

LOS ALAMOS COUNTY

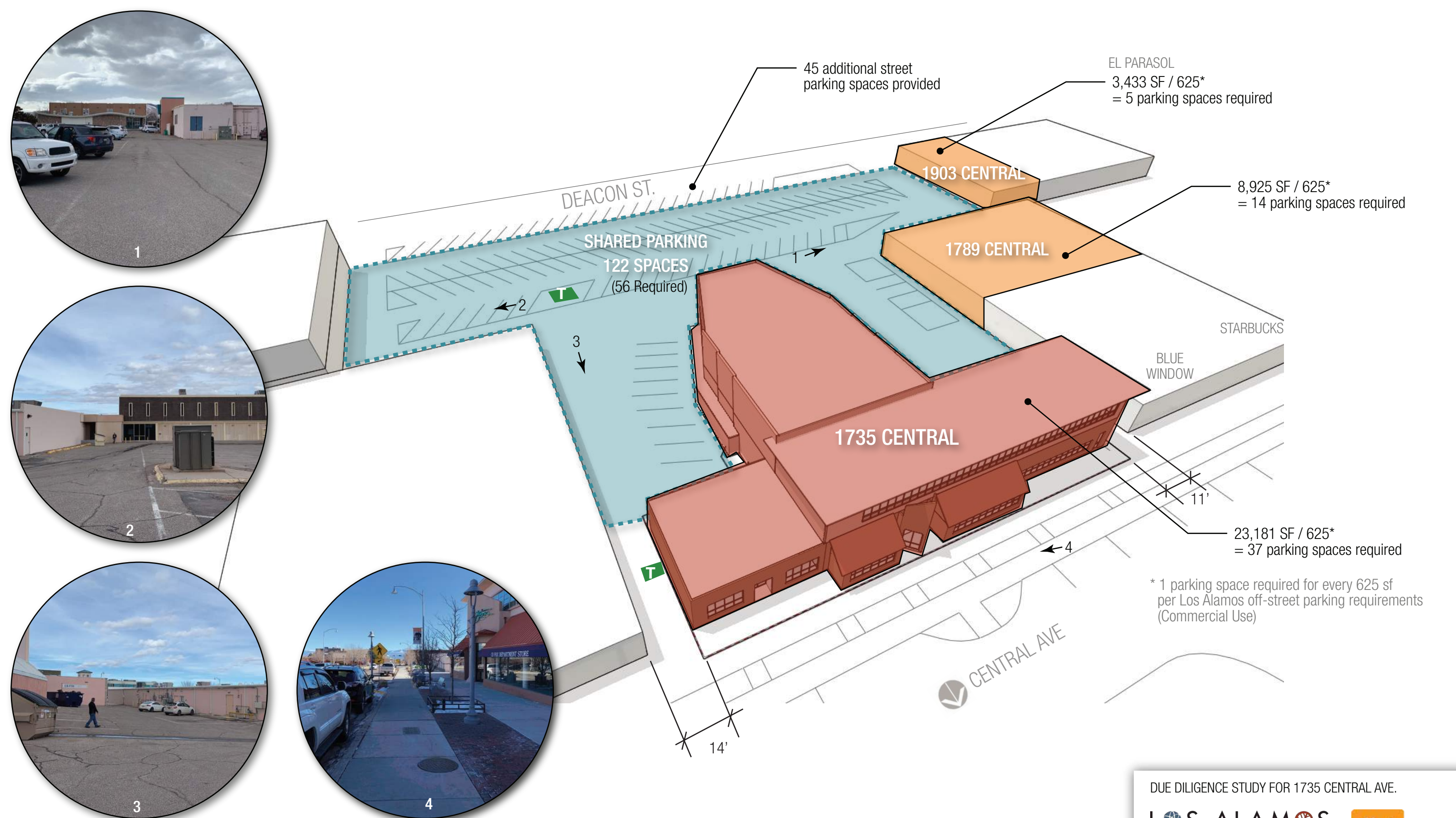
Due Diligence Study

CB FOX DEPT. STORE



County Council Meeting

February 11, 2021



DUE DILIGENCE STUDY FOR 1735 CENTRAL AVE.

Historical Context

- 1951

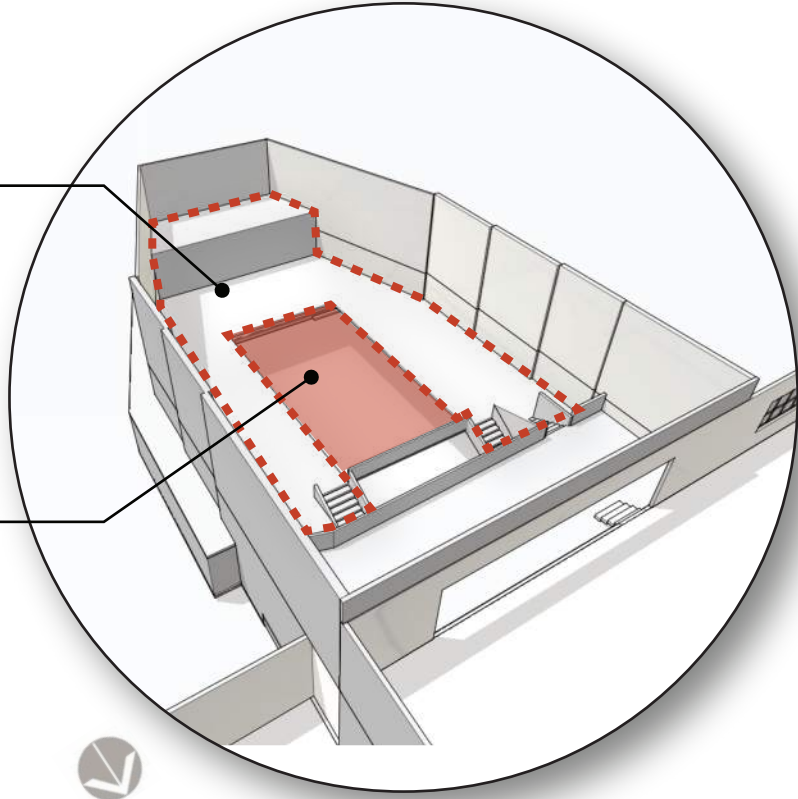
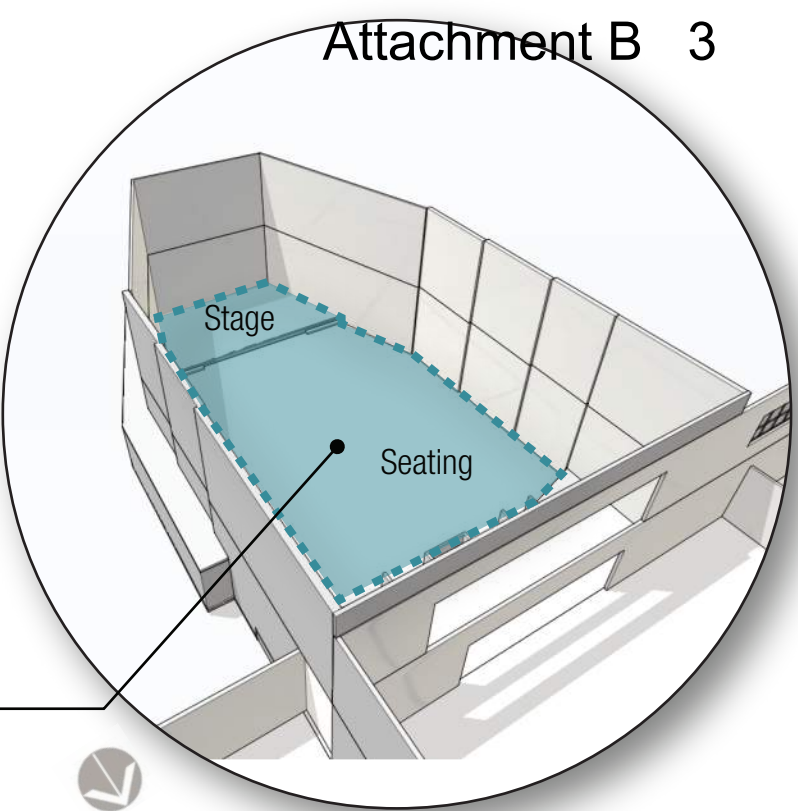
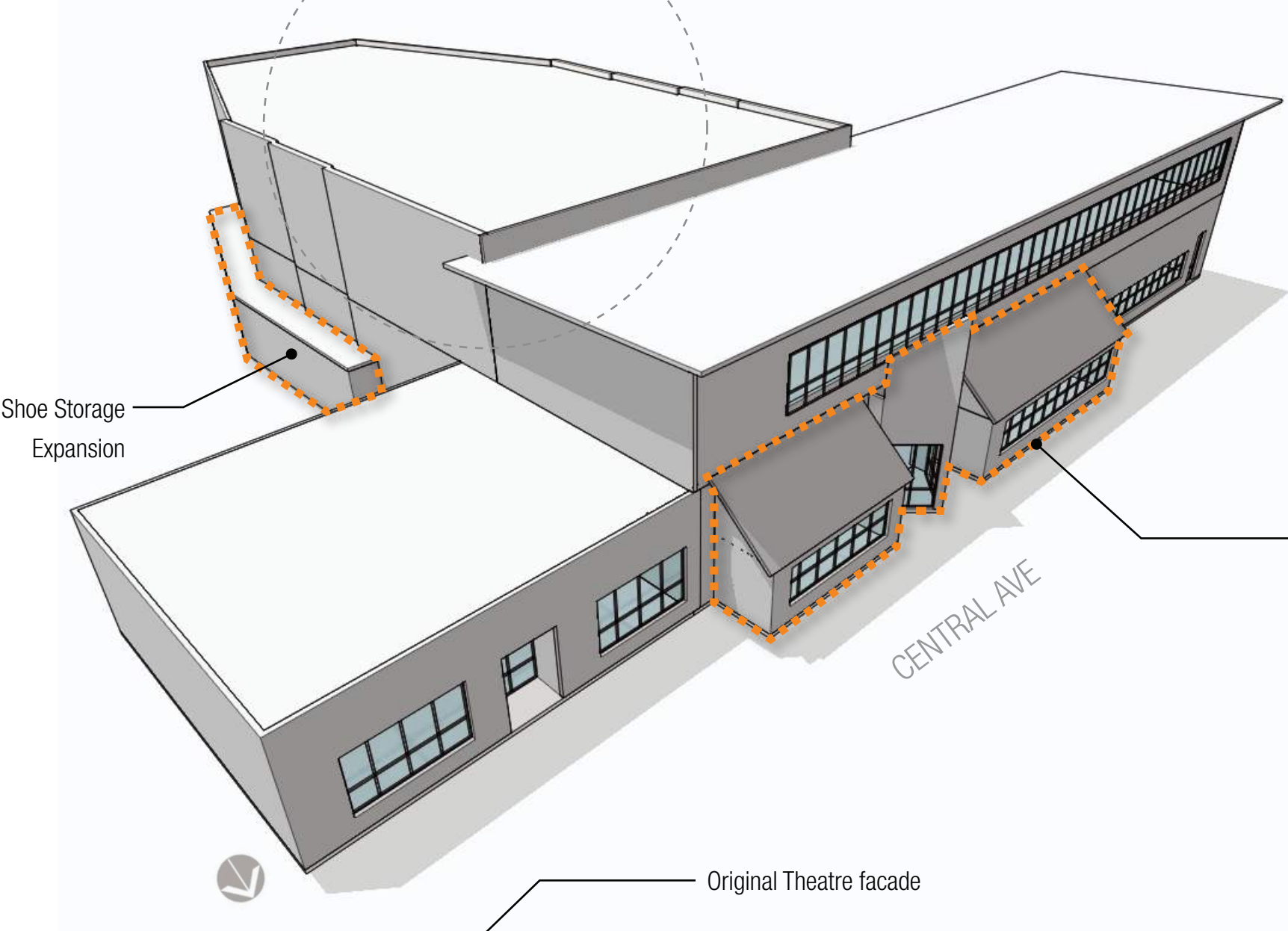
Hill Theater Built by (Atomic Energy Commission)
- 1955

