



Facade Access Refurbishment Guide

Leading providers of facade access solutions

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GOMYL**
PART OF ALIMAK GROUP

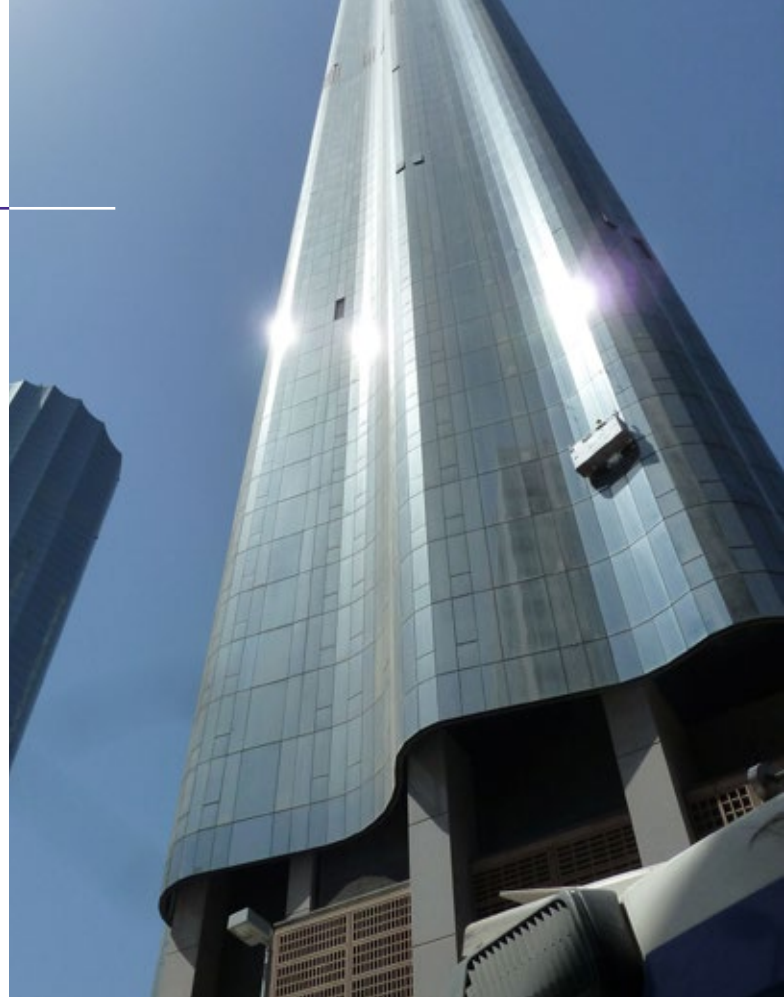
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PART OF ALIMAK GROUP

Together, Manntech and CoxGomyl are the world's leading providers of superior facade access solutions.

Present around the world with over 120 years of combined experience, CoxGomyl and Manntech are industry pioneers and innovators, providing optimal building maintenance systems available for every building structure regardless of its simplicity or complexity. The combination of the brands provide the most reliable and efficient building access solutions which are built on proven technologies, providing exceptional performance whilst meeting the highest standards of safety and quality.



CoxGomyl is a leading global provider of premium facade access solutions. Present around the world with over 60 years of experience, CoxGomyl has the widest range of configurable building maintenance units built on innovative, proven technologies which provide exceptional performance.

Visit CoxGomyl at www.coxgomyl.com

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Manntech is recognised globally for advanced German high quality engineered building maintenance units pioneering many of the facade access systems seen in the industry today. With over 60 years of experience, Manntech have the longest history of innovation in designing end to end building access solutions for the world's most complex architectural structures.

Visit Manntech at www.manntech.com

ALIMAK SERVICE

Alimak Service is a global leader in vertical access service solutions. Alimak Service provide a full range of service, parts and training solutions, delivered by a global service support network across 100 countries. Our mission is to ensure the highest level of product uptime and safety, over the total life cycle of your equipment.

Visit Alimak Service at www.alimakservice.com

Refurbishment Solutions

Refurbishment solutions extend the operational life of facade access systems by restoring performance and updating control systems to comply with modern safety requirements.

