

CASE STUDY

Hilltop Companies uses innovative concrete technologies for OTR redevelopment project.

The new multi-use structure, 1010 On The Rhine, brings parking, residential and commercial space to Cincinnati

CHALLENGE: As part of Cincinnati's downtown central business district and Over-The-Rhine (OTR) redevelopment initiative, a new multi-purpose structure was designed to take the place of a surface parking lot. The project, called "Court & Walnut" was a \$92 million dollar investment and included an 18-story mixed-used development with a grocery store, parking garage, and residential units. The structures within the project needed significant amounts of ready-mixed concrete. While a large project, meeting a tight budget was an issue for the project leaders. They knew they needed the right ready-mixed concrete partner to help them bring the project to life.

SOLUTION: Dugan & Meyers collaborated with Justin Construction and Schaefer Engineering, Inc. on the project. As they were planning, they identified suppliers who they could trust for this important project. They chose Hilltop Companies (Hilltop) to provide the ready-mixed concrete based on long-term relationships and trust in what Hilltop could deliver. "We needed someone who would help us think through options and alternatives throughout the project, not just deliver a transaction. We were confident that Hilltop would be just that," stated Giles Galbraith, Operations Manager at Dugan & Meyers Construction.

APPROACH: Hilltop provided fifteen different mixes for multiple applications, totaling 26,000 cubic yards of ready-mixed concrete (delivering almost 2,900 truckloads). Due to the requirements, Hilltop leveraged the many mix designs to deliver the project's requirements within budget. Hilltop provided 20,000 cubic yards with a variety of specialty admixtures. The project was designed using post-tensioning concrete construction to increase the durability and tensile strength of the structure. Hilltop's slab on metal deck mix reached 3,000 psi in under two days to apply stress to the post tension strands.



Situation at a Glance

- "Court & Walnut," is an 18-story mixed-used development that includes a one-of-a-kind urban Kroger, parking garage, and residential units.
- Due to the project size, multiple contractors led the project.
- Dugan & Meyers and Justin chose Hilltop due to the company's ability to provide innovative options and massive quantities of ready-mixed concrete within tight construction schedules.
- Hilltop provided 26,000 cubic yards of ready-mixed concrete.
- The \$92 million project was completed in the fall of 2019.
- The Parking Garage Project received a 2019 Slag Cement Project of the year Award in the category of Architectural Design from the Slag Cement Association.

Want to learn more about Hilltop capabilities? Contact us today!

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RESULTS:

The 18-story mixed-use high rise opened to great fanfare in the fall of 2019. It includes a one-of-a-kind, urban-format Kroger which is located in the first two floors of the building. After it opened, Cincinnati Mayor, John Cranley stated, "This is a sign that the renaissance of downtown and OTR is here to stay and is accelerating."

Hilltop's Court & Walnut Parking Garage Project received a 2019 Slag Cement Project of the year Award in the category of Architectural Design from the Slag Cement Association.



Interior



Polished Concrete Floor



Completed Court & Walnut Structure



Prepping for Concrete



Hilltop Truck Delivering



Hilltop Truck Delivering

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