Converted to a Department Store (Clement & Benner)
- 1979

CB Fox is established
- 1992

Facade Improvements & Expansion
- 2020

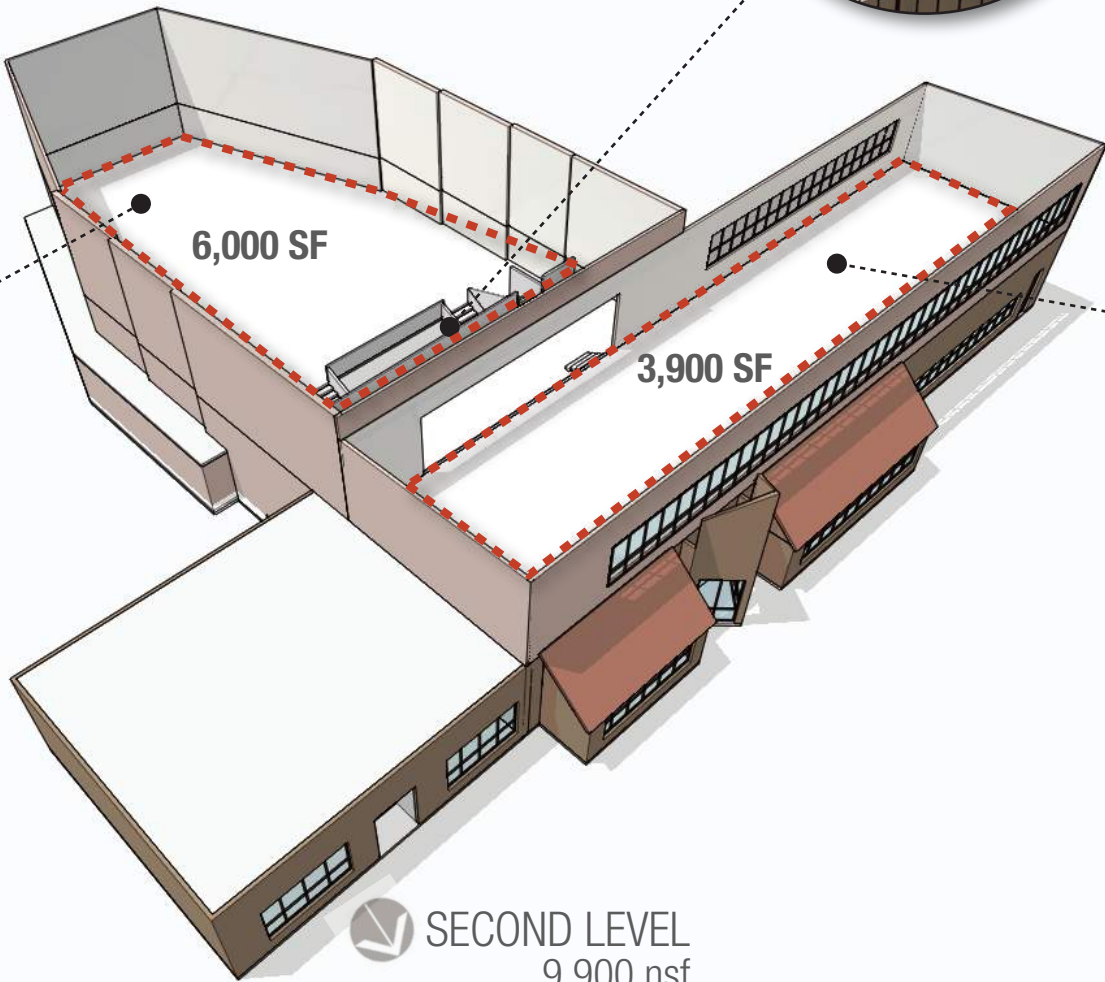
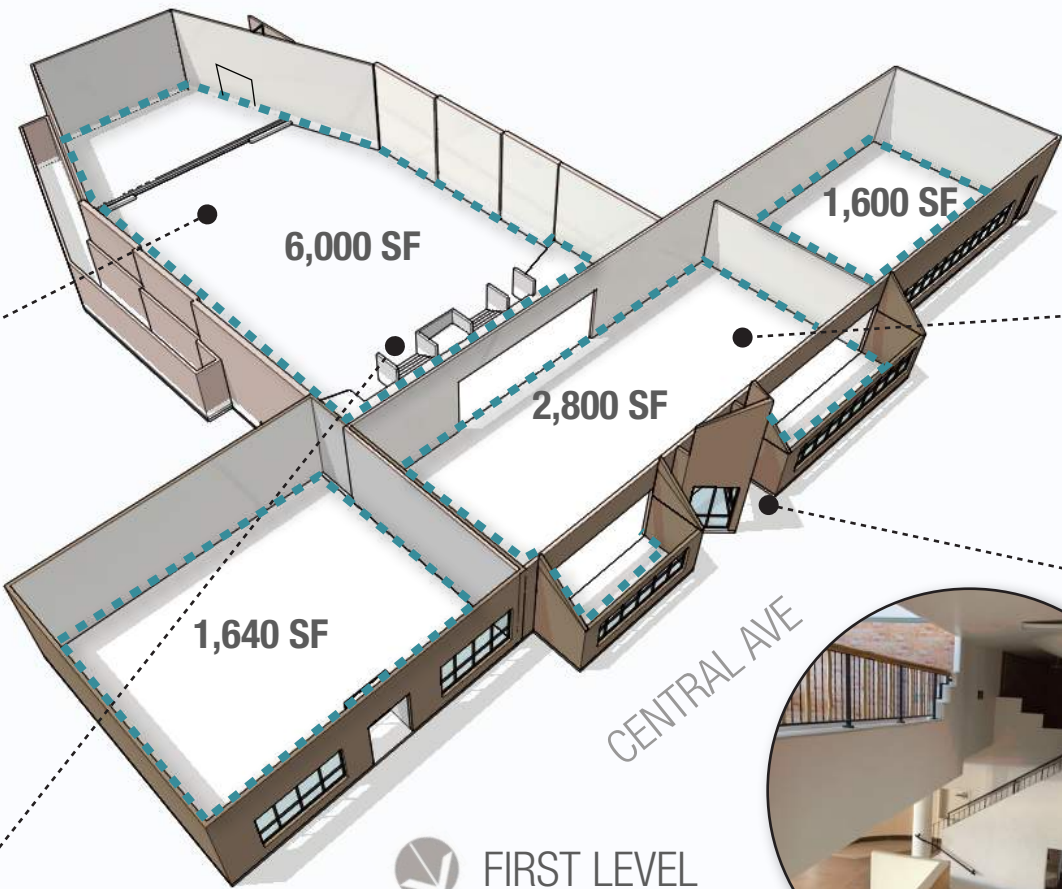
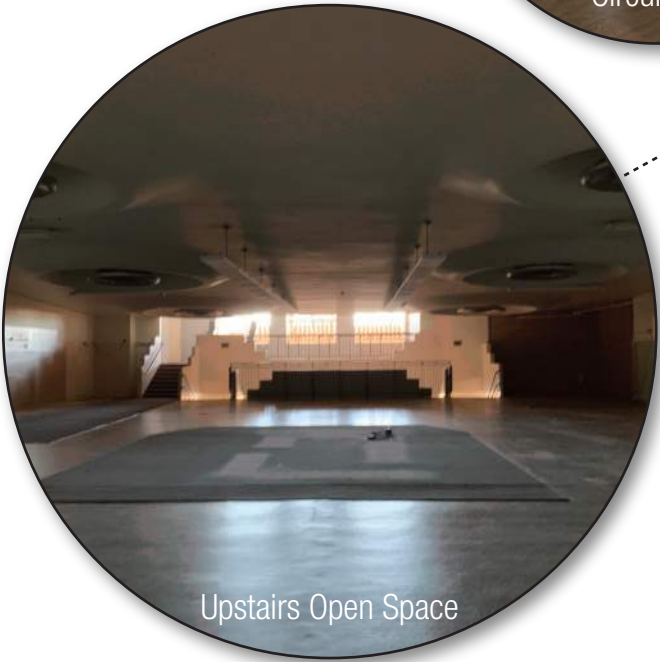
CB Fox Closes



DUE DILIGENCE STUDY FOR 1735 CENTRAL AVE.

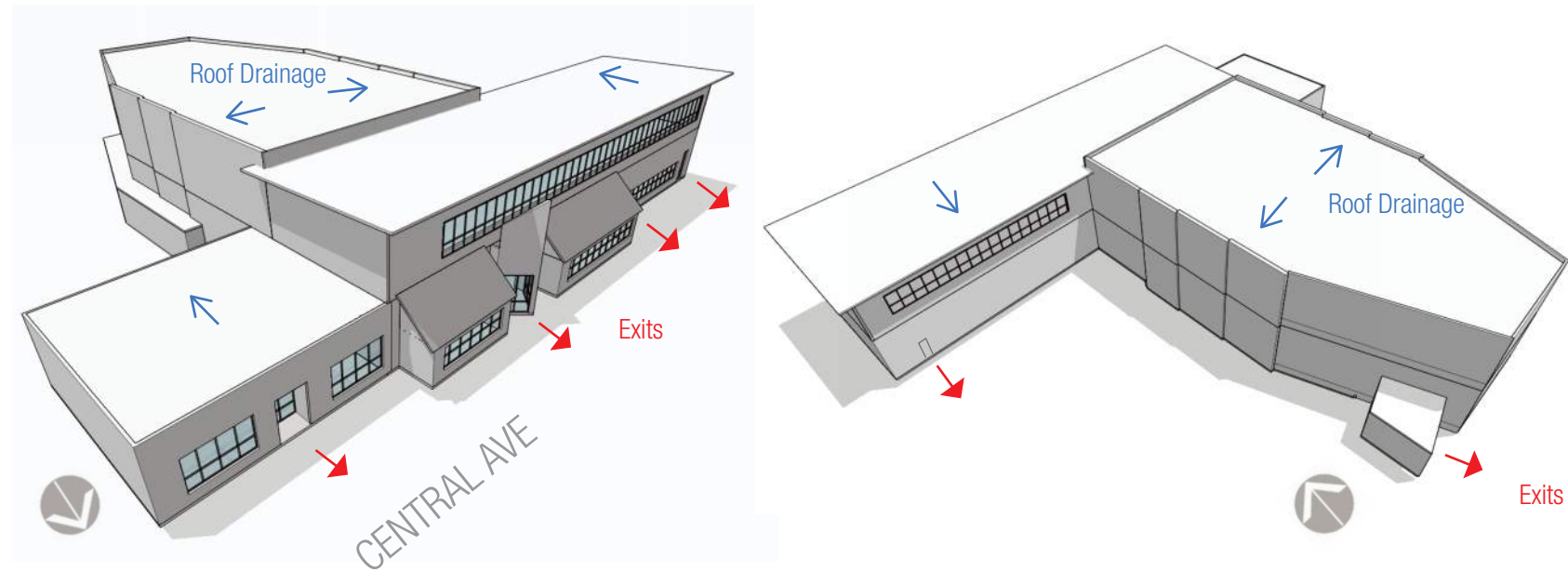
Existing Building

≈23,000 GSF



DUE DILIGENCE STUDY FOR 1735 CENTRAL AVE.

A more detailed analysis of the existing building features will be provided as part of the final documentation.



