

1201 Third Avenue

Seattle

Case Study



Project Overview

The client required a full replacement of the building's ageing BMUs, which had become costly to maintain and prone to breakdowns. The new solution needed to cover the entire façade while minimising disruption to daily operations. Manntech delivered a tailored solution: four BMUs, each servicing a corner of the building's uniquely curved façade.

Installation was executed with precision, using the building's internal elevator to transport components to the roof. This approach eliminated the need for a tower crane and allowed for night-time assembly, ensuring minimal impact on tenants and business continuity.

Design & Engineering Excellence

- **Façade Challenges:** The building's curved façade and structural roof beams posed significant design constraints. Manntech engineered shorter machines with maximum outreach to fit below the beams while maintaining full façade coverage.
- **Digital Innovation:** Manntech integrated encoder technology into the BMUs, enabling intelligent position control. Unlike traditional anti-collision sensors, this system ensures the jib never approaches the façade dangerously, enhancing worker safety and preventing damage.
- **Visual Integration:** When not in use, the BMUs are virtually invisible, preserving the tower's sleek architectural profile.

Installation Highlights

- **No Crane Installation:** All components were designed to fit within the building's small lift cabin and assembled on the roof using a temporary lifting device.
- **Phased Delivery:** Installation occurred in two phases, starting with two machines.
- **Wildlife Consideration:** A falcon nest on the building delayed installation during hatching season. The lobby features a large photo and live camera feed of the falcon nest during nesting season.

Why Manntech?

- **Early-Stage Planning:** Installation methodology was considered from the outset, ensuring seamless execution. This level of foresight is a hallmark of Manntech's service offering.
- **Legacy & Trust:** The building was previously serviced by Verta, whose recommendation to switch to Manntech was based on reliability and reduced service costs. After Verta's acquisition, Manntech took over the account and delivered a flawless solution.
- **Client Satisfaction:** Despite the absence of an initial consultant, Manntech's demonstration earned full approval with minimal punch list items. The project was delivered on time and fully paid, with strong client rapport.

Conclusion

This project exemplifies Manntech's ability to deliver tailored access solutions for complex structures. From intelligent design and digital safety features to wildlife-sensitive installation and architectural harmony, the BMU replacement at 1201 Third Avenue showcases Manntech's commitment to innovation, efficiency, and client satisfaction.

Facts and Figures

Building Completion:
1988

Building height:
188 m

Project Type:
Replacement

Number of BMUs:
4

BMU Type:
Manntech Type 6 with elbow jib

Outreach:
10 m

Building Type:
Office Tower

For more information, contact us

<https://www.manntech.com/contact/enquire-now/>

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