

# T H E L I N E

*Issue 3, 2019*



Cook Brothers  
CONSTRUCTION



Kia ora,

As we close out the financial year, it is the perfect time to reflect on the amazing accomplishments of our team who continue to produce some fantastic spaces for people to live, thrive and enjoy.

We're on a mission to grow and develop our company, and with each project, our team becomes part of a stronger smarter business. Impressive projects like the Taieri, Performing Arts Centre, the iconic Hermitage Hotel, and the Coronet Peak Chair lift, all featured in this issue of The Line are testament to that journey.

From our people, we continue to be inspired as they innovate, push boundaries and cement Cook Brothers Construction as a national leader.

The passion and dedication of our people continue to inspire me, with a real highlight for the year being the launch of our Annual Innovation Award, with Sam Parkes from our Otago Team taking out the top prize. Our visit to Camp Glenorchy for our annual Project Managers, Quantity Surveyors and Estimators Conference was another highlight and exhibited the collaborative culture we have at Cook Brothers as we work towards our collective business Focus of Innovation, Client Satisfaction, Quality and Sustainability.

Enjoy this edition of The Line, and I look forward to delivering our next project to you.



Dave Bulling  
Managing Director

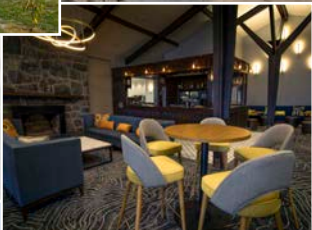


# Contents,

4	cookbrothers.co.nz <i>The new home of Cook Brothers online</i>
5	St David II <i>University of Otago</i>
6	Daffodil Day 2018 <i>Planting flowers of hope across the South Island</i>
9	In the Company of Giants <i>Restoring a National Icon at the foot of Mt Cook</i>
11	The Chamberson <i>Glamour and sophistication in the heart of Otago</i>
13	Change that adds value <i>PM/QS/Estimator Conference</i>
15	Chairway to Heaven <i>Coronet Peak, Queenstown</i>
17	Carisbrook Substation <i>Civil works for Aurora</i>
18	PBT Transport <i>World class concrete for Cromwell logistics site</i>
19	Innovation Award 2018 <i>Celebrating the minds of our team</i>
21	Northlake <i>Right at the heart of life</i>
23	Our Team <i>News from around the country</i>
24	Taieri College <i>A new Performing Arts Centre for the Otago students</i>
26	Looking Forward



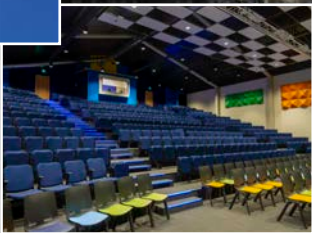
6



9



15



24



# COOKBROTHERS.CO.NZ

*The new home of Cook Brothers online*

## Our Team / Our Whānau



Cook Brothers Construction has a fresh new web presence, and it's pretty special. Head on over to [cookbrothers.co.nz](http://cookbrothers.co.nz) and take a look at our new online showroom. From projects, to services and testimonials from our clients, the new site will host a wealth of Cook Brothers information, contacts and stories from our national team.

Part of this re-refresh is wanting to ensure our message and culture hits home. We want to create short showcase videos that feature on our landing and project pages. The site encompasses our four regions Auckland, Canterbury, Otago and Southern Lakes, and features our team doing what they do best and just as importantly, our clients living/working/enjoying the spaces we create.

The site is a window into understanding the why of what we do. We want everyone who comes to our website to distinguish right from the outset why we love doing what we do - it's the joy of creating, the buzz of seeing a project go from concept drawing to a living, breathing space.

Special thanks to the team at Supernormal and Swordfox for their help in developing the site.

*Enjoy!*

## ST DAVID II

### *University of Otago*

Cook Brothers Construction was again proud to work alongside The University of Otago on this, the revamp of the University's St David 2 building. Originally built in the 1990s the building had remained unused in the aftermath of the Christchurch earthquakes.

In 2017, Cook Brothers were engaged to fit-out the building over four floors with a state of the art apron plan, improvement to egress and the visual appearance of the building including new front entrance, reception and circulation area, as well as modern, open-plan offices with flexible break out or meeting areas. Located behind the Centre for Innovation on St David Street, St David II is now a central hub of shared services at the University.

The project, on a tight programme, involved the mapping of previously uncharted services, and the rescheduling of activities around this process so as to drive progress. Cook Brothers worked closely alongside our Trade Partners on this project to map and identify these services and remain on the programme.

Cook Brothers were again proud to partner with the University of Otago on this commercial education project. Creating spaces for people to enjoy is what it's all about for us at Cook Brothers Construction, and we are so glad to be a part of the University's vision of excellence.







# DAFFODIL DAY 2018

*Planting flowers of hope across sites in the South Island*

Cook Brothers Construction was again proud to support the Cancer Society with Daffodil Day 2018. Through an overwhelming team effort, the team raised over \$20,000 for the Cancer Society of New Zealand.

