

V. Paulius & Associates Chooses Concrete

The NRMCA CPA Program Saves the Day

Carteret, NJ - Robert Paulius, Vice President of a design and development company, was curious about the life-cycle costs of the pavements used at the various developments owned and maintained by his company. "With the rising costs of asphalt, I was wanted to see if we could do better with concrete." V. Paulius & Associates has built and operated warehouses and industrial parks throughout the region. While they traditionally have favored concrete floors and tilt-up wall construction, they paved the parking areas and truck loading facilities with asphalt.



Over 9,000 CY of concrete will be placed in the parking and loading areas, in lieu of asphalt.

Robert Paulius contacted his cement salesman, Tom Mackleer of Buzzi Unicem, who recruited the help of Ken Justice, the NECSA Promotion Director for NJ. Ken was trained to use the NRMCA's Concrete Pavement Analyst (CPA) program (thanks to the NRMCA's Phil Kresge) which provides a life-cycle cost analysis comparison of concrete versus asphalt, as well as a design cross section comparison.

One long afternoon later, Ken was able to show Robert Paulius the results that he suspected. "With the amount of paving he needed for his warehouse, the program results showed the owner will break even after only three years, and will save a significant amount of money by year 20. For an owner/operator such as V. Paulius & Associates, the decision to switch to concrete was obvious."

The first project to solely use concrete began in March, 2007, at their Port Carteret industrial park site. The warehouse floor, tilt-up walls, parking and loading areas, as well as entrance driveways, will total over 27,000 cubic yards of concrete. V. Paulius utilizes their in-house work crews and concrete trucks for the construction. To accommodate such a large concrete demand, a plant was constructed on-site.

"We are extremely pleased with our decision to use concrete throughout," commented Robert Paulius. "Plus, the support we received from both NECSA and Buzzi Unicem has been outstanding."



The design sections include 8" thick slabs in the truck loading areas and 5" slabs in the employee vehicular parking areas. The concrete was installed by V. Paulius crews.



Because V. Paulius plans to produce over 54,000 CY of concrete for their two Carteret projects, they installed their own plant on-site.

As of September, 2007, the project is about 40% complete. But, there is more . . .

"Because of the success of this project to date, we plan on using concrete on our next two projects. We will be constructing another warehouse adjacent to this one in Carteret upon completion of the first one. In addition, we will be constructing another warehouse in Cheater, NY, using over 30,000 CY of concrete," said Paulius. "We appreciate the help we received from NECSA and we especially appreciate the CPA program. It has opened our eyes to the cost savings of concrete paving for our facilities."



The V. Paulius project in Carteret, NJ, uses concrete for the floors, walls and paved areas.

In total, over 9,000 CY of concrete replaced what would have been asphalt on the project. Including the two upcoming projects, a total of nearly 30,000 CY of concrete will be placed in lieu of asphalt. "Not bad for an afternoon's work!" said Ken Justice.

For more information on this project, or for training to use the CPA program, contact:

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