



**Driving quality
and value**

Capability
Document



AURA

A North East Business

Aura is a diverse building consultancy business supporting public and private sector clients.

We provide services to some of the most complex facilities in the UK from research and development buildings to large civic economic investment projects.

The business was established in 2007 with a shareholding mix of private and public sector organisations which still exists to this day.

The strategy of the business is to provide clients with professional

resource and capacity that aligns perfectly with their project requirements. Aura has over 60 suppliers providing a wide range of building consultancy and construction services, along with our expert in-house project managers.

We support our clients by providing an easy and effective process to procure services using one of a number of frameworks or a 'neutral vendor' approach which is a direct call off.

The business provides a wide range of services including bid management, investment management, construction services, asset management, PFI handback services, property management and bid development.

We have a strong partnering ethos which is built on the foundation of a combined public and private approach to improving communities.





Consultancy Services

Aura have over a decade of experience in managing bespoke multi-disciplinary design teams for a broad range of projects. Our selected teams have delivered full design packages from small scale refurbishment schemes, to high value new build projects.

We understand the challenges faced with managing the development of a design process, and these are well documented. Our emphasis is placed on ensuring each design is managed to fully encompass our clients' needs on each scheme.

Our services include:

- Project Management
- Architecture
- M&E Engineering
- Civil & Structural Engineering
- Building Surveying
- Quantity Surveying
- BIM
- Principal Designer
- Energy Management

Expansive Supply Chain

30+ BLOOM Projects

60+ NEPO Projects

100+ Consultancy Projects

£250m Consultancy Turnover

Consultancy Services

Case Studies



Teesside University Library

Client: Teesside University

Value: £7m

Dates: 2016-2017



Aura were appointed through the NEPO Framework to provide multi-disciplinary design services for the refurbishment of the University Library. The work was phased over a year-long period, with the successful early completion of the first phase instilling confidence within the client that the next two phases of the project could be brought forward.

Aura have worked alongside the university since 2011, acting as the multi-disciplinary service provider for the Campus Masterplan.

SUCCESSFUL OUTCOMES:

- ✓ Early achievement of Practical Completion
- ✓ Project delivered to Budget
- ✓ Progressed the library to move to a 24/7 model
- ✓ Greater range of study spaces

"Aura have now worked with the university on a number of projects, the Library refurbishment being the most current. Aura have continued to provide excellent support and assistance, delivering projects on time and within budget."

Darren Vipond, Director of Campus Services, Teesside University.



The Biosphere

Client: Newcastle City Council
Value: £20m
Dates: 2017-2019

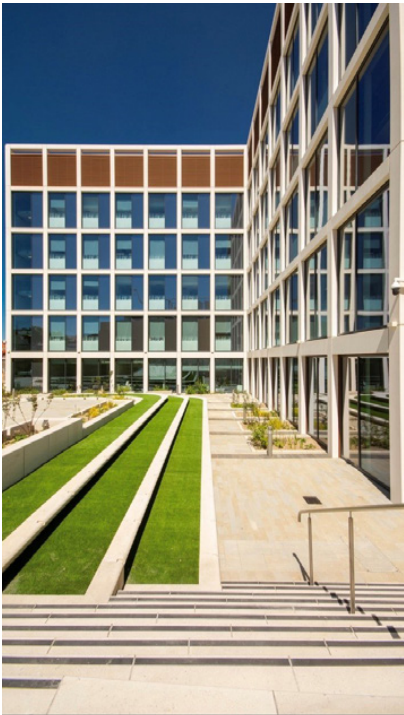


Appointed by Newcastle City Council for the full design of a 24-acre category II commercial lab space, Aura were commissioned to engage a multi-disciplinary design team to deliver the project to practical completion. The project encompassed progressive engineering and high-quality interior design and was successful in the creation of this pioneering lab space.

The site is a landmark development for science, business, living and leisure in the centre of Newcastle and is aimed specifically at catalysing relationships and collaboration between research the North East. Both The Biosphere and Helix are owned by a long-term partnership between Newcastle University and Newcastle City Council.

