



PERMASTEELISA GROUP

**FaçadeCare**

building visions as part of  
**PERMASTEELISA GROUP**



# FaçadeCare

ASSESS, MAINTAIN, REPAIR, REPLACE



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## INTRODUCING FAÇADECARE

The façade of a building is its engineered skin. It protects from weather, provides thermal insulation, and defines identity.

Façades need care and attention to maintain their performance and appearance. At FaçadeCare, we take a scientific approach to maintaining, cleaning and refurbishing façades, ensuring buildings across the Middle East remain efficient, safe and visually striking for decades.

Using diagnostic techniques including thermal performance and water leakage tests, we detect hidden issues before they escalate and carry out repairs to prevent deterioration and damage. When buildings require refurbishment or renovation, we are able to draw on design, engineering, production and installation skills. When safety is at risk we act swiftly, correcting defects before they become hazards.

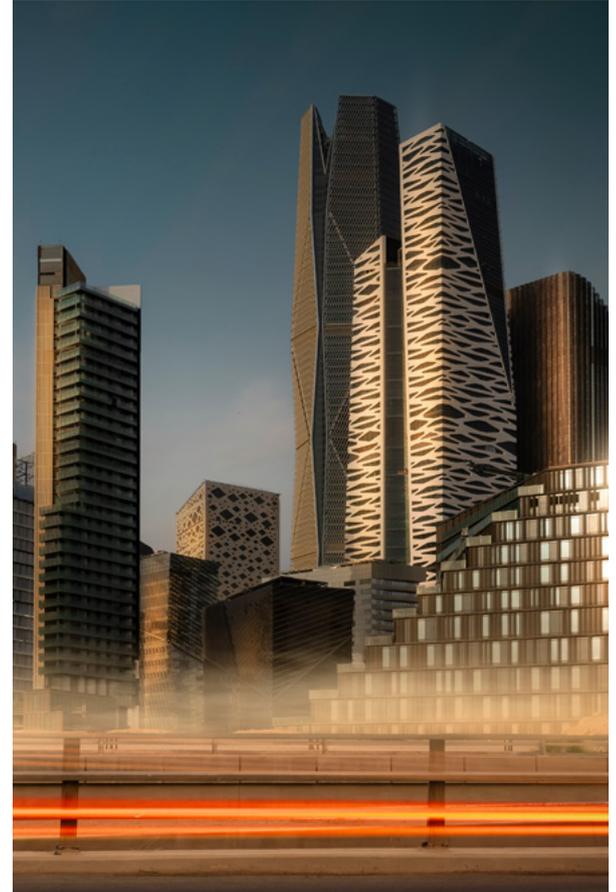
**Our philosophy? Assess, maintain, repair, replace.**

## THE CHALLENGES OF OUR REGION'S CLIMATE

The Middle East's climate is one of the most extreme in the world, characterised by scorching heat, sandstorms, wide thermal fluctuations, and severe weather events. Having worked in the region for over 20 years, we understand its unique demands.

Over time, these weather conditions take their toll on buildings. UV rays degrade materials. Sand and pollutants stain surfaces. Expansion and contraction weaken joints.

Without expert care and maintenance, buildings rapidly degrade in terms of both aesthetics and performance, resulting in operational disruption, damage to interiors, and depreciation of assets.



## HOW DO WE MAKE A DIFFERENCE?

Looking after buildings makes economic, aesthetic, commercial and environmental sense.

A façade represents up to 30% of a building's total cost – maintaining it is a smart financial decision.

A meticulously maintained façade reflects a company's commitment to excellence, bolstering brand image and reputation.

A well-maintained façade can perform better, reducing energy costs and increasing occupant comfort.

Preserving façades is sustainable. It can save on energy, extend a building's lifespan and avoid demolition – all reducing a building's carbon footprint.

Beautiful buildings contribute to a vibrant urban environment that attracts investors, customers and top talent.

Maintaining built assets has long-term benefits for occupants, owners and funders alike – a strategic imperative for sustained business success.



## OUR TEAM

We are a dynamic, experienced team that works around the clock.

We have in-depth knowledge of all types of cladding and glass specifications and work closely with designers, engineers and suppliers. By taking full responsibility for even the most complex façades, we give building managers peace of mind.

Our team in the field ranges from expert fitters and project managers to rope access technicians. We have exceptional experience of working at high level, very often working with a vertical team to service buildings that are live. We are proud of our remarkable health and safety record. Much of our work is in Dubai and Riyadh, but we have the flexibility to cover the whole of the region as required.

