

# Education



Solving property and construction  
challenges worldwide



## > Educational

Programming and timing is integral to any construction project, but especially in the education sector. Schools, colleges and universities operate under immovable programmes, and buildings have to be ready for term-times and exam periods. For operational buildings (extensions or refurbishments), health and safety is also critical, with strict separation between works and building users.

### SECTORS

HOTELS  
REGENERATION  
RESIDENTIAL  
RETAIL  
HOSPITALITY  
PUBLIC SECTOR  
OFFICES  
EDUCATION  
BANKING AND FINANCE  
INFRASTRUCTURE

### LOCATIONS

UK  
EUROPE  
MIDDLE EAST  
INDIA  
NEW ZEALAND  
AFRICA

### SERVICES

#### QUANTITY SURVEYING:

- Cost planning and management
- Value management
- Performance, quality and cost auditing
- Capital and taxation planning

#### PROJECT MANAGEMENT:

- Employer's agent
- Supply chain management
- Defects management
- HQL assessment
- Branding advice and roll out programming
- Programming and tracking management
- KPI management

#### BUILDING SURVEYING:

- Dilapidations advice / negotiations
- Party wall advice
- Intrusive fire risk assessments
- Latent defects / complex repair surveys
- Technical due diligence surveys
- Space planning / measured surveys
- Project / design feasibility studies
- Building Insurance reinstatement assessments
- Preventative maintenance surveys

#### PLANNING CONSULTANCY:

- Strategic planning advice
- Planning assessment
- Planning application and appeal
- S106 negotiations
- Local Plan / UDP / LDF representation
- Listed building advice
- Public consultation
- Expert witness
- Planning appraisals
- Feasibility assessment

#### HEALTH AND SAFETY:

- Principal designer
- CDM coordinator
- Regulation advice
- Health and safety audit inspections
- Health and safety policy advice

#### PROJECT MONITORING:

- Clerk of works
- Site inspection
- Bank / fund monitoring

#### CONTRACT AND PROCUREMENT:

- Strategic advice
- Dispute resolution

#### STRATEGIC ASSET MANAGEMENT:

- Planning and strategy writing
- Stock condition surveys
- Reactive and planned maintenance
- Legal compliance
- Options appraisal

#### INFORMATION SYSTEMS:

- Defects Manager
- KPI Manager
- Programme and Cashflow Manager
- Asset Cost Manager
- Supply Chain Manager
- Cost Estimating Manager
- Carbon Emission Manager

#### ENERGY AND SUSTAINABILITY:

- Energy efficient design
- Renewal technology advice
- Stakeholder engagement and behavioural change
- Strategic direction and planning
- Energy audits and options appraisals

## Projects Worldwide

John Rowan and Partners are currently working on projects around the world, from city and town developments in the UK, to military airbases and border crossings in the UAE. We have a team in New Zealand assisting with the continued rebuilding of Christchurch after the 2010 earthquake, as well as datacentres projects in Sweden and Turkey.

## Working in the education sector

We're an award winning, multi-disciplinary property and construction consultancy. We have successfully managed a number of high-profile projects in education through schools, universities or organisations with multiple stakeholders over a number of years, offering a range of quality and efficient services for our clients.





## > Education Services

Our services range from feasibility studies to the delivery of new build schools.

At ACS Cobham International School we were appointed as quantity surveyors on a proposed extension to the school admin offices, creating a new reception and headmaster's office. After initial surveys, we had a number of concerns that original designs were fundamentally flawed and would deliver a poor quality reception space. We also suspected the original budget was insufficient. Our value engineering resulted in cost savings that bought the project within the client's budget.

We monitored the construction of Middle Row Primary School, which offers over 200 places for pupils aged 3-11. Alexandra Primary School - in the London Borough of Haringey caters for over 200 children. We helped with construction of a new nursery, entrance, offices and remodel / refurbish of teaching spaces. We also helped re-model one block into an afterschool facility and landscaped the outside spaces.

