

Condition Assessment for the

CB FOX DEPT. STORE

DRAFT

Executive Summary

CB FOX DEPT. STORE

1735 CENTRAL AVE | LOS ALAMOS, NM 87544

This document is an assessment of an existing vacant building, previously the CB Fox Department Store, located in Los Alamos, New Mexico. FBT was hired by the County of Los Alamos to conduct an analysis of the existing facility to understand potential improvements that may need to occur for a future occupancy. The county is in a due diligence period for the potential purchase of the property. Renovation concepts are provided as part of a separate document.

The building was originally constructed in 1951 as The Hill Theater by the Atomic Energy Commission. The theater use only lasted for about four years as the building was converted into a department store and remained with this type of use until 2020. There have been several renovations and minor additions throughout its lifespan but the main shell has remained intact.



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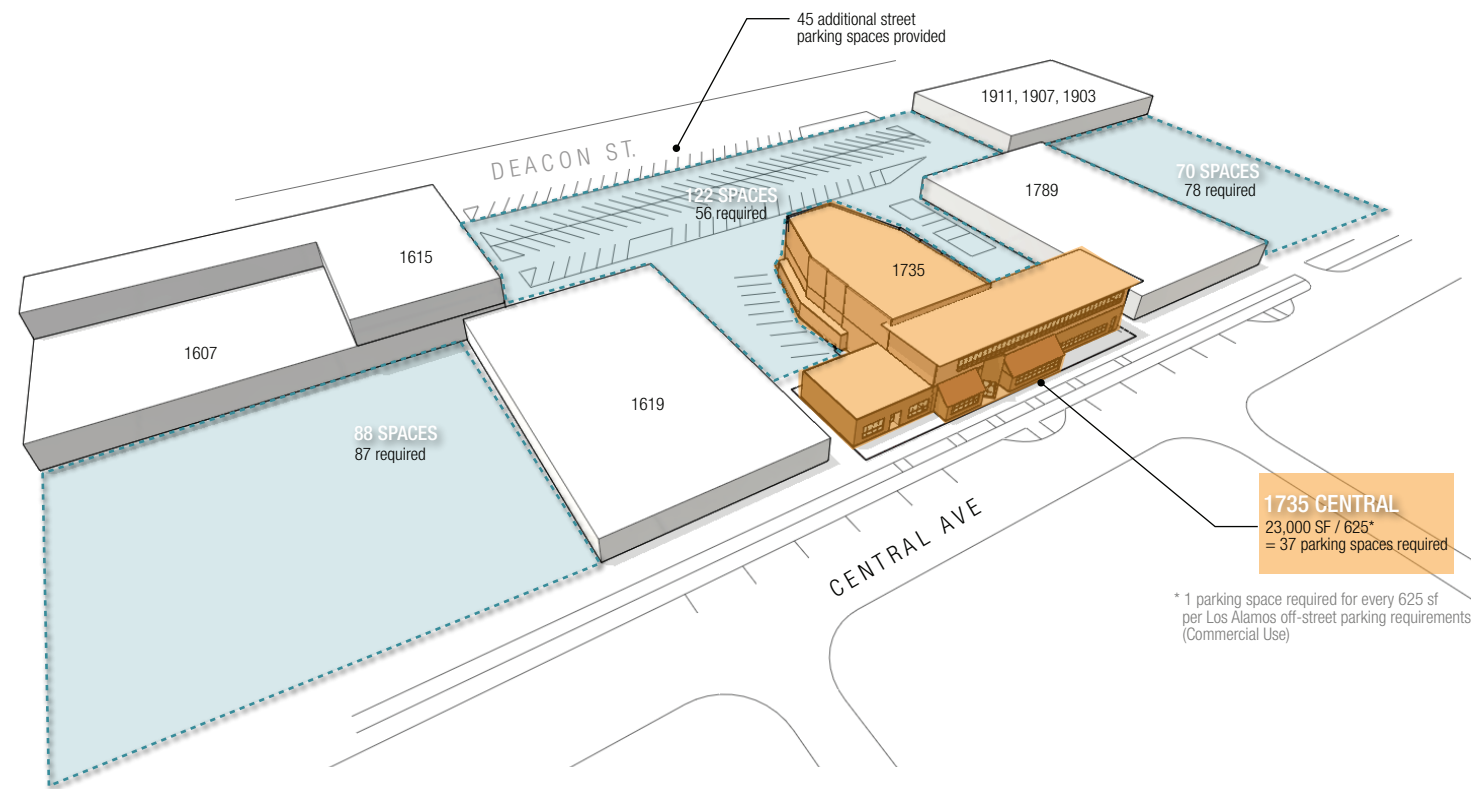
HAZARDOUS MATERIAL ABATEMENT

15-16

1 Site

LOCATION

Located in the heart of downtown Los Alamos, the former CB Fox Department Store is located on Central Avenue between the 20th and 15th Streets. It is in a very active area, adjacent to many retail and civic type uses. The post office and other office properties are located directly across the street while busy restaurants, a coffee shop and hardware store join this property on the south side of Central Avenue to name a few.



SITE FEATURES



CENTRAL STREET FRONTAGE

The building is situated along the south side of a very pedestrian friendly stretch along Central Ave. Streetscape improvements including new lighting, brick paving and landscaping are relatively new. The main face of the building sits 30' from the edge of the concrete curb, excluding the 10' retail display "bump outs".

EGRESS

The building's main entries are located along this street frontage. In fact, there are three separate entries to different suites, as well as an independent stairwell entry to access the second level. However, the entry doors located in the south of the building may be the most utilized since they are accessed directly from the parking lot.

PARKING

While there are several on street parking spots directly north of the building, the main vehicular access is from the south, at a large parking lot, which is part of a shared parking agreement between the adjacent buildings. The shared parking also includes two other lots in the vicinity. There is no landscaping or curbs and gutter in this parking lot.