SUCCESSFUL OUTCOMES:

- ✓ **Project completed on time to budget**
- ✓ **BREEAM rated Very Good**
- ✓ **Challenging specification was followed with no variations**
- ✓ **Achieved the interest of a large variety of life science SME's across a range of specialisations**
- ✓ **Aura appointed to provide property management services for the project by the Authority**



The Biosphere



"It has been a pleasure to work with Aura and the team throughout design phase of this key project. The time taken by Aura to understand our requirements and the collaborative approach to design development has been particularly impressive."

Sean Trott, Senior Advisor Major Projects, Newcastle City Council

90,000 sq ft Building with 52,736 sq ft net lettable Commercial Labs

Category II Laboratory Space

42% Occupancy Rate Achieved 1 Year Post Completion

ERDF Funded

Hampton by Hilton

Client: Stockton on Tees Council
Value: £15m
Dates: 2016-2018



Major City
Regeneration
Project

128 Beds

Commissioned via
NEPO Framework

650,000 SQ FT

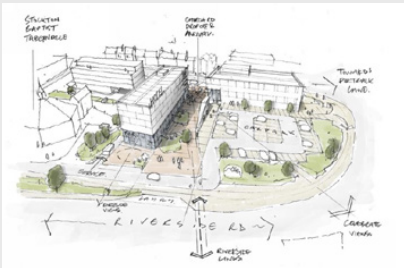


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Aura were appointed through NEPO to deliver a multi-disciplinary team for the development of the Hampton by Hilton Hotel. The hotel is a 7-storey development situated on a prominent site in Stockton on Tees, overlooking the riverside.

The project represents the next phase of development in the Northshore masterplan and has since generated a significant boost to the local economy.



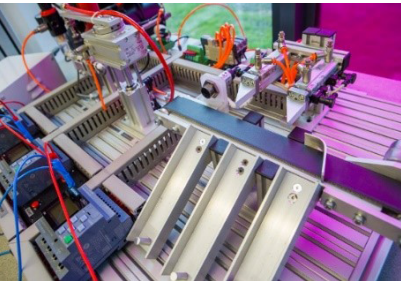
Northumberland College STEM Facility

Client: Northumberland College
Value: £1.6m
Date: 2017



"Aura were accommodating and approachable and were able to offer outstanding project management related services for the STEM Facility. The facility was delivered on time and in line with our brief. We are very much looking forward to using the NEPO framework and working with Aura in the future"

Graeme Popay, Estate Director, Northumberland College.



Aura were appointed through the NEPO Framework for the development of a high-quality education space providing flexible open plan teaching facilities for maths, science, technology and digital course at the College.

The STEM facility includes specialist science and technology workshop facilities including fabrication labs, clean rooms, digital 3D imagery equipment, microscopes,



nanotechnology, and digital fabrication equipment for prototyping.

With the addition of the new state-of-the-art equipment to the College's existing Technology Park, the College has been able to expand its course offer and welcome its first cohort of science learners.

"This is a very exciting time for the College. Our new revolutionary technologies will ensure our students have access to industry- standard equipment and will help to address skills shortages within science, technology, engineering and maths."

Gordon Crombie, STEM Centre Manager, Northumberland College.

Building Schools for the Future: Priority Schools

Value: £500m
Client: Newcastle City Council
Dates: 2007-2012

A project encompassing over half a billion of leisure, social care and community infrastructure. Aura were appointed by Newcastle City Council as the overall developer providing investment, design and construction services. The project encompassed the completion of 30 schools, various community centres, community sporting areas and social venues. In total, the commission covered over 40 projects, and was delivered over 17 years.

- SUCCESSFUL OUTCOMES:**
- ✓ All projects delivered to strict budget
 - ✓ Generated education facilities to over 150,000 local users
 - ✓ 380 educational activities provided to 11,800 students through this commission
 - ✓ Generated over £270m in local investment

“The word which springs immediately to mind when you see our new building is ‘inspirational’. That was what we wanted to achieve when we first sat down with Aura and that’s what they have been able to deliver for us.”