## END-TO-END SOLUTIONS

However big or small your project, our team's seamless, end-to-end approach ensures successful delivery. We take pride in our flexibility, agility and ability to get the job done quickly.



**Technical analysis** – inspections and surveys to determine work needed

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**Design and engineering** – practical, innovative solutions by world-leading façade experts

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**Project management** – outstanding collaboration and communication, from inspection to installation

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**Procurement and production** – using local suppliers wherever possible

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**On-site construction** – by specialists in the cleaning, maintenance, glazing and renovation of façades of all shapes and sizes

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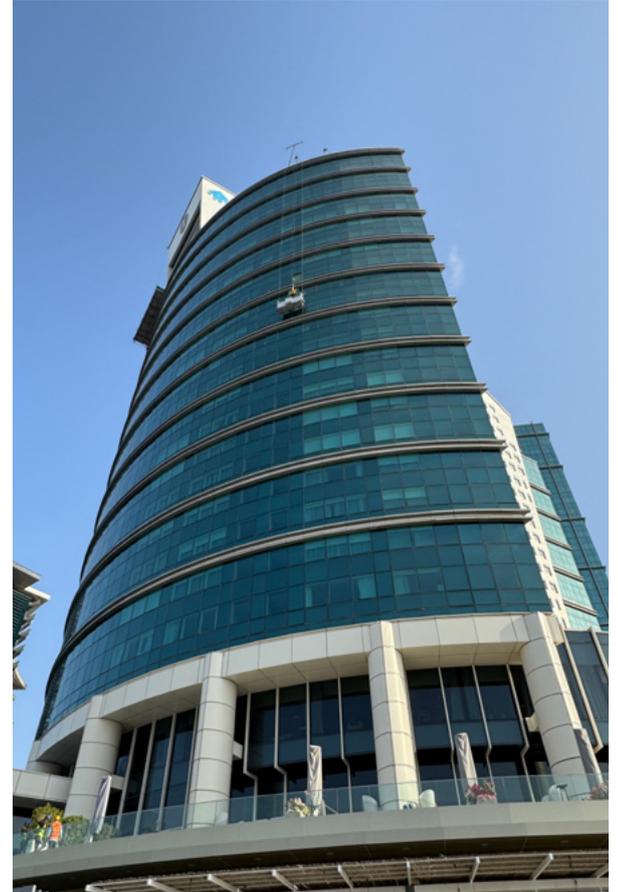


**Successful project delivery**

## INSPECTION, SURVEY AND CONSULTATION

Our deep-seated expertise allows us to conduct a variety of inspections and surveys, including consulting services.

- Inspection and surveying of façade condition – any building; any height
- Consulting and reporting on building envelopes
- Planned preventative maintenance inspections – on a recommended cycle of every four years – focusing on vulnerable areas
- Pre-maintenance inspections to detect all areas of attention
- Leak investigations and water tests
- Thermal performance reports
- Environmental surveying and consultations
- Surveying the integrity of the building envelope – including glass and frame assessment
- Findings recorded digitally on elevational drawings and through photographic evidence

