

CASE STUDY/TABOR MANAGEMENT

STARKVILLE, MISSISSIPPI

Background

Tabor Management is a residential and commercial property management company located in Starkville, MS, home of Mississippi State University and the MSU Bulldogs. Tabor is quite the staple in Starkville due to the superb job they provide in the property management sector as well as the construction industry with their sister company, Tabor Development. Tabor provides exceptional service and quality housing to the many students that call Starkville home each semester. As you can imagine, if a parking lot begins to erode away, this can wreak havoc for both a property management company and the residents that call the property home. Fortunately, we connected with Tabor in time and had the perfect solution for the problem.



The Problem

Tabor Management manages several properties in the iconic Cotton District in Starkville, MS. Next to one of the properties was a major construction project for a new development. As with most new developments, this project required a large excavation phase where soil was hauled out by the truck load. When the soil was pulled away, the soil under the parking of Tabor Management's property lost support. This in addition to poor compaction and vibrations from all of the excavation equipment led to erosion under the parking lot. This erosion caused the parking lot to collapse, rendering it useless until repaired.



The Solution

After determining the extent of the erosion in regards to parking lot depth, Helms Polyfoam was able to pin point the precise locations to inject our high density, structural, polyurethane resins, and begin the stabilization process. A deep injection method was used through ½" rods driven in a grid pattern throughout the parking lot to cover the failed areas. Using this method, compaction was achieved at depths that "tear out and replace" methods cannot. The grid pattern mentioned above completes what is known as a "soil squeeze" to not only compact the soil, but to also lock the soil together under the parking lot. Once this solid foundation was completed, Tabor Management was able to overlay their asphalt parking lot and begin utilizing the space again, just in time for the upcoming school year.

New construction doesn't just affect the lot being developed. As in this project, we should always be aware of implication on the neighboring property. Thanks to the quick reaction of Tabor Management, we were able to stop the problem before it progressed.