Cook Brothers Construction has been a long-time supporter of the Cancer Society, and coming off the back of our very successful fundraiser last year, where we raised over \$10,000 for the Cancer Society, we extended our reach to Cook Brothers regions beyond Queenstown to include Wanaka, Dunedin and Canterbury. The Canterbury community was overwhelming with their generosity, with over \$11,800 raised in that region alone.

The two-metre high daffodil "gardens" were planted on the Richmond Workman's Club and Victoria Street in Canterbury, the Northlake Development and Old Fire Station in Wanaka, the Southern Motor Group in Dunedin and Hawthorne Drive in Queenstown.

The valuable work of the Cancer Society is so close to the hearts of our team and the communities we serve. We are so grateful to our friends, subcontractors, clients and suppliers for their generous support of this fantastic cause. This initiative would not have been possible without absolute commitment.

Each year we wear our Daffodils for our team, our loved ones, our friends, and for those in the community who have been affected by cancer.

*You can support the Cancer Society by becoming a volunteer, making a donation or taking part in an event in your local area. For more information contact the Cancer Society on 0800 226 237 or visit their [www.cancernz.org.nz](http://www.cancernz.org.nz) for more information.*





# IN THE COMPANY OF GIANTS

*HERMITAGE, AORAKI MT COOK*

The Alpine Restaurant  
Hermitage Aoraki Mount Cook





Snowline Lounge  
Hermitage Aoraki Mount Cook



# THE CHAMBERSON

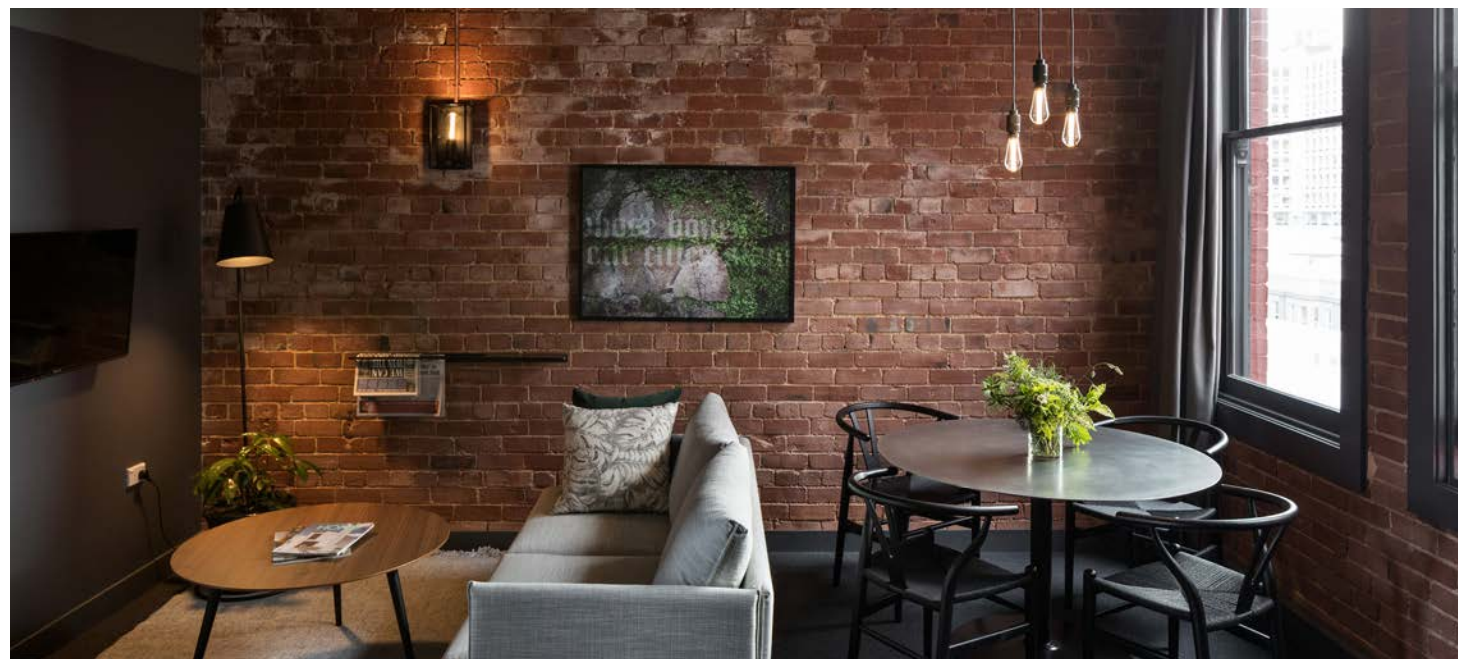
*Glamour and sophistication in the heart of Otago*

The Chamberson Hotel, was recently recognised at the 2019 Dunedin City Council Heritage Awards. This is a proud moment for our Otago team who were engaged to convert and restore this 110-year-old, four storey building into a modern boutique hotel. Celebrated at the Awards, The Chamberson was acknowledged for its “combination of high quality and well-thought-out interior plan and finishes, combined with the retention of many original features and a sense of the building’s past”. The project, located within the bustling hub of downtown Dunedin consisted of the hotel rooms, commercial spaces, lift upgrade and extension to provide access to the fourth floor, outdoor decking area upgrade, and conference room and commercial kitchen. The project saw our clever Otago team innovate their way to some fantastic solutions around the busy location of the site, which brought the project in ahead of time and on budget.