Don Smith, Former Head Teacher, Walkergate Primary School



Building Schools for the Future: Priority Schools

Value: £500m
Client: Newcastle City Council
Dates: 2007-2012



Community Engagement
Through the creation of these schools, Aura has contributed time and money to support projects and activities for the local community.

Since 2007 we have provided 80 apprenticeships, 380 work-based placements and coordinated and delivered 35 community projects across Newcastle and the wider region.

“I’m really grateful for such a brilliant experience. I was able to both observe and learn some of the skills needed for a successful career. The week strengthened my ambition to become an engineer in the future.”

Abir Ahmed, Aura Work Placement Student based at Gosforth High

Design & Build

Our service enables clients to buy a turnkey solution from feasibility to construction; this mitigates any procurement risks and ensures that the project can be delivered on time and to budget.

Over the years we have worked with a wide range of clients to secure funding as part of a capital programme working with organisations such as HLF, ERDF, CIF, banks, developers and Sport England.

Over 100 Clients

6 Sectors

Local Work Force

80+ Design & Build Projects

£500m Order Book



Westgate Hill Primary Academy

Value: £7.3m
Client: Newcastle City Council
Dates: 2012-2013



Aura were commissioned to develop and facilitate the design development and construction for the new build primary. The project was completed in 16 months on a live site and encompassed the refurbishment project of the Grade II listed building.

The project has provided accommodation for 420 pupils in a two form entry primary school.

SOPC4 Contract

420 Pupils

80% Local Suppliers

SUCCESSFUL OUTCOMES:

- ✓ Successful creation of a state-of-the-art facilities
- ✓ Grade II Listed Refurbishment
- ✓ Providing a separate space for dining maximising curriculum use of the main hall for PE and drama
- ✓ Successfully raised the attainment of school's pupils which was a key client priority.

"This is the most historically sensitive, creative and imaginative reconfiguration and refurbishment I have ever seen. The whole design and build scheme is of the highest quality and the visual effect is stunning. Everyone involved in its delivery should be exceedingly proud of a magnificent achievement"

Michael Quincey, Westgate Hill Primary School.

Gosforth Academy Construction Works

Value: £5m
Client: Newcastle City Council
Dates: 2015-target completion



Aura have been involved in the design & build of Gosforth Academy for over 11 years. We have successfully managed the construction process for several projects, from new build extensions to refurbishments.

Caretakers House

Aura were appointed to refurbish the existing Caretakers House to create new space for Educational Alternative Provision. The outline vision for this scheme was to create a new secure teaching environment comprising of 4 teaching areas accommodating approximately 10 pupils per area.



"It is without doubt due to Aura's collective efforts that the project was delivered on time and the quality of the provision is fantastic. We are amazed that the design and build is such that you cannot tell the rooms have been an addition. We note that we experienced no issues with programme despite the school being fully operational. We look forward to working with Aura again in the future!"

Christine Edwardson, Director of Finance & Support Services, Gosforth Academy.

Gosforth Academy Construction Works

Value: £5m
Client: Newcastle City Council
Dates: 2015-target completion



High School English Building & Sports Pitch

The project was to refurbish the English block at Gosforth Academy. The project also included the provision of a full-size synthetic turf pitch (STP) to Sport England standards.

Gosforth Extension

Aura were appointed to deliver an extension to create additional teaching space. Work was phased over 3 years, with Phase 1 completed ahead of programme. The next two phases of the project were brought forward due to the successes of Phase 1.