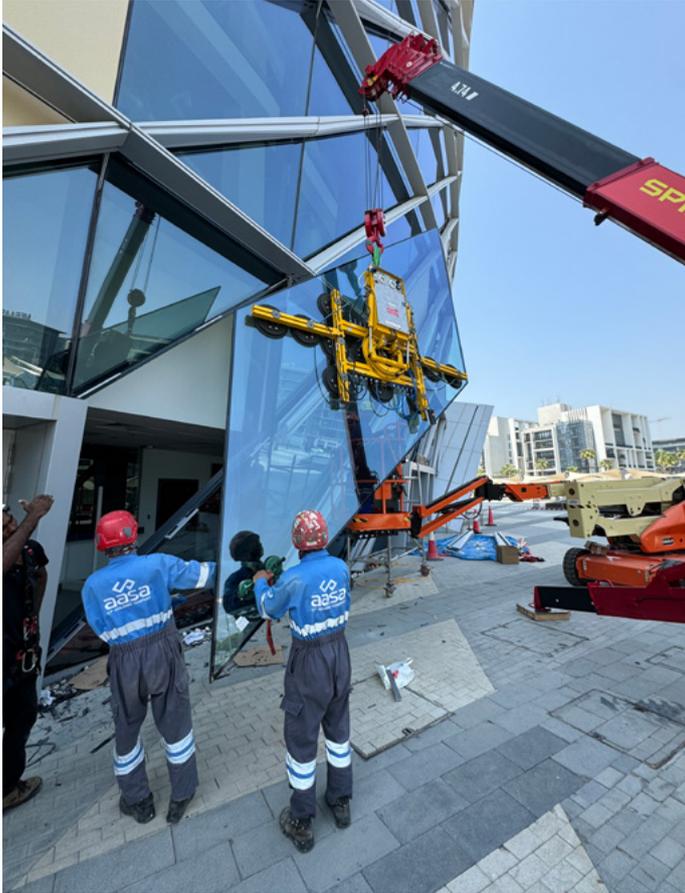




## MAINTENANCE SERVICES

Our FaçadeCare team will carry out any repairs and improvements needed to prevent deterioration and damage to façades.

- Maintenance of all components of the building envelope
- Servicing automated elements, such as vents and hatches
- Fire-stopping – upgrades, fire barriers and compartmentalisation
- Air infiltration
- Bespoke sunshading solutions
- Stainless steel and aluminium painting work
- Working with vertical access teams and cradle-trained and high-level rope access engineers
- Ensuring conformity with warranty obligations
- Stockpile advice and supply to ensure parts are available as needed



## GLASS REPAIR AND REPLACEMENT

Our glazing experts are ready to carry out the repair and replacement of glass of any shape, form or size.

- Comprehensive glass repair and replacement services – any building; any height
- Removal and replacement of broken glass, including oversized panes
- Glass polishing to remove scratches and impurities
- Manufacture of new bespoke glass panes
- Bespoke coatings and films
- Working at highest standard of quality and safety

We are also able to repair and replace other façade materials, including stainless steel, aluminium and GRFC.



## CLEANING SERVICES

Our specialist cleaning teams keep façades safe and aesthetically pleasing.

- Removal of dirt, pollutants, limestone particles, dust and other residues
- DOFF cleaning, high-pressure washing and soft washing
- Cleaning of different materials, including glass, stainless steel, aluminium, gaskets and silicone
- Cleaning of different components of a building, including windows, vents, AOVs, decorative elements and doors
- Cradle-trained operatives and specialist abseil operatives for access to any façade
- Periodic, scheduled cleaning services every three to four months to prolong a building's lifespan
- Restorative cleans every three to five years, returning the surface to an 'as new' condition