This multi-faceted project was constructed over many levels, each with an individual design and room/commercial structure. The first floor hosted office space, reception, public rest rooms, and commercial bike shop storage, with the second and third floors hosting self-contained hotel suites, both single and double bedroom. The fourth and final floor accommodated three individual units with ensuites and a conference room. A real highlight of the project was the Conference Room detailing, with the stained black planter boxes and LED lights throwing different shadows on the raked ceiling. The Cook Brothers Team value a high-quality finish, and the exterior batten wall of the Commercial area came up exceptionally well thanks to some careful detailing by the Team.

This process required the complete gutting of the interior back to exposed brick walls and structure. The team then constructed individual fire cells which would become hotel units, leaving brick exposed to exterior walls, and funky painted dado lines in suites which complimented the rustic/retro design.

The project, located within the bustling hub of downtown Dunedin, presented many challenges. The loading materials into the building on the corner of a busy state highway with limited access was one such challenge that the Otago team met head-on. As a solution, the team used an electric forklift to load materials into the site, by cutting holes in the floor where materials could be lifted up through the levels. This innovation, which not only increased productivity but reduced manual handling down to a minimum for our team, was made possible by the excellent communication of the Otago team and the strong relationship with the ground floor tenant, to ensure there were minimal disruptions to their business.



## THE HERMITAGE

*Restoring a National Icon at the foot of Mt Cook*

In May 2018, Cook Brothers Construction was engaged for the renovation and extension of iconic Hermitage Hotel. Nestled in the beautiful Aoraki/Mt Cook National Park, the Hotel is home to a selection of restaurants and bars, prestige accommodation and activities to entertain and delight.

This project included an extension of the existing Alpine Restaurant, Snow Line Bar and Panorama Room, which all required updating to accommodate growing customer demand. The Hermitage, originally constructed in 1913, has seen many new eras of renovation with this stage conducted on a site lost to fire in 1957.

Despite the extreme operating environment and remote mountain location, the Cook Brothers team brought the project together for The Hermitage’s Grand Opening Night.

Innovations throughout the project included the redesign and fabrication of the window framing removing the transom to take advantage of the picturesque location and view to the mighty Aoraki Mt Cook. This variation to the design opened up the dining area, assuring all visitors to The Hermitage would be treated to a view that is second to none.

The Hermitage is truly an experience for all to enjoy. With the newly renovated Alpine Restaurant offering an adventurous array of fresh local produce cooked to perfection and Snowline Lounge and Panorama Room, it’s the perfect spot to relax and immerse yourself in the beauty of Aoraki Mt Cook.







# CHANGE THAT ADDS VALUE

*Pushing the boundaries at our annual PM/QS/Estimator Conference*

*"All knowledge is connected to all other knowledge. The fun is in making the connections." Arthur C. Aufderheide*

On the 14th and 15th of March, our Project Managers, Quantity Surveyors and Estimators gathered for their annual conference, this year held at beautiful Camp Glenorchy. Throughout the two days, the group came together as a team to build and share knowledge with the goal of adding value to the business through proactive change. The conference, covering both strategy and leadership, was structured around the 2019 core focuses of Quality, Sustainability, Innovation and Client Satisfaction.

As Cook Brothers move towards a focus on a more sustainable future, we are looking to leaders in our industry. We selected the incredible Camp Glenorchy as the conference venue as an example of beautiful, sustainable, thoughtful design which not only gives back to the community but was built through collaborative craftsmanship. Our team were treated to Guest Speakers Paul and Debbie Brainerd, the founders and custodians of Camp Glenorchy, whose values of community, beauty, and sustainable purpose strongly resonated with our team. This vision around the future direction of sustainability further accentuated the guest speaker from sustainability consultant Proxima.

The conference also covered presentations from our Senior Estimator Kane Adam, Procore workshop with Regional Manager Josh Gibbons and presentations from the Cook Brothers conference team. Innovation workshops interspersed throughout the conference enabled discussions around current strengths and challenges and planning for the business's future vision.

Our team is the heart and soul of our company, so it was inspiring to see comprehensive discussions and collaborative thinking strongly featured throughout the two days. A highlight for many of the group was Managing Director Dave Bulling in the "Hot Seat", taking Q&A into the origins of Cook Brothers and his early days. Dave's transparency and openness truly cements the vision of Cook Brothers as One Team, focused on its people striving to transform the industry and lead the future of construction.

