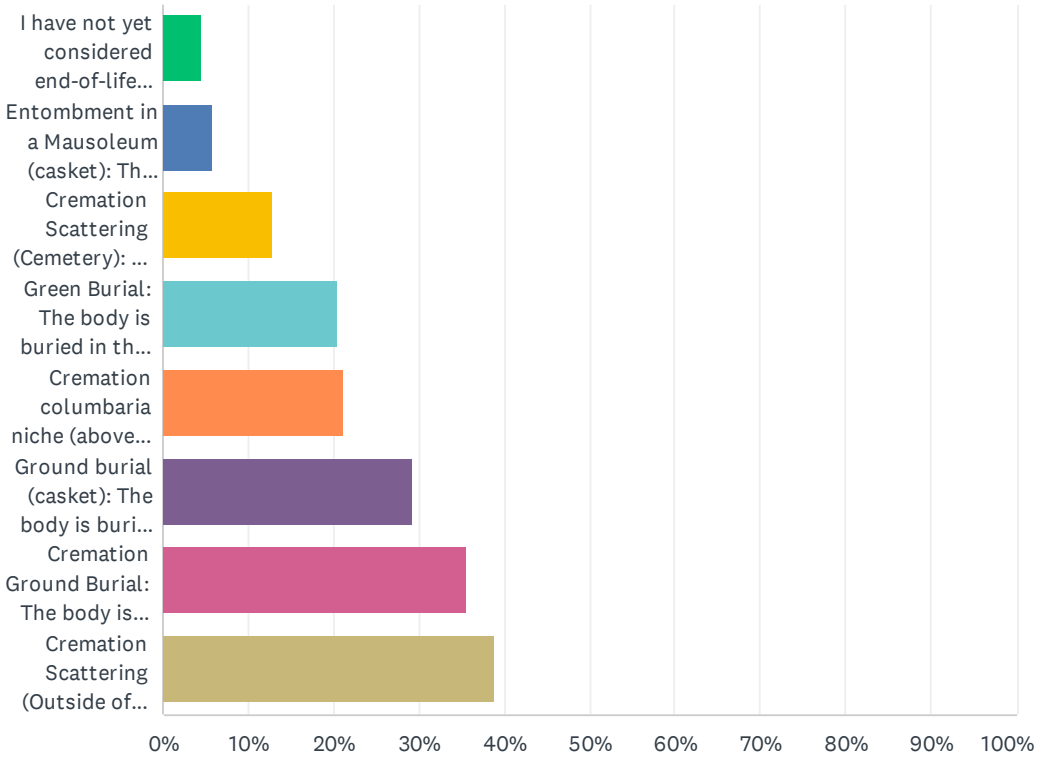
Answered: 158 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Important	74.68%	118
Somewhat Important	18.35%	29
Not Important	6.96%	11
TOTAL		158

Q7 If you have thought about your own options for end-of-life, which of these are of interest to you? (choose all the apply)