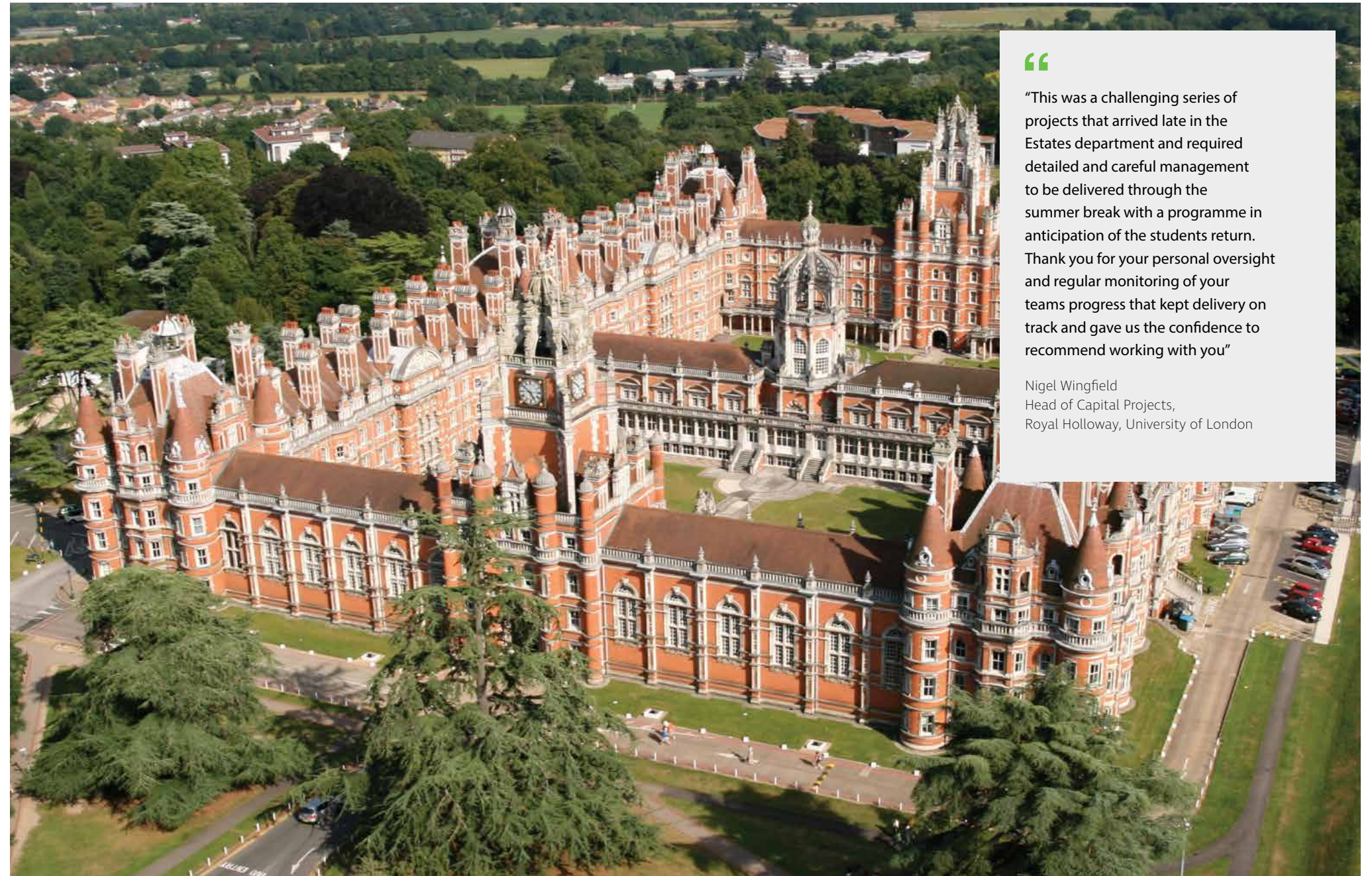
For Southern Road Primary School, we conducted stock condition surveys to devise five and 30 year cost plans for maintenance and renewal, helping the school budget and ensure the building was suitable and safe for pupils to use.

We are currently appointed by our client, who have a chain of independent private schools and require an extension to the existing administration block and senior management staff's offices, to form a new more accessible and attractive main reception for school visitors.

Multi-skilled in public and private sectors

We are a truly multi-skilled business with expertise in all sectors of the property and construction industry, working in both the public and private sector. Our services range from quantity surveying (cost consultancy), project management, building surveying, quality inspector / clerk of works, health and safety advice, contract and procurement advice, planning consultancy, information systems, sustainability advice to strategic asset management. We constantly strive to succeed and provide innovative solutions for our projects, delivering an effective professional service for our clients.