OUTDOOR SPACES

This south side of the building also serves as the utility and delivery access for much of the site. Dumpsters, transformers, gas meters and back of house access to adjacent buildings are all located here.



The previous department store building sits close to both adjacent structures to the east and west but there are small openings that allow for pedestrian passage between the south parking lot and street frontage along Central.

2 Architectural

PROGRAM & LAYOUT

CB Fox Department Store was the anchor tenant for this building for a number of years and have expanded within in it during this time. However, the building is divided into a number different spaces and has and can be operated with multiple tenants. The diagram represents net square feet within these spaces but includes circulation and utility spaces. The building in total is about 23,000 gross square feet.

A

Most recently CB Fox Kids, this space is completely isolated from the other parts fo the building. There is no access between this space and any other within the facility. Building utilities enter and located beneath this space in a basement level.

B

In Progress

C

In Progress

D

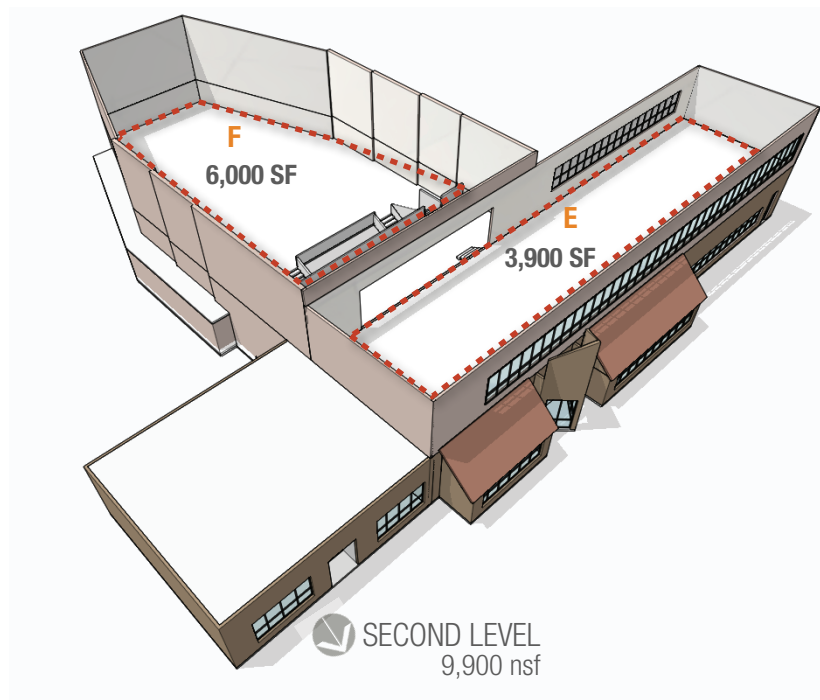
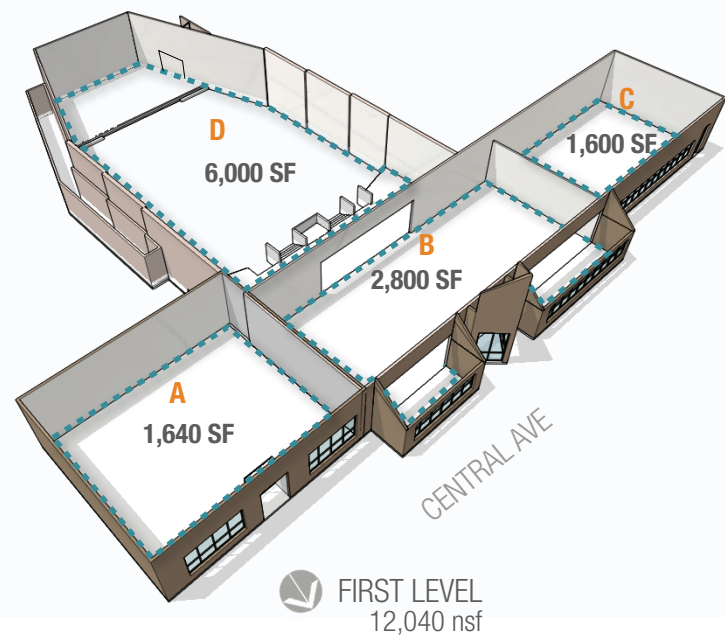
In Progress

E

In Progress

F

In Progress



FEATURES



EXTERIOR

The building responds to the street frontage well, offering large glass expanses on this north side to allow for retail type use. Many of these storefront window systems are single pane and should be replaced to meet current energy standards. However, this is about the extent of the glazing systems around the building since it was originally built as a theater. A small entry addition and retail display spaces were built about 30 years ago, which give the facade some articulation. These elements are finished with stucco while the rest of the building is primarily painted concrete.