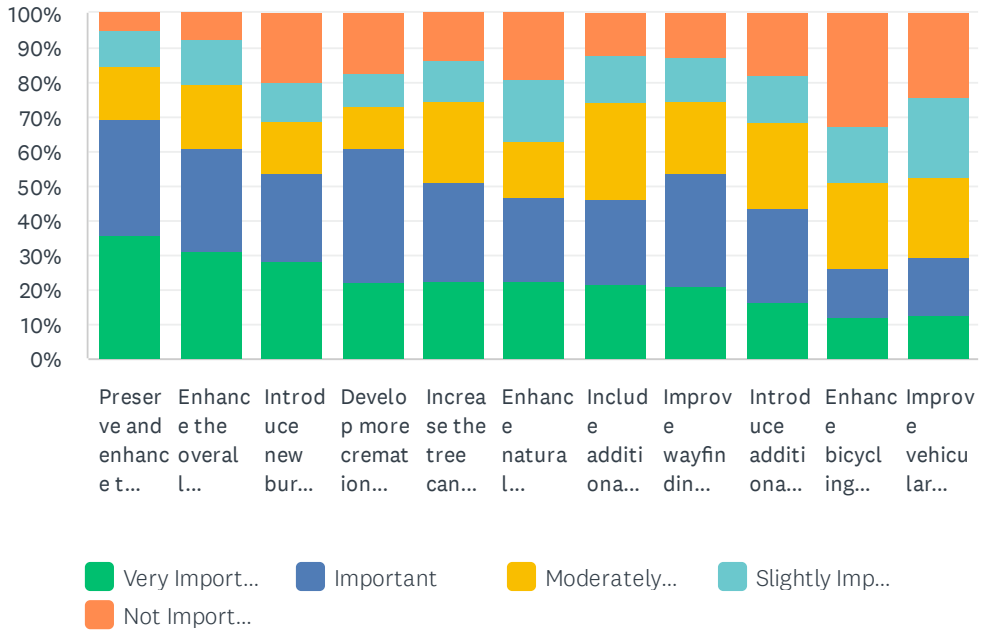
Answered: 157 Skipped: 1



ANSWER CHOICES	RESPONSES	
I have not yet considered end-of-life options	4.46%	7
Entombment in a Mausoleum (casket): The body is buried is placed in a crypt (above ground), in a traditional casket.	5.73%	9
Cremation Scattering (Cemetery): The body is cremated, and the cremated remains are scattered in a cemetery	12.74%	20
Green Burial: The body is buried in the ground, in a shroud, wicker casket, or other natural container (This is known as Natural or Green Burial)	20.38%	32
Cremation columbaria niche (above ground): The body is cremated, and the cremated remains are a columbarium niche (above ground)	21.02%	33
Ground burial (casket): The body is buried in the ground, in a traditional casket	29.30%	46
Cremation Ground Burial: The body is cremated, and the cremated remains are buried in the ground	35.67%	56
Cremation Scattering (Outside of Cemetery): The body is cremated, and the cremated remains are scattered in a favorite place, outside of a cemetery	38.85%	61
Total Respondents: 157		

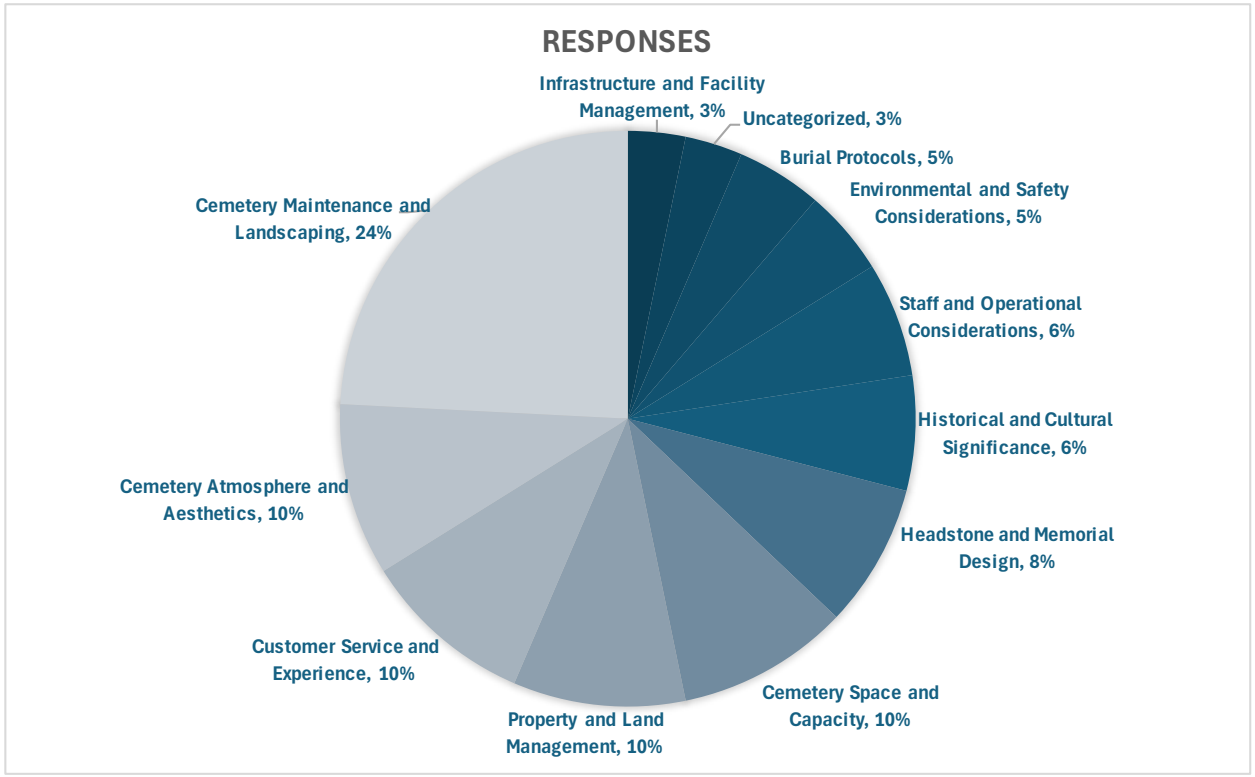
Q8 Please help us prioritize the following goals and objectives for the cemetery by indicating the importance of each item:

Answered: 158 Skipped: 0



	VERY IMPORTANT	IMPORTANT	MODERATELY IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT	TOTAL
Preserve and enhance the Cemetery's historic features	36.00% 54	33.33% 50	15.33% 23	10.67% 16	4.67% 7	150
Enhance the overall aesthetics of the cemetery	31.29% 46	29.93% 44	18.37% 27	12.93% 19	7.48% 11	147
Introduce new burial offerings	28.48% 43	25.17% 38	15.23% 23	11.26% 17	19.87% 30	151
Develop more cremation burial options	22.37% 34	38.82% 59	11.84% 18	9.87% 15	17.11% 26	152
Increase the tree canopy at the Cemetery	22.82% 34	28.19% 42	23.49% 35	12.08% 18	13.42% 20	149
Enhance natural resources and habitat for wildlife	22.45% 33	24.49% 36	16.33% 24	17.69% 26	19.05% 28	147
Include additional seating and rest areas	21.77% 32	24.49% 36	27.89% 41	13.61% 20	12.24% 18	147
Improve wayfinding (informational kiosks, maps, publicly available mapping)	20.81% 31	32.89% 49	20.81% 31	12.75% 19	12.75% 19	149
Introduce additional memorial and tribute offerings	16.55% 24	26.90% 39	24.83% 36	13.79% 20	17.93% 26	145
Enhance bicycling and walking infrastructure (connect to trail system)	12.24% 18	14.29% 21	24.49% 36	16.33% 24	32.65% 48	147
Improve vehicular circulation (roads and parking) and condition in the Cemetery	12.41% 18	17.24% 25	22.76% 33	23.45% 34	24.14% 35	145

Do you have any other comments or suggestions regarding Guaje Pines Cemetery?



Theme	Responses
Infrastructure and Facility Management	2
Uncategorized	2
Burial Protocols	3
Environmental and Safety Considerations	3
Staff and Operational Considerations	4
Historical and Cultural Significance	4
Headstone and Memorial Design	5
Cemetery Space and Capacity	6
Property and Land Management	6
Customer Service and Experience	6
Cemetery Atmosphere and Aesthetics	6
Cemetery Maintenance and Landscaping	15