CONCRETE WALLS



STAIRWELL @ CENTRAL



UNINSULATED GLAZING



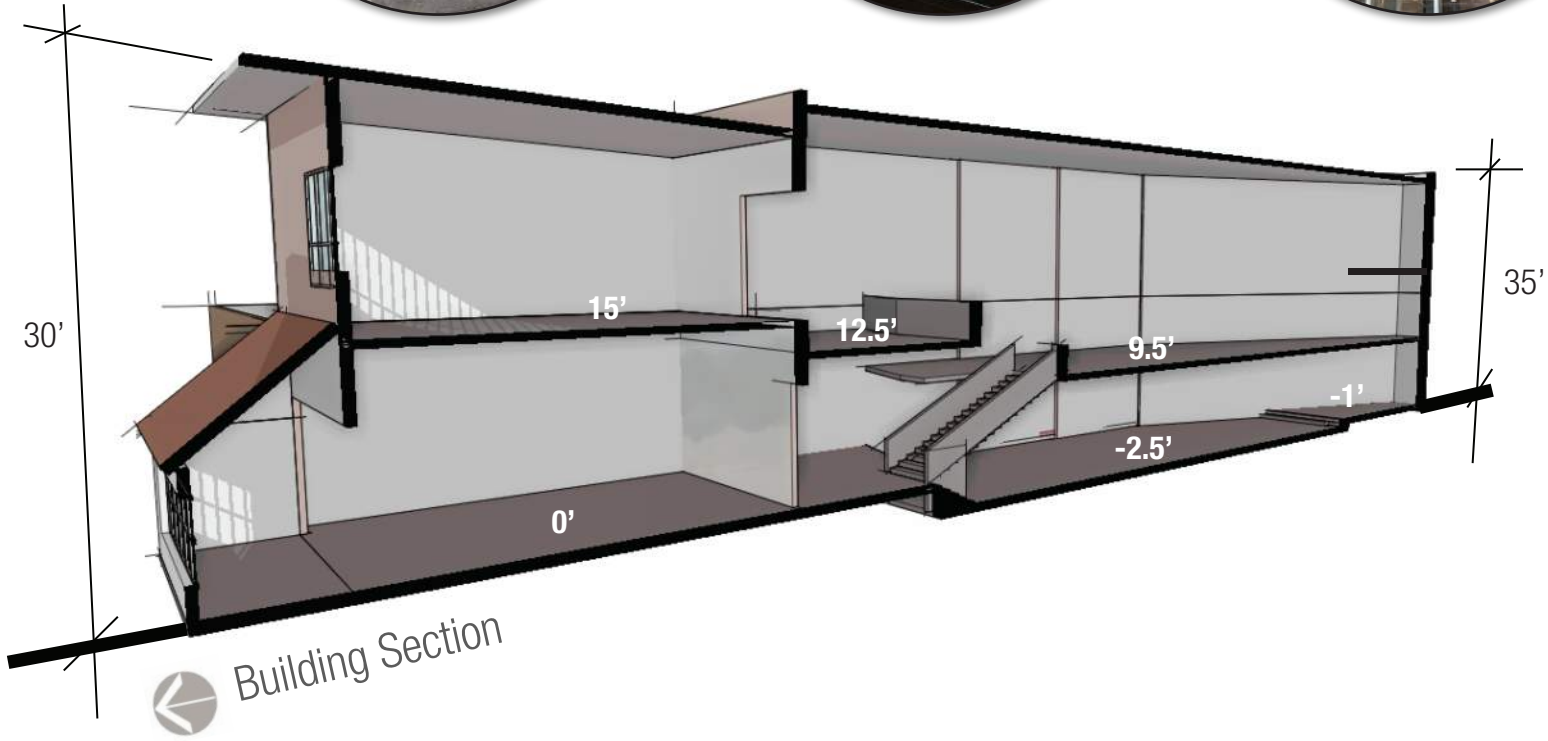
ROOF MEMBRANE



CONCRETE WALLS



INFILLED SECOND LEVEL



STRUCTURAL & ENVELOPE CONDITIONS

The existing structure shows signs of wear but no failures. Small cracks can be found in the large concrete walls but that is to be expected. The infilled portion of the second floor slab has some movement. It would need to be investigated further to determine additional bracing methods. Exterior walls and glazing systems do not meet adequate energy conservation methods. These would need to be upgraded for future use considerations.

LIFE SAFETY

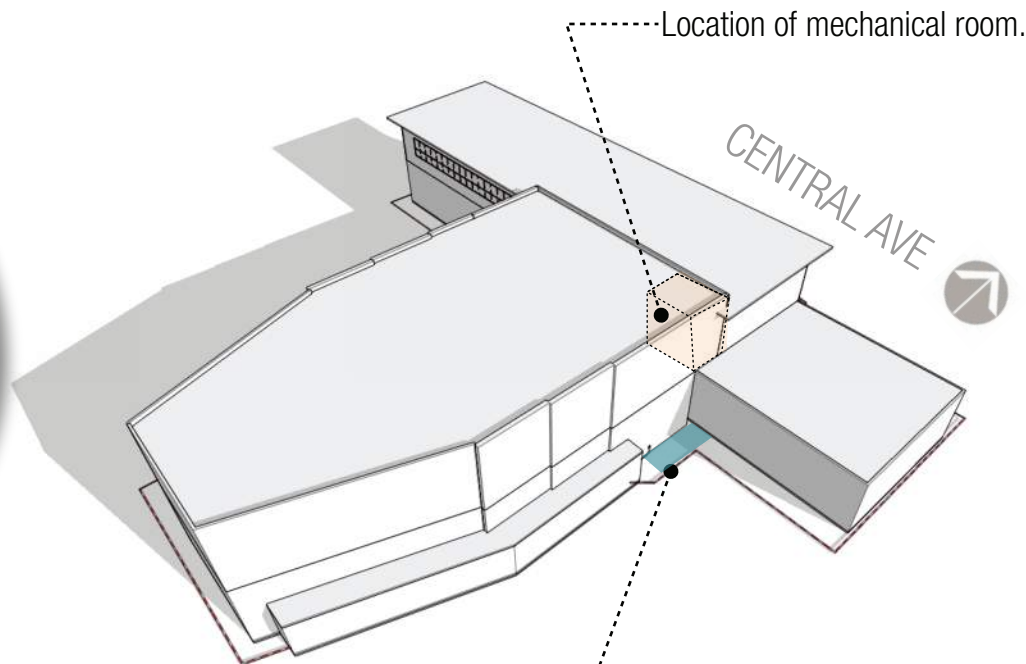
Egress from the upper level is challenging and not in a protected pathway, especially since the building is not equipped with an automatic fire sprinkler system. New uses would need to be examined with specific occupant loads to determine fire safety egress requirements.

ACCESSIBILITY

The existing building is constructed with multiple floor finish elevations as shown in the building section diagram. There are no ramps or elevators to comply with current ADA standards. Restrooms are also not adequately designed to meet these requirements.

HAZARDOUS MATERIALS

An Environmental Assessment was completed by Western Technologies on December 13, 2019 and outlines any potential hazardous material.



Access to underground utility room which serves as a building service entry.



MECHANICAL

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

Primary Service

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.

Secondary Service

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.

Luminaires

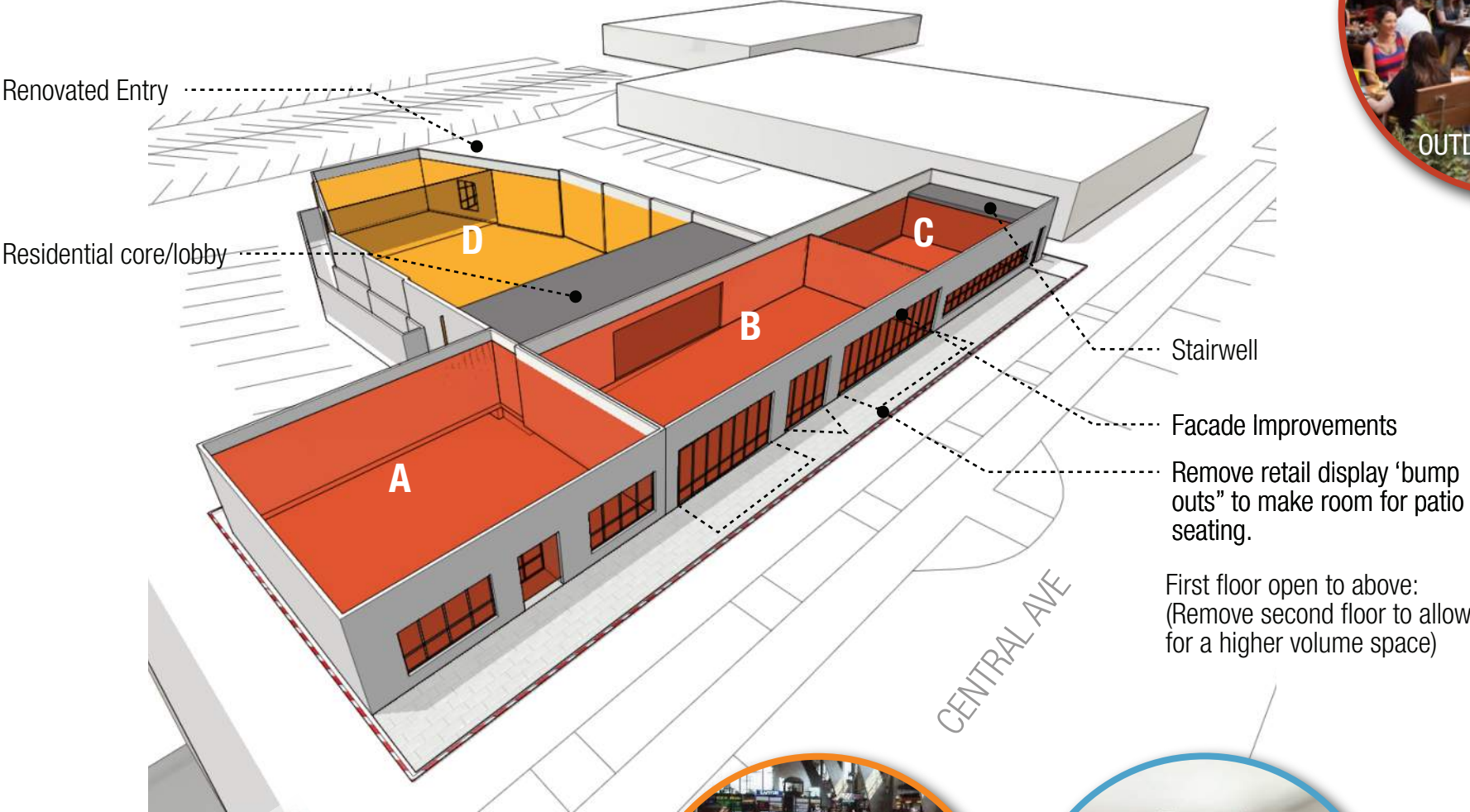
1. Luminaires all areas are fluorescent, incandescent type, and track lighting.
2. Lighting control varies in each space and via toggle switches.
3. Life Safety illumination was not present in all spaces.

