Steve Williamson – Commercial Leader of the Town Hall Complex Transformation Programme

Key responsibilities include:

- Procurement
- Contract and legal
- Commercial
Context – Manchester City Centre
The Challenge

Designed by E. Vincent Harris in 1927 and completed in 1938.

Grade 2* listed and part of a civic complex of world class status.

The Vision

- Transform the way in which City council services are delivered to customers.

- Transform the working environment within the buildings.

- Create an innovative and contemporary design embedded in a unique historic setting to enable the buildings to continue to function as a library and as the administrative centre for Manchester City Council.
Town Hall Extension - Brief

• Opening up significant historic spaces such as the Rates Hall and the Electricity and Gas showrooms to full public use.

• Opening up the “heart” of the building for customer service and creating a series of welcoming spaces.

• Retaining the Council Chamber and associated facilities at Level 3 – and enabling them to serve a new use as a suite of bookable meeting facilities.

• Create a flexible, open plan working environment on all office levels.
Public areas at ground floor level

- Extensive areas of grand spaces originally intended for full public use
- The Rates Hall is a high quality public circulation and gathering space
- The East and West Wings of the ground floor designed as ‘Showrooms’
Town Hall Extension – Public Space: 1930’s
Town Hall Extension – Public Space: 2012
Town Hall Extension – Public Space: 2013
Town Hall Extension – Working Without Walls: Floors 1 - 8

Working without walls
An insight into the transforming government workplace
Town Hall Extension – Working Without Walls: 1930’s
Town Hall Extension – Working Without Walls: 2012
Town Hall Extension – Working Without Walls: 2012
Central Library - Brief

- Reverse the 70/30 in balance between publicly accessible and back of house space
- Provide repository status archive facility
Central Library – Removal of Existing Book Stacks
Central Library – Removal of Existing Book Stacks
Central Library – Removal of Existing Book Stacks
Central Library – New Vertical Access Core
Contract Performance

- NEC3 Opt C with minor amendments
- 1,051 Early Warnings
- 560 Project Managers generated Compensation Events
- 210 Notification of Compensation Events
- Project delivered by the completion date
- Project delivered within authorised budget
- Final account agreed 4 weeks prior to completion
One Team – Creating the winning spirit

- People
- Innovation
- Collaboration
- Co-location

One Team
One Team – People
One Team – Collaboration

- BIW
- NEC 3 Training
- Government Soft Landings
- BIM
One Team – Innovation

- Technologies
- Partnerships
- Specialist Work groups
- Networking
Added Value

- >80 long term apprenticeships
- 75 Work Placements
- 85% of budget spent within Greater Manchester
- 100% of supply chain paid within 30 days (without use of PBA)

* None of the above were contractual obligations
Thanks. Any questions?