Los Alamos Columbaria

The United Church of Los Alamos

2525 Canyon Rd
Los Alamos, NM 87544







Bethlehem Evangelical Lutheran Church

2390 N Rd
Los Alamos, NM 87544







Trinity on the Hill Episcopal Church

2390 N Rd
Los Alamos, NM 87544







Significant Cemeteries in the Region

Santa Fe National Cemetery

501 N Guadalupe St
Santa Fe, NM 87501







Sante Fe Memorial Gardens

417 Rodeo Road
Santa Fe, NM 87505







Fairview Cemetery

1134 Cerrillos Rd
Santa Fe, NM 87505







Rosario Cemetery

499 N Guadalupe St
Santa Fe, NM 87501





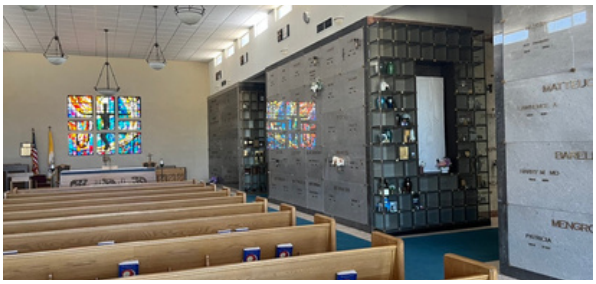


Gate of Heaven Catholic Cemetery

7999 Wyoming Blvd NE
Albuquerque, NM 87109







Sandia Memory Gardens

9500 San Pedro Dr NE,
Albuquerque, NM 87113







Santa Clara Pueblo Church

Kee St
Española, NM 87532







CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
1.1.0	**Cemetery Construction - Eastern Inventory Development**				
	Phase 1 - Includes road, curb and gutter, lawn burials, paths, scattering garden				
1.1.1	Permits	1	LS	$5,000.00	5,000.00
1.1.2	Staking	1	LS	10,000.00	10,000.00
1.1.3	Mobilization	1	LS	15,000.00	15,000.00
1.1.4	Demo	20,000	SF	1.00	20,000.00
1.1.5	Clear and Grub	2	ACRS	3,000.00	4,500.00
1.1.6	Grading - Cut	2,500	CY	10.00	25,000.00
1.1.8	Grading - Fill	2,500	CY	8.50	21,250.00
1.1.9	L Curb and Gutter	620	LF	25.00	15,500.00
1.1.10	Concrete Mow Curb	750	LF	15.00	11,250.00
1.1.19	Concrete Paving	2,550	SF	10.00	25,500.00
1.1.22	ADA Curb Ramp	1	EA	2,000.00	2,000.00
1.1.24	Asphatl Paving (including base and prep)	6,200	SF	5.00	31,000.00
1.1.25	Pavement Marking	1	LS	2,500.00	2,500.00
1.1.26	Paths	3,700	SF	3.00	11,100.00
1.1.27	Bollards	2	EA	1,000.00	2,000.00
1.1.28	Turf	52,000	LS	1.50	78,000.00
1.1.29	Trees	60	EA	450.00	27,000.00
1.1.30	Shrubs	100	EA	55.00	5,500.00
1.1.31	Mulch	5,600	SF	1.00	5,600.00
1.1.32	Irrigation	58,000	EA	2.00	116,000.00
1.1.33	Fine Grading	58,000	SF	0.30	17,400.00
1.1.34	Fertilizers and Amendments	1	LS	5,000.00	5,000.00
1.1.35	Small Pavilion	1	LS	45,000.00	45,000.00
1.1.36	Granite Boulders	30	EA	300.00	9,000.00
					-
					-
	25% Contingency	1	LS		127,525.00
					640,000.00
	Phase 2 - Forecourt paving, plantings, and granite				
1.2.1	Permits	1	LS	$2,500.00	2,500.00
1.2.2	Staking	1	LS	2,000.00	2,000.00
1.2.3	Mobilization	1	LS	5,000.00	5,000.00
1.2.4	Demo	1	LS	5,000.00	5,000.00
1.2.5	Clear and Grub	1	LS	2,500.00	2,500.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
1.2.6	Grading - Cut	100	CY	10.00	1,000.00
1.2.7	Grading - Fill	100	CY	8.50	850.00
1.2.8	Concrete Paving	825	SF	10.00	8,250.00
1.2.9	Specialty Paving	1,225	SF	20.00	24,500.00
1.2.10	Paths - Repair	1	LS	3,000.00	3,000.00
1.2.11	Bollards	6	EA	1,000.00	6,000.00
1.2.12	Turf - Repair	1	LS	1,500.00	1,500.00
1.2.13	Trees	6	EA	450.00	2,700.00
1.2.14	Shrubs	30	EA	55.00	1,650.00
1.2.15	Mulch	1,300	SF	1.00	1,300.00
1.2.16	Irrigation	1,300	EA	2.00	2,600.00
1.2.17	Fine Grading	1,300	SF	0.30	390.00
1.2.18	Fertilizers and Amendments	1	LS	750.00	750.00
1.2.19	Small Pavilion	1	LS	-	-
1.2.20	Granite Boulders	6	EA	300.00	1,800.00
1.2.21	Granite Memorials	1	LS	150,000.00	150,000.00
					-
					-
	25% Contingency	1	LS		55,822.50
					280,000.00
	Phase 3 - Backcourt and Pavilion				
1.3.1	Permits	1	LS	$2,500.00	2,500.00
1.3.2	Staking	1	LS	2,000.00	2,000.00
1.3.3	Mobilization	1	LS	5,000.00	5,000.00
1.3.4	Demo	1	LS	5,000.00	5,000.00
1.3.5	Clear and Grub	1	LS	2,500.00	2,500.00
1.3.6	Grading - Cut	30	CY	10.00	300.00
1.3.7	Grading - Fill	30	CY	8.50	255.00
1.3.8	Concrete Paving	2,700	SF	10.00	27,000.00
1.3.9	Specialty Paving	800	SF	20.00	16,000.00
1.3.10	Paths - Repair	1	LS	1,500.00	1,500.00
1.3.11	Turf - Repair	1	LS	2,500.00	2,500.00
1.3.12	Trees	4	EA	450.00	1,800.00
1.3.13	Shrubs	25	EA	55.00	1,375.00
1.3.14	Mulch	2,000	SF	1.00	2,000.00
1.3.15	Irrigation	2,000	EA	2.00	4,000.00
1.3.16	Fine Grading	2,000	SF	0.30	600.00
1.3.17	Fertilizers and Amendments	1	LS	750.00	750.00
1.3.18	Large Committal Pavilion	1	LS	120,000.00	120,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
1.3.19	Granite Niche Columns	4	EA	30,000.00	120,000.00
1.3.20	Granite Boulders	10	EA	300.00	3,000.00
					-
					-
	25% Contingency	1	LS		79,520.00
					400,000.00
	Phase 4 - Memorial Wall				
1.3.1	Permits	1	LS	$2,500.00	2,500.00
1.3.2	Staking	1	LS	1,000.00	1,000.00
1.3.3	Mobilization	1	LS	3,000.00	3,000.00
1.3.4	Demo	1	LS	4,000.00	4,000.00
1.3.5	Grading - Cut	30	CY	10.00	300.00
1.3.6	Grading - Fill	30	CY	8.50	255.00
1.3.7	Concrete Paving	500	SF	10.00	5,000.00
1.3.8	Granite Memorial Wall with Columbaria Niches (100 linear ft.)	1	EA	300,000.00	300,000.00
					-
					-
	25% Contingency	1	LS		79,013.75
					400,000.00
	Grand Total of all 4 Phases (1.85 Acres)				1,720,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

