

# Hotel Andaluz Albuquerque, New Mexico



<b>PROPERTY DETAILS:</b>	
<b>Property Address:</b>	125 2nd Street Northwest Albuquerque, NM 87102
<b>Property Size:</b>	107 Rooms and Suites
<b>Former Use:</b>	Originally opened as the Albuquerque Hilton Hotel in 1939.
<b>Contaminants Found:</b>	Lead-based Paint and Asbestos
<b>Current Status:</b>	Hotel Andaluz is a four-star, LEED® Gold Certified hotel, listed on the National Register for Historic Places.
<b>FUNDING DETAILS:</b>	
<b>EPA RLF Loan:</b>	\$200,000
<b>PROJECT HIGHLIGHTS:</b>	
Removed lead-based paint, mastics and asbestos-containing building materials.	
\$30,000,000 in renovations	
Leveraged over \$700,000 in federal grants to complete assessments, demolition and clean up	
Hotel Andaluz was awarded LEED Gold Certification by the US Green Building Council. It is the only historic hotel to be given this designation in the Southwest and second in the United States.	
<b>PROJECT TIMELINE:</b>	
<b>March 2007:</b>	Phase I site assessment completed
<b>Summer 2008:</b>	Remediation completed
<b>October 2009:</b>	Hotel reopened



When Conrad Hilton built the Albuquerque Hilton in 1939, it had 172 rooms, was the tallest building and the first with air conditioning in New Mexico. It was placed on the National Register for Historic Places in 1984 and is the last remaining historic hotel in Albuquerque. Today, it has been transformed into Hotel Andaluz, still featuring many special amenities, from its historic décor and architecture influenced by the Andalucia region in Southern Spain, to the environmentally-aware modern conveniences and leading-edge efficiencies of the twenty-first century. But, it wasn't an easy transition.

In 2000, the United States Environmental Protection Agency (EPA) awarded the City of Albuquerque and Bernalillo County, New Mexico \$500,000 each as Brownfields Cleanup Revolving Loan Fund (RLF) Grants. The City and County combined their funds, with the City as the grant administrator, to serve as a catalyst for planning remediation of the old hotel. Goodman Realty Group purchased the property in 2005 at auction.

Refurbishing the hotel was costly, nearly \$30 million. They utilized the RLF Program to remove lead-based paint and asbestos-containing material (ACM). The asbestos abatement project included removal of hot water tank insulation pipes and fittings in the basement, laundry room, offices, storage and hallways next to the main mechanical room; removal of approximately 120 square feet of ACM floor tile and mastic in front of elevators on Floors 3 through 10; and the removal of lead-based paint, including 192 windows.

Because this was a complete renovation, the developers committed to green design, sustainable construction and environmental conservation principles. This focus led to the award of the Leadership in Energy and Environmental Design (LEED) Gold Certification, a prestigious recognition governed by the Green Building Council. LEED is the nation's preeminent program for the design, construction and operation of high performance green buildings and rewards organizations that practice good environmental stewardship.

The hotel reopened October 1, 2009, as the Hotel Andaluz. In May, 2011, Hotel Andaluz gained new boasting rights as the only LEED Gold Certified hotel in New Mexico and one of the very few in the country. It holds the distinction of being the only hotel on the National Register of Historic Places that is LEED Certified, as well. This four-star historic boutique hotel consumed fewer resources during its renovation, uses less energy and water in its daily operation, and minimizes impact on its surrounding environment and infrastructure. Beautifully done!

