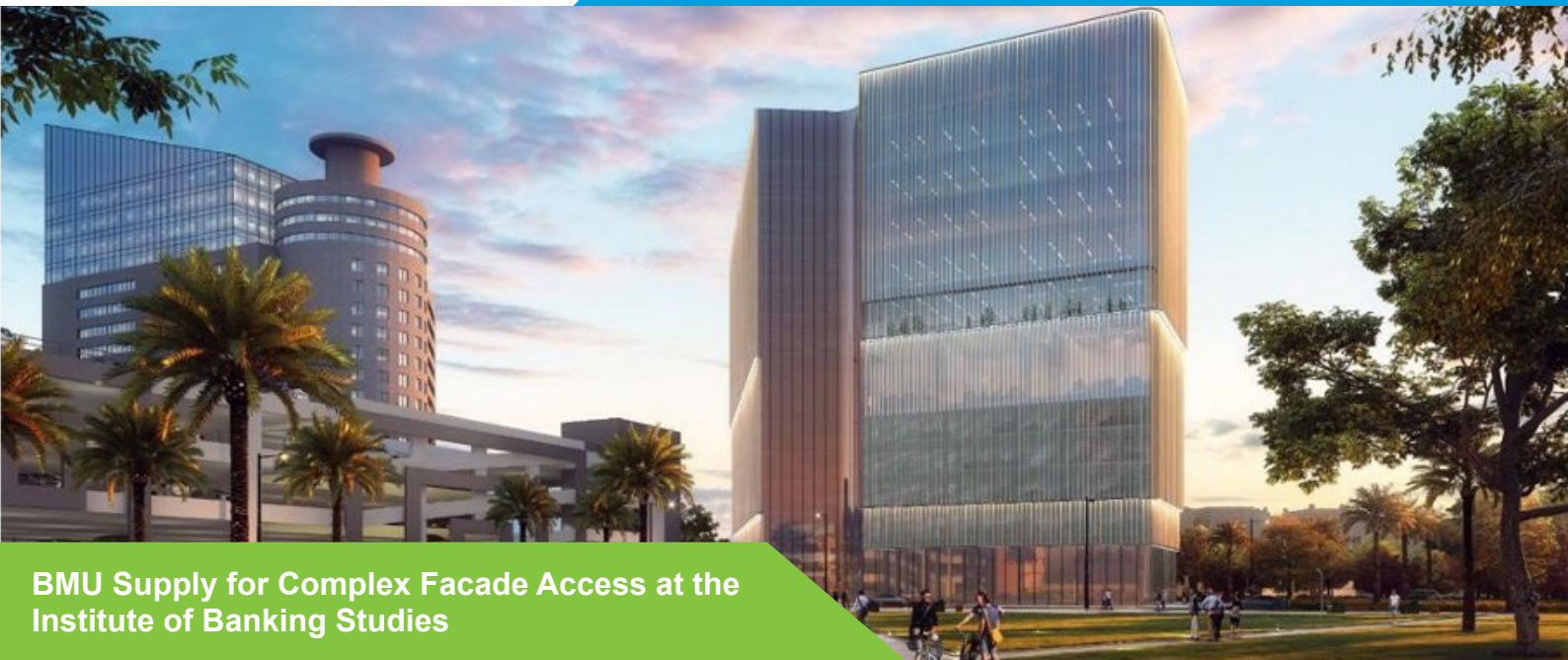




BMU Supply for Complex Façade Access at the Institute of Banking Studies

Aligning Façade Access with Architectural Vision

The new headquarters of the Institute of Banking Studies in Kuwait City called for a façade access strategy that could align with both architectural intent and long-term operational efficiency. Designed by PACE Architecture, Engineering + Planning, the development reflects a modern institutional identity, combining structural precision with a clean visual profile. From the outset, the client prioritized a solution that would support safe and consistent façade maintenance without disrupting the building's overall design language.

The structure integrates both steel and concrete elements, resulting in a complex geometry defined by curves and varying elevations. These features introduced specific access challenges that required careful planning and technical expertise. The client required a compact Building Maintenance Unit that could operate effectively within these constraints while remaining visually discreet at roof level.

Balancing performance with design sensitivity was critical. The solution needed to deliver full façade coverage, maintain efficiency during operation, and preserve the architectural integrity of the building.

Seamless and Flexible Access

A Tractel Phobos BMU was selected to meet strict design constraints. The machine was engineered to remain below the parapet level, preserving the building's clean roofline. Despite its compact form, the system delivers a 350 kg rated load and operates efficiently across a beam system tailored to support mixed structural elements.

Using this method ensured smooth traversal across varying roof surfaces while maintaining consistent access to all façade zones. The result is a system that supports efficient maintenance without compromising the architectural vision.

Overcoming Structural and Design Challenges

The project presented several technical challenges, particularly the building's tight curves and limited roof space. Maneuvering the BMU required precise engineering and careful planning. Early and continuous coordination with stakeholders played a critical role in resolving these complexities.

Regular collaboration sessions allowed the team to anticipate conflicts and refine the system design. During installation, phased execution and close site coordination ensured safe alignment with structural interfaces and other trades. This methodical approach minimized disruption and delivered a practical solution suited to the building's geometry.

Tractel's Advantage: Innovation Meets Reliability

The successful delivery of this project reflects a strong combination of engineering precision, local expertise, and disciplined execution. From early coordination through installation planning, the team followed a structured approach that prioritized safety, accuracy, and long-term performance. Each phase carefully managed to ensure the BMU system aligned with both the building design and operational needs.

Close collaboration between Tractel and BOODAI ensured consistent quality across all stages. Their technical knowledge and regional experience helped address site constraints while maintaining compliance with EN 1808.

For developers and consultants seeking reliable façade access solutions, Facade Access Solutions offers expertise to support complex projects with confidence. Connect with our team to discuss your next project.

Facts & Figures

Commencement	October 2023
Completion	December 2026
Building Height	63.7 m
No. of BMUs	1
BMU Type	Phobos BMU
Outreach	3.4 m
Applicable Codes and Regulations	EN 1808