Veterans Memorial

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
2.1.0	**Cemetery Construction - Veterans Memorial**				
2.1.1	Grading Permit	1	LS	$2,000.00	2,000.00
2.1.2	Construction Staking	1	LS	1,500.00	1,500.00
2.1.3	Construction Materials Testing	1	LS	2,000.00	2,000.00
2.1.4	Mobilization	1	LS	5,000.00	5,000.00
2.1.5	Demolition - Concrete and curb and gutter	1,100	SF	10.00	11,000.00
2.1.6	Military Medallions	6	EA	2,000.00	12,000.00
2.1.7	Flagpoles	7	Ea	10,000.00	70,000.00
2.1.8	Monument Walls	1	LS	50,000.00	50,000.00
2.1.9	L Curb and Gutter	604	LF	35.00	21,140.00
2.1.10	ADA curb ramp with detectable warning w/ base & prep	1	EA	1,950.00	1,950.00
2.1.11	Concrete Pavement	150	SF	12.00	1,800.00
2.1.12	Concrete Specialty Pavement	382	SF	24.00	9,168.00
2.1.13	Asphalt patch	343	SF	3.50	1,200.50
2.1.14	Irrigation	253	SF	4.00	1,012.00
2.1.15	Steel Bollards with paint, concrete fill, and concrete footing	2	EA	750.00	1,500.00
2.1.16	Shrubs / Ground Covers - 1 gallon plants	22	EA	29.00	638.00
2.1.17	Shrubs / Ground Covers - 5 gallon plants	20	EA	55.00	1,100.00
2.1.18	Tree - 2" caliper	4	EA	430.00	1,720.00
2.1.19	Bark mulch	253	SF	2.00	506.00
2.1.20	Fertilizers	1	LS	500.00	500.00
2.1.21	Soil Amendments	1	LS	500.00	500.00
2.1.22	Fine grading for turf and planting	253	SF	0.40	101.20
2.1.23	Landscape Maintenance	1	LS	3,000.00	3,000.00
					-
	25% Contingency	1	LS		49,833.93
					250,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level
Veterans Memorial
List of Probable Costs
8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
3.1.0	**Cemetery Construction - Heroes Court Memorial**				
3.1.1	Grading Permit	1	LS	$2,000.00	2,000.00
3.1.2	Construction Staking	1	LS	1,500.00	1,500.00
3.1.3	Construction Materials Testing	1	LS	2,000.00	2,000.00
3.1.4	Mobilization	1	LS	5,000.00	5,000.00
3.1.5	Clear and Grub	2,000	SF	2.00	4,000.00
3.1.6	Monumental Art	1	EA	30,000.00	30,000.00
3.1.7	Flagpoles	1	Ea	10,000.00	10,000.00
3.1.8	Monument Walls	2	EA	15,000.00	30,000.00
3.1.9	L Curb and Gutter	160	LF	35.00	5,600.00
3.1.10	ADA curb ramp with detectable warning w/ base & prep	1	EA	1,950.00	1,950.00
3.1.11	Concrete Pavement	700	SF	12.00	8,400.00
3.1.12	Concrete Specialty Pavement	200	SF	24.00	4,800.00
3.1.13	Asphalt patch	1	LS	1,500.00	1,500.00
3.1.14	Irrigation	1,100	SF	2.50	2,750.00
3.1.15	Steel Bollards with paint, concrete fill, and concrete footing	2	EA	750.00	1,500.00
3.1.16	Shrubs / Ground Covers - 1 gallon plants	20	EA	29.00	580.00
3.1.17	Shrubs / Ground Covers - 5 gallon plants	10	EA	55.00	550.00
3.1.18	Tree - 2" caliper	4	EA	430.00	1,720.00
3.1.19	Bark mulch	1,100	SF	2.00	2,200.00
3.1.20	Fertilizers	1	LS	500.00	500.00
3.1.21	Soil Amendments	1	LS	500.00	500.00