INTERIOR

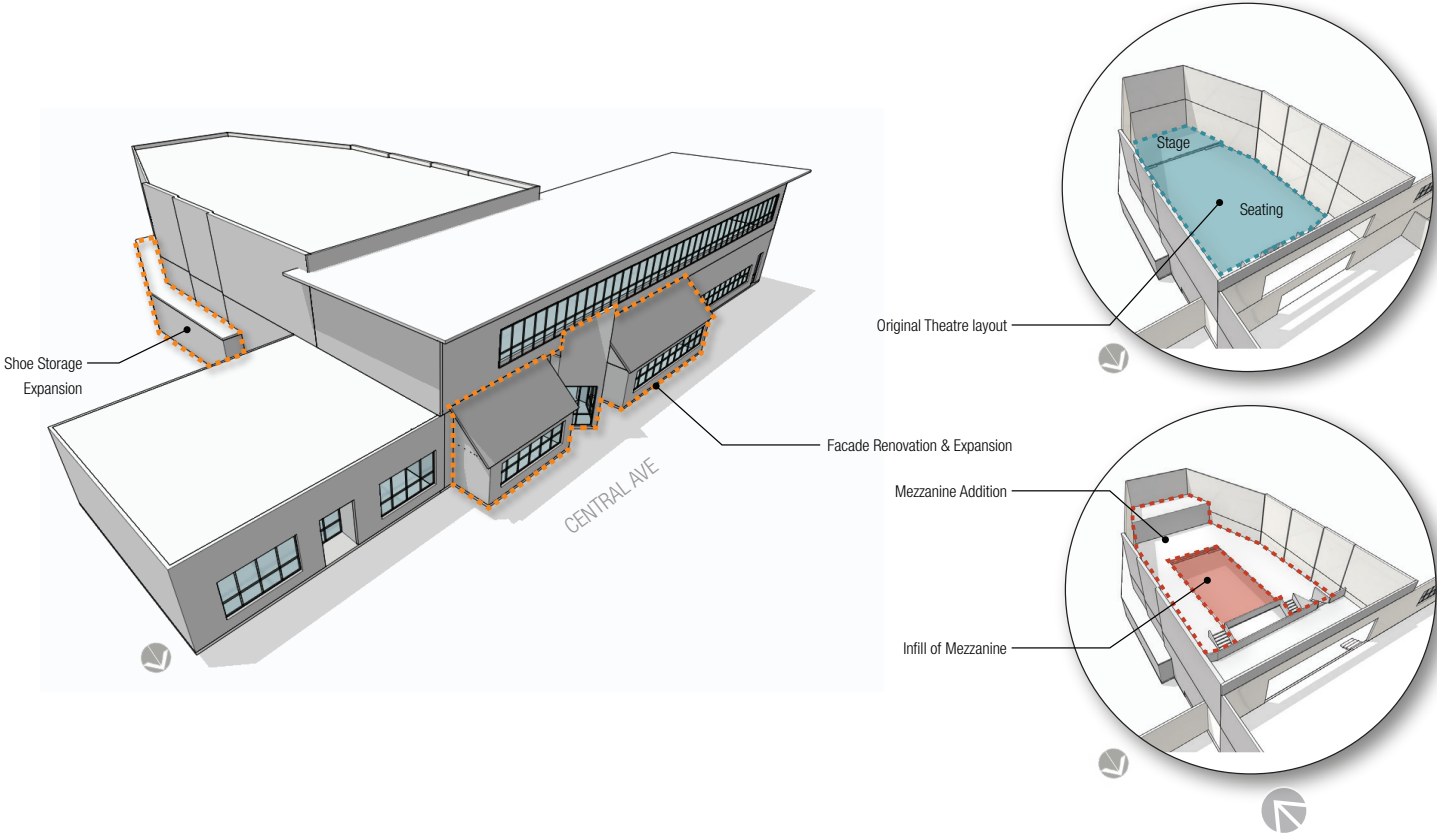
X



3 Structural

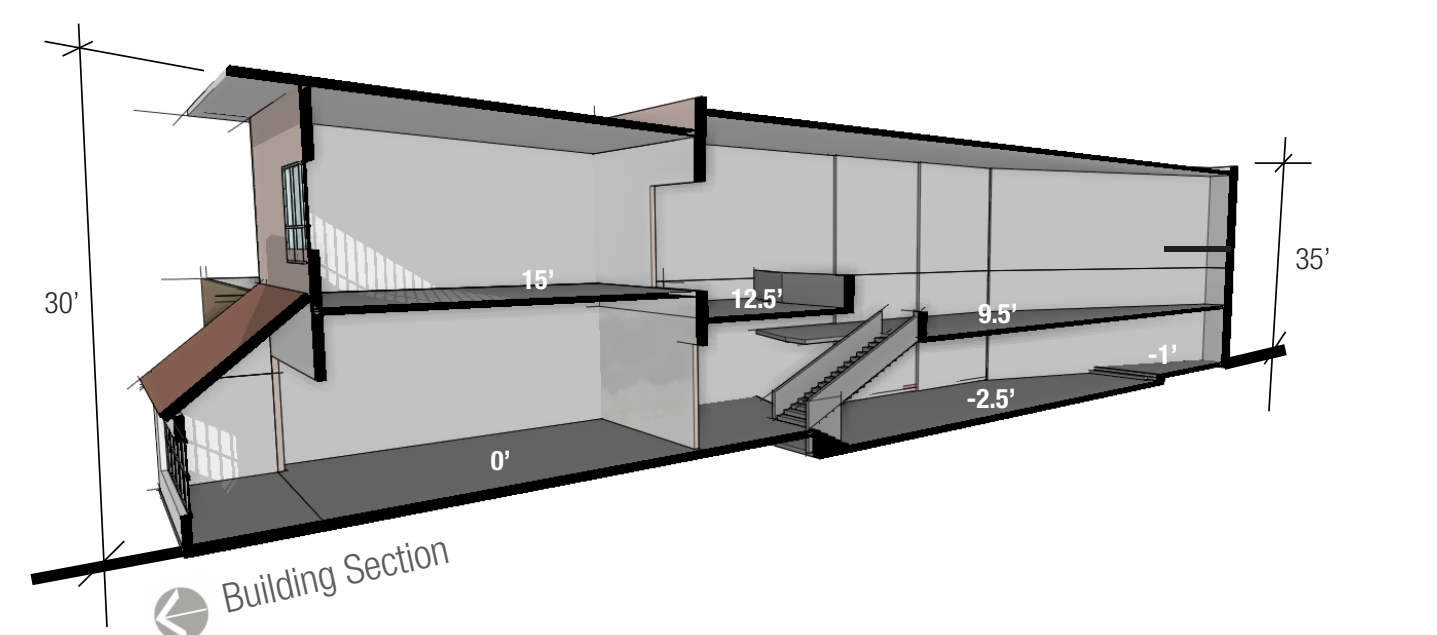
CONSTRUCTION & MATERIALS

X



FLOOR FINISH LEVEL CHANGES

X



MECHANICAL SYSTEMS

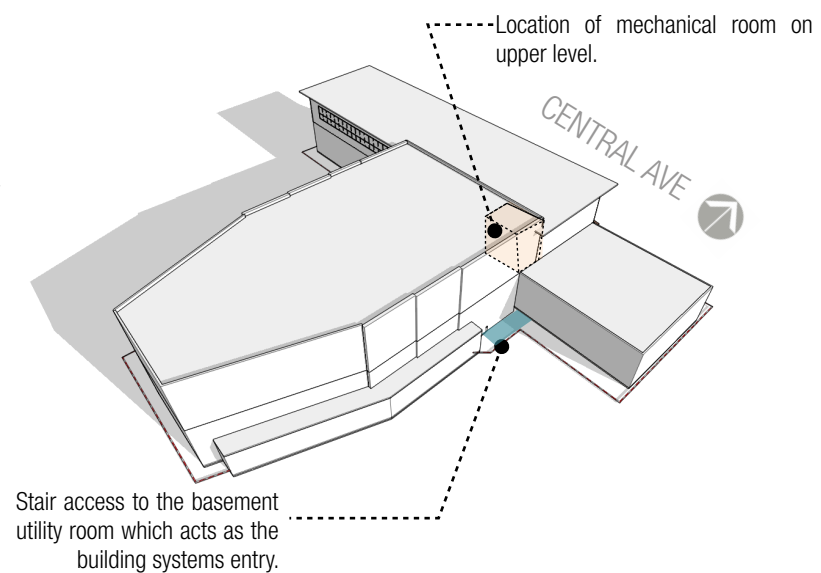
Main HVAC system consists of an indoor central airhandler with split DX coil, gas fire heat exchanger. Indoor DX coil is connected through refrigerant piping to an outdoor air cooled condenser located on the nearby low roof. Most of the components of existing systems appear original to the building and are past their service life.

Air distribution from airhandler consists of ducted supply air diffuser (round) located on the second floor ceiling and ducted return air grilles.

The building does not have a water-based fire sprinkler system.

GENERAL RECOMMENDATIONS

Recommend replacing systems in their entirety.



ELECTRICAL SYSTEMS

Existing Primary Service Distribution

Los Alamos County Utility Department - Electric (LACUDE) presently serves both facilities.

- A. The existing CB Fox Department Store facility presently has the following:
1. Underground Three-Phase primary distribution is derived from Trinity Dr./Deacon St.
 2. A pad mounted transformer is located in the basement of the building.
 3. A meters for the facility and it many stores are also located in the basement.

Existing Secondary Power Distribution

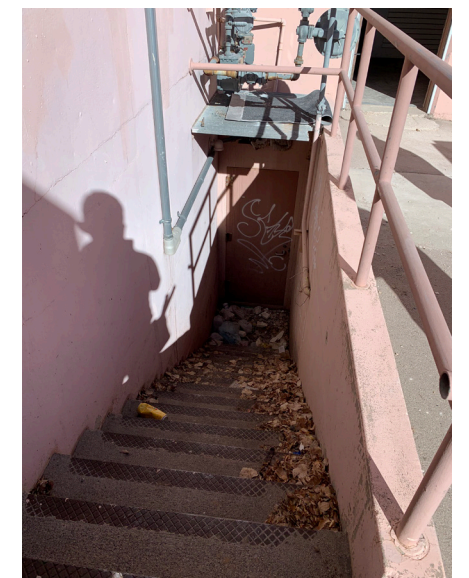
- A. The existing CB Fox Department Store:
1. Existing secondary service to the Main Switchboard (MSB) located in basement. Existing electrical equipment is rated for 208Y/120V, 3 Phase, 4 wire, and MSB rated for 1200A. Existing MSB serves downstream panels for the various department stores.

Existing Luminaires

- A. The existing CB Fox Department Store presently has the following:
1. Luminaires all areas are fluorescent, incandescent type, and track lighting.
 2. Lighting control varies in each space and via toggle switches.
 3. Life Safety illumination was not present in all spaces.

Existing Fire Alarm System

- A. The existing CB Fox Department Store presently has the following:
1. No adequate Fire Alarm system throughout building.