Life Safety

1. No adequate Fire Alarm system throughout building.

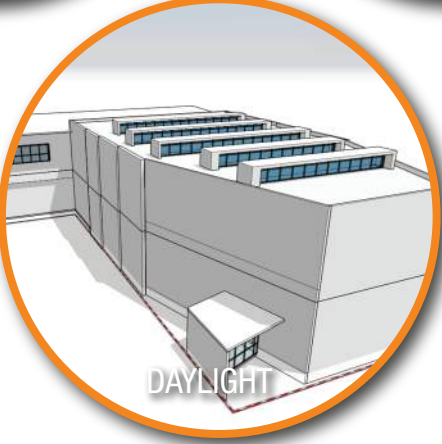
Scenario 1a: Renovation

RENOVATION OF THE EXISTING INTERIOR & EXTERIOR OF THE BUILDING



FIRST LEVEL
11,540 sf

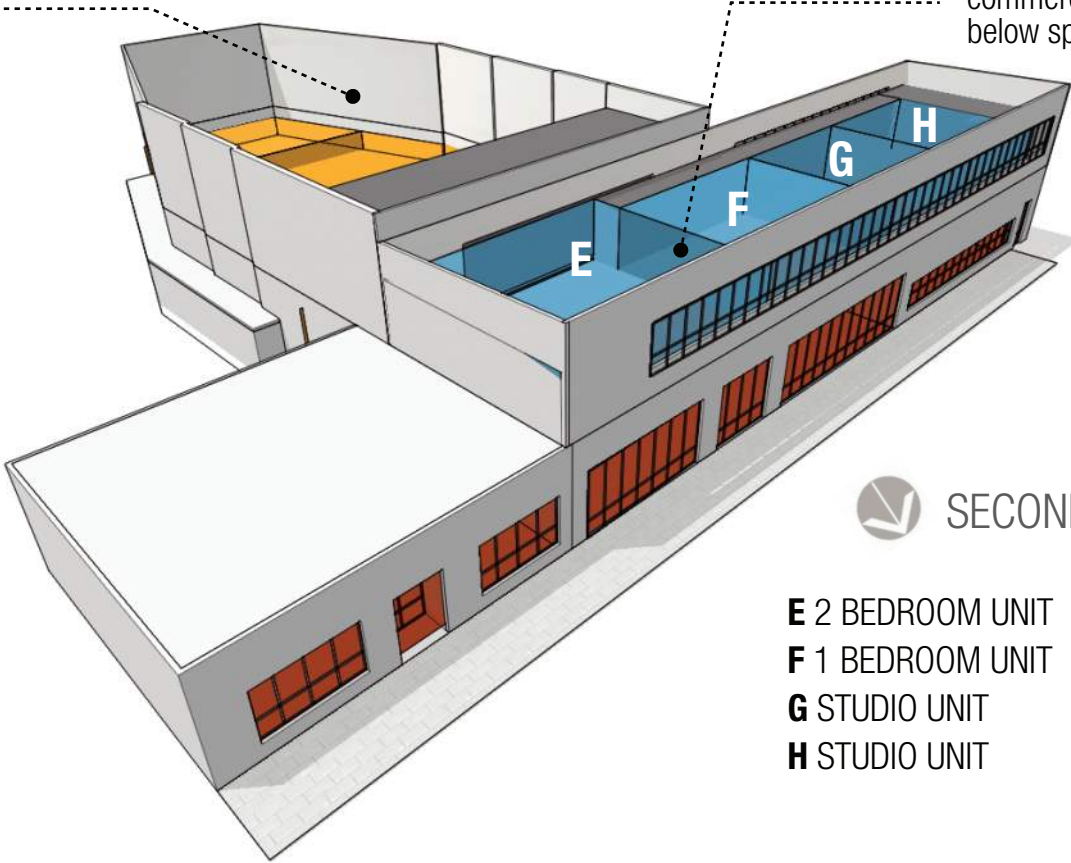
A COMMERCIAL	1,640 SF
B COMMERCIAL	2,300 SF
C COMMERCIAL	1,300 SF
D COMMERCIAL	4,720 SF



Due to the lot line proximity to the existing building, adding windows becomes challenging for fire code requirements. Instead, daylight can be introduced at the roof into the double height renovated space.



Option: could be second level commercial, connected to below space



SECOND LEVEL
5,180 sf

E 2 BEDROOM UNIT	1,000 SF
F 1 BEDROOM UNIT	800 SF
G STUDIO UNIT	600 SF
H STUDIO UNIT	600 SF

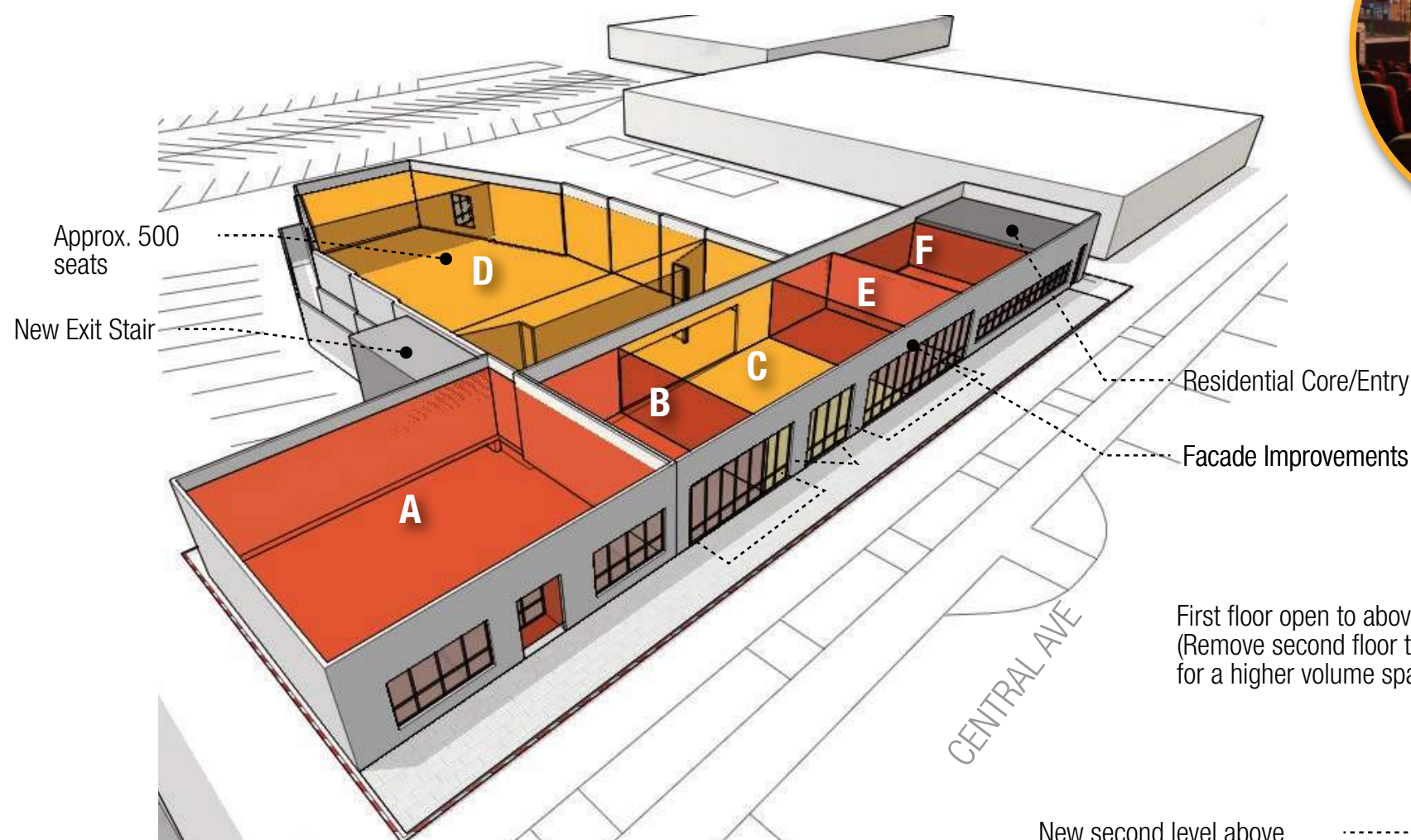
PARKING

9,960 NSF (COMMERCIAL) / 625 = 16
3,000 NSF (RESIDENTIAL) / 950 = 4
20 TOTAL PARKING SPACES REQUIRED

DUE DILIGENCE STUDY FOR 1735 CENTRAL AVE.

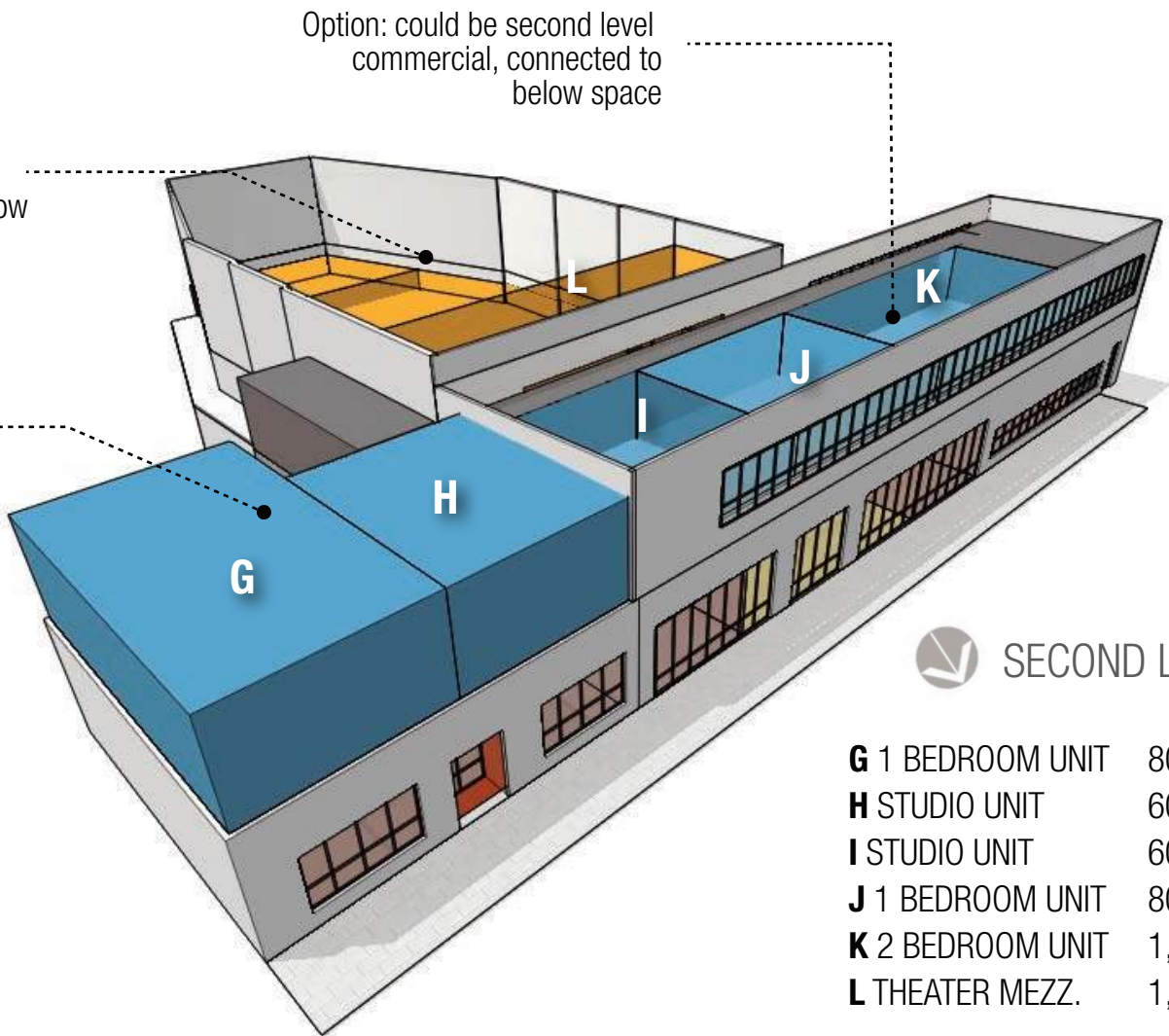
Scenario 1b: Theater Restoration

RENOVATION OF THE EXISTING BUILDING BACK TO A THEATER AS A PRIMARY USE



FIRST LEVEL
11,740

A	COMMERCIAL	1,640 SF
B	COMMERCIAL	650 SF
C	THEATER ENTRY	1,000 SF
D	THEATER	6,000 SF
E	COMMERCIAL	650 SF
F	COMMERCIAL	1,000 SF



SECOND LEVEL
6,540

G	1 BEDROOM UNIT	800 SF
H	STUDIO UNIT	600 SF
I	STUDIO UNIT	600 SF
J	1 BEDROOM UNIT	800 SF
K	2 BEDROOM UNIT	1,000 SF
L	THEATER MEZZ.	1,000 SF

