

# APM

## CLIENT

Goodwin House Incorporated  
Mr. Harry Baldwin  
Phone: (703) 824-1167

## ARCHITECT

Rife + Woods Architects  
Mr. George Assaid  
Phone: (540) 344-6015

## GENERAL CONTRACTOR

Twin Contracting Company  
Mr. Paul M. Thomas, President  
Phone: (703) 642-5840

**\$1.7 MILLION  
MASTER BUDGET**

**3.5 MONTHS OF CONSTRUCTION**

**7,363 SF**

**RENOVATION OF LOBBY,  
RECEPTION, BUSINESS CENTER,  
MAIN DINING ROOM, INSTALLATION  
OF REVOLVING DOORS FOR  
REMOVAL OF THE WIND TUNNEL  
EFFECT**



## Goodwin House Alexandria Renovations Alexandria, VA

The Goodwin House Alexandria First Floor Renovations project encompassed a renovation of the main lobby, reception area and business center, main dining room, and associated flooring work throughout the first floor corridors. The focus of the renovations was to eliminate a “wind tunnel” effect in the lobby area caused by sets of doors on the opposing East and West sides of the lobby, which allowed surges of hot air through the lobby in the summer and cold air in the winter. The solution that project team developed was replacing the existing doors with revolving doors. As revolving doors are never actually open to the interior and exterior at the same time, it addressed the wind tunnel effect by not allowing exterior wind to blow indoors. Lastly, an exterior architectural feature known as the “birdbath” – a skylight for the pool area on the lower level – was removed and infilled to address long-standing issues of leaking.

- The original design for the lobby doors did not include revolving doors, but rather a different solution that had been bid out to General Contractors. APM managed the redesign, which included two periods of subcontractor re-bidding by the selected General Contractor to keep the project moving while revolving doors were incorporated into the design. APM was able to make sure that the last-minute change – which endeavored to include a more effective solution for resolving the wind tunnel effect – was implemented with a minimal disruption to the overall schedule, and also within the budgeted construction cost.



- Goodwin House Alexandria is a continuing care retirement community that is operational 24 hours a day, seven days a week, and the areas that were renovated were high-traffic and high-visibility areas. APM developed a phasing plan with varying constraints on work hours and durations that certain areas could be closed to residents, and worked with the General Contractor to implement this plan to make sure that the residents were impacted as minimally as possible.

- APM worked closely with the General Contractor to minimize the downtime of critical areas that had to be completely taken offline for work to occur. While constructing a new yard drain to address issues of rainwater buildup against the lobby doors, it was discovered the existing above-ceiling plumbing was not constructed as indicated in the as-built documents. APM quickly developed a plan with the Contractor, Architect, and Plumbing Engineer to address this unforeseen condition while still returning the pool to the residents on the scheduled completion date.



*“APM negotiated and steered the resolution to successful completion and to the betterment for Goodwin House, Incorporated.”  
Harry Baldwin, Executive Director Goodwin House Alexandria*