3.1.22	Fine grading for turf and planting	1,100	SF	0.40	440.00
3.1.23	Landscape Maintenance	1	LS	3,000.00	3,000.00
	25% Contingency	1	LS		30,122.50
					160,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
4.1.0	**Cemetery Construction - Maintenance Area**				
	Phase 1 - Includes driveway, curb and gutter, asphalt and concrete paving, concrete material bins, fence, plantings, and turf areas				
4.1.1	Permits	1	LS	$3,000.00	3,000.00
4.1.2	Staking	1	LS	2,500.00	2,500.00
4.1.3	Mobilization	1	LS	15,000.00	15,000.00
4.1.4	Demo	1	LS	10,000.00	10,000.00
4.1.5	Clear and Grub	1	ACRS	3,000.00	3,000.00
4.1.6	Grading - Cut	100	CY	10.00	1,000.00
4.1.7	Grading - Fill	100	CY	8.50	850.00
4.1.8	L Curb and Gutter	100	LF	25.00	2,500.00
4.1.9	Concrete Mow Curb	400	LF	15.00	6,000.00
4.1.10	Concrete Paving	2,900	SF	10.00	29,000.00
4.1.11	Asphatl Paving (including base and prep)	4,100	SF	5.00	20,500.00
4.1.12	Pavement Marking	1	LS	2,500.00	2,500.00
4.1.13	Bollards	2	EA	1,000.00	2,000.00
4.1.14	Turf	15,200	LS	1.50	22,800.00
4.1.15	Trees	10	EA	450.00	4,500.00
4.1.16	Shrubs	100	EA	55.00	5,500.00
4.1.17	Mulch	8,900	SF	1.00	8,900.00
4.1.18	Irrigation	24,000	EA	2.00	48,000.00
4.1.19	Fine Grading	24,000	SF	0.30	7,200.00
4.1.20	Fertilizers and Amendments	1	LS	5,000.00	5,000.00
4.1.21	Concrete Material Bins	1	LS	40,000.00	40,000.00
4.1.22	Protect existing masonry wall along driveway	1	LS	8,000.00	8,000.00
					-
					-
	25% Contingency	1	LS		61,937.50
					310,000.00
	Phase 2 - Includes driveway, curb and gutter, asphalt and concrete paving, concrete material bins, fence, plantings, and turf areas				
4.1.1	Permits	1	LS	$1,500.00	1,500.00
4.1.2	Staking	1	LS	1,000.00	1,000.00
4.1.3	Mobilization	1	LS	5,000.00	5,000.00
4.1.4	Demo	1	LS	10,000.00	10,000.00
4.1.5	Clear and Grub	2,000	SF	3.00	6,000.00
4.1.6	Grading - Cut	50	CY	10.00	500.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
4.1.7	Grading - Fill	50	CY	8.50	425.00
4.1.8	L Curb and Gutter	-	LF	25.00	-
4.1.9	Concrete Mow Curb	-	LF	15.00	-
4.1.10	Concrete Paving	50	SF	10.00	500.00
4.1.11	Asphatl Paving (including base and prep)	200	SF	5.00	1,000.00
4.1.12	Pavement Marking	-	LS	2,500.00	-
4.1.13	Bollards	-	EA	1,000.00	-
4.1.14	Turf	500	LS	1.50	750.00
4.1.15	Trees	6	EA	450.00	2,700.00
4.1.16	Shrubs	50	EA	55.00	2,750.00
4.1.17	Mulch	2,000	SF	1.00	2,000.00
4.1.18	Irrigation	2,500	EA	2.00	5,000.00
4.1.19	Fine Grading	2,500	SF	0.30	750.00
4.1.20	Prefab Building	1	LS	75,000.00	75,000.00
4.1.21	Concrete Foundation and Pad	1	LS	2,000.00	2,000.00
4.1.22	Utilities	1	LS	25,000.00	25,000.00
					-
					-
	25% Contingency	1	LS		35,468.75
					180,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