5 Fire & Life Safety

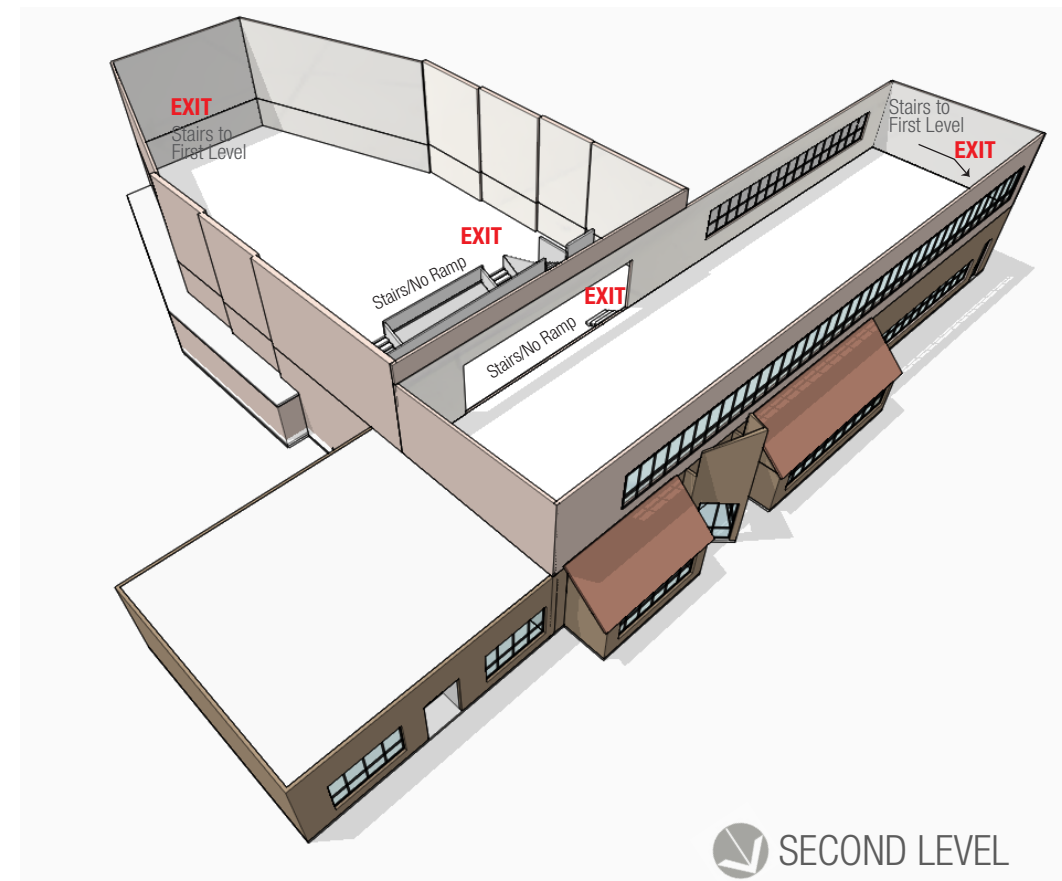
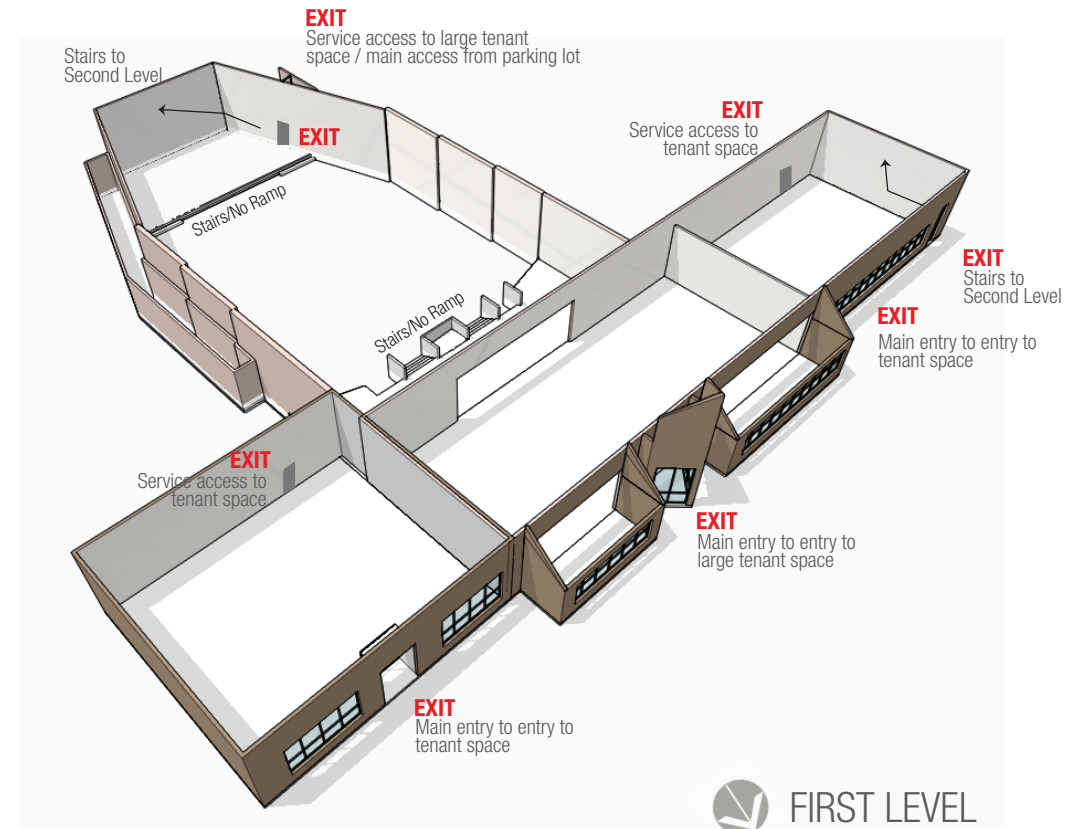
Main HVAC system consists of an indoor central airhandler with split DX coil, gas fire heat exchanger. Indoor DX coil is connected through refrigerant piping to an outdoor air cooled condenser located on the nearby low roof. Most of the components of existing systems appear original to the building and are past their service life.

Air distribution from airhandler consists of ducted supply air diffuser (round) located on the second floor ceiling and ducted return air grilles.

The building does not have a water-based fire sprinkler system.

GENERAL RECOMMENDATIONS

Recommend replacing systems in their entirety.



Condition Assessment for the

REEL DEAL THEATER

DRAFT

Executive Summary

REEL DEAL THEATER

2551 CENTRAL AVE | LOS ALAMOS, NM 87544

This document is an assessment of an existing vacant building, previously the Reel Deal Theater located in Los Alamos, New Mexico. FBT was hired by the County of Los Alamos to conduct an analysis of the existing facility to understand potential improvements that may need to occur for a future occupancy. The county is in a due diligence period for the potential purchase of the property. Renovation concepts are provided as part of a separate document.

The Reel Deal Theater building opened in 2003 as Los Alamos' sole movie cinema and operated as such until its sale in June 2020 due to closures impacted from coronavirus. The building is approximately 13,000 sf and includes four theaters totaling 476 seats, along with a lobby and concessions common space. There have been no major renovations since it was built.



