

Performing Arts Center (Los Alamos Little Theater) Project Update

Public Works Department
Capital Projects & Facilities Division

March 25, 2025

Overview

- Built 1945 – Cafeteria/Dining Hall
- Circa 1972 – Performance Theater
- 2012 – Roof, Siding & Window Renovations Completed
- 2017 – Fire Alarm System Installed
- Gross Floor Area – 10,125 Square Feet
 - Performance Hall, Lobby, Ticket Booth, Lavatories, Kitchen, Green Room, Dressing Rooms, Storage and Workspaces
- Heated; No Air Conditioning System or Fire Suppression System



Background

- Fire Suppression System Recommended by Fire Marshal
 - 2021-2022 Initial Building Evaluation
 - 2022 Countywide Facility Condition Assessment (10-year, Like for Like Renewal)
 - 2022-2023 Detailed Building Evaluation
 - 2023 Hazardous Material Assessment
 - 2024-2025 Prioritize Funding for Life Safety

Project Update

Fire Suppression System

- Project Scope
- Project Budget
- Project Schedule
- Progress to Date
- Communication & Coordination

Project Scope

1. Acquire storage units for LALT to clear spaces in advance of Asbestos Containing Material (ACM) removal & fire system install
 2. Remove ACM within the path of the proposed fire suppression system
 - Utilize County On-Call Hazardous Material Abatement Contract
 - Demo/remove enclosed ACM ceilings
 - Remove selective ACM flooring in disrepair
 3. Install a new Fire Suppression System throughout the building
 - Utilize County On-Call Construction Contract
 - Replace ceilings (w/drop ceiling grid) and selective flooring
 4. Contingency Considered
- ❖ Work in Progress via Bathtub Row/Nectar Street Reconstruction
- Dedicated water/fire line installation
 - Surrounding sidewalk/ADA improvements, C&G and drive pad replacement
 - August 2025 Substantial Completion

Project Budget

PROJECT BUDGET SPREADSHEET Los Alamos Little Theater	
Project Budget	
	Amount
MFM FY2024	\$ 300,000.00
MFM FY2026 (Proposed)	\$ 260,000.00
Total Recommended Budget	\$ 560,000.00
Expenses	
	Amount
Sidewalk/ADA Improvements w/Bathtub Row Project (In Progress)	\$ 152,118.00
Fire Suppression System/ACM Abatement/Moving & Storage	\$ 285,530.87
Subtotal	\$ 437,648.87
GRT	\$ 30,908.95
Total w/GRT	\$ 468,557.82
Contingency, ~20%	\$ 70,037.03
Building Evaluations & Assessments Performed	\$ 21,405.14
Total Expenses	\$ 560,000.00

Project Schedule

Project Phase/Milestones	Start Date	Finish Date	Duration [months]
Finalize Cost Proposals & Task Orders Drawings & Permits	January 2025	May 2025	4
Coordinate Vacating the Building in Preparation of Construction	October 2024	May 2025	7
Asbestos Abatement	June 2025	July 2025	1.5
Fire Suppression System Installation	July 2025	October 2025	3.5
Coordinate Re-occupancy of Building	November 2025	November 2025	1
Project Completion	November 2025	November 2025	0

Project Progress

Date	Activity	Notes
Jan. – Dec. 2024	Project Planning	<ul style="list-style-type: none"> • Coordination with LALT Board. • Review funding available for project. • Project to be completed using on-call contractors. • Preliminary schedule and project budget.
Sept. – Dec. 2024	Construction Planning	<ul style="list-style-type: none"> • Staff obtained cost proposals from on-call contractors. • Staff confirmed contractor's availability for this project.
Sept. – Dec. 2024	Pre-Construction Preparations	<ul style="list-style-type: none"> • LALT cleared inventory in anticipation of vacating the space. • County provided roll-off carts and hauling to transfer station. • Confirmation next steps and needs moving forward. • Staff coordinates locally sourced storage units to store LALT props during construction.
Jan. 2025	Confirmation of Construction Scope	<ul style="list-style-type: none"> • Building walkthrough with on-call contractors and LALT Board to confirm scope of construction.
Feb. – Mar. 2025	Project Update	<ul style="list-style-type: none"> • Feb. 19: Revisit Project Scope & Schedule with LALT Board. • Feb. 28: Met with MainStreet and LALT Board President to discuss project and future renovation options. • March 4: LALT Board approved moving forward with current project. • Finalize cost proposals and on-call task orders (in process).

Communication & Coordination

Continuous and direct communication with the Little Theater Board:

- LALT Board Construction Preparations
 - Remove all costumes and props from the building by May 2025
 - Remove all shelves and other items attached to walls by June 2025
- LALT performance schedule limits the construction timeframe from June to October
- In 2026, LALT to hold 75th anniversary events
- LALT desires future HVAC, electrical and plumbing upgrades

Points of Contact

- Terry Turton, Board VP – Main point of contact
- Seona Zimmermann, Board President – Secondary point of contact
- Sobia Sayeda – County Project Manager
 - Project Website Updates

Main Takeaways

- Life Safety System a priority
- The project is in progress with buy-in from LALT
- June – Oct. 2025 – Construction Duration
- LALT re-occupies PAC by Nov. 2025

What's next

- Planning for MEP Upgrades
 - Architects/Eng. w/Historical Building Experience
 - Assess Options & Costs
 - Budget Programming
- Grant Opportunities for Historical Buildings
 - New Mexico MainStreet
 - State Grants

Questions?