A selection of our clients



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“This was a challenging series of projects that arrived late in the Estates department and required detailed and careful management to be delivered through the summer break with a programme in anticipation of the students return. Thank you for your personal oversight and regular monitoring of your teams progress that kept delivery on track and gave us the confidence to recommend working with you”

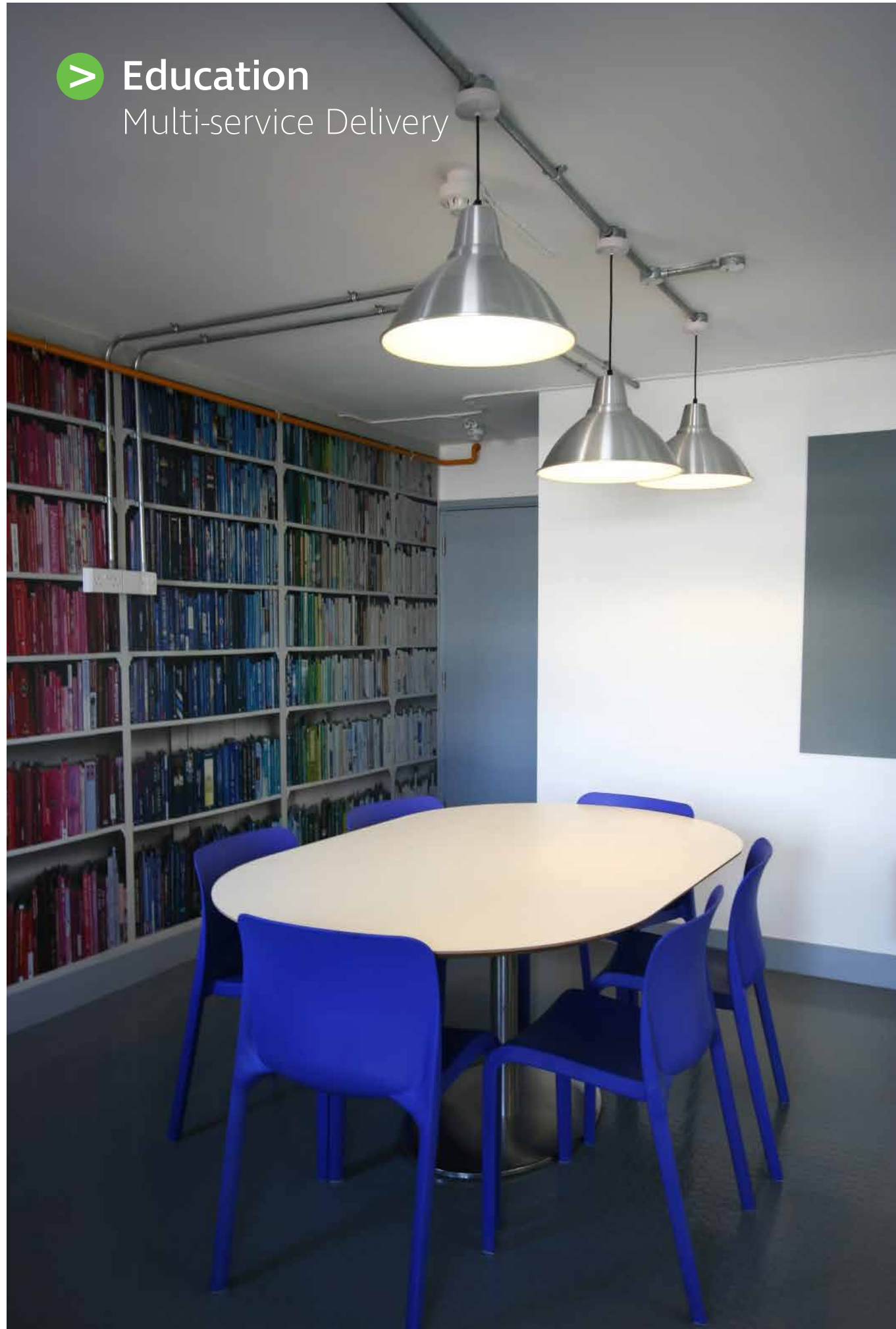
Nigel Wingfield  
Head of Capital Projects,  
Royal Holloway, University of London





## > Education

### Multi-service Delivery



## Royal Holloway University of London

**Founded in 1886, Royal Holloway is one of the UK's leading research-intensive universities, with 21 academic departments and over 9,000 students. The Founder's Building is one of the world's most spectacular university buildings, and home to the famous Picture Gallery containing Thomas Holloway's fine collection of Victorian paintings and a beautiful chapel. It also houses a dining hall and library and provides a home for 500 students.**

The campus is world renowned, with numerous teaching and study spaces, bars and cafés, high-quality accommodation and sports facilities, all set in 135 acres of parkland.