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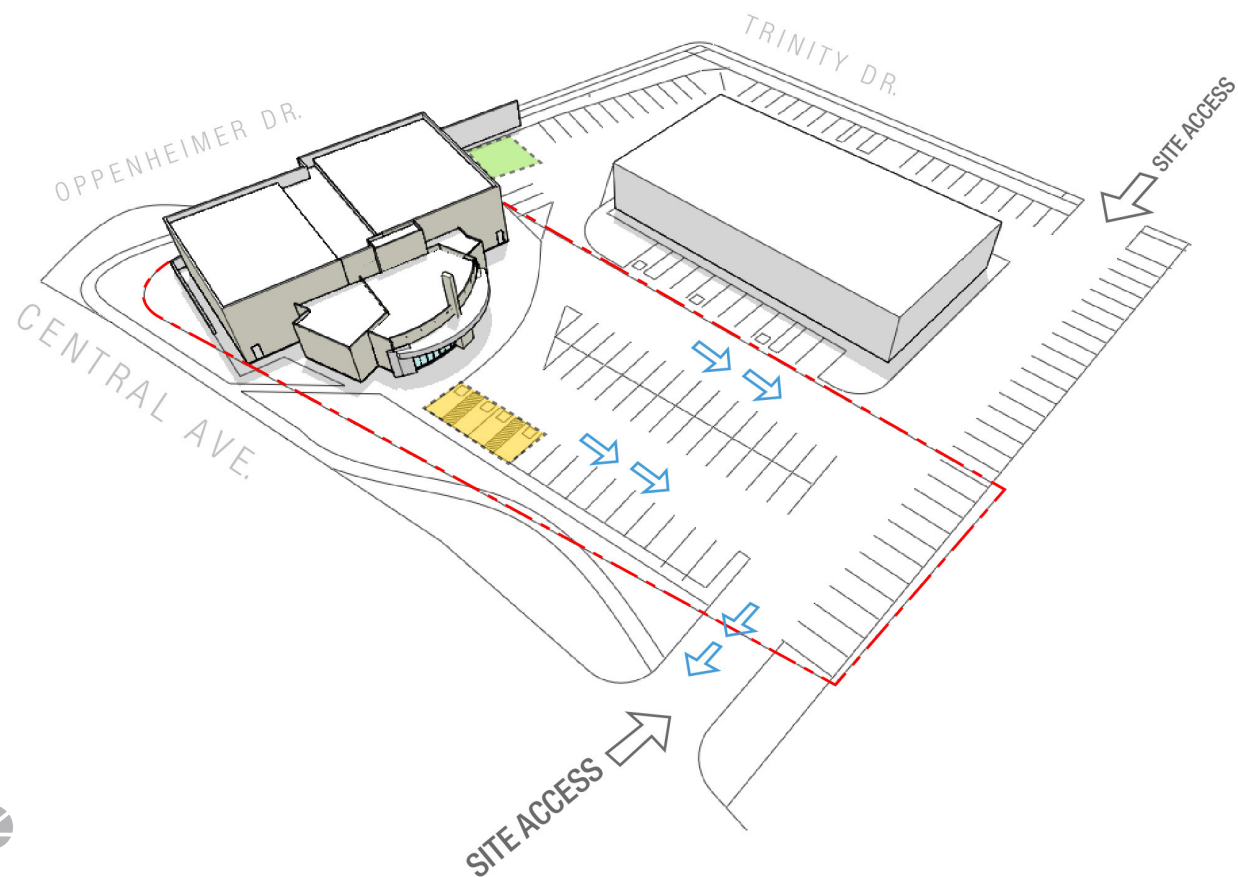
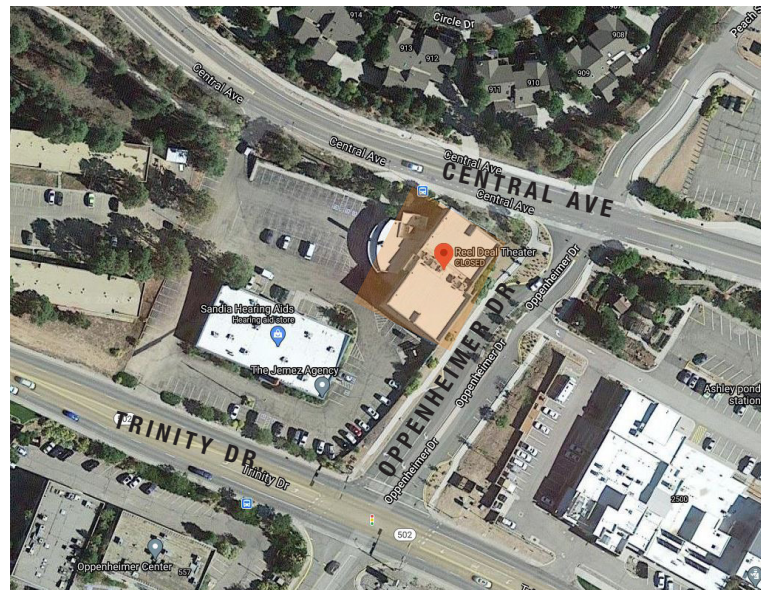
UTILITIES

13-14

1 Site

LOCATION

Located in the heart of Los Alamos' civic fabric, the building rests on the corner of Central Avenue and Oppenheimer Drive. Some nearby features include Mesa Public Library, Larry R. Walkup Aquatic Center and Ashley Pond.



SITE FEATURES



RETAINING

There is a significant east to west slope on the site. A large retaining wall is located along the east property line at Oppenheimer Dr. to alleviate this. Stairs and a ramp are provided along the north portion of the site to access the sidewalk along Central Ave.

EGRESS

A continuous sidewalk is installed around the entire building to provide an egress pathway from each theater space. The northern portion of the building is prone to sitting snowfall during the winter but the sidewalk is electrically heated and was not turned on at the time of visit.



VIEWS

As the sight slopes away from the building, splendid views are revealed of the nearby Jemez Mountains toward the west.