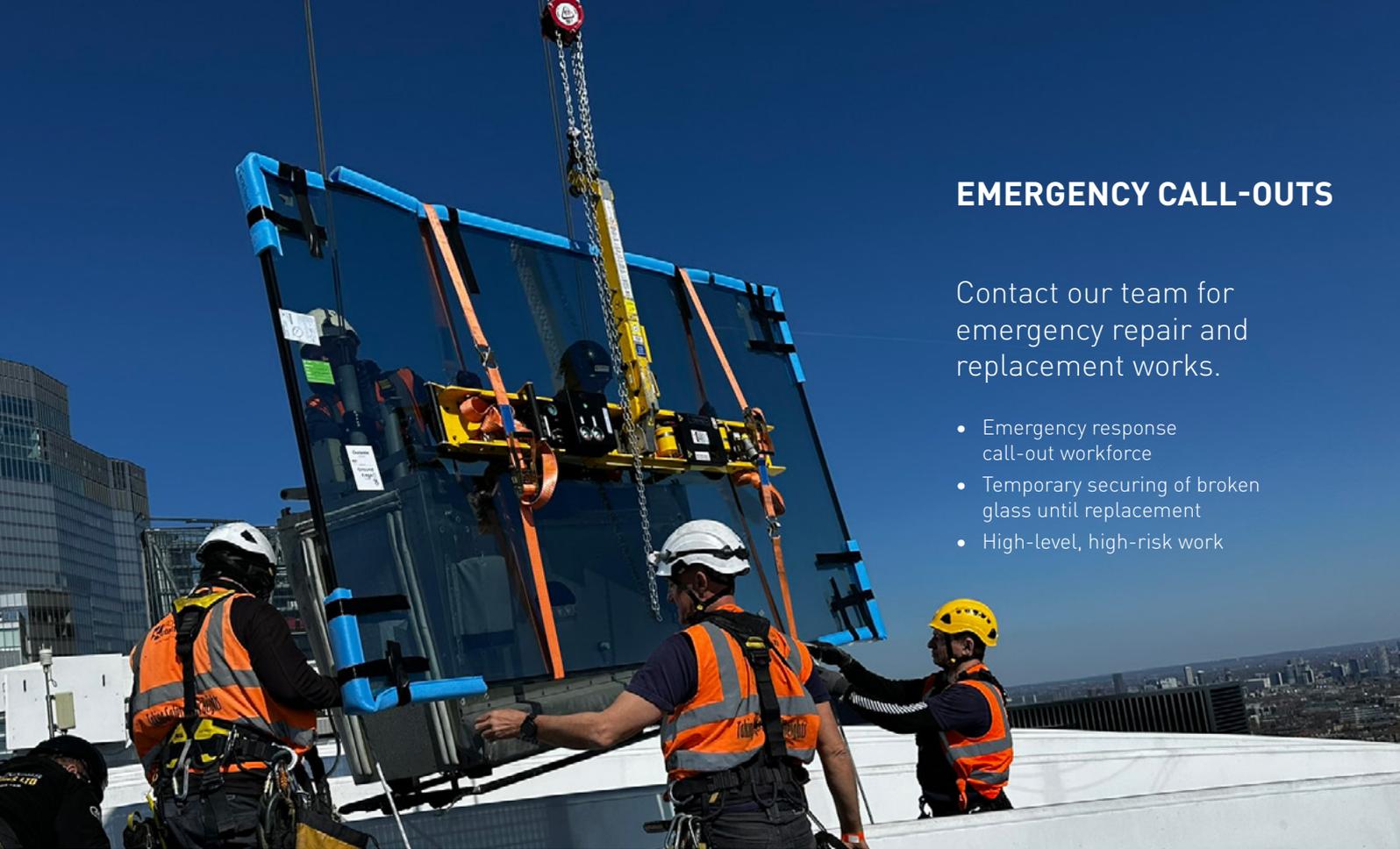
## REFURBISHMENT AND RENOVATION

Our specialist façade experts have the technical knowledge and skills to refurbish, remove and replace existing façades efficiently, safely and sustainably.

With increasing compliance demands and the growing importance of energy efficiency, refurbishment and renovation projects offer an effective way to enhance technical performance and add long-term value.

Our deep-seated knowledge of façades and experience in their installation means we are specialists in dismantling them with minimal damage to components. This enables us to deconstruct façades into glazing assemblies suitable for reuse and recycling.





## EMERGENCY CALL-OUTS

Contact our team for emergency repair and replacement works.

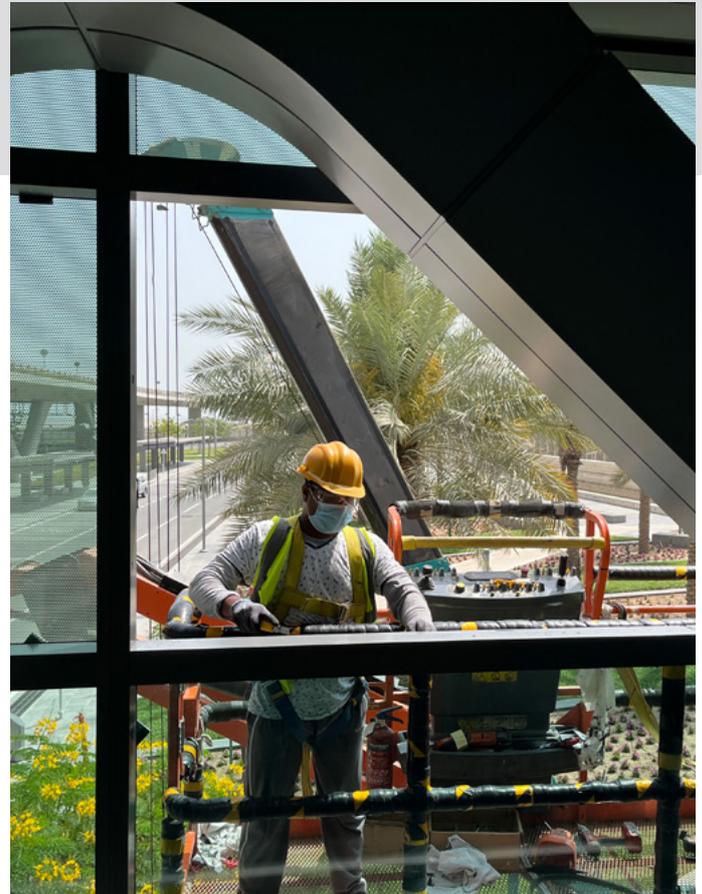
- Emergency response call-out workforce
- Temporary securing of broken glass until replacement
- High-level, high-risk work

