

Grand Panama

Tower 1 & 2 Leak Investigations

Valcourt was happy to provide equipment and labor to investigate rust leaching and water intrusion issues on Tower 1 and Tower 2 at Grand Panama. There were 2 locations (East and West) that were explored via swing stages on Tower 1, and there was 1 location that was explored on Tower 2.

Tower 1

Our team erected stages to investigate the potential cause of rust leaching on the columns of the Eastern end of the south elevation of Tower 1. We began our work at the top of the stack and removed a portion of the stucco on the column to determine if the water intrusion was happening above or below the mezzanine deck. Based on our observations, it appears that the water is intruding from the deck system. Photos attached. There is evidence of long term water intrusion in the wall cavity that was explored. The water that is intruding from the deck area is continuing to flow down to the ground level, causing rust leaching on multiple slab areas. The deck waterproofing is the likely cause, and unlikely to be a symptom of the envelope work recently performed.

Our team also erected a stage on the western column of the southern face to perform the same investigation, resulting in similar results. Once the column was opened, there was evidence of long term water intrusion, as well as some indication of failed decking which is the likely cause of the water intrusion. Photos of the western stack attached as well.

Tower 2

Similarly to Tower 1, our team investigated areas of likely water intrusion on Tower 2. Our investigation resulted in locating an area of pre-existing metal flashing that appeared to have failed sealants. Those areas have been repaired. Photos are attached.

Please reach out if you have any questions or concerns regarding these findings. Thank you.

Craig Gagnon



Tower 1 Photos

[Tower 1](#) Photos

Tower 2

[Tower 2](#) Photos