---

*Camp Glenorchy is being designed, built and operated in line with the philosophy and principles of the Living Building Challenge (LBC), recognised as the most stringent environmental building design certification in the world. They are registered under the Net Zero Energy Building (NZE) Certification™ pathway.*





# CHAIRWAY TO HEAVEN

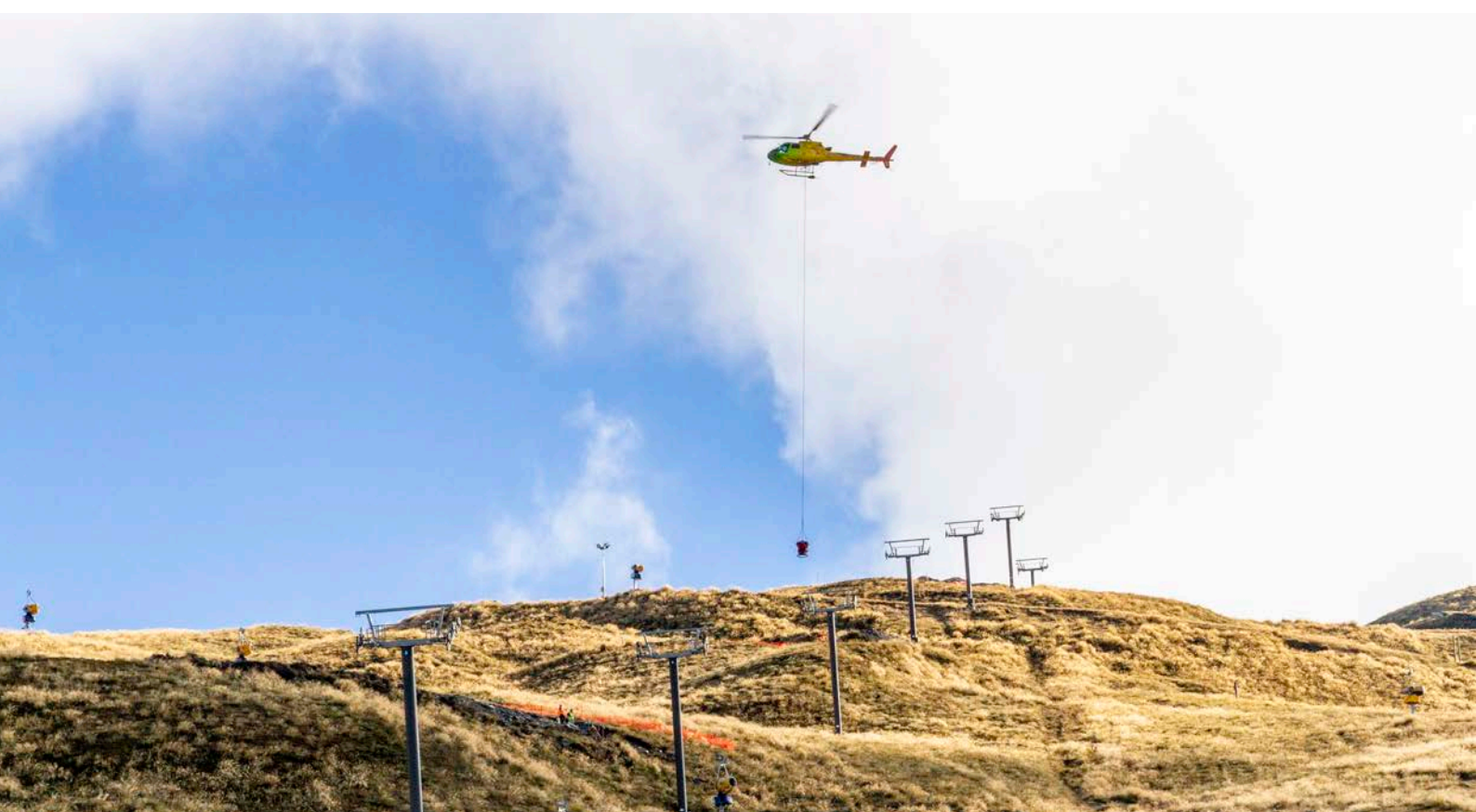
*CORONET PEAK, QUEENSTOWN*

The Southern Lakes team are working alongside Leitner Poma and NZ Ski to construct the new chair lift project at Coronet Peak. Led by our very own “Mountain Man” Steve Rabbidge, the Cook Brothers Construction team are heavily involved with the concrete works for the pylons of the new chair lift. Work on the project has required extreme measures due to the

nature of the environment with concrete pours co-conducted with helicopters. This unique mountain project has been a real highlight for our experienced team. The project is well underway and expected to be complete in time for the 2019 ski season. Bring on the powder.







# CARISBROOK SUBSTATION

## *Civil Works for Aurora*

Cook Brothers Construction was engaged by Aurora Energy to construct the new Carisbrook zone substation on the at the intersection of Neville, Murrayfield and Samuel Streets Dunedin. The new Carisbrook substation represents the first major civil infrastructure project for Cook Brothers Construction. The substation, which replaces the nearby Neville Street substation, caters for increasing levels of electricity demand, enhancing network reliability with improved modern functionality and safety features.

Cook Brothers completed a new switch room which involved an intricate maze of underground cable and ducts, infrastructure which included transformer pads made of both precast and concrete, oil interceptor pit and various other slabs for electrical equipment.

Cook Brothers carefully managed the coordination of services and underground ducts along with their respective trade

partners. A substation carries electricity from generation sources (such as wind farms and hydropower stations) across the national grid transmission as part of the electricity supply system. This Carisbrook project was a part of the bigger picture contract in which Delta plan to bring underground ducts and cable to this transformer from all across Dunedin.

