



CASE STUDY

FACILITIES MANAGEMENT

A MANCHESTER COUNCIL CASE STUDY – MANCHESTER TOWN HALL FM

THE MANCHESTER TOWN HALL PROJECT IS A MAJOR PROGRAMME OF REFURBISHMENT AND TRANSFORMATION INCLUDING THE TOWN HALL EXTENSION, CENTRAL LIBRARY, LIBRARY WALK AND ST PETER'S SQUARE AND HAS A PROJECT VALUE OF £100M.

BIM was not a contractual requirement for this project but rather served as a testing ground for the success of BIM in a large scale public sector transformation project, not only during the design and build phase but also, essentially, during the operational, Facilities Management phase. Manchester were originally a little reluctant to adopt BIM but then they were shown how much time it could save, "even on changing a lamp"....

Manchester City Council originally selected Concerto Sites Asset Management software to maintain their full property portfolio. At the start of the Town Hall Project, Concerto was also invited to work with 2 other software houses to facilitate the BIM environment, particularly during the operational phase. The Concerto Facilities Management Help Desk solution was integrated with Concerto Sites to allow the council to use the BIM resource going forward for Facilities Management.

“ The innovative use of BIM has created a positive legacy by using the project team's BIM data to drive benefits during the operational life of the complex. This was achieved through Concerto, linking with Artra and E docs'

Laing O'Rourke

Greg Davies, Concerto's Operations Director, explains further:

“ The role of the Concerto Facilities Management tool (known by Manchester as C-PAD) is to provide a BIM integrated FM Help desk solution to the post operational phase of the project. Our solution facilitates planned and reactive maintenance and works seamlessly with E-Docs to display 3D BIM data as and when required. This carrying over of information has smoothed the transition between the build and operational phase and facilitate the on-going FM of the assets involved". Says Greg.

The innovative use of BIM has created a positive legacy by using the project team's BIM data to drive benefits during the operational and post operational life of the complex.

“ Concerto (C-PAD) have been very supportive to Manchester City Council in assisting them achieve their short term and hopefully long term vision for using BIM Data for FM.'

Liam Brady, Town Hall Complex Client Programme Manager

For further information about this project, and about Concerto's solutions, [contact us](#).

*Concerto Sites is an online solution which centralises asset data and incorporates the following areas of total property asset management

- FACILITIES AND PROPERTY HELP DESK
- STATUTORY COMPLIANCE MANAGEMENT
- ESTATES MANAGEMENT
- PROPERTY SURVEY MANAGEMENT

- >> [Learn more about Concerto sites](#)
- >> [Learn more about the Concerto Facilities Management tool](#)