SUCCESSFUL OUTCOMES ACROSS ALL SCHEMES:

- ✓ Completed on time and to budget
- ✓ Created a school environment supportive of outstanding education for young people
- ✓ Utilised design solutions to generate maximum school estate capacity

£5m Order Book

1750 Pupils

7+ Projects

Castle Dene Respite Care Home

Client: Newcastle City Council
Value: £2m
Dates: 2010



Aura were commissioned to design and build a care home in central Newcastle. The space includes six residence bedrooms and living accommodation for up to two staff. The external area provides a private resident garden, with sensory and water features.

The client specification required the building to

provide a 'home from home' environment and avoid an institutionalised feel. This was achieved through the creation of a sheltered and secure garden court around which the living and bedroom areas were clustered. The more institutional facilities were presented to the road-scape and do not impinge on the domestic area for the residents.

SUCCESSFUL OUTCOMES ACROSS ALL SCHEMES:

- ✓ Completed on time and to budget
- ✓ Programme was maintained throughout
- ✓ Aura's design output credited as economically viable
- ✓ High-end service provided for customers

"Using Aura has been the most efficient method of procuring a building I have been involved with. I would recommend using Aura again."

Denise Stead, Business Manager, Adult Services, Newcastle City Council

Newcastle Outer West Schools

Client: Newcastle City Council
Value: £20m
Dates: 2019-2021



Aura have been awarded the Design and Build contract for three new schools in Outer West Newcastle. The project was envisaged as part of NCC's programme to develop schools in the north and outer west of the city. The project will see the completion of two new build schools, First School Newcastle Great Park and Simonside Primary, and an expansion of Kingston Park Primary.

The schools will be built to meet current and future demand for school places which is increasing with the continued growth in local population. The designs will create a 21st Century learning environment which enhances teaching and inspires users to learn. They will encompass a sustainable approach to construction, environmental servicing and travel to school with the use of modern technology for energy efficiency and sustainability.



"We are delighted to have won this contract and look forward to working closely with Newcastle City Council to create the best possible designs for new schools that will provide a modern sustainable learning environment. Our team has an extensive track record in delivering successful schools projects as well as a detailed understanding of the needs of the local communities which these schools will serve."

Kirsty Thirlwell, Aura CEO

Newcastle Great Park Activity Centre

Value: £3m

Client: Newcastle City Council

Dates: 2013-2014



Aura were awarded the design and build contract for a state-of-the-arts high spec Community Centre. The concept for the scheme was driven by the clients need for a new community building which facilitated a range of activities including outside field and court sports, internal social and community gatherings.

The design included a fenced MUGA with tennis courts, two grass playing fields, central lobby/social/admin space connected to the halls/kitchen and stores on one side and the changing, toilets and plant room.



SUCCESSFUL OUTCOMES ACROSS ALL SCHEMES:

- ✓ The centre is going from strength to strength, with a positive outlook and wide range of facilities on offer for people of all ages and abilities.
- ✓ Successfully adhered to Sports England specification
- ✓ The 3G pitch has a far-reaching pipeline of bookings from outside of the Great Park area, boosting the income for the centre.

Brunton First School – Great Park

Value: £11m

Client: Newcastle City Council

Dates: 2011 - 2014



Aura were commissioned to produce the design & build for the new school and a further extension. Brunton First School was a key development on the Great Park, creating a modern facility attracting families to the new housing that was being built. The new build includes two multi-purpose halls, a studio and a dining hall.

SUCCESSFUL OUTCOMES:

- ✓ The project was completed on time and to a high standard
- ✓ Successful in securing over £50k in energy grants from the Authority which enabled Aura to input greater investment in the project.

Bid Management



Aura has a proven track record in work winning within the building consultancy sector. As a multi-disciplinary company, we bring a unique blend of skills with extensive experience supporting local authority, education, healthcare and commercial bids.

We work closely with clients throughout the process, developing a clear understanding of their needs and building a bid that will be successful.

Merit Holdings: Glaxo Smith Klein

Aura were delighted to be approached with the opportunity to join Merit's team in tendering for the Places Portfolio projects for multinational pharmaceutical company, Glaxo Smith Klein. The specification detailed a challenging project adhering to a strict programme, aimed to push progressive engineering and design solutions.