OUTDOOR SPACES

The building sits tight to the property line boundary and parking lot limites which doesn't free up much outdoor space. However, a small notch near the southwest corner of the building provides a small area of relief for landscaping and seating.

PARKING

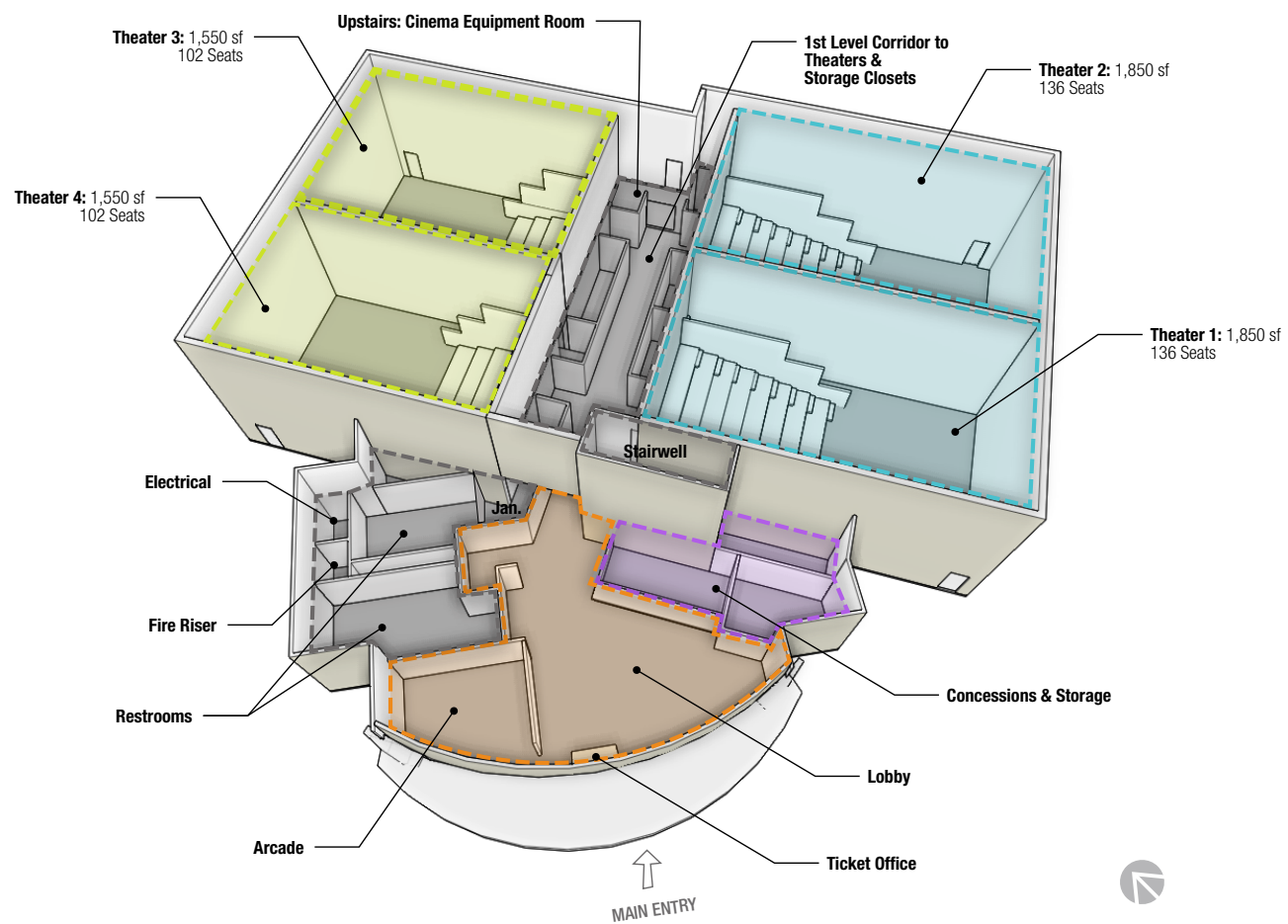
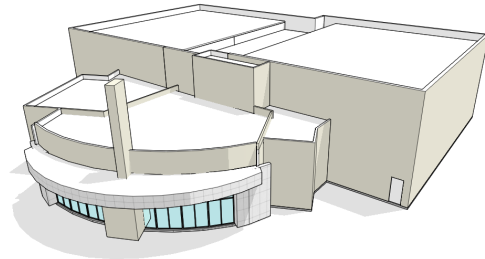
The parking lot for the Reel Deal Theater is connected to the parking areas for the adjacent Mary Deal building. There are 57 spaces provided on the Reel Deal lot and 67 on the adjacent property. The previous cinema use required 119 spaces and thus a shared parking agreement is in place between the two buildings.