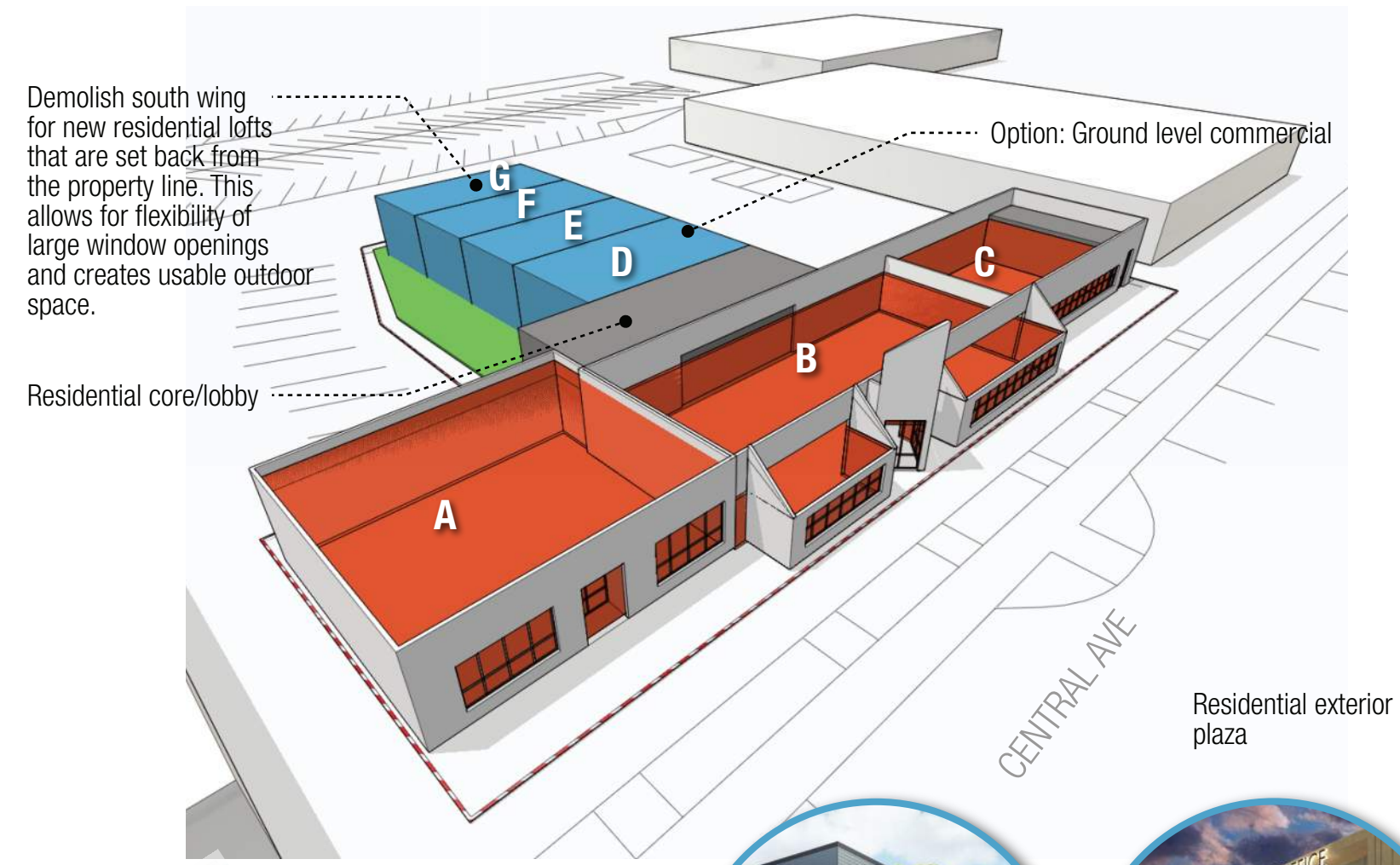
PARKING

10,940 NSF (COMMERCIAL) / 625 = 18
4,800 NSF (RESIDENTIAL) / 950 = 6
24 TOTAL PARKING SPACES REQUIRED

DUE DILIGENCE STUDY FOR 1735 CENTRAL AVE.

Scenario 2: Renovation + New Construction

RENOVATION OF THE EXISTING NORTH RETAIL WING & NEW CONSTRUCTION OF THE SOUTH WING



FIRST LEVEL
11,540

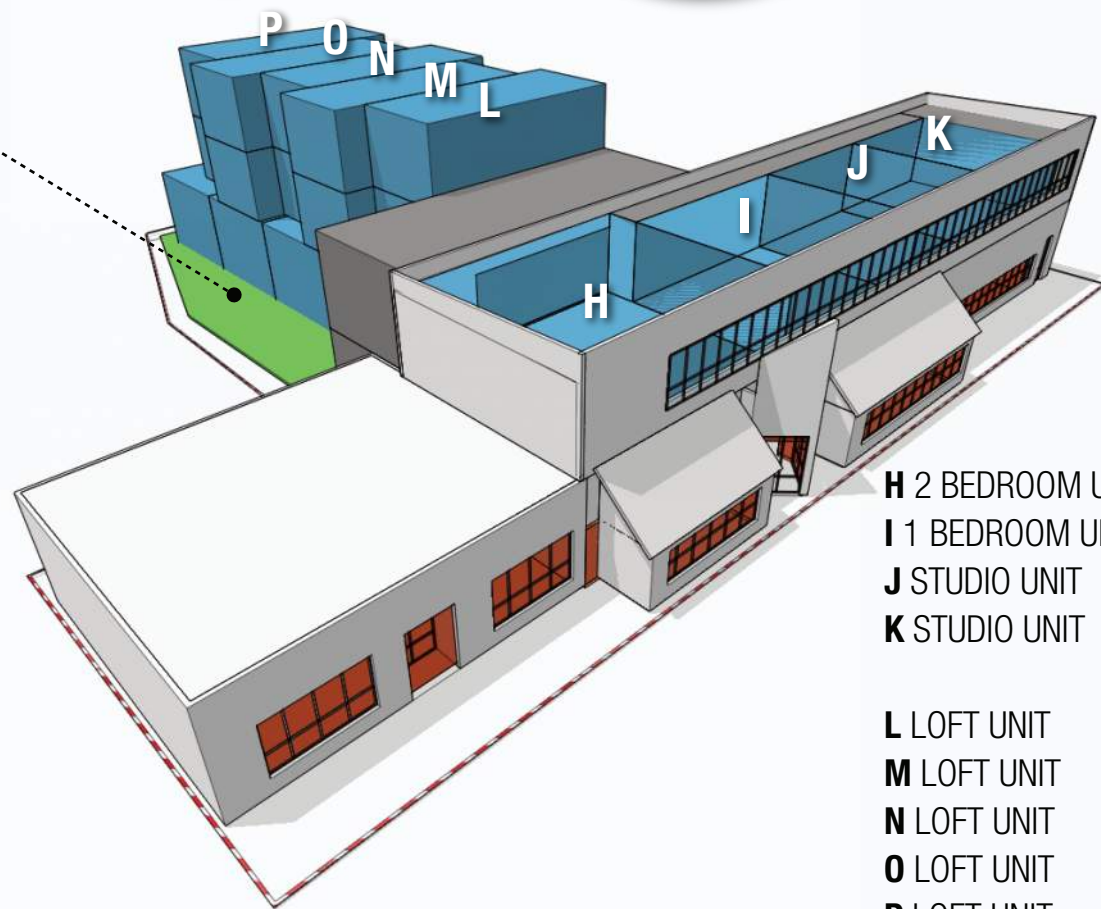
- A** COMMERCIAL 1,640 SF
- B** COMMERCIAL 2,800 SF
- C** COMMERCIAL 1,300 SF
- D** 1 BEDROOM UNIT 800 SF
- E** 1 BEDROOM UNIT 800 SF
- F** 1 BEDROOM UNIT 800 SF
- G** 1 BEDROOM UNIT 800 SF



