

Chicagoland Apartment Complex Needed Foundation Repair and Floor Leveling With Minimal Disruption to Tenants



PROBLEM

When new owners began making renovations to a 17-building apartment complex in Rolling Meadows, IL, they discovered one 18,000 sq. ft. building suffering from voids in the soil beneath the slabs ranging from five inches to almost two feet in diameter caused by the stratified compacting of the historically hydric wetlands sedimentary soil, and water and sewer main breaks over the years. The voids caused uneven floors and left the door open for future problems like mold.

The owners called in Atlas Restoration, a Buffalo, IL, company specializing in correcting concrete slab displacement by locating the voids in the subsoil, filling them, and lifting the concrete slabs to level.

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Atlas president, and former president of the Concrete Repair Institute, Marty Sobelman said, “The owners needed the work done with minimal disruption to the comfort of their tenants.” This is a big factor in remediation and repair work on structures like apartments, warehouses, parking garages, and concrete slab facilities that can’t afford to close down for any prolonged period of time.

SOLUTION

Atlas used over 450 cubic feet of TerraThane™ Geotechnical Polyurethane Foam System by US company, NCFI Polyurethanes, instead of the older, heavy, messier cement or mud. Sobelman says, “With cement we’d have had to use more and heavier equipment, make larger drill holes in the slabs, create much more dust, experience higher labor costs, and the tenants would have to move out.”

- + Rapid set time
- + Lighter than cement – lowers surcharge on sub-base
- + Cleaner than the old cement method
- + Requires smaller holes in the slab (5/8" v. 2")
- + Less dust from the drilling and pumping, and the clean up is minimal
- + TerraThane™ is sprayed or poured in place, expands, adheres to the rock and soil and cures, becoming monolithic. Cement grout leaks out of the packers and, often times, requires scrubbing equipment to remove.
- + Tenants experienced minimal disruption

RESULTS

Sobelman says the apartment complex owners were more than satisfied with the results and the cleaner, shorter job. He chooses TerraThane™ Geotechnical Polyurethane Foam because, “we’re on site less time which adds to our bottom line and delights our clients with occupied units who want the job done right and fast.” He says, “I wish I could tell you how good their engineers and tech guys are at solving our problems, but we just haven’t had any problems with their products. In 10 years we’ve never had a single problem with NCFI. Not one in all the time. They make consistent products—of the highest quality—and they back us up all the way to end of the job.”

Learn more at
geotechservicesgroup.com
216.990.1561



785 Lakeshore Blvd., Unit C
Cleveland, OH 44077
Phone: 216.990.1561
Email: info@geotechservices.com
geotechservices.com