The Aura team applied our technical expertise in a highly complexity environment including cleanrooms and laboratories; this knowledge along with our bid expertise lead to the successful award of the £30million contract to Merit.



"We have seen significant growth in new business wins over the last two years and the team at Aura have played a key role in raising the profile of the business and achieving our sales targets. The impressive results speak for themselves and support the continued growth and success of the business."

Tony Wells, Managing Director, Merit Holdings



The Biosphere Multi-Disciplinary Team

The Aura team were pleased to lead the submission for the integrated design and build proposal of The Biosphere, a category II specification commercial lab space.

Drawing upon extensive experience of operational asset management, commercial management expertise and design delivery and implementation, we were able to create a bid that

encompassed every aspect of the project works specification. Our key attention to detail of the scope, coupled with a thorough understanding of each discipline, enabled our team to impose honest value engineering within the submission.

Our submission’s understanding of client’s requirements and commercial constraints resulted in the success of contract award.



Merit Holdings: Cell and Gene Therapy

Aura were successful in assisting Merit Holdings in securing a £16million contract for a Cell & Gene Therapy Manufacturing Centre for Innovate UK

Utilising our knowledge of high specification laboratories, specialist cleanroom environments and offsite technology, Aura were successful in aiding Merit in securing the contract award.



Note from our CEO

“Our team has a wide range of expertise and experience in the complexities of the tender process in the construction sector. We work closely with any team, developing a clear understanding of their clients’ needs and building a response which will be successful. We incorporate our vast knowledge with our bid expertise to achieve a consistently high bid hit rate.”

Kirsty Thirwell, Aura CEO

Investment Management

Our experienced teams support clients, delivering bespoke and flexible solutions for each organisation and facility. Small or large, we work in close partnership with clients, providing a range of services from specialist facilities management to condition surveys.

Aura listens to client requirements whilst incorporating our own expertise in the built environment to provide a comprehensive service.



Services include:

- Provision of bespoke building management
- Commercial management of operational process
- Marking, Lettings and Landlord obligations
- Tenant services that achieve a positive tenant experience
- Building reception, security and administration services
- Health and safety compliance, environmental and welfare standards
- Website and Social Media
- Facilities management services

Newcastle Building Schools for the Future SPV1 & SPV2

Aura were appointed to oversee the completion of a £200m investment in Newcastle schools. The scheme created education facilities for over 125,000 local children.

Aura originally bid and won the investments for the SPV businesses and have been managing the ongoing services since 2007.

Over the last 10 years Aura have delivered over £5 million in

additional D&B construction costs, reduced life cycle costs year on year, negotiated and managed the completion of the latent defects period and the energy rationalisation.

We are committed to bringing social value for the local community, and since appointment have provided 80 apprenticeships, 380 work-based placements and coordinated 35 community projects from Greening Wingrove to the Walker Together programme.



Services Include,:

- Health, Safety & Environmental Management compliance, environmental and welfare standards
- Hard and Soft Facilities Management
- Site Security
- SPV Finance Management
- Life Cycle Management
- Performance Management
- Project Capital Works Service



Framework and Supply Chain

| | |
|---|---|
|  | North East Procurement Organisation (NEPO) Construction and Engineering Consultancy framework offers a compliant value for money route for public services to procure a range of engineering and professional services. |
|  | Education and Skills Funding Agency (ESFA) school buildings framework covering the North East, Yorkshire and Humberside |
|  | LHC Framework is designed to deliver schools and community buildings in the North East, Cumbria, North West, Yorkshire and the Humber regions. |
|  | ESPO framework for Property, Building and Infrastructure Advice and Management Service. |
|  | Fusion 21 framework for education, blue light, NHS, Local Authorities and social housing sectors. |
|  | <p>Other procurement routes;</p> <p>Bloom is a neutral vendor service helping to deliver consultancy services with the best subcontractors available.</p> |

Aura Services Suppliers

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Aura Services Clients





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