Residential exterior plaza

PARKING

5,740 NSF (COMMERCIAL) / 625 = 10
11,200 NSF (RESIDENTIAL) / 950 = 12
22 TOTAL PARKING SPACES REQUIRED



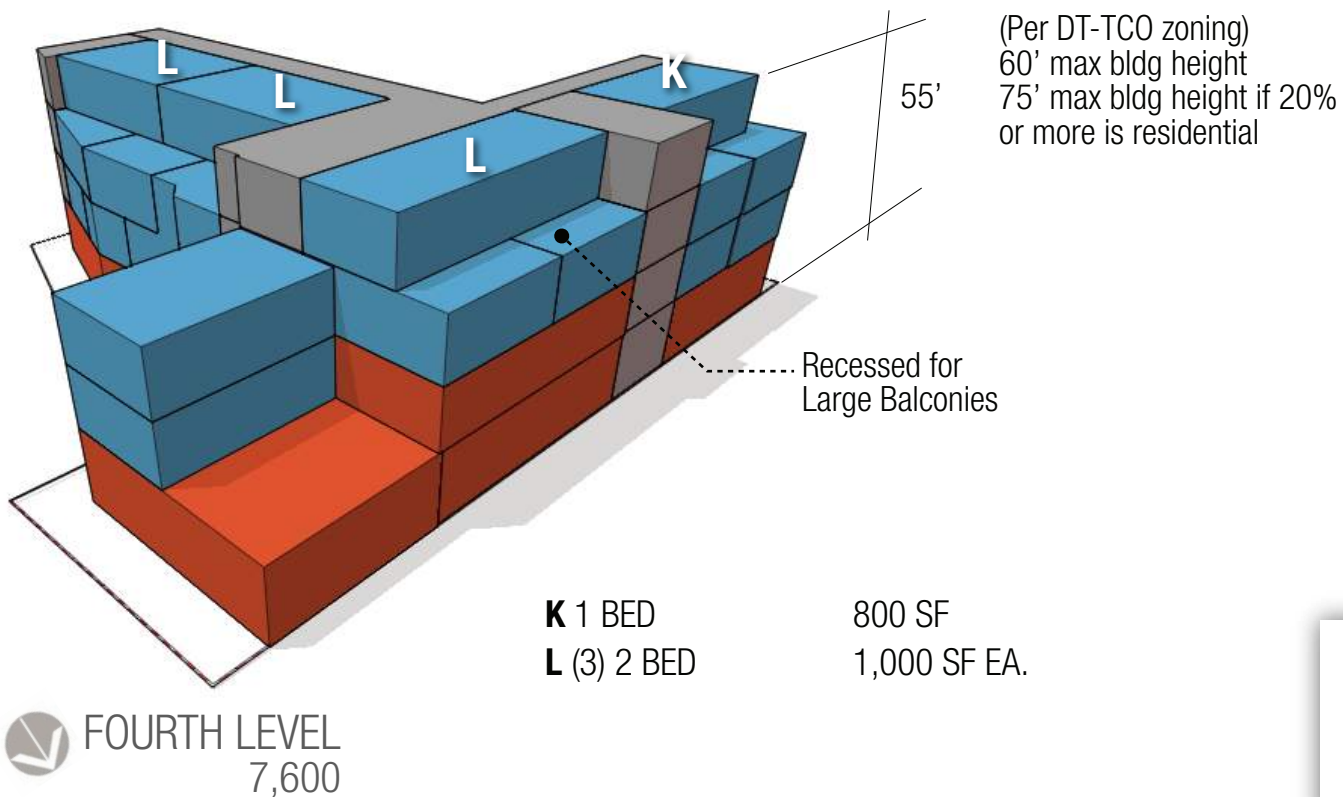
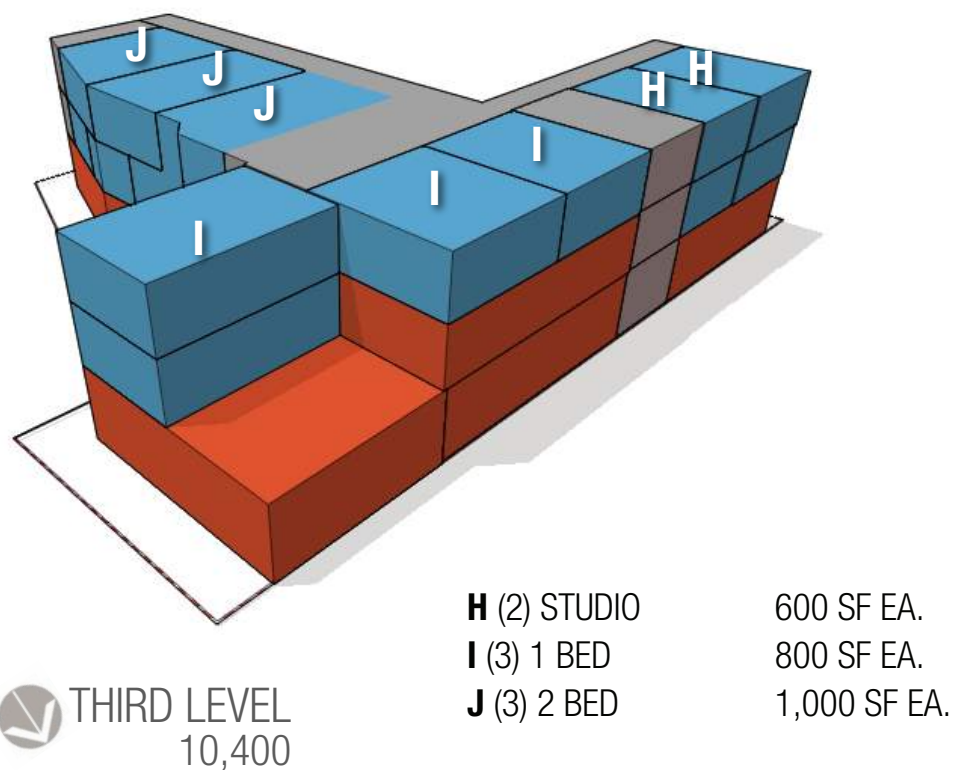
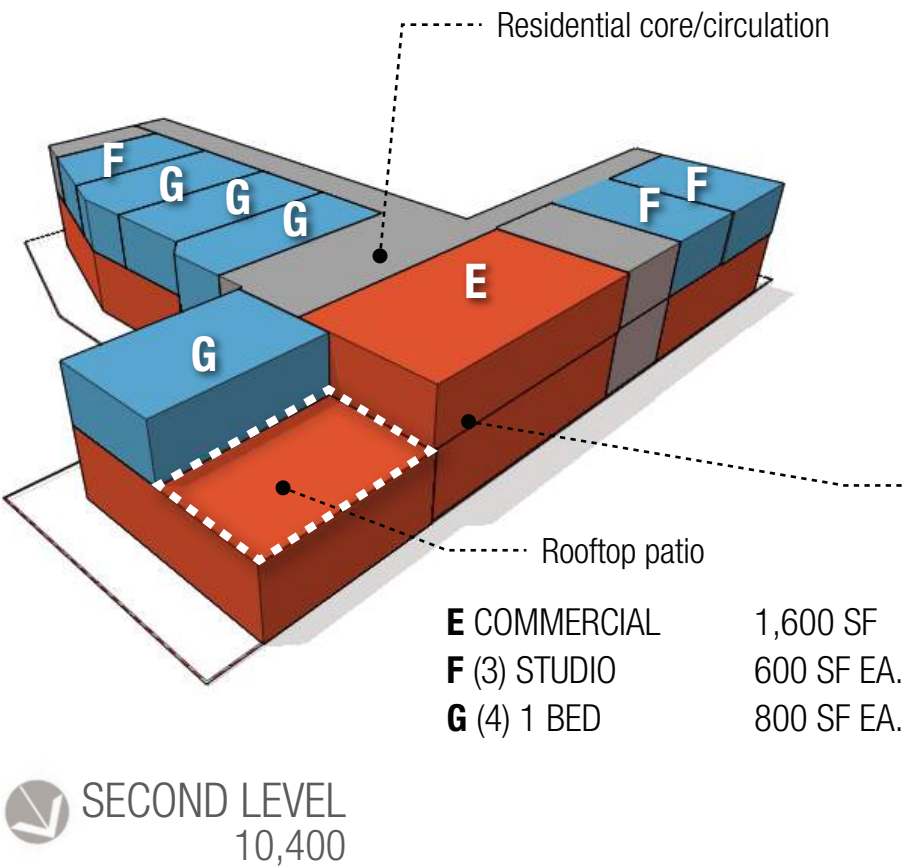
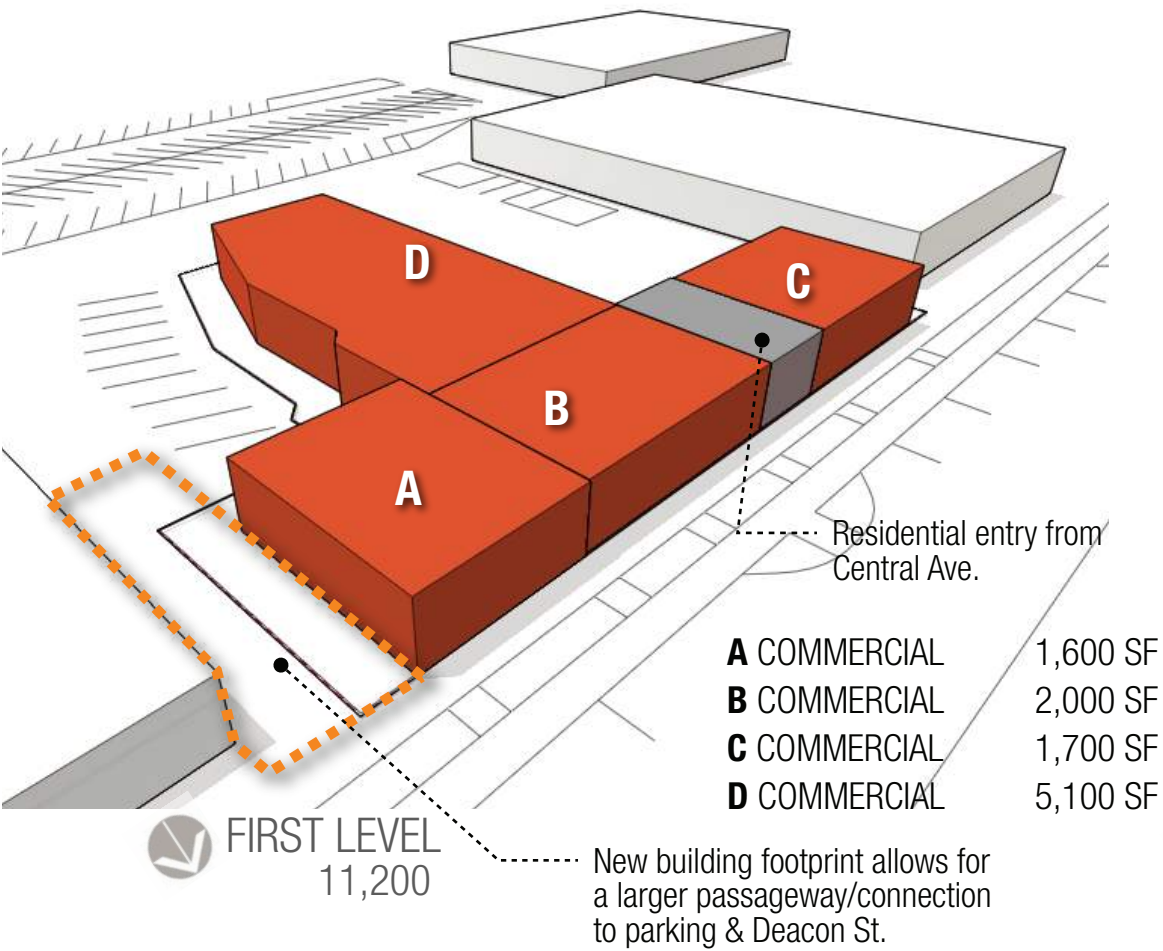
SECOND LEVEL
9,900

- H** 2 BEDROOM UNIT 1,000 SF
- I** 1 BEDROOM UNIT 800 SF
- J** STUDIO UNIT 600 SF
- K** STUDIO UNIT 600 SF
- L** LOFT UNIT 1,000 SF
- M** LOFT UNIT 1,000 SF
- N** LOFT UNIT 1,000 SF
- O** LOFT UNIT 1,000 SF
- P** LOFT UNIT 1,000 SF

DUE DILIGENCE STUDY FOR 1735 CENTRAL AVE.

