

brain food?



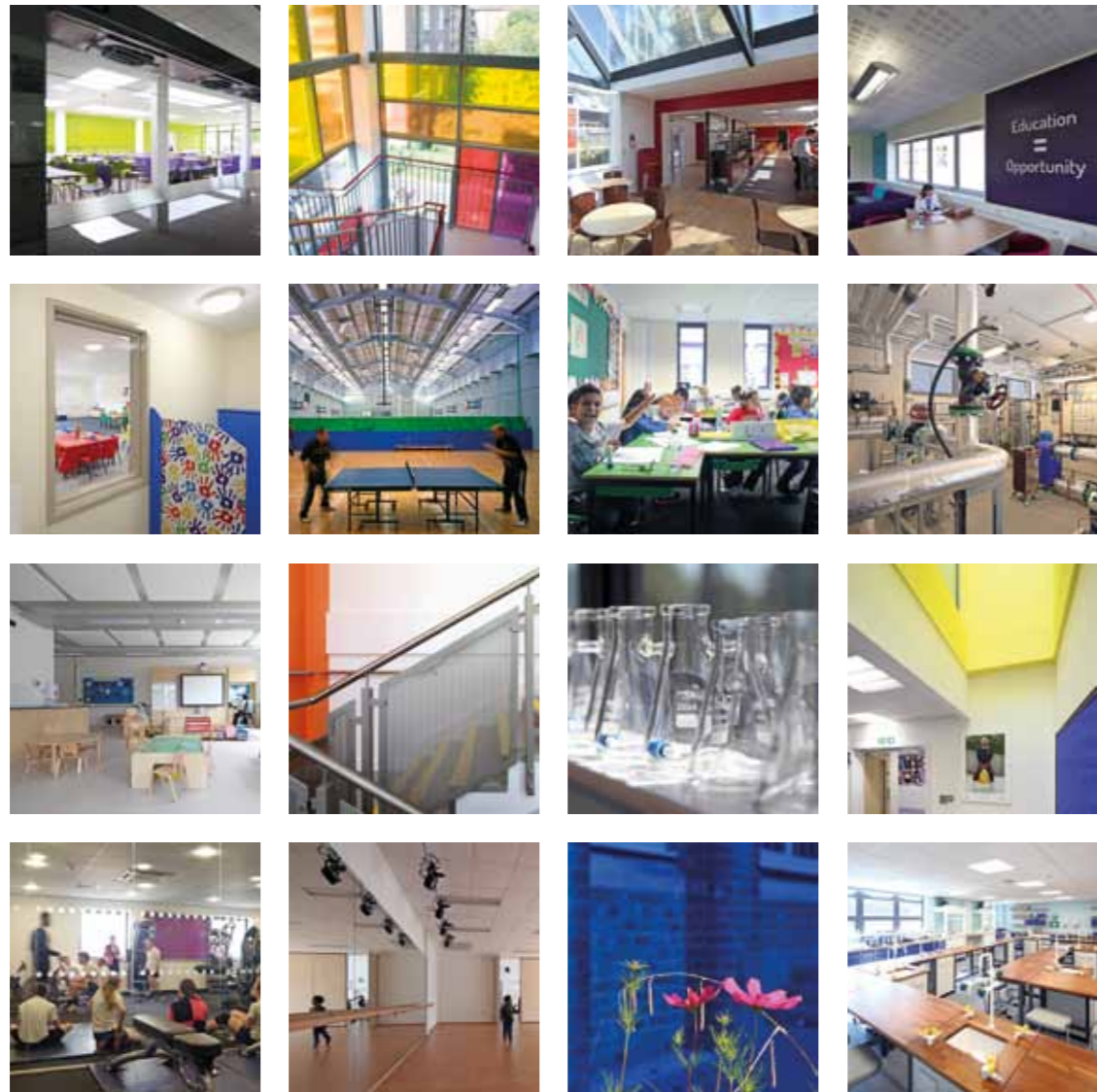
Good surroundings nourish successful educational outcomes. Baily Garner is an Interdisciplinary Construction Consultancy with over 30 years experience in the Education Sector with projects ranging from 'state of the art' new schools, expansion programmes, to upgrading run-down buildings. We are known for our responsive, intelligent and innovative solutions.



BAILY • GARNER

-is building!

contents



Our 40 year history has taught us many things, not just how to survive four recessions! We know as building professionals it is essential to work with our clients in an open, honest environment to assist them in creating truly inspirational environments, often within very tight financial constraints, to provide spaces for our future generations to flourish.

