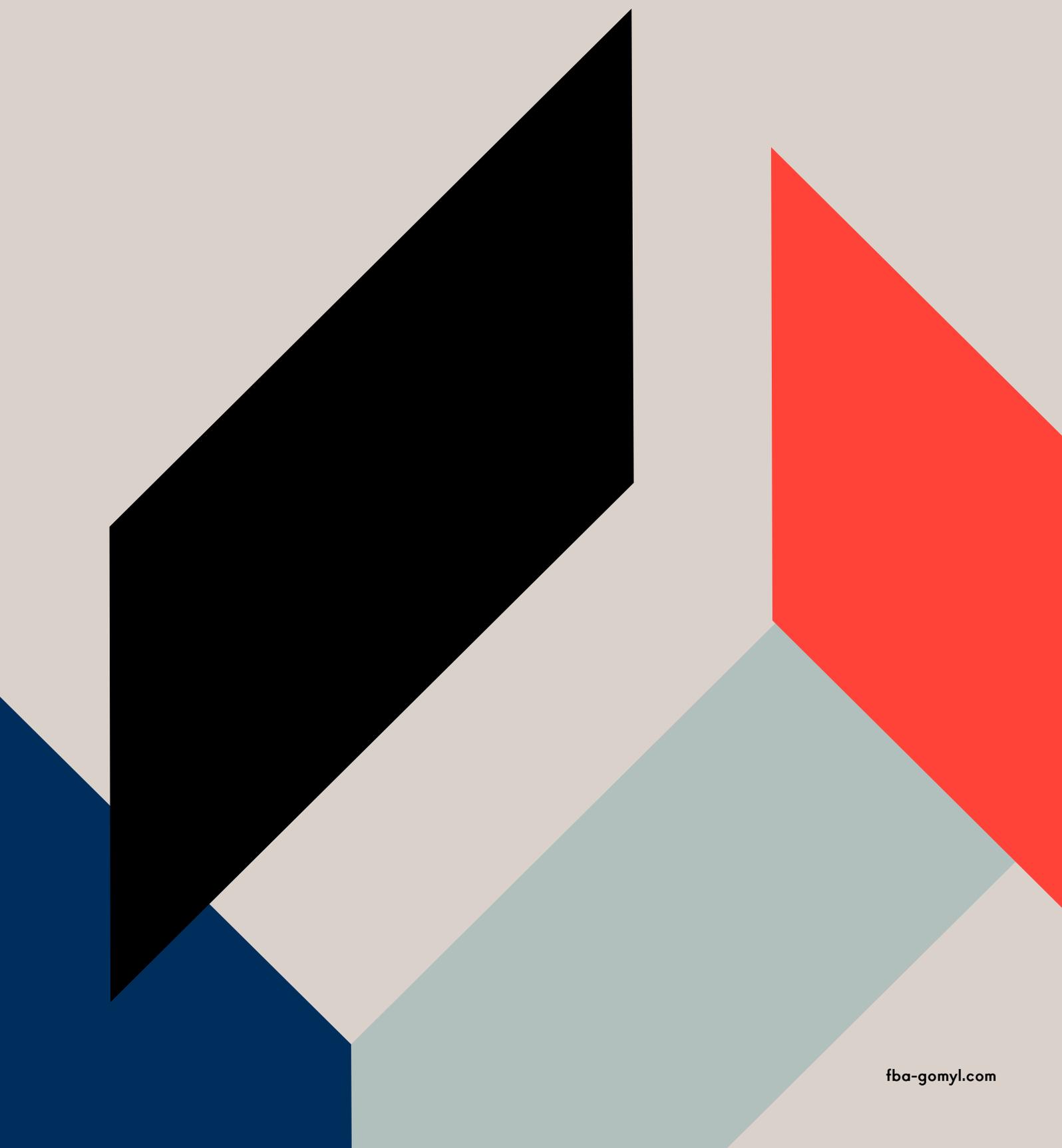


# Heart of Doha

Doha, Qatar



# The world's first sustainable downtown regeneration project

**The less intrusive solution for building maintenance.**

Client: Msheireb Properties

The Heart of Doha project will revive the old commercial district with a new modern architectural concept, yet inspired by traditional Qatari heritage and architecture. Using the latest in sustainable technologies, the project will adhere to the highest standards in green building. The strategic objective is to reverse the pattern of development in Doha, which has tended towards isolated land use, reliance on car transportation and energy hungry structures. The Heart of Doha will become a new social and civic hub in the city centre.

The mixed-use development will comprise more than 100 buildings, with a combination of commercial and residential properties, retail, cultural and entertainment areas. The project involves 4 building phases, which are constructed simultaneously.

## Scope

Design, engineer and delivery the equipments for the maintenance of 35 buildings corresponding to phases 1, 2 and 3. The access strategy has to achieve the following activities: cleaning of glazing wall, cleaning of metallic elements, glass replacement, infrequent safe access for inspection, cleaning of stone render wall and general maintenance.



Reformed old commercial district in Doha, Qatar.

The project had also several client's requirements such as a minimum disruption on ground floor, an effective cost that complies with the market, cleaning of glazing from outside, forbidden access to terraces, high labor intensity with limited disruption of the local activity, cleaning cycles every 3 months for glazing and every year for non-glazed facades.

**Strategy**

The conditions and requirements mentioned above have been used to select the appropriate access and fall arrest strategy, which involves mainly manual operated Davit system, BMUs and abseiling equipment. As a result of product combinations manufactured by FBA Gomyl or its affiliated companies, the solution provided was cost effective.

Where canopies restrict access for Davit arms from roof level, motorised monorail systems are integrated into canopy soffits.



FBA Gomyl BMU Type 1 - U06 with one jib.



FBA Gomyl BMU Type 1 - U07 with one jib.

Cable lifeline type SecurRope  
Approximately 10.000m

Aluminium Davit systems  
100 Davits and 1.700 fixed bases

Building maintenance units - BMUs  
8 roof cars

Safe access equipment type SafeAccess  
Approximately 3.000m of concealed monorail and trolleys

Cradle sets  
30 powered cradles with traction hoists



FBA Type S - S03: BMU with telescopic jib, slewing arm and auxiliary hoist.



FBA Type S - P16: BMU with Telescopic jib, slewing arm, luffing device and auxiliary hoist.



FBA Type S - T08: BMU with Telescopic jib, slewing arm, luffing device, luffing spreader bar, telescopic mast -scissor type- and auxiliary hoist



FBA Type S - T08: BMU with Telescopic jib with spreader bar in parking position.