The Otago project team used tight programming and innovation to change the oil interceptor pit which was initially planned as in-situ concrete, to precast panels. This innovation not only saved time but solved challenges around the water table. The project was delivered on time and to budget.

---

*The new Carisbrook Substation is designed to take electricity at 33,000 volts (or 33kv) and convert it to 6,600 volts (6.6Kv) for distribution via feeders to local transformers that convert it further to 230 volts for use in the home and businesses.*





# PBT TRANSPORT

*World class concrete for Cromwell logistics site*

In July 2018 Cook Brothers Construction were engaged by Logistics Company PBT to construct a new commercial build consisting of a warehouse and office in Cromwell.

The scope of the project included a 2,000m<sup>2</sup> warehouse constructed of pre-cast panels and structural steel and an Alucobond 120m<sup>2</sup> office area. The greenfield site was in an easily accessible location providing great access for our Southern Lakes team to work with. With an exterior fence and large parking area for trucks, the entire site provides PBT with a practical and serviceable area.

The build methodology was unique in terms of the delivery of the structural steel. The project programme was rearranged based on this delivery to ensure that the project was completed on time and within budget.

A true feature of this project was the large floor slab. Developed for this site by Denka, the advanced concrete product significantly reduces shrinkage cracks, reduces surface maintenance and allows for larger placements without control joints. For the size and purpose of this project, the use of this material highlights how the challenges were assessed to ensure quality was sustained throughout the development and delivery of the project.



## INNOVATION AWARD 2018

*Celebrating the minds of our team*

On the day – Sam Parkes from our Otago region took out the title as Cook Brothers Construction Innovator for 2018 with his sustainable focused Eco-Culking innovation. Sam will work alongside Cook Brothers to integrate his innovation into our working teams. Congratulations Sam.

We Pride ourselves at Cook Brothers for thinking outside the box – if there's a better way or a new way, we want to hear it!

So in 2018, we launched the Cook Brothers Construction Innovation Award to foster the imaginations of our team in their journey to transform the construction industry.

The 2018 Innovation Award saw close to 20 entries go into the judging panel from all corners of the nation. Ideas varied from training programs, innovative applications, resource ideas, sustainability inventions and productivity improvements. Our judging panel or "Sharks" we're blown away with the level of commitment, ingenuity, and quality of each application.

Special commendation went to our runners up, Lee Summer and Simon Everest from our Southern Lakes teams whose ideas also stood out from the pack. If this award has proven anything, it's that our team has the goods to become industry leaders who never settle for less than the best. We cannot wait to keep creating see what's in store for 2019!

*Below: Managing Director Dave Bulling, and Otago Regional Manager Blair McGill present the 2018 Innovation Award to Otago Brother Sam Parkes for his 2018 Eco-caulking Innovation.*







RIGHT AT THE  
HEART OF LIFE

NORTHLAKE, WANAKA





# NORTHLAKE

## Wanaka

The Northlake development is one of the most significant projects for our Southern Lakes Cook Brothers team. Northlake, one of Wanaka's premier residential developments, is well located close to schools and town centre, and with access to the Wanaka Lake and Clutha River boasts all of the recreational opportunities that this region brings.

Cook Brothers were engaged by Winton Partners to complete a residential component as well as additions to the Village Centre. Cook Brothers Construction completed the Monkey Farm cafe and bar, Pinnacles childcare centre and boutique retail spaces all adding to the busy commercial hub for the Wanaka community.

Constructed from natural materials including American White Ash, Radiata Pine and Western Red Cedar, the design of the Northlake development truly reflects the natural beauty of the Wanaka area. A high-quality finish and full landscaping were all a part of the delivery of the projects.

The Northlake Housing formed part of the Kiwi Build program and drew engagement from the community throughout the project. These modern homes are warm, light-filled and are fitted out with high-quality appliances. The residential projects were built with materials and colours chosen for their durable nature and low maintenance. Cook Brothers completed thirteen single story villas complete with two-three bedrooms with outdoor courtyards.

Throughout this project, the team have had a high team morale evident on site with their participation in good Health and Safety commitment, Quality Workmanship and have continued to strengthen our relationship with the client.

Currently, our Southern Lakes team have recently completed and handed over Lot 1000 Lots 1-10 to their new owners. More housing is in the final stages, due for completion in April. It's exciting times ahead for our Wanaka team who are almost finished with this project and also for the community moving into these modern and high-quality spaces.