We are fully aware of the challenges every school faces in terms of decreasing budgets and ever increasing costs. Schools face a serious risk of their built assets becoming significant liabilities. In the short term the likelihood is that the underinvestment by Government in our education buildings will continue. Although previous plans through BSF and more recently through PSBP phases 1 & 2 are addressing some of the worst condition schools, a huge volume of catch up repairs and rebuilds remain.

It's essential therefore that the right Asset Management tools and Strategic plans are in place. Being flexible to bid and access funds as and when they become available to improve your built assets is paramount.

We have the ability to offer an interdisciplinary collaborative team who will simplify processes and ultimately deliver strategic plans for education providers. Whether you are looking at a simple 'one-off' repair or a whole scale redevelopment of your school we are here to help. Please just ask.

I hope you enjoy this brochure and we look forward to hearing from you.



Brian L Baily FRICS
Chairman

- an educated history**
- understanding your assets**
- forming a strategy**
- project delivery**
- spaces that inspire**
- environmental focus**
- opportunities for all**

an educated history

At Baily Garner we draw upon detailed working experience across the full spectrum of the Education Sector, delivering new build, refurbishment and expansion projects for a range of clients.

Whether it is early years or SEN provisions, or further education provision, we have gained significant experience to enable us to develop bespoke solutions for each and every project situation. Our history has taught us many things. We know, as Building Professionals, we have to work with our clients to assist them in creating inspirational environments within tight budgetary constraints in order to establish spaces for our

future generations to develop. A collaborative approach in developing solutions is the only way forward; this is where we excel through the use of our interdisciplinary project teams.

The interdisciplinary approach benefits both our projects and our clients. An example of working closely with our internal colleagues is Bluecoat Academy. For this Sixth Form extension our Architects,

Employer's Agents and Building Services Engineers all worked collaboratively to deliver the project. We also have a history of collaborating with external consultants, such as the curtain walling specialist at Clapham Manor Primary School.

Our history of being open and engaging with the project team enables us to get the best out of individual disciplines and deliver excellent projects.



Clapham Manor Primary School



Stafford Leys Primary School



Bluecoat Academy

"An outstanding team for an outstanding school. Each time we look upon the construction site and subsequently the new build, you can smile and say... 'I did that!'" Matt Taylor – Director, Glyn Learning Foundation

understanding your assets



Keir Hardie Primary School

As with any approach to working in an education environment, it is essential that we understand your assets.

We will work with you to understand your assets to ensure value is realised throughout the life cycle of your buildings. Through this understanding we can propose what can be achieved within the budget.

A good example of this approach is the refurbishment of Kingswood Primary School. Our Building Surveyors led an interdisciplinary

project team to appraise the redundant buildings and inform the proposals to provide new teaching space for a 4FE expansion.

Simple, straightforward tools such as Condition Surveys and Net Capacity Studies allow a deep understanding of what built assets you currently have. This understanding would also include an overview and appraisal

of your energy consumption and DEC ratings.

We feel we are best placed to deliver these tools through our interdisciplinary teams. From this solid factual understanding we can then start to strategically model what needs to be done, and what options are available to improve and develop your buildings.



Keir Hardie Primary School



Kingswood Primary School

forming a strategy



English Block Refurbishment

In our experience, the most successful projects are delivered through a clear strategy and vision. Our best example of this is Coopers School, Chislehurst.

We established this vision for the school's built assets via our in-house Architects, Building Surveyors, Mechanical and Electrical Engineers and Quantity Surveyors.

We didn't just look at maintenance and upkeep of current buildings, but also at their suitability and the feasibility of what can be done to develop and change their form to meet the ever changing needs of the curriculum.

This strategic approach delivered a bespoke solution for each education site that was developed in conjunction

with the Senior Leadership Teams and Boards of Governors and Pupils.

This strategic plan provided Coopers School with a 10 year vision for their buildings. This document collated feedback from a Condition Survey, Net Capacity Study and Consultation events to present which buildings required investment, culminating in a printed document which formed the strategy.



New Sixth-Form Centre



Masterplan



Grade II Mansion Block Refurbishment



Modern Foreign Languages Block



New Creative Arts Block

"I have no hesitation in recommending Baily Garner"
Rob Carling – Business Manager, Coopers School

project delivery

Delivering projects in the Education arena has its own unique challenges. We compose bespoke Project Teams to not only address these challenges, but at the same time deliver excellent projects.

Only through our experience of delivering hundreds of education projects over the last 30 years do we know what professional skills and personalities are required for each

individual client and project. We put together the right project team to provide the necessary professional leadership. We do this through the use of our interdisciplinary project teams, all of which implement 'Collaborative Innovation' (CI). CI is an enlightened and forward thinking approach to project delivery.

