the gymnasium building is considered a city landmark, thus preserving the original fabric of the interior spaces, as well as the building's exterior character became the primary driver behind the overall design.

- replaced all electrical and heating systems and upgraded plumbing to meet current code
- added new structural system that functions independently of existing system
- existing 10' window frames restored and adjusted to house insulated glass
- original wood bleachers retained
- hard wood gym floor retained and refinished
- steel roof trusses restored
- gym equipment anchors left in place

the original albuquerque high school building, old main, was built in 1914 just two years after new mexico became a state. as the city grew, so did the high school, gaining four more buildings by 1940. the gymnasium was built in 1938, designed by local architect louis hesselden and funded by roosevelt’s new deal. the old albuquerque high was the only high school in the city for thirty years, and remained the principle high school until the new albuquerque high building was constructed in the 1970s. the old school was closed in 1979 and fell into significant disrepair as it stood vacant for the next three decades. in 1996 paradigm & co. developers and architecture firm dekker/perich/ sabinini were chosen by the city to bring new life to the historic campus.

54 loft apartments, 64,000 sq ft total
completed in august of 2005
project cost: $6,500,000
historic status: contributing property in the Huning Highlands Historic District
level of significance: state
building type: original - education, current - multi-family residential
attempted LEED silver certification
awards: the phoenix award, 2002
urban revitalization award, home builders association - central new mexico, 2002
the albuquerque conservation association (TACA), 2002
“after all the whining (from reluctant contractors, at least initially) we actually saved some money by recycling. we used fewer dumpsters and we made some nice cash from salvage, so it made it worthwhile for everybody”

Mark Carroll, Project Manager, Richardson and Richardson Construction

sustainable sites
bus stop adjacent to building
two blocks from alvarado transportation center
ride board created out of historic blackboard in lobby
designated carpool parking
bike storage

landscape & exterior design
ergy star roof-compliant, high reflectance and high emissivity, to reduce heat islands

waste management
recycled or salvaged at least 50% of construction, demolition, and land clearing waste
recycle bins for city pickup and reuse

indoor environmental quality
low emitting materials (adhesives, sealants, paints, carpet, composite wood and agrifiber)
paints: meet v.c.c. requirements

daylight and views
operable clerestory windows provide cross ventilation as well as daylighting

energy and atmosphere
high efficiency heat pumps for individual units
continuous metering equipment
two year contract to purchase power generated from renewable sources that meet the center for resource solutions (crs) green-e products certification requirements.

alternative category building reuse
maintained 75% of existing walls, floors, and roof and all existing foundations

the gym lofts at albuquerque high east downtown, albuquerque, new mexico