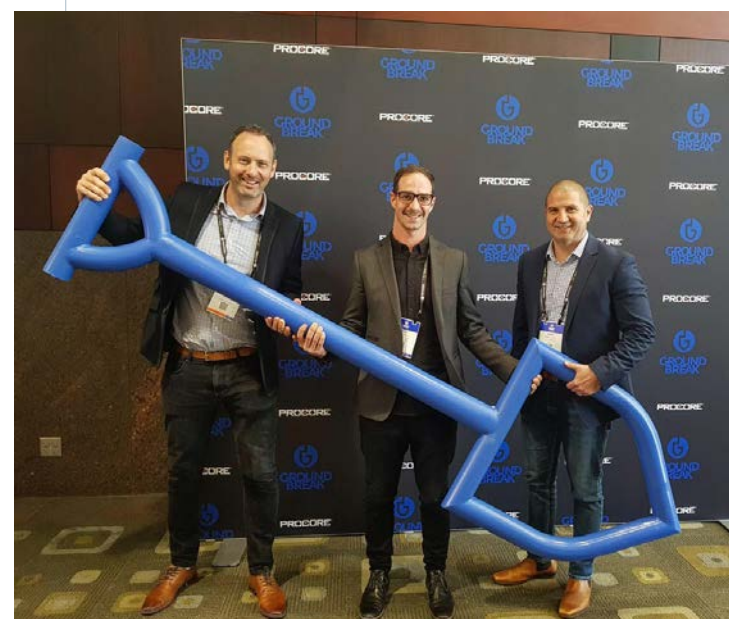
# OUR TEAM

## News from around the country

### JOSH GIBBONS

Cook Brothers have a long-standing culture of team members growing throughout their role within the team and progressing their skills and knowledge base. Our team operate Above the Line holding to account the words that we speak, the actions that we do and how we conduct ourselves. Our newly appointed Regional Manager for Southern Lakes, Josh Gibbons, is no exception to this.

Starting out in Otago as a Carpenter in 2012, then as a Project Manager in Southern Lakes, Josh has grown alongside the business with tenacity and passion which has seen him bring innovation to the team and set a high standard for quality. Josh is a construction professional with experience working on some of New Zealand's most challenging commercial construction builds. With his outstanding communication skills, ability to inspire others and drive for improvement, Josh is proving himself as a true leader within this space.



