

# Exterior Envelope Evaluation for the Indian Health Service Albuquerque Service Unit Campus, Albuquerque, NM

Rock Gap Engineering, with Architectural Research Consultants, Incorporated (ARC) and Dale F. Zinn and Associates (the Project Team), conducted field observations of the exterior envelopes of the five historic buildings at the Indian Health Service Albuquerque Service Unit (ASU) Campus to identify options and associated costs for rehabilitation.

The assessment took into consideration information contained in the 2006 Historic Preservation Plan and Asbestos and Lead-Based Paint Reports provided by ASU, prepared 2007 and 2015.

The Planning Team identified three stucco and five window rehabilitation options for consideration of ASU staff based on the on-site assessment. The Planning Team assessed and presented to ASU staff information on project costs and relative impacts to the historic fabric based on Secretary of Interior Standards for Rehabilitation of historic structures, energy efficiency, environmental consequences, and need based on condition.

Indian Health Service staff, with Project Team concurrence, narrowed all the possible stucco and window option combinations to two preferred implementation alternatives. ASU can choose to implement either rehabilitation implementation in its entirety or prioritize by building, based on available funding and approval by the New Mexico State Historic Preservation Officer.

**Schedule:** 2018

**Client:** Indian Health Service, Albuquerque Service Unit

	Stucco Rehabilitation Options			Window Rehabilitation Options				
	Stucco 1	Stucco 2	Stucco 3	Window 1	Window 1a	Window 1b	Window 2	Window 3
High Impact to Historic Fabric	Green	Red	Green	Green	Green	Green	Red	Red
Potential Environmental Impact	Green	Red	Green	Green	Green	Green	Red	Red
Improve Energy Efficiency	Yellow	Yellow	Yellow	Red	Yellow	Green	Green	Green
Need based on Condition	Green	Red	Green	Green	Yellow	Yellow	Red	Red
Relative Cost	Green	Red	Green	Green	Green	Red	Red	Red

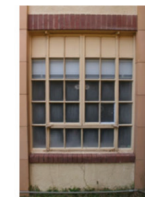
Above: Relative impact analysis of alternatives



**Main Building 21 FL- 1st south WINDOW 1A**

Component	Good	Fair	Poor	Comments
Frame	X			Steel Sash Original Historic Fabric
Exterior Brick Sill		X		Clean and repoint bricks
Ext. Brick coping	X			Clean and repoint bricks
Upper Sash				Double Casement 2 over 4
Lower and side lite Sash				2 Fixed Multi Lite side 5 lites each 1 Lower Hopper 1 over 4
Steel lintel		X		Exposed steel lintel needs caulk and paint
Parting Stops				n.a.
Interior Stops				n.a.
Glass		X		Top row of glass painted out
Glazing Compound		X		Needs some replacement and paint
Other			X	Edge sealant needs touch up
Sash Lifts				n.a.
Sash Locks		X		
Screen				No screen
Paint		X		Needs re-paint*

\*Possible lead paint issues



Above: Window analysis

Left and Below: Historic façade of the Albuquerque Indian Hospital