No.	Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
1						
2	5.1.0	**Cemetery Construction - Childrens Garden**				
3		Single Phase - ADA walkway to children's garden, paths, art feature, turf, plantings, irrigation, and other appurtenances				
4	5.1.1	Permits	1	LS	$5,000.00	5,000.00
5	5.1.2	Staking	1	LS	5,000.00	5,000.00
6	5.1.3	Mobilization	1	LS	15,000.00	15,000.00
7	5.1.4	Demo	1	LS	5,000.00	5,000.00
8	5.1.5	Clear and Grub	13,800	SF	1.00	13,800.00
9	5.1.6	Grading - Cut	200	CY	10.00	2,000.00
11	5.1.7	Grading - Fill	200	CY	8.50	1,700.00
12	5.1.8	L Curb and Gutter	30	LF	25.00	750.00
13	5.1.9	Concrete Mow Curb	400	LF	15.00	6,000.00
22	5.1.10	Concrete Paving	200	SF	10.00	2,000.00
25	5.1.11	ADA Curb Ramp	1	EA	2,000.00	2,000.00
27	5.1.12	Asphatl Patch (including base and prep)	250	SF	10.00	2,500.00
29	5.1.13	Paths	1,550	SF	4.00	6,200.00
30	5.1.14	Bollards	2	EA	1,000.00	2,000.00
31	5.1.15	Turf	8,700	LS	1.50	13,050.00
32	5.1.16	Trees	10	EA	450.00	4,500.00
33	5.1.17	Shrubs	50	EA	55.00	2,750.00
34	5.1.18	Mulch	1,350	SF	1.00	1,350.00
35	5.1.19	Irrigation	10,000	EA	2.00	20,000.00
36	5.1.20	Fine Grading	10,000	SF	0.30	3,000.00
37	5.1.21	Fertilizers and Amendments	1	LS	5,000.00	5,000.00
38	5.1.22	Entry Feature	1	LS	20,000.00	20,000.00
39	5.1.23	Pinning	1	LS	10,000.00	10,000.00
97						-
						-
		25% Contingency	1	LS		37,150.00
						190,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
6.1.0	**Cemetery Construction - Western Inventory Development Area**				
	Phase 1 - ADA walkway to children's garden, paths, art feature, turf, plantings, irrigation, and other appurtenances				
6.1.1	Permits	1	LS	$5,000.00	5,000.00
6.1.2	Staking	1	LS	5,000.00	5,000.00
6.1.3	Mobilization	1	LS	15,000.00	15,000.00
6.1.4	Demo	1	LS	5,000.00	5,000.00
6.1.5	Clear and Grub	8,700	SF	1.00	8,700.00
6.1.6	Grading - Cut	400	CY	10.00	4,000.00
6.1.7	Grading - Fill	400	CY	8.50	3,400.00
6.1.8	L Curb and Gutter	90	LF	25.00	2,250.00
6.1.9	Concrete Mow Curb	400	LF	15.00	6,000.00
6.1.10	Concrete Paving	1,200	SF	10.00	12,000.00
6.1.11	ADA Curb Ramp	1	EA	2,000.00	2,000.00
6.1.12	Asphatl Patch (including base and prep)	300	SF	10.00	3,000.00
6.1.13	Paths	900	SF	4.00	3,600.00
6.1.14	Bollards	3	EA	1,000.00	3,000.00
6.1.15	Turf	3,900	SF	1.50	5,850.00
6.1.16	Trees	10	EA	450.00	4,500.00
6.1.17	Shrubs	150	EA	55.00	8,250.00
6.1.18	Mulch	1,650	SF	1.00	1,650.00
6.1.19	Irrigation	5,500	EA	2.00	11,000.00
6.1.20	Fine Grading	5,500	SF	0.30	1,650.00
6.1.21	Fertilizers and Amendments	1	LS	2,500.00	2,500.00
6.1.22	Pinning	1	LS	5,000.00	5,000.00
6.1.23	Granite Memorials	1	LS	80,000.00	80,000.00
6.1.24	Ossuahry	1	LS	8,000.00	8,000.00
6.1.25	Pinning	1	LS	10,000.00	10,000.00
					-
					-
	25% Contingency	1	LS		54,087.50
					280,000.00
	Phase 2 - Promenade, memorial wall, and turf burials				
6.2.1	Permits	1	LS	$5,000.00	5,000.00
6.2.2	Staking	1	LS	5,000.00	5,000.00
6.2.3	Mobilization	1	LS	15,000.00	15,000.00
6.2.4	Demo	1	LS	5,000.00	5,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
6.2.5	Clear and Grub	18,300	SF	1.00	18,300.00
6.2.6	Grading - Cut	1,000	CY	10.00	10,000.00
6.2.7	Grading - Fill	1,000	CY	8.50	8,500.00
6.2.8	L Curb and Gutter	50	LF	25.00	1,250.00
6.2.9	Concrete Mow Curb	500	LF	15.00	7,500.00
6.2.10	Concrete Paving	2,700	SF	10.00	27,000.00
6.2.11	Concrete Stairs	100	SF	12.00	1,200.00
6.2.12	Asphatl Patch (including base and prep)	150	SF	10.00	1,500.00
6.2.13	Paths	750	SF	4.00	3,000.00
6.2.14	Bollards	4	EA	1,000.00	4,000.00
6.2.15	Turf	7,100	SF	1.50	10,650.00
6.2.16	Trees	10	EA	450.00	4,500.00
6.2.17	Shrubs	200	EA	55.00	11,000.00
6.2.18	Mulch	5,300	SF	1.00	5,300.00
6.2.19	Irrigation	12,400	EA	2.00	24,800.00
6.2.20	Fine Grading	12,400	SF	0.30	3,720.00
6.2.21	Fertilizers and Amendments	1	LS	2,500.00	2,500.00
6.2.22	Pinning	1	LS	5,000.00	5,000.00
6.2.23	Granite Memorial Walls and Columbarium	1	LS	500,000.00	500,000.00
6.2.24	Pinning	1	LS	15,000.00	15,000.00
					-
					-
	25% Contingency	1	LS		173,680.00
					870,000.00

