2026 POLYPIER PROJECT OF THE YEAR

NO ROOM FOR SETTLEMENT

OCCUPIED APARTMENT COMMUNITY RESTORED WITH POLYPIER

Lawrence, Kansas



PROJECT TYPE	SITE CONDITION	LOCATION	SYSTEMS INSTALLED	REPAIR AREA
POLYPIER	OCCUPIED APARTMENT COMMUNITY	LAWRENCE, KS	POLYPIER + SLAB PIERS	1,600 SQ. FT

PROJECT OVERVIEW

The Vermont Towers are a multi-story apartment community located in downtown Lawrence, Kansas. Because the building remained occupied throughout construction, repairs had to be completed while maintaining residential access, safety, and security. Concerns arose after significant slab settlement, so the property management team called in IWP for an exploratory dig through sections of the hallway and storage-area floor to determine the location and size of the existing footing.

Based on their findings, IWP devised a repair plan that included the installation of 29 interior slab piers along a grid pattern, patched at each access point, and the injection of polyurethane foam beneath a roughly 80-by-20-foot section under the southeast side of the building. The combined system was designed to lift the affected slab as much as was reasonable given the constraints while still providing long-term stabilization without extending work beyond the elevator area.







IWP FOUNDATION REPAIR

ECP

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PROJECT CHALLENGES

REPAIRING THE SLAB WITHOUT DISRUPTING DAILY LIFE

OCCUPIED BUILDING
Residents Remained On-Site

CONTROLLED ACCESS
Security Maintained

HIDDEN UTILITIES
Additional Utilities Discovered



01 WORKING AROUND RESIDENTS

Completing a large structural repair inside an occupied apartment building required careful coordination with all parties involved through every phase of the project. Crews had to work around residents and preserve access to the building while maintaining strict security requirements, including keeping entry doors locked at all times.

HIDDEN BELOW THE SLAB

After work began, the team discovered significantly more sub grade utilities than initially identified during the first inspection, creating even more obstacles around the pier layout. The repair itself was substantial, requiring 29 interior slab piers and a high-volume polyurethane injection across approximately 1,600 square feet of settled slab.

02 COORDINATING THE REPAIR

IWP worked closely with the property management team to divide the project into phases around resident activity to minimize disruptions to daily life for the occupants. Crews maintained controlled access throughout construction, ensuring doors remained secured while coordinating entries and exits as needed.



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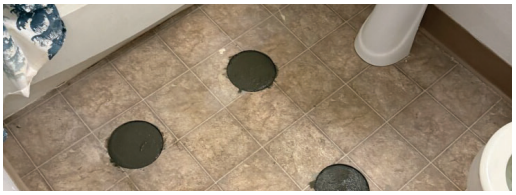
CONTROLLED LIFT. LASTING STABILITY.

ADAPTING IN THE FIELD TO COMPLETE THE REPAIR

THE SOLUTION

As additional utilities were uncovered, the team carefully identified each obstruction and adjusted installation locations in the field without compromising the overall repair plan. For the extensive polyurethane scope, crews followed a systematic injection sequence and continually monitored slab elevations to achieve a controlled, consistent lift across the repair area.







THE RESULT

Through careful planning, communication, and precise execution, IWP successfully stabilized the affected portion of the Vermont Towers while protecting residents, utilities, and ongoing building operations.

PROJECT DETAILS

PRODUCTS INSTALLED

29	3,200	29
PPB-300 Slab Piers	P-010 Polyurethane Foam	Concrete Patches

IWP INSTALLERS

Ronnie Kilgore • Quinn Egbarts • Javier Lira
Nathan Southern • Lucas Isham