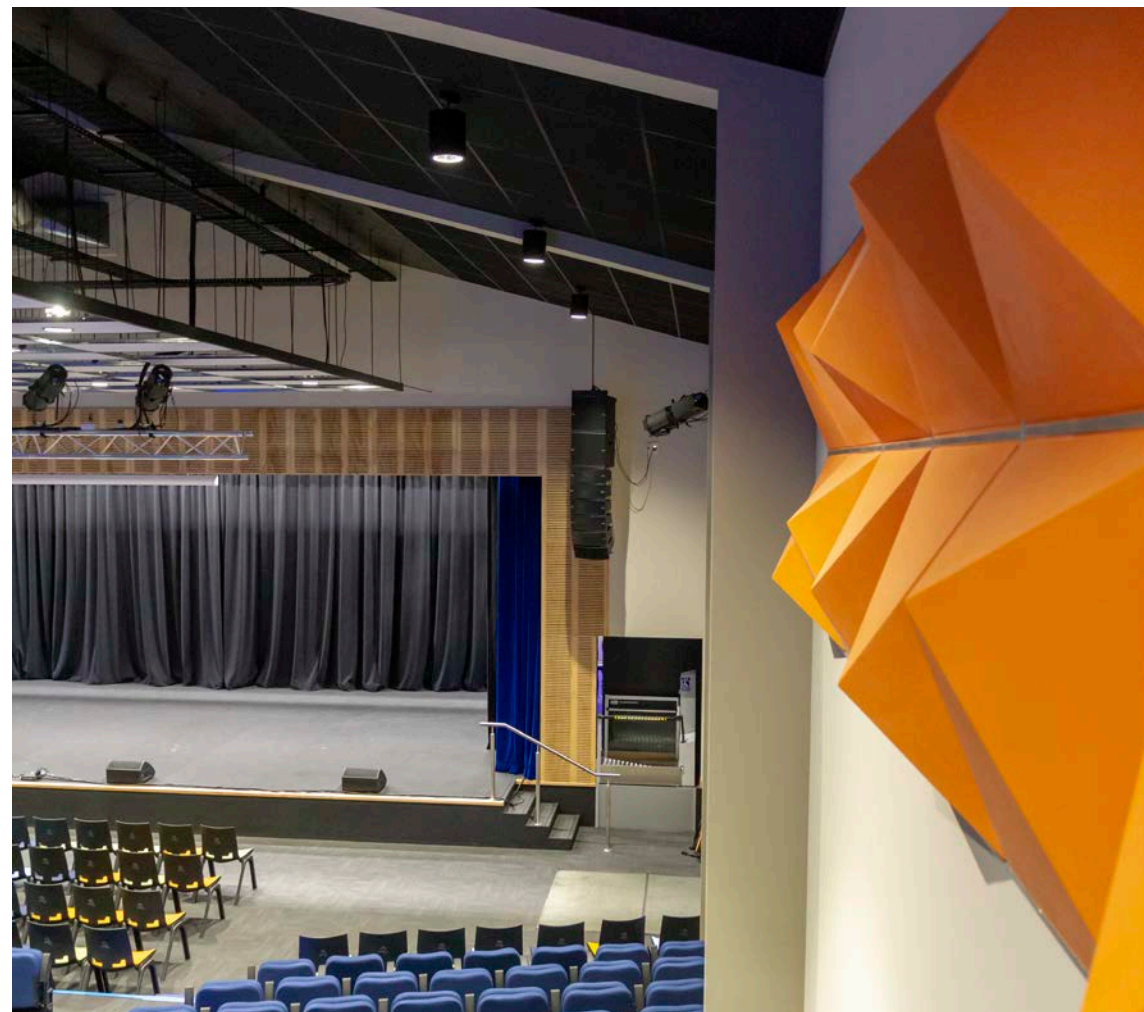
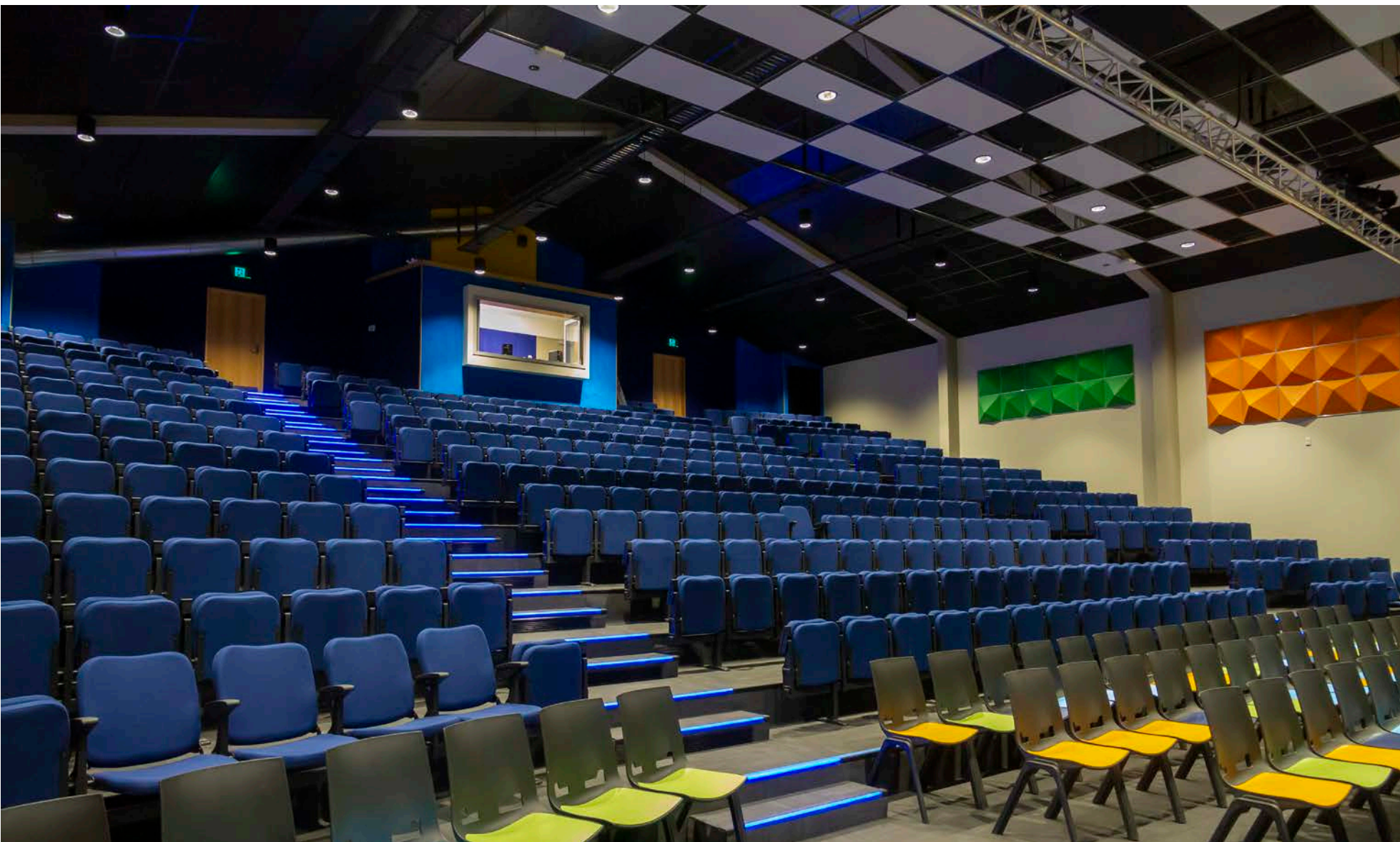
*Procore is a leading provider of cloud-based applications for construction. Procore connects people through a unified platform, helping construction professionals manage risk and build quality projects—safely, on time, and within budget.*

## PROCORE, TEXAS

Dave, Josh and Adam set off to Austin Texas in November for the Procore Technologies Groundbreak Conference 2018 - *connecting the people who build the world*. With innovation labs, application integration and construction specific electives the team had a hands-on learning experience. Filled with inspiration from the event they have returned to New Zealand ready to innovate, push the boundaries and hustle harder than ever.

Learning and innovation go hand and hand. We are continually pushing the boundaries of what we know and how we can go further, build smarter and achieve more. We see Procore as a tool of Innovation for our business, fundamentally we see it as adding value. This revolutionary construction management software system that is taking the construction industry by storm. With over 2.5 million users and valued at over a billion dollars, Procore is consistently adding value to our project management process and has done so for the past couple of years. If you are interested in this product, talk to one of our team; we will happily give you a demonstration.





