

JOB TALK

Office park presents a scheduling and logistics challenge

Atlanta's Northpark Town Center requires plenty of turf and ornamental detail work, and not just on the ground floor.

■ Nestled in Atlanta's prestigious Northpark Town Center is an office park that redefines the natural beauty of a well-planned urban development. It's surrounded by heavily used freeways and arterial roads, but the serenity of Northpark is impressive because of the property's landscape development.

The property has been maintained by Scapes, Inc. since the first phase was completed in 1987.

The Northpark Town Center master plan is a self-contained, pedestrian-oriented "town center" office park which, when completed on its 42 acres, will include 3.8 million sq. ft. of office space, 50,000 sq. ft. of retail space and a luxury 375-room hotel and conference center.

Northpark has 15 acres of maintainable turf. Four of those acres consist of two, two-acre rooftop gardens. All basic maintenance—including mowing, edging, trimming and blowing is completed in one day. The mowing crew is assisted in its duties by a three-man detail crew that is on site two days each week.

The Northpark regimen

✓ A Scapes employee is on the site each day. A four-person mowing crew visits the site once a week. Mowers: two, 72-inch Excel Hustlers, one 54-inch Walker, a 48-inch Ransomes walk-behind for special pattern cutting, and a 21-inch Lawn Boy push mower for trim cutting.

✓ To mow the turf on the top levels of the Gardens, the Walker mower is driven onto the freight elevator and lifted to the roof.

✓ Tanka edgers, Stihl backpack blowers and Echo weedeaters handle the clean-up.

Detail crews handle:

✓ Shrub pruning. "Tip pruning" produces a consistent, natural look.

✓ Fast-growing materials are treated with a mixture of Embark and Ferromec. It is essential in keeping the amount of



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top growth in proportion with the limited space for root development.

✓ Spring and fall applications of granular fertilizer and pre-emergents; selected plants are fed with the Peters 20-20-20 throughout the growing season. Because of limited rootzone available to much material, foliar feeding is chosen as a superior method of treatment.

✓ Solo backpack sprayers are used for limited-access spraying. Ground-level spraying is accomplished with 30-, 50- and 300-gallon Agro-Tec drop tanks.

✓ Insect/disease control: A walk-through of the property is conducted each week by the operations manager and the owner's property manager. A detailed list of priorities for the week are established for the crew members, as well as specific sightings of insect or disease problems. Control products used include: Orthene, Subdue, Mavrik, Sevin, Banrot and Daconil.

✓ Crews treat weeds as they appear. Turf program includes two application of Surflan pre-emergent each season; subsequent appearances are treated with Trimec, Trimec Plus, Acclaim or Basagran as needed.

✓ Large maples on the roof-top gardens receive an interior pruning each winter.

✓ Pedestrian areas are blown clean daily and street curbs are cleaned twice each week.

✓ Irrigation management: Two irrigation technicians continuously monitor the system. The system supplies water to the fifteen acres of turf, 11 levels of the roof-gardens and 58 balcony planters spread over 18 stories of office tower.

Irrigation components: Three Rain Bird ISC-32 controllers; three Rain Bird RC-23XL controllers; two Rain Bird RC-7 controllers; 399 zones; seven backflow preventers; two 120 gpm pump stations (to force water to the upper reaches) and four rain sensors.