2 Architectural

PROGRAM & LAYOUT

X



FEATURES

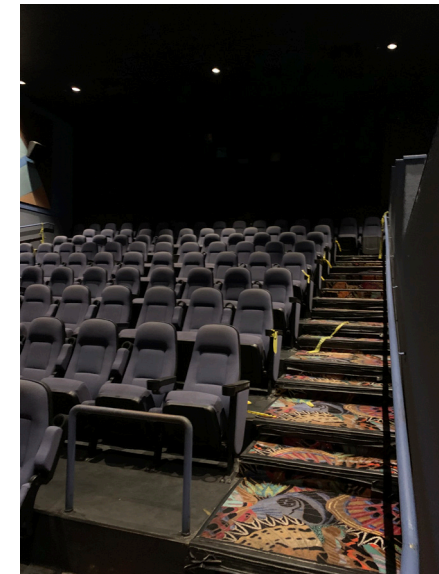
EXTERIOR

X



INTERIOR

X

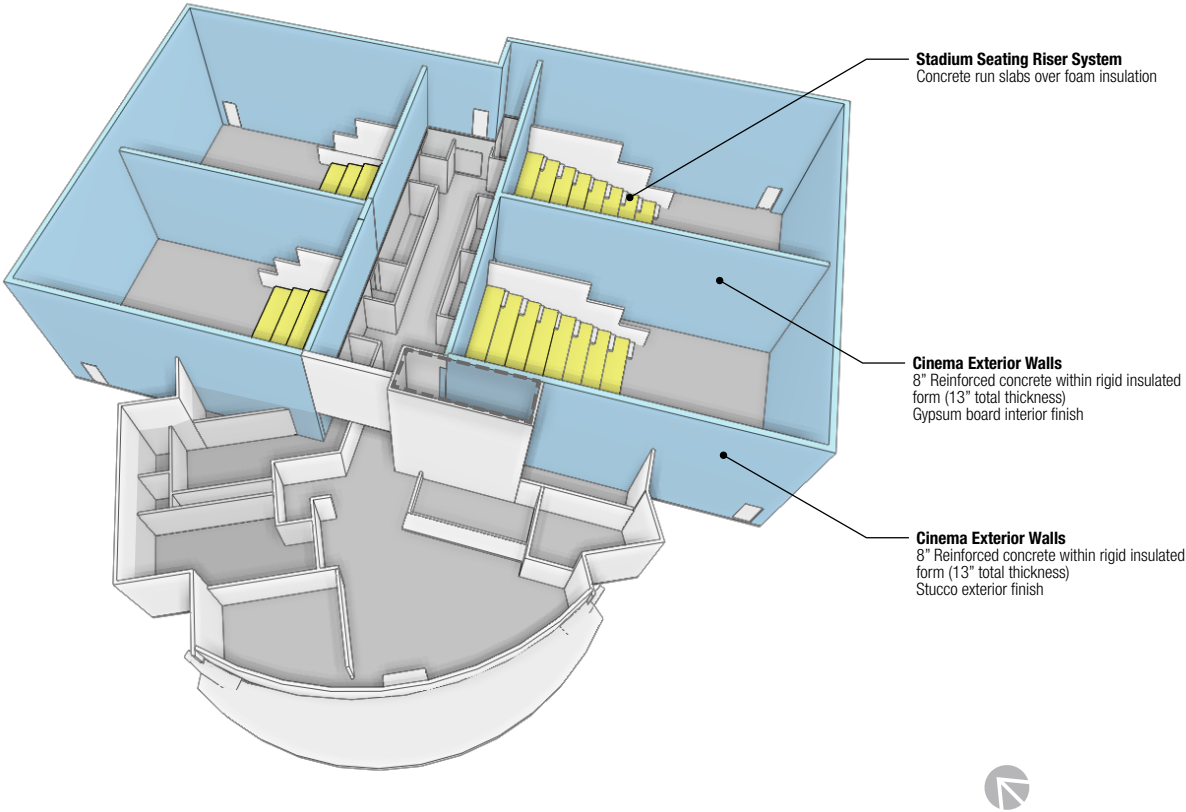


3

Structural

CONSTRUCTION & MATERIALS

X



FLOOR FINISH LEVEL CHANGES

X

MECHANICAL SYSTEMS

Main HVAC system consists of six (6) single zone, constant volume rooftop DX cooling and gas fired heating. The rooftop units which are manufactured by Carrier in year 2003. The units are controlled by standalone thermostats (one per unit) with sensors located in the space. No Building Automation System (BAS) was observed.

Cooling coil condensate drain is directly discharged on the roof which does not meet code and will result in possible roof damage over time.

Air distribution from each rooftop unit consists of low pressure ducted supply and ducted return. Air distribution in each theater is supplied overhead (ceiling) and return air is near the floor level.

Box Office is served by a dedicated split system that is non-functional.

The natural gas system serving the units is of carbon steel construction with a combination of welded and screwed fittings. The system is designed around multiple pressure zones with regulators located at various points around the facility. Gas pressure regulators located on the roof drop the system pressure from pounds to ounces.

The building is equipped with water-based fire sprinkler systems serving the facility.

GENERAL RECOMMENDATIONS

Replace existing units with new. Typical service life of rooftop unit is about 15 years per ASHRAE recommendations.

Route cooling condensate drain line to indirect approved plumbing fixture as required by code.

Add building facility management system to optimize efficiency and maintenance.

Route cooling condensate drain pipe indirectly to approved plumbing fixture

Replace existing split system with new.



ELECTRICAL SYSTEMS

Existing Primary Service Distribution

Los Alamos County Utility Department - Electric (LACUDE) presently serves both facilities.

- A. The existing Reel Deal Theater facility presently has the following:
1. Underground Three-Phase primary distribution is present runs along Central Avenue.
 2. A pad mounted LACUDE transformer (2264) rated for 300kVA located on the north side of building along Central Avenue.
 3. A meter/meter enclosure was present on the building adjacent to the existing building switchboard.

Existing Secondary Power Distribution

- A. The existing Reel Deal Theater presently has the following:
1. Existing secondary service to the Main Switchboard (MSB) located on the exterior building on the north side. Existing electrical equipment is rated for 208Y/120V, 3Ph, 4W, and MSB rated for 800A. Existing MSB serves downstream panels for building general power and Mechanical equipment panels in the projector room, and panel for the electric heating system around the building.

Existing Luminaires

- A. The existing Reel Deal Theater presently has the following:
1. Existing luminaires throughout facility are can luminaires and fluorescent lamp throughout facility. Throughout facility luminaires are recessed in lay-in grids.
 2. Life safety lighting is by bug-eye luminaires and internal batteries in various luminaires.
 3. Lighting control is centrally located for seating areas in the projection screen. Other lighting control devices are centrally located for the rest of the facility.

Existing Fire Alarm System

- A. The existing Reel Deal Theater presently has the following:
1. Existing Fire Alarm Control Panel (FACP) was present. FACP was upgraded a year ago and existing building is provided with the latest devices. Facility is protected by this system.