## PROJECT SPOTLIGHTS

### HAMAD INTERNATIONAL AIRPORT, QATAR

Hamad International Airport in Qatar is one of the most architecturally important – and busiest – international airports in the world. Our Permasteelisa Gartner Middle East team designed, engineered, manufactured and installed the steel-and-glass façades for the entire hub. Our FaçadeCare specialists have since been contracted to provide maintenance services both under warranty and as the result of site inspections.

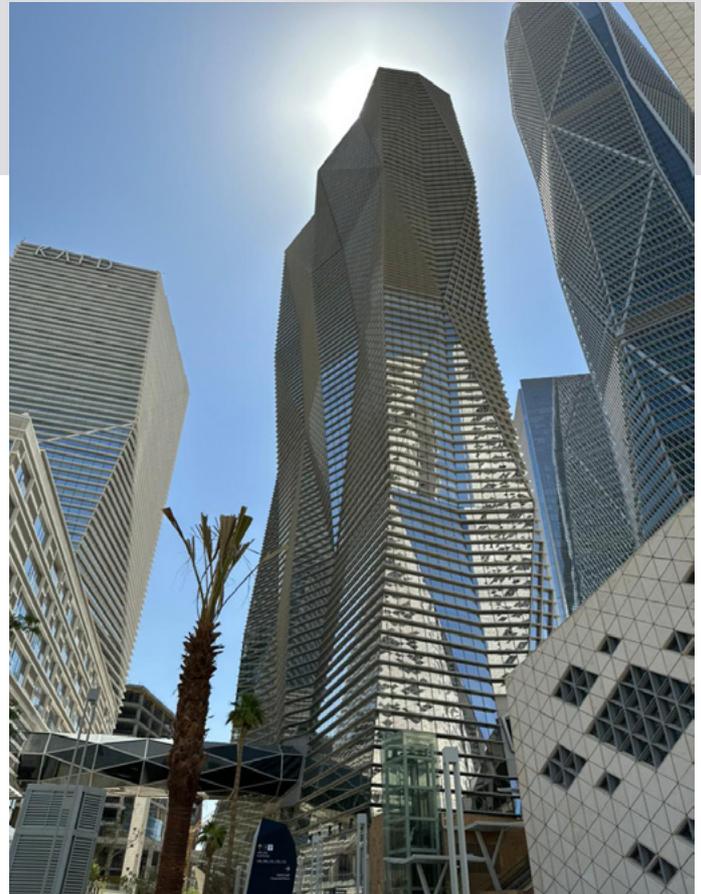
- Site maintenance inspection and survey
- Double-glazed unit replacement – we replaced over 1,400 pieces of glass over a two-year period
- Metal fascia panel upgrades – to combat the risk of high winds through increased structural integrity and improved fixing mechanisms
- Works undertaken in a live airport, with the added pressure of the run-up to the World Cup in 2022



## **MUQARNAS TOWER, KING ABDULLAH FINANCIAL DISTRICT, RIYADH, KINGDOM OF SAUDI ARABIA**

Muqarnas Tower (Parcel 1.09) is a 158m high tower in the King Abdullah Financial District of Riyadh. Designed by architect Skidmore, Owings & Merrill (SOM), it features a unique façade inspired by traditional Islamic geometric patterns. Since the tower's completion in 2016, our FaçadeCare team has provided a range of specialist maintenance services, including replacement of glass, improvements to the pavilion roof, and addressing issues with water ingress.