A good example of this CI is the new build at Glyn School. Our

interdisciplinary team worked closely with the school representatives to ensure the construction work had a minimal impact on the operation of the school.

Our Architects worked closely with our Project Managers to implement phased completion of the works to allow the school to operate fully throughout the contract period.



Glyn School



Glyn School



The Polesworth School



Bilton School



Glyn School Teaching and Canteen building

"Most schools don't have a well qualified architect or building consultant on their staff meaning they lack the confidence and decision making skills to see large scale building projects become a reality. Baily Garner provide this assistance in a way which makes school leaders feel a sense of control and ownership." Mr J J Wilden – Headmaster, Wallington County Grammar School

spaces that inspire

Whenever we get the opportunity to re-model existing spaces or form new ones, we look to create inspirational environments.

Careful design, making most use of natural daylight, is key to forming creative and inspirational environments. The use of light and texture assist in developing these creative spaces to form education environments that will inspire our

future generations. We have achieved this at Townley Grammar School. This first floor extension to an existing secondary school provided vivid and colourful learning spaces, as well as a light and energising canteen space, through the use of angled roof lights.

With growing student numbers, it is essential that spaces within educational buildings can be used for many purposes.



We work to see where practical spaces can be multi-use, how these spaces can be managed and where we can include any additional storage facilities to enable multi-function.

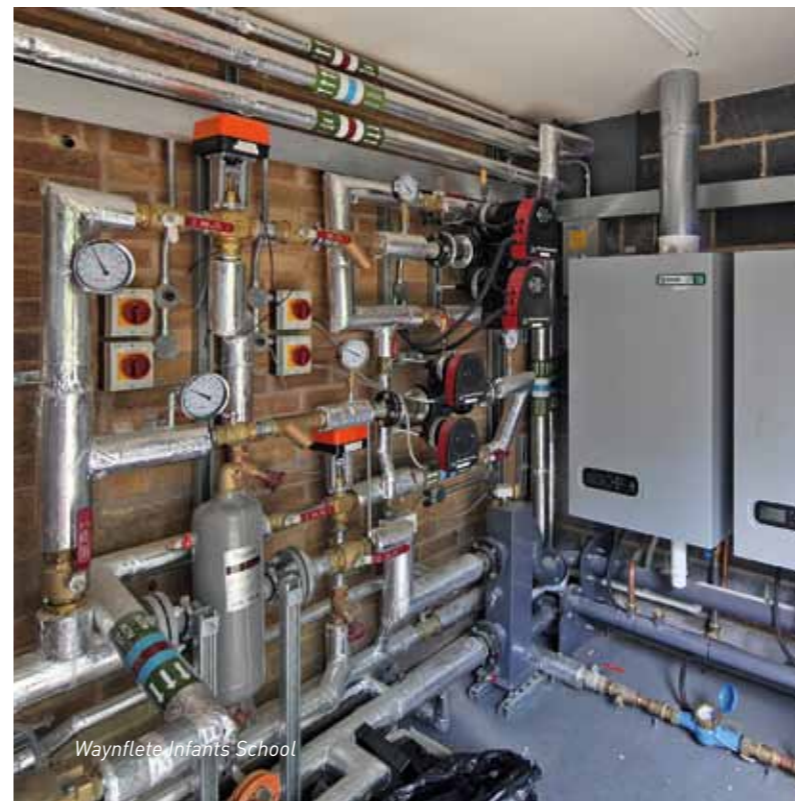
It is essential that all spaces work hard and therefore create a space that can be used for many different activities to give flexibility in its timetabling.



Our interdisciplinary project teams often include Environmental Experts.

They contribute by using up to date software and professional skill to develop naturally ventilated buildings that cost little to heat and maintain a steady and consistent environment to touch.

We always include an environmental focus on every project to ensure that



environmental focus

the running costs of any building are kept to a minimum and the impact of that building on the environment is reduced as far as is possible.

Our Engineers implement innovative ideas to reduce a building's energy consumption. An example of this is Keir Hardie Primary School where our Environmental Engineers undertook detailed dynamic thermal modelling ventilation analysis, which allowed

wind catchers to be utilised in lieu of mechanical ventilation. This realised savings in both the capital cost of the building and its running costs.



