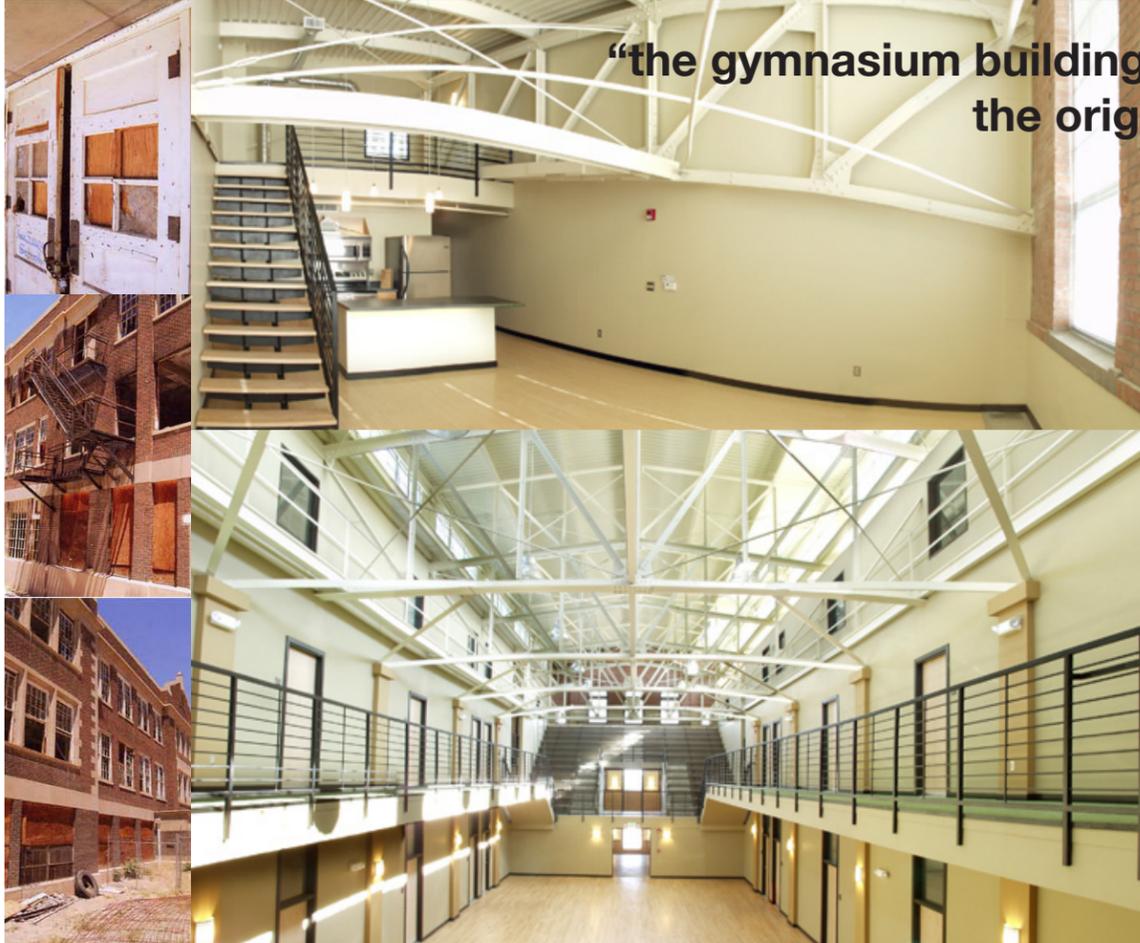




the original albuquerque high school building, *old main*, was built in 1914 just two years after new mexico became a state. as the city grew, so did the high school, gaining four more buildings by 1940. the gymnasium was built in 1938, designed by local architect louis hesselden and funded by roosevelt's 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/sabatini were chosen by the city to bring new life to the historic campus.

