

**T**his case study describes the use of Cadweb on various phases of the prestigious GreenPark business development in Reading. Following a successful trial of Cadweb during the early stages of the project, the park's developer Prudential Property Investment Managers instructed project managers, designers and architects involved in later phases to use Cadweb for all document transfer.

#### Client - Prudential Property Investment Managers

GreenPark is a 180 acre (72 hectare) site on the outskirts of Reading with planning permission for 210,000 sq m (2,250,000 sq ft) of high quality business space. It is being developed by Prudential over a 10 year period, and will eventually accommodate a working community of more than 7,000 people.

The masterplan for the site was developed by leading international architect Foster & Partners, and combines high quality architecture with natural landscaping, including a large central lake. Prudential is procuring the majority of buildings on the development itself, although a handful of plots have been sold to other developers.

Construction started on the infrastructure works for the site in 1995 and on the first buildings in 1998. Mid-way through construction of the first building – known as 100 Longwater Avenue – Prudential introduced the Cadweb e-project management system on a trial basis. The four storey office building was designed by Foster & Partners and structural engineer Whitby Bird & Partners, and built by HBG Construction under a £12 million design and construct contract.



The Prudential's Project Manager at GreenPark, Mike Powell says: "Cadweb is playing an important part in our drive to improve efficiency and communications among the members of the project team."

All the project professionals were linked in to the system, which was chosen primarily for its ability to efficiently distribute documents and enable the appropriate team members to access them, despite being located throughout the UK in areas as diverse as Sussex and West Yorkshire.

The Cadweb trial continued onto the second project – 200/250 Brook Drive – which was completed in January 2001.

Six months into this second trial Prudential took the decision to adopt Cadweb for the next phase of construction on the site, which involves seven separate building projects with a combined value of over £90 million.

Construction began on the first of these at the end of 2000, and the most advanced – 300 South Oak Way – is due for completion this spring. The £20 million building is being built by Balfour Beatty to a design by EPR Architects.

Other companies involved in this phase of the GreenPark development include architects RHWL, Scott Brownrigg & Turner, HOK and Tate Hindle, engineers Whitby Bird. Rybkka Battle, Arup Facade Engineering & Hoare Lea and contractors Heery International and HBG Construction.

During the first year of this five year design and construction phase, 113,000 individual drawings and contract documents were recorded and issued using Cadweb. This increased to over 450,000 during the second 12 month period of the contract. The system continues to transfer project information at the rate of 13Gb per day.

The largest of the new projects is 400 and 450 South Oak Way, two buildings with a combined value of £27 million being built by Balfour Beatty. Construction started in June 2001 and is due for completion in Sep 2002.

Since first being appointed to work on the project, Cadweb has introduced new versions of the e-project management system. Four out of the seven design and construction teams involved in this phase are using cadweb.net, the internet-based version of the system introduced in 2001.