Refurbishments can enhance the safe operation of facade access systems, minimise downtime, optimise productivity and extend the operational life of the equipment. Through a partial or complete overhaul of the structural, mechanical, hydraulic and safety systems of a building maintenance system, customers benefit from upgraded technical and safety features and enhanced performance.

Investing in a proactive refurbishment plan with Alimak Service provides CoxGomyl and Manntech customers with a cost-effective alternative to a full replacement. All refurbishments are developed using original OEM components and installed by highly experienced technicians from Alimak Service.

Refurbishment Solutions include:

- Full inspection and evaluation report of the current equipment
- Detailed proposals to assist CoxGomyl and Manntech customers in making an informed decision as to the cost-effectiveness of the refurbishment or upgrade
- Work carried out by highly skilled technicians, fully warranted and to the latest industry and safety standards
- Genuine spare parts for quality and longevity



Modernisation Programmes

Through evaluating your needs and the condition of your current equipment, our technical teams can assist by preparing a range of alternatives from modernisation to complete replacement.

Additional features can be provided if needed:

- Increase cradle capacity
- Improved materials handling capacity
- Glass handling and replacement options
- Options to enable future building upgrades
- Options to enable signage changeover

Our project management team will plan ahead with you to execute the works without disruption to the building. With experience with most types of lifting solutions, our team will ensure that any major components to be replaced as part of the refurbishment can be transported to the roof.

Facade Access System Installation Methods

CoxGomyl and Manntech can utilise a variety of methods for the installation of facade access systems, depending on the individual project's needs.

Light Weight Roof Derrick Crane

An aluminium, lightweight roof derrick crane is an efficient and economical solution for providing access to install a building maintenance unit. With a maximum lifting capacity of up to six tones, derrick cranes require an installation time of approximately one week for the crane, after which a building maintenance unit can be installed in four to five days.

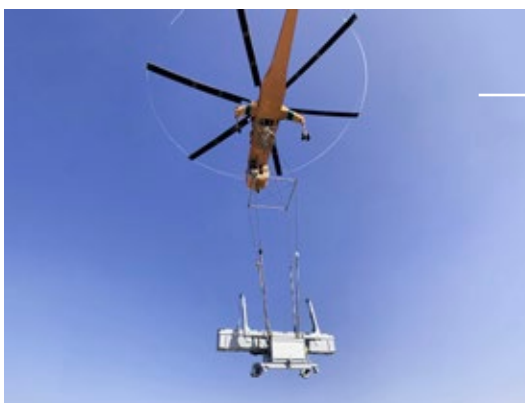
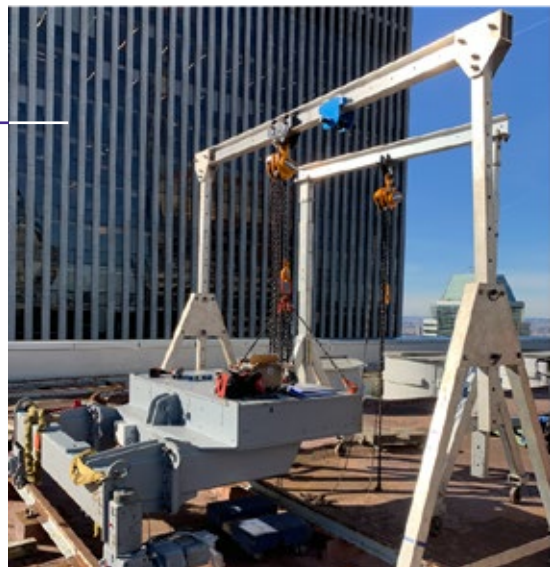


Mobile Crane

Ideal for low rise buildings, mobile cranes can be utilised for the installation of low complexity building maintenance units. Installation of mobile cranes is efficient, requiring only one day, however careful planning required to ensure that street closures, permits and reviews of nearby subway lines underground are considered.