**“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.”**

dekker/perich/sabatini project description



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



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

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

**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**

energy 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**

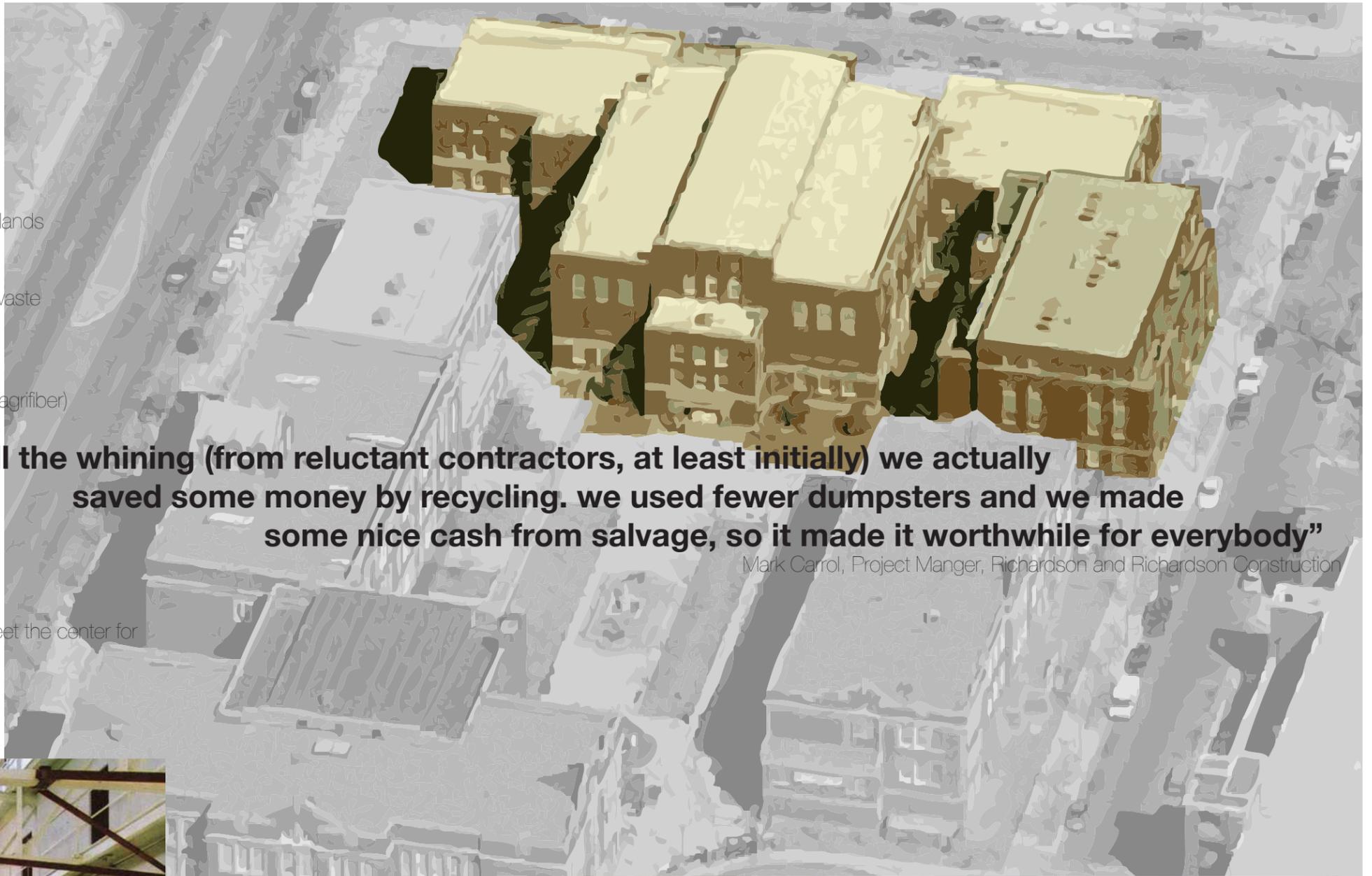
operable clerestory windows provide cross ventilation as well as daylighting

**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



**“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 Carrol, Project Manger, Richardson and Richardson Construction



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