



A Manntech Type 6 Modular BMU assists in overcoming architectural challenges faced by the Journal Squared 3

Project Overview

Due to its complex terraced architecture, the Journal Squared 3 building in Jersey City, designed by Handel Architects LLP, required a highly specialised building maintenance unit (BMU) for its facade access requirements. The facade consultant, Lerch Bates, had specific requirements that necessitated a customised approach from Manntech as the chosen supplier for the facade access solution.

Manntech deployed a Type 6.4 BMU from the Modular range, a BMU system known for its reliability and tailored to meet the complex geometrical challenges of modern structures. The project required strategic planning due to high global inflation rates impacting the cost. However, Manntech's expertise enabled our team to streamline the BMU installation process, minimising crane usage and thus reducing the installation costs. This rapid deployment underscored Manntech's commitment to efficiency and its capability to handle economic fluctuations adeptly.

Technical Specifications and Design Integration

The Type 6.4 BMU has a remarkable outreach of 30.25 metres, allowing comprehensive access to the building's facade. Despite its considerable size, the machine operates smoothly and quietly, due to the frequency inverter-controlled drives. Additionally, encoders guarantee that the material hoist and the cradle move in absolute synchronisation.

This BMU is designed to perform at least 30,000 cycles, translating to approximately 30 years of continuous operation. Furthermore, the BMU is equipped with a soft rope system, an innovation pioneered by Manntech, to navigate the building's unique facade safely and efficiently. The soft rope system ensures that the BMU's cradle can manoeuvre across the terraced sections without compromising the structure.

Impact and Long-Term Benefits

Installing Manntech's BMU at Journal Squared 3 represents a significant advancement in building maintenance technology. The client has been provided a 6-year warranty, emphasising the confidence in the durability and performance of the BMU. The BMU's innovative design and the soft rope system ensure that maintenance tasks can be performed with minimal disruption and enhance safety, preserving the aesthetic and structural integrity of the building for decades. This project demonstrates Manntech's capability to address unique architectural challenges and sets a new standard for future developments in the industry.

The Manntech facade access system installed at Journal Squared 3 is a clear example of how advanced engineering and thoughtful design can result in a maintenance solution that is efficient, reliable, and harmonious with its architectural environment.

Facts and Figures

Building Type:
Residential

Building Height:
193 metres

Outreach:
30.25 metres

Number of BMUs:
1

BMU Type:
6.4 from the Modular Range

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