Scenario 3: New Building

DEMOLISH EXISTING BUILDING AND BUILD NEW



PARKING

12,800 NSF (COMMERCIAL) / 625 = 21
15,400 NSF (RESIDENTIAL) / 950 = 17
38 TOTAL PARKING SPACES REQUIRED

LOS ALAMOS COUNTY

Due Diligence Study

REEL DEAL THEATER



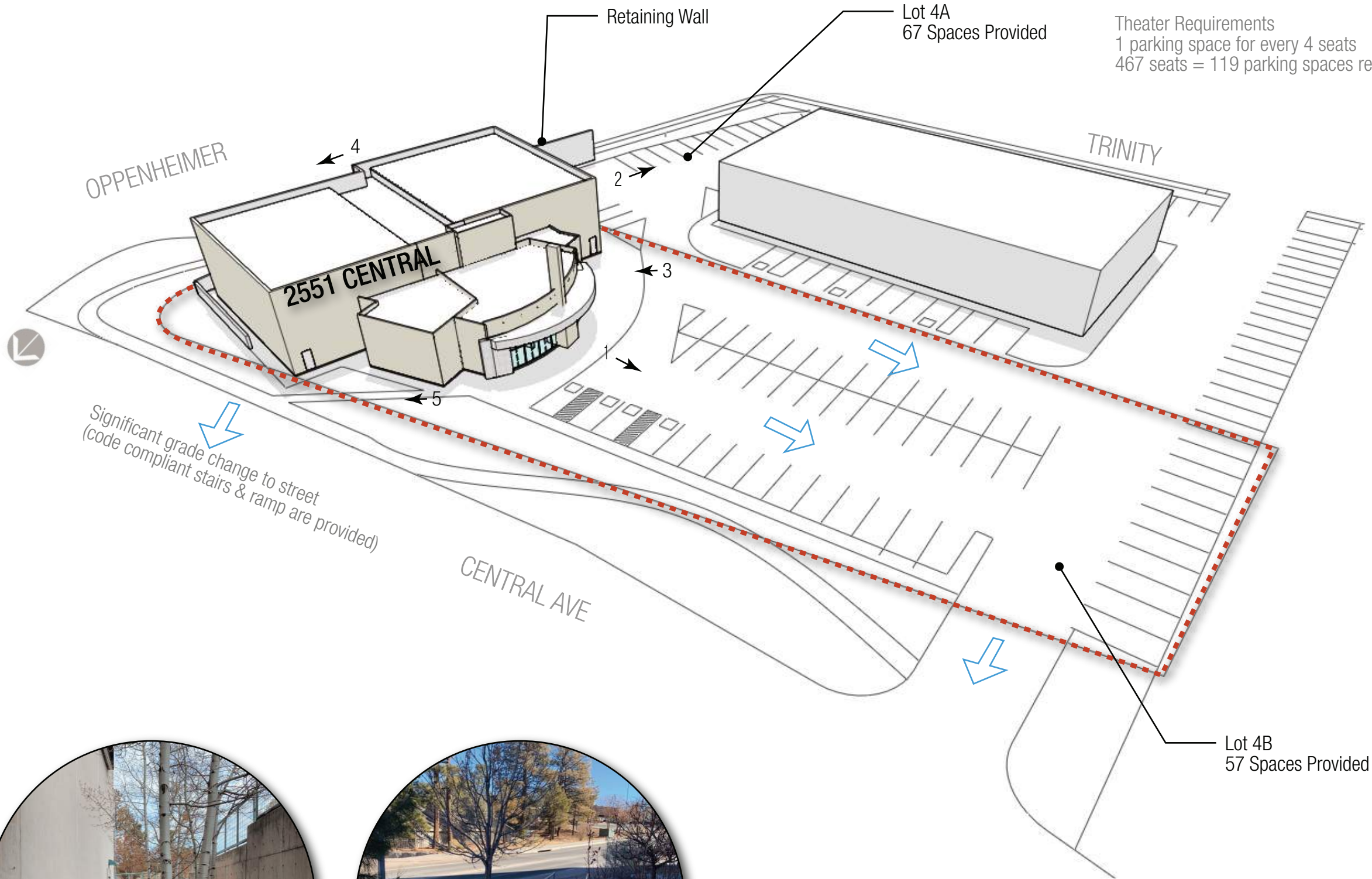
County Council Meeting

February 11, 2021

Site Analysis

EXISTING PARKING:
Shared Parking Agreement = 124 Total Spaces

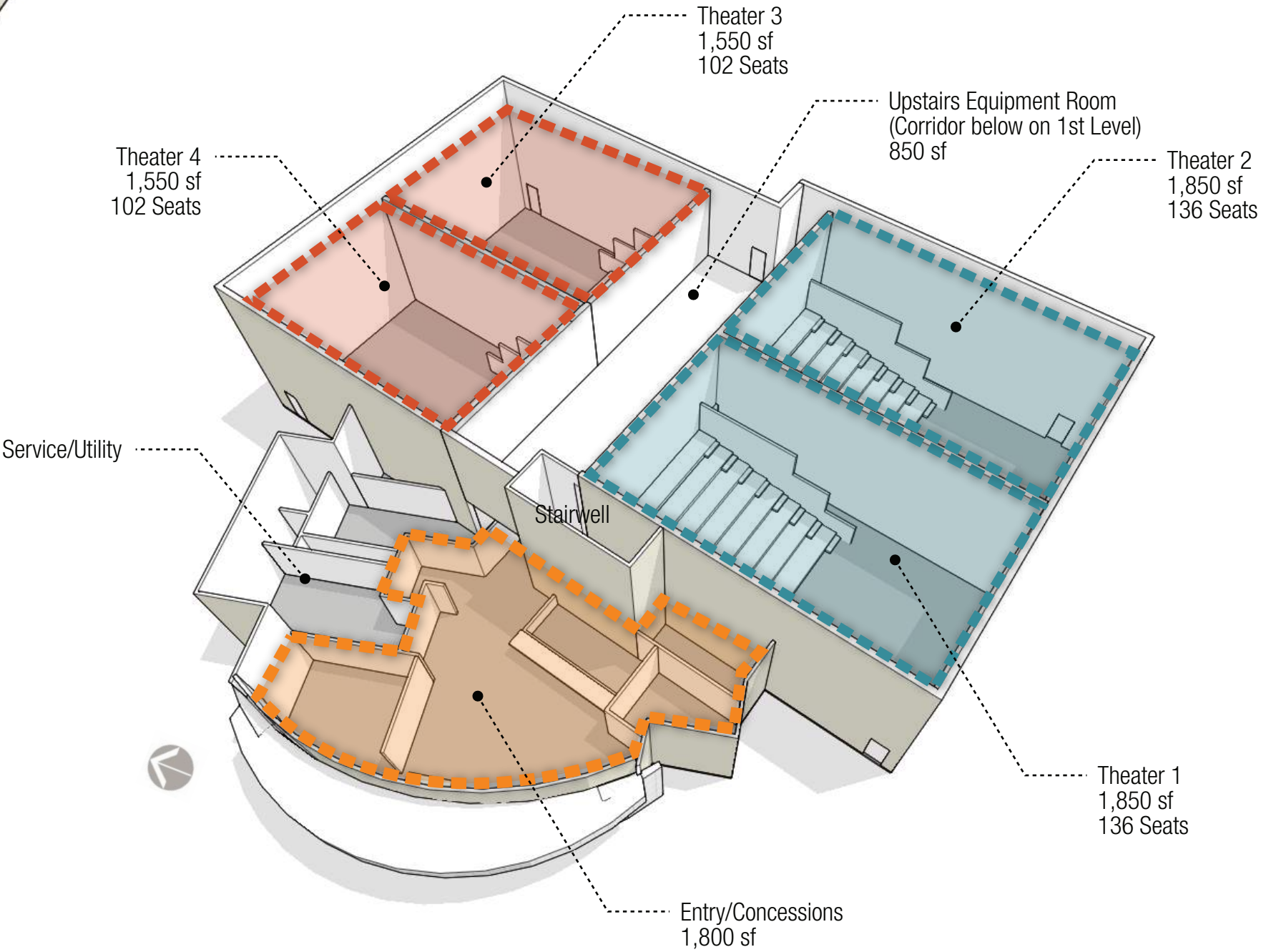
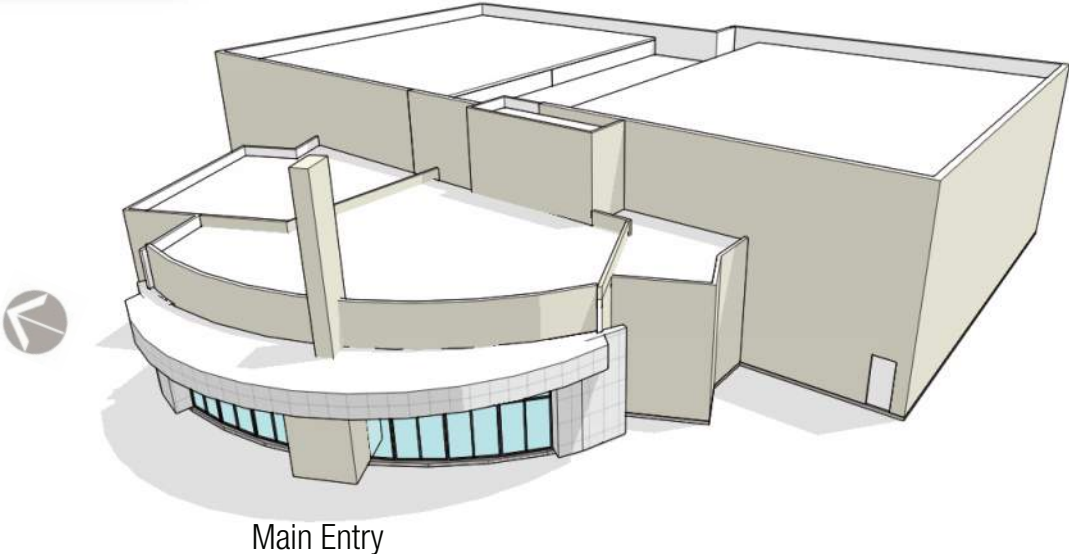
Theater Requirements
1 parking space for every 4 seats
467 seats = 119 parking spaces required



DUE DILIGENCE STUDY FOR 2551 CENTRAL AVE.

Existing Building

13,000 GSF



DUE DILIGENCE STUDY FOR 2551 CENTRAL AVE.

STRUCTURAL & ENVELOPE CONDITIONS

The existing structure is in good condition. There are signs of concrete floor cracks and stucco cracking, which is common.

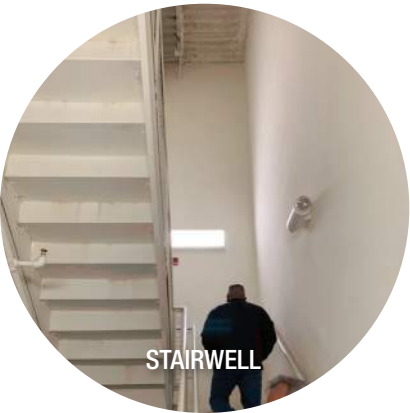
Exterior walls and glazing systems appear to meet current energy conservation codes.

The one foot thick concrete theater walls will allow for openings to be cut into them but the necessary structural accomodations will need to be made.

LIFE SAFETY

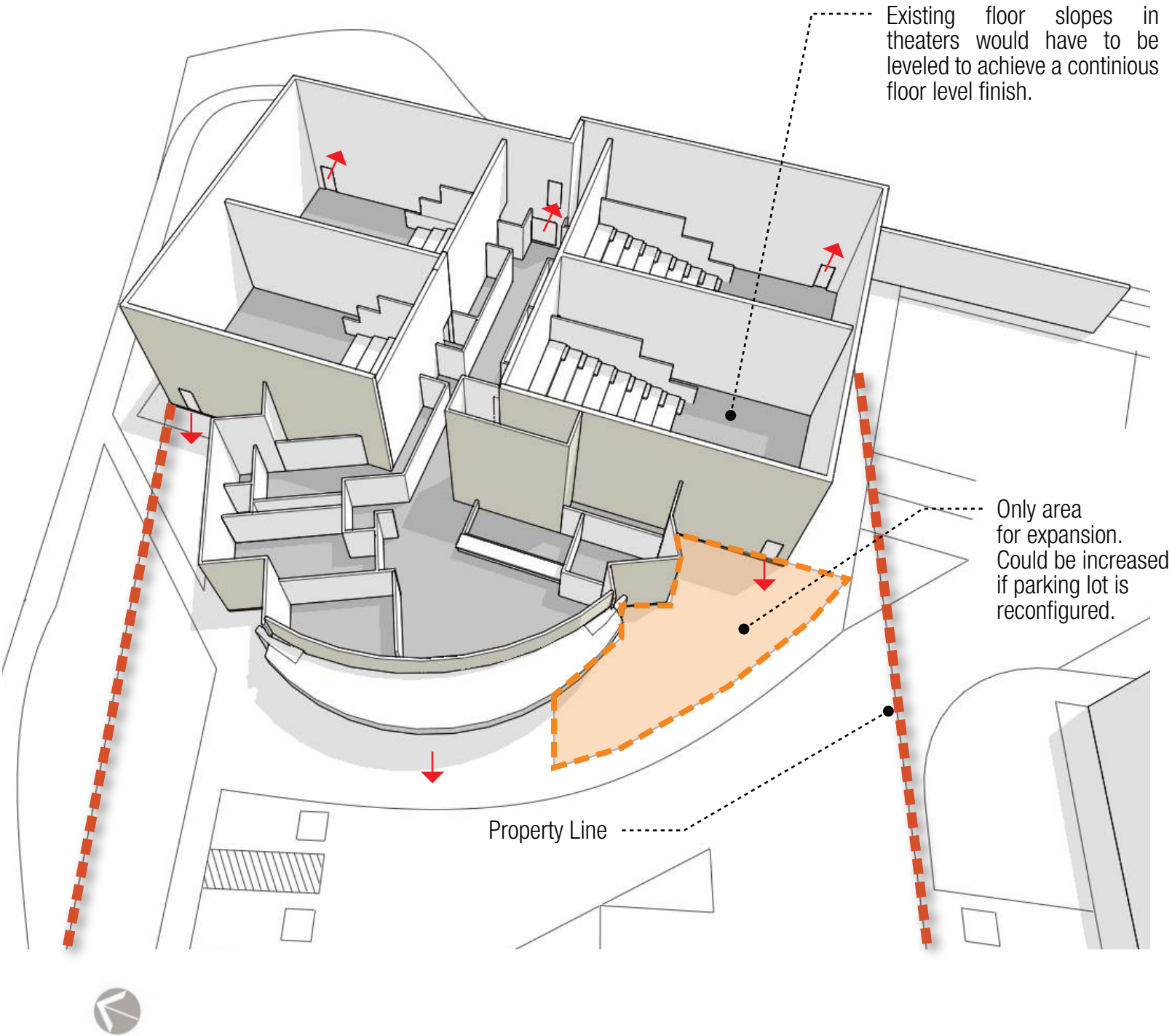
Egress doors are sufficient around the building and could accommodate a variety of assembly uses. The exterior pathway on the north and east sides of the building hug a large retaining wall and do not get much sun. These areas show signs of snow collection which could be a safety issue. However, the sidewalks are heated and were not working at the time of observation.

