

# APM

## CLIENT

Goodwin House Incorporated  
Ms. Kathy Anderson  
Phone: 703.824.1185

## ARCHITECT

Dorsky Hodgson Parish Yue  
Ms. Cornelia Hodgson  
Phone: 216.470.0424

## GENERAL CONTRACTOR

Whiting-Turner Contracting  
Company  
Mr. K. C. Haile  
Phone: 703.817.0300

**\$109 MILLION  
MASTER BUDGET**

**43 MONTHS OF  
CONSTRUCTION**

**RESIDENTIAL TOWER,  
PARKING GARAGES, HEALTH  
AND WELLNESS CENTER, AND  
EXISTING BUILDING  
RENOVATION**

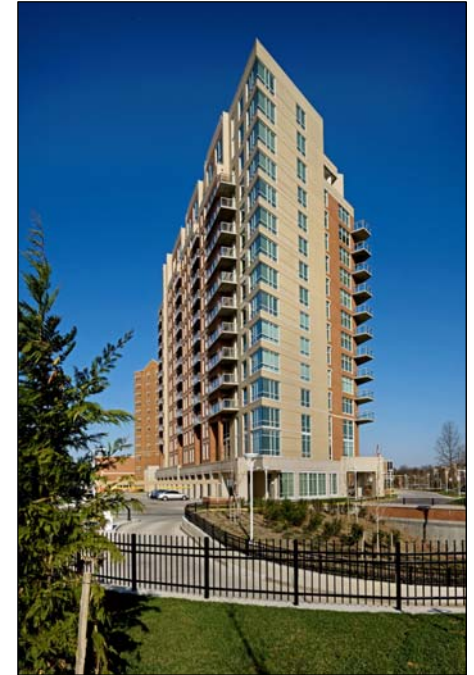


## Goodwin House Bailey's Crossroads Falls Church, VA

Goodwin House Bailey's Crossroads (GHBC) is an existing Continuing Care Retirement Community with approximately 350 residents. GHBC implemented this project to expand their resident facility and to provide additional amenities as part of their repositioning plan. This project consists of the construction of two underground parking garages, a fifteen-story tower with 106 apartment units, a three-story Health and Wellness Center, and the renovation of 152,000 SF of the existing residential tower.

■ The most challenging aspect of this project was that the existing facility is operational twenty-four hours a day, seven days a week. Due to the constrained site, every part of the construction process would affect the Owner's daily operations, as well as the residents' lives. When APM was selected as the PM/CM, we evaluated the preliminary concept construction schedule of 24 months, which planned all of the construction to occur simultaneously. APM developed a longer, but phased and sequenced, construction schedule. In reorganizing the construction approach, we minimized the disruption to facility operations and the residents' lives by limiting the number of relocations of operations and existing residents to the fullest extent possible. Both the Owner and the Contractor needed to be able to cohabitate onsite in harmony, and this phased construction approach achieved this objective.

■ The existing kitchen serves three meals a day to 350 residents and approximately 250 staff. As kitchen deliveries are made via the loading dock (located on the NW corner of the existing building) it must remain operational throughout construction.



*Completed 15-story Residential Tower*

*Completed Residential Unit*



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# APM

## GHBC QUICK FACTS

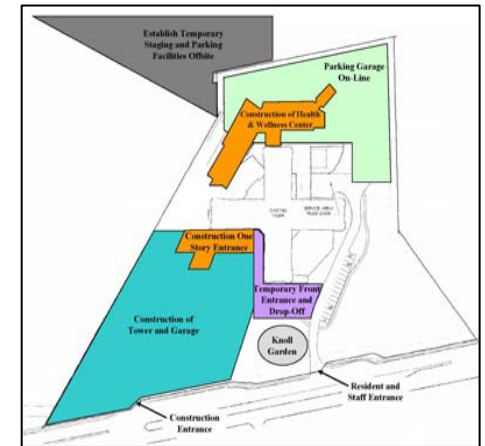
- \$84 MILLION CONSTRUCTION BUDGET
- 43 MONTHS OF CONSTRUCTION
- 386,900 GSF NEW CONSTRUCTION
- 2 UNDERGROUND PARKING GARAGES FOR 258 CARS
- 15 STORY, 106 UNIT APARTMENT TOWER
- 3 STORY, 42,000 SF HEALTH & WELLNESS CENTER
- 104,200 SF OF RENOVATIONS



## Goodwin House Bailey's Crossroads cont'd.

Since the new Health and Wellness Center would restrict access to the loading dock, APM developed a sequence of construction to provide temporary access via the use of a man lift and a temporary platform, prior to construction commencing. During construction, the new loading dock with elevator access to the kitchen was completed and put into use.

- Electric and water utilities ran through the proposed footprint of the Health and Wellness Center Garage. Both of these utilities needed to be relocated prior to the start of the project. APM managed this complex task to design, permit, schedule, and physically relocate the utilities in order to meet schedule requirements.
- The initial Schematic construction cost estimate had a multi-million dollar overage. APM developed value engineering to reduce the construction cost without affecting the required programming.
- All three phases of the project completed on time and under budget.



*Construction Phasing Plan  
developed by APM*