- Damaged façade glass replacements
- Supply and replacement of damaged double-glazed units
- Replacement of damaged/missing aluminium fins
- Replacement of pavilion roof perforated sheet with glass or sandwich panels
- Sealant application and damaged gasket replacement to rectify water leakage

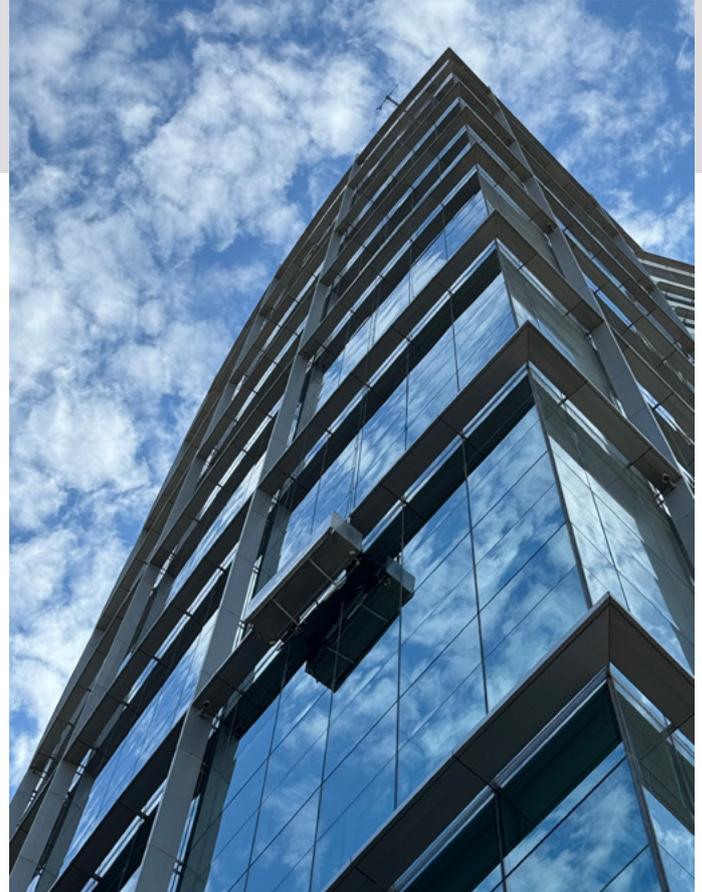


## PROJECT SPOTLIGHTS

### FESTIVAL TOWER, DUBAI, UAE

Back in 2007, our Permasteelisa Gartner Middle East team was proud to complete work on the design, engineering, manufacturing and installation of the Festival Tower, which is owned by the Al-Futtaim Group. Almost 20 years on, we are delighted to still be involved in its care. Over the years, we have carried out a range of repair works and maintenance on the 33-storey tower, including replacing gaskets, curtain wall sealant, double-glazed units and aluminium composite panels.

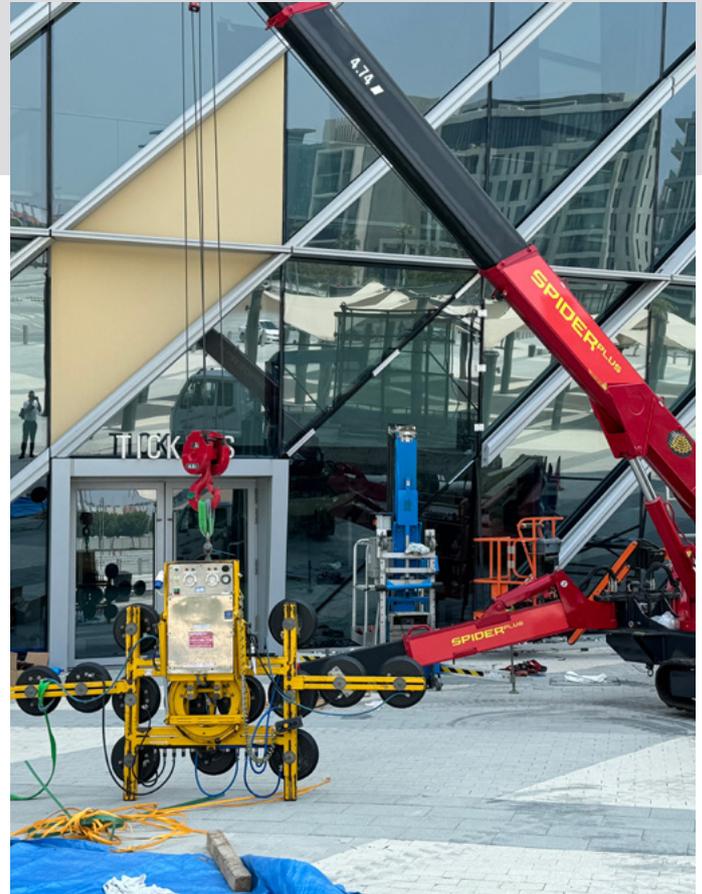
- Inspection and repair regimes, both under warranty and as an ongoing contract
- Replacement of aluminium composite panels
- Replacement of double-glazed units
- Gasket replacement
- Curtain wall sealant replacement



