

Salesforce Tower

San Francisco

Case Study



Manntech deliver pair of building maintenance units for Salesforce Tower

Salesforce Tower is an office skyscraper, the tallest in San Francisco. Located in the South of Market district of downtown San Francisco, its glass facades offer stunning views across the city skyline and the bay. In one of the most imaginative and creative uses of any building, the crown of the tower features a nine-story electronic sculpture created by artist Jim Campbell that will feature low resolution, abstract videos of San Francisco that will be filmed each day. This will be the tallest public art piece in the world.

Rather than a single Building Maintenance Unit (BMU) in the centre of the roof, which would not satisfy the requirements for constant upkeep of the glass facade, Manntech designed a comprehensive system of two identical BMUs travelling on an O-shape track. This essentially doubles the cleaning capacity of the system and delivers the required frequency of cleaning cycles.

The BMUs themselves are crane type machines with double telescopic jibs which deliver a maximum outreach of 20m, retracting to a minimum of 8m. Both machines feature a parallelogram system, or Z-luffing, to lower the jib when not in use, meaning they are not visible in their parked position.

A particular challenge this project presented was the shape of the building as it tapers inwards towards the roof where the BMUs are located. To ensure safety, practicality and ease of use, the system is designed so that the jib automatically telescopes out as the cradle descends. This ensures that the cables bear the load and the cradle does not apply pressure to the facade. In areas like San Francisco, which are prone to earthquakes, our BMUs are also designed to resist and withstand seismic activity.

Manntech was the natural choice for this facade access solution, having completed many other prestigious projects in San Francisco which are testament to our experience and expertise.

Facts and Figures

Commencement:
August 2013

Completion:
November 2016

Building Height:
326 metres

Floor count:
61

Access solution:
▶ 2x Type 6.1/3000 telescopic jib with Z-luffing

Outreach:
▶ Maximum: 20 metres
▶ Minimum: 8 metres

Building Type:
Office

For more information

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