opportunities for all

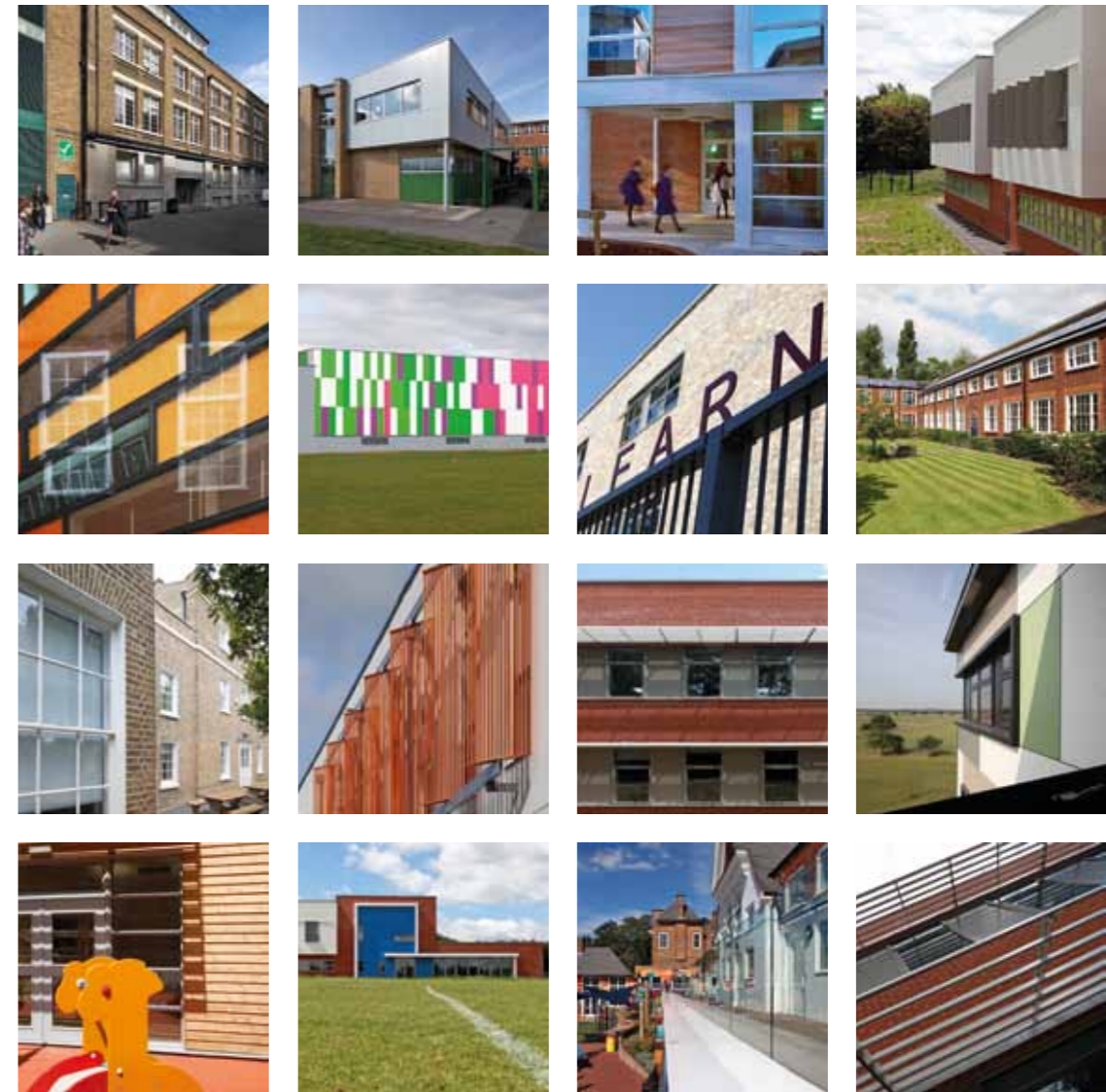
From our London and Birmingham Offices we work closely with existing clients, although we are regularly seeking to forge new relationships to help young people discover the exciting, diverse and challenging world of the built environment.

We are passionate about promoting careers in the built environment and regularly facilitate and contribute

towards events, including presentations and career fairs outlining opportunities for work experience, apprenticeships, internships, school leaver placements and graduate students.

All our joiners benefit from exceptional levels of pastoral care and they are continually challenged in order to ensure they are the best they can be and reach their full potential.

We understand our staff are our biggest asset and have an established mentoring structure that sits at the heart of Baily Garner and is supported through our network of friendly and collaborative staff. As an organisation we also continue to provide funding for selected individuals to assist in personal goals being attained.



Visit our website www.bailygarner.co.uk
for more details and literature covering our
experience in the care, health, education,
commercial and housing sectors.



The components of Baily Garner

architecture • building services •
building surveying • cost management •
employer's agent • environmental analyst •
landscaping • masterplanning •
planning • programme management •
project management • quantity surveying •
risk management • urban design •
value management

**...and the interdisciplinary spark
that makes things happen!**

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