

PANORAMA TOWER

Engineering Exterior Excellence at 828 Feet in the Heart of Miami



At 85 stories with a roof elevation of 828 feet, Panorama Tower at 1100 Brickell Ave represents one of the most significant high-rise residential structures in Miami. Its scale alone places it in a distinct operational category within the high-rise window cleaning sector.

For Thompson Exterior Services, this project required more than technical capability. It demanded structured diagnostics, executive oversight, advanced rope logistics, and disciplined safety compliance tailored to extreme elevation.



The shift towards structured control

Before mobilization, exterior maintenance planning at Panorama Tower presented an opportunity to further enhance structure and long-term coordination. The objective was clear: implement a fully documented, strategically scheduled, and engineering-informed exterior maintenance model tailored to a tower of this scale.

This approach reflects Thompson Exterior Services' leadership philosophy—clarity precedes execution.

For complex assets, we do not begin with ropes over the edge. We begin with data, documentation, and risk mapping.

Comprehensive Diagnostic and Walkthrough

Following contract execution, senior leadership conducted a full-site walkthrough on October 21, 2025. Rigging points, access routes, roof conditions, and environmental exposure areas were systematically documented.



During the inspection, the team identified:

- The presence of a building monorail system
- A substantial roof overhang
- Absence of proper certification documentation for certain anchor points
- Descent lengths requiring careful equipment evaluation

Preliminary rope requirements were evaluated, and extensive before-and-after photographs were documented and archived in the Panorama Tower report. While comprehensive, the archive does not include every individual window or descent point. This diagnostic phase clarified access logistics, safety considerations, and structural conditions before full deployment.

“**Strategic pre-planning enabled proactive identification and mitigation of potential challenges. Regular site visits reinforced quality standards and crew compliance throughout the project lifecycle.**”



Engineering the 800-Foot Descent

Operating at 828 feet required specialized rope logistics and experienced technicians. The descent from roof to pool deck necessitated deployment of 800-foot rope systems. When standard 600-foot ropes were used, senior technicians

performed rope-to-rope transfers within the 200-meter rating of their descenders.

Rope stretch of up to 5% under load and rope weights of approximately six pounds per 100 feet required close monitoring and added physical demands during retrieval.



Roof Conditions and Safety Control

Given the tower's elevation and open roof configuration, continuous harness use and controlled tie-off procedures were maintained to ensure technician safety. Rigging operations were carried out under reinforced protocols aligned with industry standards.

At ground level, structured access management and active supervision ensured secure operations amid steady pedestrian activity and vehicle movement, maintaining both workflow efficiency and public safety.



Leadership Oversight and Execution Discipline

Strategic pre-planning allowed challenges to be identified and managed proactively. Regular site visits by Joe Aversa, Lucas Child, and Michael Decker reinforced quality standards and crew compliance .

Visual site plans supported coordination between field teams and building management, and structured downtime was incorporated into scheduling to maintain technician productivity and morale.

Measurable Results and Client Response

The project concluded with a strong, professional outcome and clear alignment with building leadership. The overall execution reflected consistent quality standards, disciplined planning, and responsive communication throughout the engagement.

Following completion, Thompson Exterior Services remained engaged with building management to support ongoing needs and ensure continued satisfaction. .

“ Client feedback was overwhelmingly positive, and Dyanne Zamora expressed satisfaction with the overall quality of workmanship. ”

If you manage a high-rise property in Miami and require structured planning, disciplined safety protocols, and executive-level oversight, Thompson Exterior Services is ready to help you!

Contact our team to schedule a comprehensive exterior assessment.