

They Make it Look Easy

Helical Piers Stabilize Cracking Apartment Building

Wichita, Kansas

COMMERCIAL PROJECT OF THE YEAR FINALIST

High Point East Apartments, located on the far east side of Wichita, faced significant foundation settlement in one of their apartment buildings. The property management team reached out to IWP to address their concerns and restore the structural integrity of the building.



IWP's team of specialists conducted a thorough site assessment and determined that foundation stabilization and precision lifting were necessary to correct the settlement. The solution involved the installation of 17 helical piers strategically placed along the perimeter to reach stable load-bearing strata and halt further movement. Once installed, the piers carefully lifted and re-leveled the structure to its intended elevation.

The project required precise coordination to ensure minimal disruption to residents while delivering a long-term, engineered solution. The successful lift not only restored structural integrity but also eliminated safety hazards and preserved the property's value for the ownership group.



The High Point East project presented several significant challenges that required careful navigation.



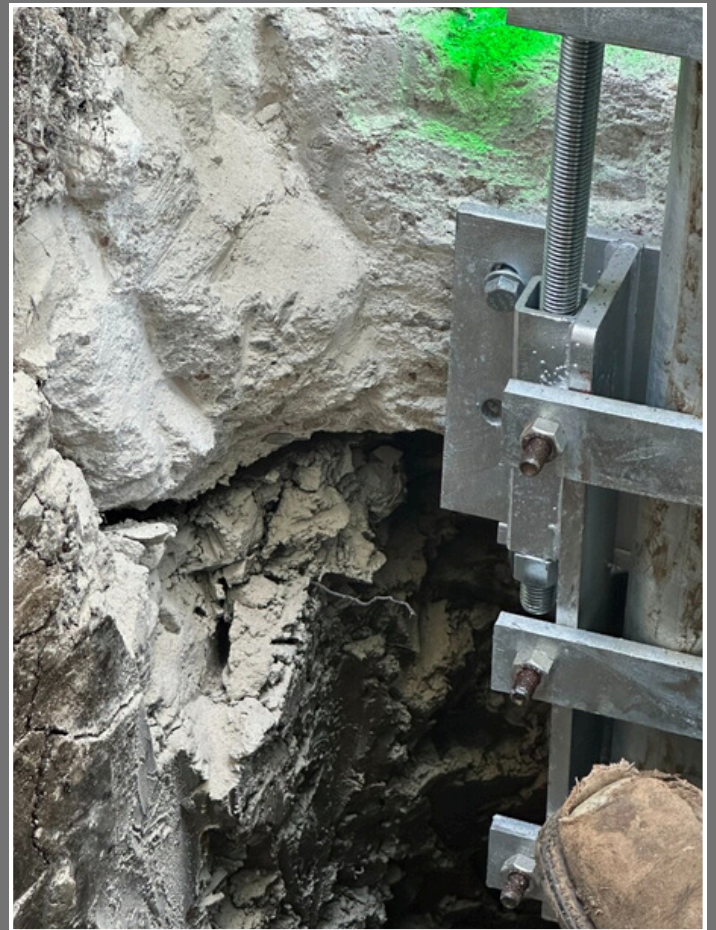
First, frequent heavy rains created a persistently muddy and waterlogged jobsite. These conditions caused delays and made it difficult to maneuver equipment, maintain a clean and safe workspace, and stay on schedule. The weather not only impacted day-to-day operations but affected soil conditions as well, which complicated excavation and pier installation

The second major challenge stemmed from the original construction quality of the building. The apartment complex was not built to uniform standards, and the footing sizes varied drastically from the front of the building to the back. This inconsistency complicated the planning and installation of the helical piers, as each pier location required a unique approach. The variation in footing sizes made bracket placement and load-bearing calculations more complicated, increasing the risk of additional installation delays and potential design adjustments in the field.



To address the persistent weather-related setbacks, the IWP team implemented proactive site management strategies. They adjusted their scheduling and staging to prioritize work during periods of improved weather and ensured the jobsite remained safe and navigable despite the muddy conditions. They employed temporary ground protection methods to improve equipment access and reduce downtime. Their crews remained flexible, often adjusting daily work plans to accommodate changing site conditions while maintaining steady progress toward the project's completion.

The inconsistent footing sizes posed more of a challenge, requiring on the spot problem solving and adaptability. Prior to installation, they performed detailed on-site assessments at each pier location to identify discrepancies in footing dimensions. This allowed them to customize bracket configurations and make necessary adjustments to pier depths for each specific location. By coordinating closely with the engineering team, they were able to ensure that each pier was installed with precision, providing proper load transfer despite the inconsistencies in the buildings original construction.



Through a combination of field expertise, teamwork, and flexibility, IWP successfully circumnavigated the aforementioned challenges, resulting in a secure and level foundation for the apartment building without compromising the projects timeline or quality standards.

IWP's team of installers: Shane Isham, Jairo Gonzalez, Francisco Mandujano, Tranquilino Carlos, and Colhyn Turner.