



# Tight Fit

## *Close quarters on a multi-use project made using the right equipment essential.*

**W**hen Cherokee Concrete Pumping landed the concrete placement contract on the Circle Terminus project in Atlanta, it knew it would face some challenges. Wayne Bylsma, president of the company, figured he had the solution to managing the tight job site and the two-day-a-week pumping schedule. “We recently added a Schwing S 36 SX to our fleet and knew that it would comfortably fit on the site and that it could be ready to start pumping in as little as 15 minutes after arrival.”

Circle Terminus is a long-term Atlanta residential and retail development consisting of a three-building luxury apartment complex. One of the ongoing concrete construction projects is the three-level parking garage that will support five stories of apartments. DPR Hardin Construction of Atlanta is the general contractor and long-time Cherokee customer. Located in the heart of the upscale Buckhead neighborhood, the project is surrounded by existing development and public roads, leaving very little room for

equipment. “This is familiar ground to us,” explains Bylsma. “We pumped another tower on the site several years ago.”

Atlanta’s traffic problems are well known and in heavily populated and developed areas like Buckhead, they become a challenge to contractors who are working in the area. There are endless restrictions, traffic congestion and limited space, especially for a piece of equipment like a truck-mounted concrete pump. Maneuverability is one of the characteristics that make it possible to bring in and set up a piece of equipment quickly and efficiently. Bylsma explains how his company solved the problem.

### **TIGHT SITE**

“The last site under construction is just so tight,” says Bylsma. “We have to reach all portions of the structure from one location and not occupy a lot of space on the street. The S 36 has 118 feet of reach, making it possible to reach the placements.”



*Curved outriggers provide a stable pumping platform with a small footprint.*



*The S 36 provided the versatility needed on the Circle Terminus apartment project in Atlanta.*



*A recently acquired Schwing SPTO 2000 will pump the decks for the five stories of apartments that will be built over the parking structure.*

"This pumping unit combines the best features of two boom types," explains pumping operator Paul Thrasher. "It has the unfolding convenience of a Roll and Fold and it incorporates a 270-degree Z-fold tip for maneuvering into tight places. I call it the 'rolling Z.'"

Safely positioning a lot of equipment onto a small job site made setup an unpredictable proposition day-to-day. "The pump's Super X outriggers are designed to give you more choices for setup because their curved shape telescopes out and around jobsite obstacles," adds Thrasher.

### **TIGHT SCHEDULE**

On the Circle Terminus project, Cherokee faced the challenge of placing the concrete for slabs and walls in just two days a week. The schedule often called for placement in more than one section of the structure.

"Sometimes we would set up in the morning, pump 20 to 25 yards for a wall and move on to another section," says Thrasher.

"I can be set up quickly with this 36-meter and because it has 740-degree boom rotation (370-degree slewing range on both sides), I don't have to worry about which side I will be booming off on the next job," adds Thrasher, a 20-year veteran pump operator. "I can reach it just as easily from either side."

Bylsma also notes that the Schwing S 36 equipped with the Big Rock Valve, which is standard on this unit, makes it possible to deliver on every project. "The Big Rock has an extended valve and housing to handle the demands of high volume pours even with harsh mixes," explains Bylsma.

"I've never seen a smoother boom," Thrasher notes. "When I'm going flat-out on one of the large slabs, the boom stays nice and steady."

DPR Hardin project superintendent, Mike Janssen, is pleased with both pump and pumper. "With 165,000 square feet of parking structure to be built, we need to stay on schedule,"

Hardin states. "But with the tight conditions and mixture of large and small pours, it is a high maintenance job."

## RISING UP

As Circle Terminus rises above the three parking levels, Cherokee will move its boom pumps off the project to place the concrete decks for the five apartment levels. Another newly acquired Schwing pump, the SPTO 2000, will take its place performing as a line pump on the project. With only 250 square feet required for setup, it takes up only 40 percent of a boom pump's footprint on the cramped project and will meet the most demanding schedule for deck placement.

The first Circle Terminus units are expected to come online in 2014. Unique amenities will include a salt-water resort-style pool, rooftop terraces with dramatic skyline views, a wine bar and tavern, an extensive fitness center, a dog walk park, an art gallery and a business center. The apartments will feature granite countertops, stainless steel appliances, faux hardwood flooring and custom lighting packages.

Circle Terminus is designed to meet Leadership in Energy and Environmental Design (LEED) certification requirements from the U.S. Green Building Council.

Circle was inspired through extensive review and analysis of current industry trends and marketplace needs. The progressive Circle communities are places where neighbors connect. In addition to presenting a new breed of apartments that people are excited to live in, Circle developments are also infused with the exceptional quality and customer-oriented features.

If predictions are correct, this will be the future trend in housing. Studies indicate that today's workforce will be more mobile and will have learned from the recent economic collapse that housing is not the safe, sound investment that it was 20, 30 or 40 years ago.

Multifamily living complexes are an excellent opportunity for concrete pumping applications because they are high rises, have parking structures and are being designed into total living complexes. As these types of living complexes become more common, having equipment capable of high performance in tight spaces will be a distinct advantage to pumpers. **CP**

### Specs:

**Owners:** Cousins Properties—Atlanta, Georgia

**Developers:** Crescent Resources, LLC—Charlotte, North Carolina

**General Contractor:** DPR Hardin Construction—Atlanta, Georgia

**Pumping Contractor:** Cherokee Concrete Pumping—Hampton, Georgia

**Equipment:** Schwing S 36 SX concrete pump with placing boom; Schwing SPTO 2000 truck-mounted concrete pump

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