## COCA-COLA ARENA, DUBAI, UAE

The Coca-Cola Arena in Dubai, which opened in 2019, is one of the most technically advanced venues in the world. Our Permasteelisa Gartner Middle East colleagues supplied the unitised façade system for the building, including oversized double-glazed units. We have since provided support on replacements needed to glazing as a result of extreme weather conditions and the demands on a building that accommodates up to 17,000 people.

- Site maintenance inspection and survey
- Oversized double-glazed unit replacement
- Warranty and maintenance work
- Drawing on our unique knowledge of the façade and local conditions

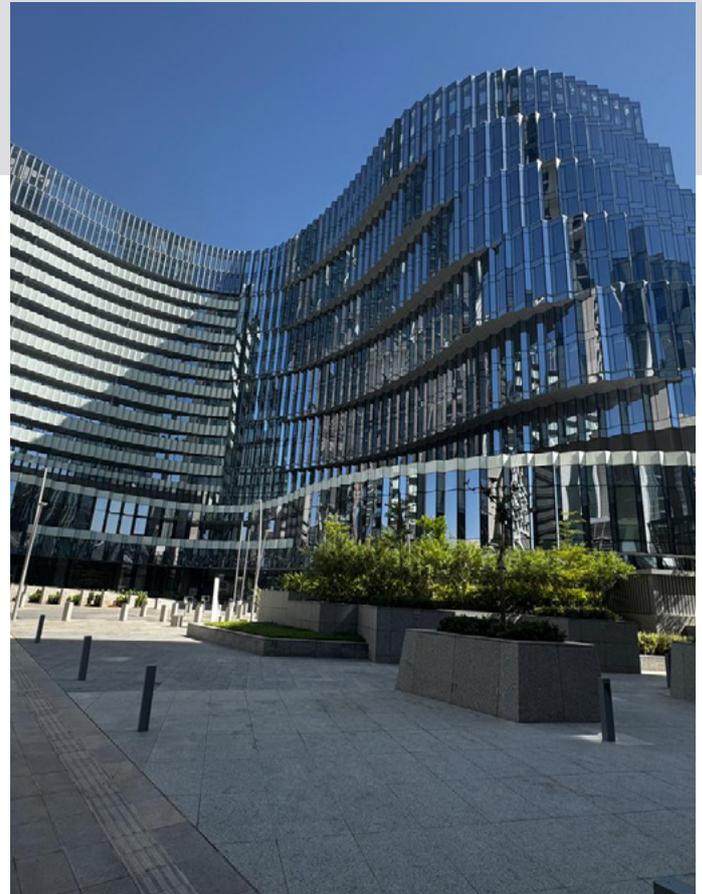


## PROJECT SPOTLIGHTS

### **PARCEL 4.11, KING ABDULLAH FINANCIAL DISTRICT, RIYADH, KINGDOM OF SAUDI ARABIA**

King Abdullah Financial District Parcel 4.11 is a mixed-use development in Riyadh. The 13-storey, 70m high building includes office, residential and retail spaces and was completed in 2014. Our FaçadeCare team was asked to complete a remaining works and seen dilapidation report in 2019/20 and has gone on to provide solutions for water leakage and the supply and replacement of external façade elements.

- Full remaining works and seen dilapidation report
- Water leakage rectification – sealant application and replacing damaged gaskets
- Supply and replacement of external façade



## **CROWNE PLAZA AND INTERCONTINENTAL HOTELS, DUBAI, UAE**

The Crowne Plaza and InterContinental hotels in Dubai Festival City are owned by the Al-Futtaim Group. Both are luxury hotels known for their high standards of service, accommodation and facilities. We are proud to provide maintenance services to ensure these prestigious buildings retain their exceptional quality. Following a detailed building assessment, we carried out double-glazed unit replacements and replaced aluminium composite panels.

- Building maintenance inspection and assessment
- Double-glazed unit replacement
- Aluminium composite panel replacement, realignment and resealing, for greater structural integrity





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## GET IN TOUCH

Unsure if your façade meets safety and compliance standards? Call us today to find out if your project qualifies for a free façade assessment.

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