CIVISWORKS

Guaje Pines Cemetery

Master Plan Level

List of Probable Costs

8/7/25

List of Probable Construction Costs

Item	Description	Qty.	Unit	Unit Price 2025	Sub Total
7.1.0	**Cemetery Construction - Monument Entry**				
	Single Phase - Includes entry monuments, gates, signage, planting, and irrigatoin				
7.1.1	Permits	1	LS	$2,500.00	2,500.00
7.1.2	Staking	1	LS	2,500.00	2,500.00
7.1.3	Mobilization	1	LS	7,500.00	7,500.00
7.1.4	Demo	1	LS	10,000.00	10,000.00
7.1.5	Clear and Grub	2,000	SF	1.00	2,000.00
7.1.6	Grading - Cut	50	CY	10.00	500.00
7.1.7	Grading - Fill	50	CY	8.50	425.00
7.1.8	L Curb and Gutter	40	LF	25.00	1,000.00
7.1.9	Concrete Mow Curb	150	LF	15.00	2,250.00
7.1.10	Concrete Paving	100	SF	10.00	1,000.00
7.1.11	Asphatl Patch (including base and prep)	300	SF	10.00	3,000.00
7.1.12	Turf	500	SF	1.50	750.00
7.1.13	Trees	10	EA	450.00	4,500.00
7.1.14	Shrubs	150	EA	55.00	8,250.00
7.1.15	Mulch	2,000	SF	1.00	2,000.00
7.1.16	Irrigation	2,500	EA	2.00	5,000.00
7.1.17	Fine Grading	2,500	SF	0.30	750.00
7.1.18	Fertilizers and Amendments	1	LS	1,500.00	1,500.00
7.1.19	Monuments	1	LS	120,000.00	120,000.00
7.1.20	Steel Gate	1	LS	50,000.00	50,000.00
7.1.21	Signage	1	LS	30,000.00	20,000.00
			LS		-
					-
					-
	25% Contingency	1	LS		61,356.25
					310,000.00

LOS ALAMOS
Parks and Open Space

Contact Us For More Information

Sloane Consulting was founded in 1981 and has worked in 43 states and multiple countries with well over 500 clients, specializing in the operation and evaluation of cemeteries and funeral homes. We believe deeply in the role that these institutions play in our society and communities, and we work with all our clients to ensure they can be both accessible and sustainable for generations to come.

From direct management to strategic or master planning to evaluations and appraisals we are capable of providing innovative and actionable steps to help drive your organization forward. In addition to our traditional consulting, we serve as the chief operating officer of numerous organizations. This allows our clients to have an experienced, expert manager, generally at a lower cost while delivering best practices from across the industry to each individual organization.

Phone Number

925-285-0110

Email Address

Stephanie@LFSloane.com

Website

www.lfsloane.com

SLOANE CONSULTING GROUP