Elevator or Hoist Cars

Installations utilising building elevators or hoist cars require the building maintenance unit to be broken into components due to varying capacity and size limitations. Detailed logistics planning is required for this method to ensure that pinch points and floor capacities are taken into consideration. Consequently, this method requires a longer installation time of one to three weeks and an extended commissioning period due to the separation of pieces.



Helicopter

Utilising a helicopter to install a building maintenance unit requires significant logistics planning, including of the staging area, flight path and required street closures. Likewise, the building on which delivery is being made needs to be secure and clean, with all personnel removed from the top three floors. As a result, this method is typically reserved for uncongested areas for BMUs weighing up to 16,000lbs and where the use of cranes isn't an option.

BMU Refurbishment for Fashion House

Manntech refurbishment delivers an innovative facade access solution for Fashion House, Munich.

Frankfurter Ring 162 (also known as Fashion House) in Munich, approached Manntech with a challenging set of requirements that would call on the engineering know-how gained over many decades of innovation and expertise in the facade access industry.

The existing building maintenance unit servicing Frankfurter Ring 162 had always performed well and satisfied the facade access requirements, however after 59 years of service the BMU had reached the end of its life cycle. While the building itself is a modest 35 meters in height and presents a relatively uniform shape, the significant challenges raised by updating the facade access system required the experience and expertise of the Manntech team. Replacing this system with a standard building maintenance unit presented an issue as the existing tracks at roof level would not support the weight and would therefore need to be replaced or reinforced at a significant cost.

Manntech, therefore, developed an extensive refurbishment solution. This design was engineered to meet the requirements for a highly functional, cost-effective, and sustainable new facade access system while also retaining the base of the old unit. Overall, this ensured that the weight of the system was minimised, therefore utilising the existing track to avoid unnecessarily costly and disruptive work.

The factory refurbished facade access system improves upon the old building maintenance unit with a four-rope suspension system replacing the previous twin-rope setup, electrical upgrades, new cradle, and foldable jib. Manntech's superior engineering ability was vital in the problem-solving process required to house all necessary new parts into the limited space allowed by the design of the underlying machine housing, which had to retain the exact dimensions.

This project represents an example of Manntech's commitment to constant development, innovative thinking and high-quality engineering. While it was undertaken to meet the specific requirements of Frankfurter Ring 162, the future possibilities are exponential. Throughout the process, Manntech has essentially created a new building maintenance unit with excellent potential as a compact facade access option for a whole array of similar building access needs across the world.

Manntech are well experienced in delivering custom facade access solutions for existing buildings and can complete refurbishment work with the minimum of downtime and disruption.



BMU Refurbishment for International Place

Manntech provides specialised refurbishment and maintenance solutions for facade access system at International Place in Boston.

Alimak Service is uniquely placed to offer specialised refurbishment and maintenance solutions for facade access systems for Manntech, one of the leading providers in facade access solutions as part of Alimak Group. The experienced team at Alimak Service were able to deliver a comprehensive service and support solution including genuine spare parts for the highly engineered facade access systems at International Place, Boston.

The two-tower complex reaches 180 metres and has become a prominent icon on the Boston city skyline since its completion in 1987. After over three decades of maintaining the building, technology has inevitably developed and in order to protect this landmark of the city's financial district for years to come, various providers were invited to evaluate and bid on a project to refurbish the electrical systems for the towers' two existing Manntech building maintenance units. The experienced team at Alimak Service delivered a comprehensive service and support solution including genuine spare parts for the highly engineered facade access systems at International Place, Boston.

The comprehensive refurbishment project covered all electrical systems including the replacement of all components and platform controls on both BMUs across the two towers. All electrical components were also modernised with the benefit of Verta software technology which is world-renowned as a cutting-edge, data-driven operations tool. In addition to the electrical modifications, the refurbishment project also contributed to safer working practices with the replacement of all wire ropes and extensive test drops.

Beyond the refurbishment and modification work, the client also took advantage of the benefits provided by an ongoing maintenance agreement with Alimak Service. The comprehensive range of service and support solutions will ensure their renewed building maintenance unit continues to function at optimum capacity long into the future.





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