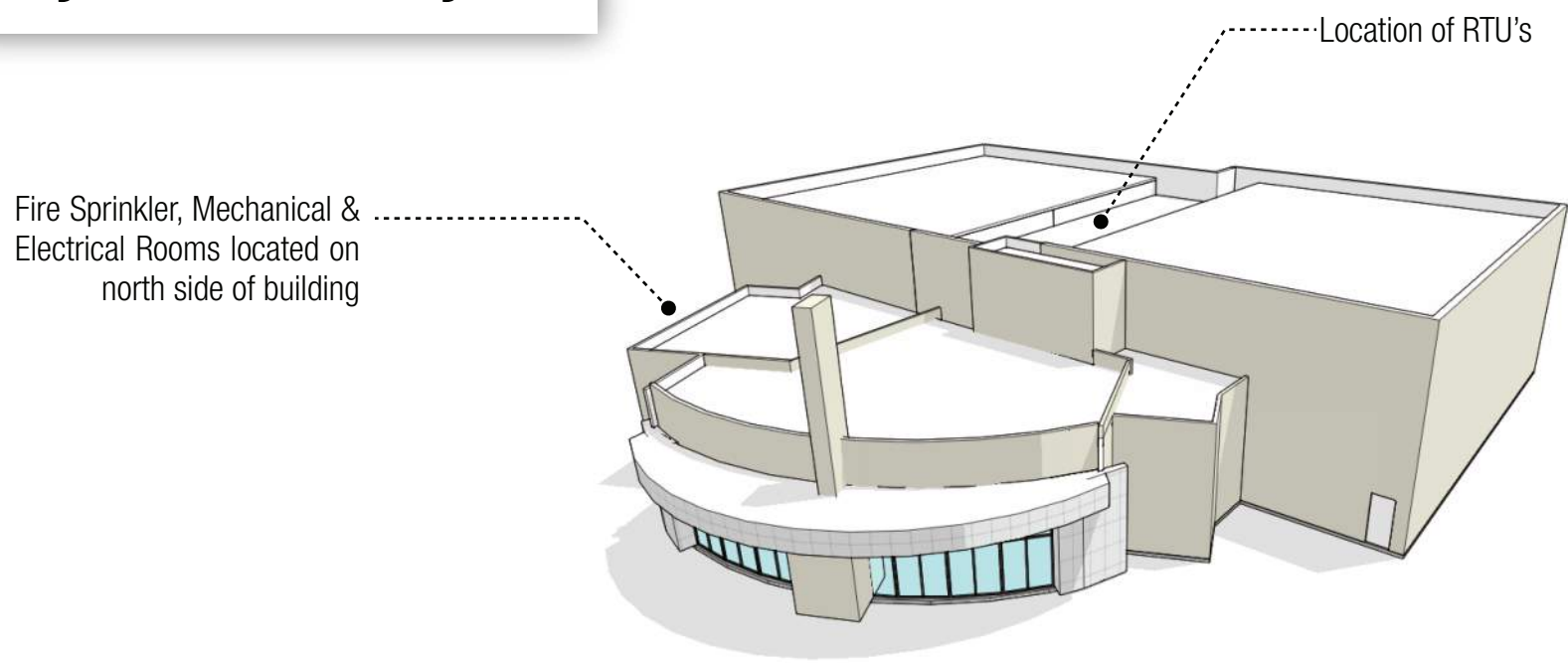
The second level does not have elevator access. If an increased occupant load were to be put upstairs, this would have to be re-examined.



ACCESSIBILITY

The building is built along a sloped site, which created a tiered floor finish elevation. All ramps within and outside the building meet ADA standards.





MECHANICAL

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

Primary Service

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

Secondary Service

- 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.

Luminaires

- Existing luminaires throughout facility are can luminaires and fluorescent lamp throughout facility. Throughout facility luminaires are recessed in lay-in grids.
- Life safety lighting is by bug-eye luminaires and internal batteries in various luminaires.
- 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.

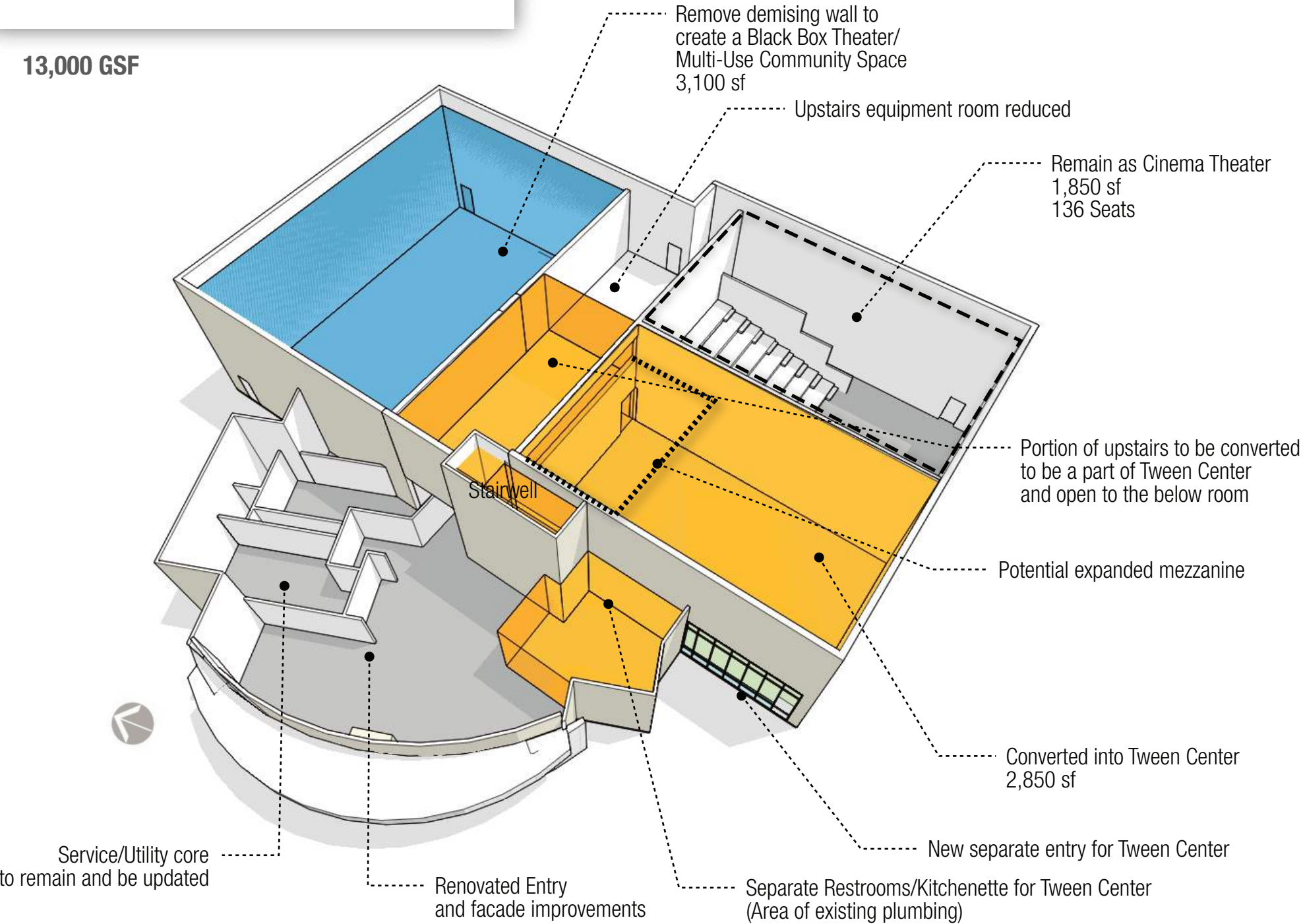
Life Safety

- 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.



Renovation Scenario 1

13,000 GSF



Retractable seats for performances can be put against the wall and hidden behind curtains for other events.

PARKING

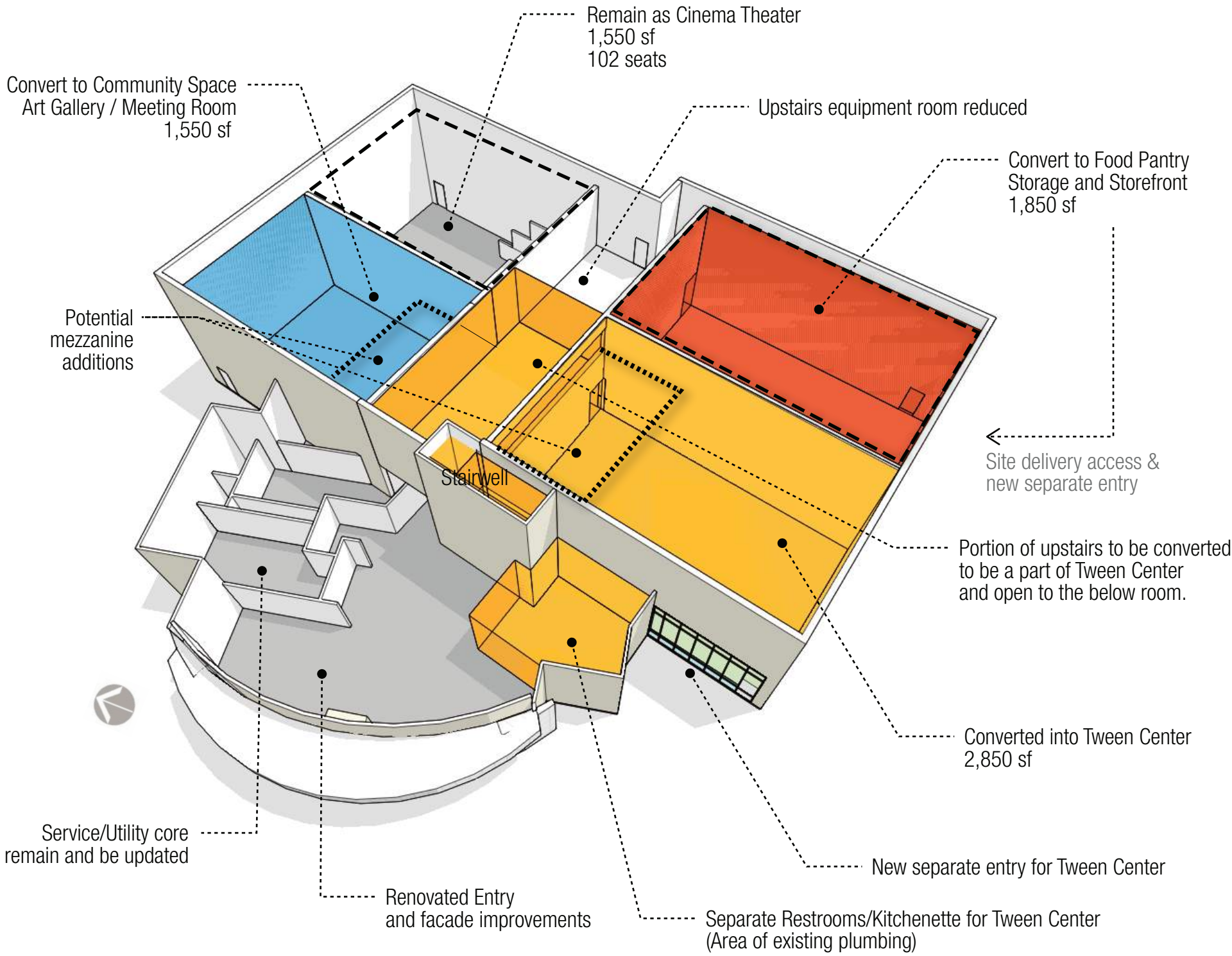
Tween Center: 80 occupants /2 = 40
Cinema Theater: 136 seats /4 = 34
Theater/Community Space: 204 seats /4 = 51

125 TOTAL PARKING SPACES REQUIRED

DUE DILIGENCE STUDY FOR 2551 CENTRAL AVE.

Renovation Scenario 2

13,000 GSF



PARKING

Tween Center:	80 occupants / 2 = 40
Cinema Theater:	102 seats / 4 = 26
Art Gallery:	1,550 sf / 250 = 7
Food Pantry:	1,850 sf / 200 = 10
83 TOTAL PARKING SPACES REQUIRED	

STILL BEING DEVELOPED