John Rowan and Partners were appointed to assist with multiple small refurbishment projects on lecture facilities, break areas, design and use of space, fit-outs and other minor updates alongside the universities in-house team. The project time-scales were short, time for tendering was limited and much of the work needed to be completed throughout the summer months when student numbers were minimised on campus, this would reduce any health and safety issues before the baulk of students return for the start of term in September.

A quick start was needed, the work was complex dealing with multiple stakeholders needing to agree, meetings would consist of 30-40 people all with an interest, or needing to be made aware of all aspects of the project before completion. This required good process management to make sure everyone was in agreement and the specifications at the required levels.

Despite the challenges, the amount of stakeholders and time constraints, we delivered just over a 10% saving on the budget and everything was finished on time.

We are continuing our work with the University with the surveying of various buildings, developing investment plans and long-term maintenance requirements. We have introduced some innovative systems to collate data that will help to plan a detailed schedule of works needed and the potential costs involved for the university going forward.

**Client**  
Royal Holloway,  
University of London

**Sector**  
Education / Residential

**Services**  
Cost management  
Project management  
Health and Safety  
Strategic asset management  
Information communications and  
technology

**Project value**  
n/a





# ACS International Schools

**ACS International Schools educate over 3,700 students, aged 2 to 18, day and boarding, from more than 100 countries. They have 3 schools in the UK and 1 in Qatar. The 4 school campuses in Cobham, Egham, Hillingdon and Doha have a small property team, with facilities managers at each site responsible for smaller projects.**

We have been working with ACS Internationals Schools since 2013, providing many services, from quantity surveyors on a proposed extension to the school admin offices and creating a new reception and headmaster’s office at their Cobham school, to being appointed to deliver a full building surveyor led team for construction and pre-planning, both at Cobham and Hillingdon.

**ACS Cobham**  
At the Cobham school, planning approval had been obtained by the school for an historic extension scheme and a budget had been set. After initial surveys, we had several concerns that original designs were fundamentally flawed and would deliver a poor-quality reception space and the original budget was insufficient.

We undertook an exercise in value engineering in terms of both design alternatives and material cost savings which we presented to the client. We identified potential savings to bring the project cost within the client’s budget. Completing the works as per the original budget would have required an unacceptable compromise on quality and would make the project non-feasible for the client.

**ACS Hillingdon**  
A new sport and changing facility was required to provide a focal point at their Iver Heath sports ground, part the Hillingdon campus. The in-house project team had obtained an all-in quotation from a specialist provider, however this far exceeded the project budget.

The project needed to be split into packages and managed accordingly to achieve better value for money. Energy supply was tricky, there was no mains gas supply to the site and the electrical supply was undersized to take the new buildings load. Without mains gas, the building would not have met energy requirements of the building regulations solely powered by electricity. Solar panels and ground and air source heat pumps were considered before air source heat pumps were selected to provide space heating to the new changing facility.

We split the project into two distinct parts, firstly – the supply and installation of a new modular building to provide a new changing facility, secondly – for a programme of enabling works. Splitting the project into two parts enabled the work to be competitively tendered to suitable suppliers and contractors, most of whom were from our own supply chain. We also arranged a new larger electricity supply through the statutory provider and liaised with the modular building provider to find a sustainable source of space heating.

We supplied building surveying, planning and health and safety (Principal Designer) services, liaising with the right authorities, obtained quotations from modular building suppliers, provided budget estimates and prepared and submitted planning application drawings and designs on the agreed new layout. We also prepared the tender documents, including specification of works. We managed the tender process, providing analysis and preparing contract documents and valuing change with contractors before agreeing the final account.

From the original quotation (solely for the new modular building) and taking our decision to split the project into two with separate tenders, we delivered the works for over 175k less (excluding professional fees).

<b>Client</b>
ACS international schools
<b>Sector</b>
Education
<b>Services</b>
Cost management
Project management
Building surveying
Health and safety
Planning consultants
<b>Project value</b>
n/a



# St John’s school, Ealing

**An exciting regeneration scheme set in Ealing, West London. Ealing Council selected developer Rydon in a joint venture partnership with housing provider A2Dominion Group to create a new neighbourhood over a 10 year programme.**

It’s a four phase scheme and will provide apartments, houses, a school, community centre, café and gym, in addition to private and shared amenity space and public open space. The scheme includes an on-site energy centre to provide heat and power for all the homes and community facilities.

The school is a new energy efficient £13m 4,000m2 building, to meet the needs of the local community. The development of the proposed school coincided with the emergence of the DfE Baseline Design school models and guidance. This led to a design based on the double banked classroom layout with centralised ventilation stacks. Additional accommodation was provided for within a third storey, approved by LBE Education. The ‘teaching’ model was also chosen in preference to the ‘practical’ model (larger classroom in lieu of separate ‘practical’ room).



<b>Client</b>
A2Dominion Group, GML LLP
<b>Sector</b>
Residential / Education
<b>Services</b>
Cost management
Project management
Building surveying
Employer’s agent
Site / Quality inspectors
Health and safety
<b>Project value</b>
£156m



“We have been working with John Rowan and Partners for over 15 years now and we find their extensive experience in housing, project management and IT invaluable. We are very pleased to have them onboard for this project and look forward to working with them over the programmes duration.”

David Price, Regeneration Director  
A2Dominion Group



## King’s College, London (Iris Brook House)

**We provided development monitoring and quantity surveying (cost management) services on these stylish London apartments for post-graduate students at King’s College London.**

The £1.4 million project involved working on four/five bedroom flats for 77 students over a period of nine months. Our team built excellent relations with the whole project team despite the challenges of a tight time frame and multiple stakeholders which included King’s College, the operating company and student bodies.



## Orchard Lisle, London

**We worked closely with Guy’s and St Thomas’ Charity on Orchard Lisle, a £4.4 million student accommodation refurbishment on the Guy’s Hospital site at London Bridge. We provided quantity surveying, project management and health and safety advice over the year-long project.**

The project involved working on two-to-five room flats for 210 students, plus communal areas. We also undertook structural works to provide additional study areas and provided £200k of landscaping to transform the courtyard area. Our team managed multiple stakeholders, working closely with them to ensure their needs and requirements were understood and met.



**Client**  
King’s College

**Sector**  
Education / Residential

**Services**  
Cost management  
Project management  
Quality inspector / Clerk of works

**Project value**  
n/a

**Client**  
Guy’s and St Thomas’ Charity

**Sector**  
Education / Residential

**Services**  
Cost management  
Project management  
Health and safety

**Project value**  
n/a



## ADNOC Technical Institute, Abu Dhabi

**John Rowan and Partners International has recently delivered the new expansion of ADNOC Technical Institute (ATI) educational campus located within the emirates of Abu Dhabi, UAE. The site is located in close proximity to Abu Dhabi International Airport.**

The development involves scheming a fully functioning, educational campus with associated high quality facilities which include academic buildings, student housing, student amenity buildings and other associated communal facilities and amenities to support student campus life.

The proposed expansion will include for the following facilities:

- 4 No. Academic Buildings (Training, Testing & Foundation Program facilities)
- 4 No. Student Amenity Building (Auditorium, Library, Sports/Swimming facility & Catering facilities)
- 3 No. Student Residential Building (Campus Hostels)
- 3 No. Campus Support Service Buildings (Mosque, Clinic, Admin facilities)

The project also comprises of all associated external works, outdoor sports grounds, roads and shaded car parking, landscaping and utility infrastructure to accommodate the new facilities. The buildings Includes for state of the art fit-out of laboratory, clinic and testing facilities with full campus FF&E.

The total estimated GFA is approximately 101,000 m2 and the overall plot area for Phase VI is 278,000 m2.

**Client**  
Abu Dhabi National Oil Company

**Sector**  
Education

**Services**  
Cost management  
Project management

**Project value**  
950,000,000 AED

# SOLVING **PROPERTY** AND **CONSTRUCTION** CHALLENGES **WORLDWIDE**

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