# TAIERI COLLEGE

## *A new Performing Arts Centre for the Otago students*

After being lost to fire over three years ago, Taieri College finally has a replacement for their assembly hall in the newly delivered Performing Arts Centre.

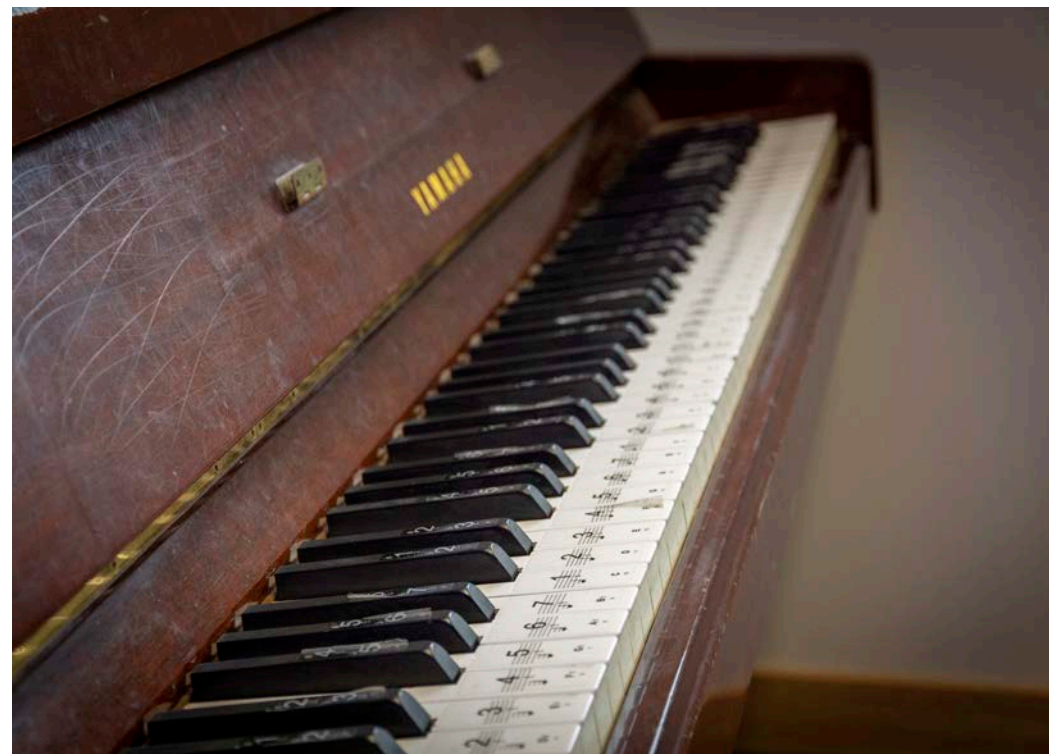
Cook Brothers, after carrying out the initial demolition of the assembly hall, was thrilled to continue their association with Taieri College in constructing this impressive multimillion-dollar facility.

Designed by Baker Garden Architects the project is constructed from precast panels and structural steel frame and roof structure. The auditorium seats up to 500 people in tiered seating, complete with a sound and lighting control room. The project also included the timber-framed construction of the adjoining green rooms/dressing rooms/backstage and loading dock.

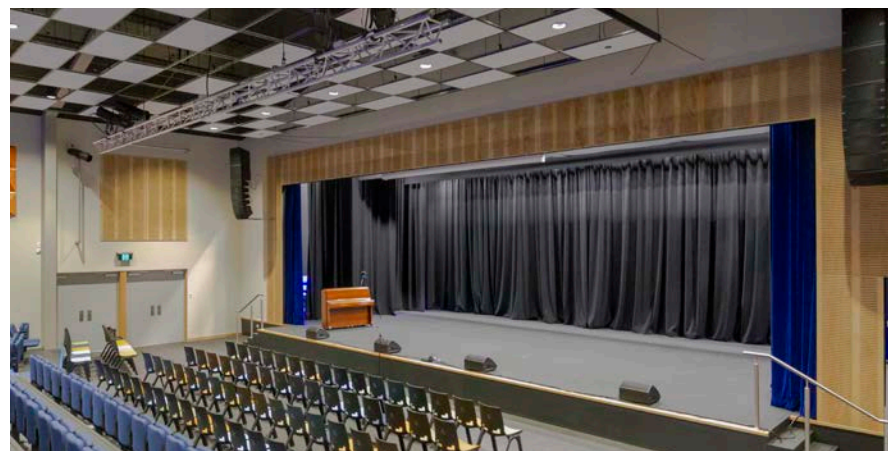
Through clever programme management, the Otago team managed to schedule works so that work at heights was completed before the install of the tiered auditorium seating. This programming allowed the project to progress smoothly, eliminated the need for elaborate scaffolding and reduced the risk of damage to the chair and flooring surfaces.

Cook Brothers Otago are proud to have brought this project to life and to see it used so vibrantly by the College. With state of the art sound and acoustics, stage and lighting, we are sure that the students will produce incredible work here.

Break a leg!



Exploring the Arts is a popular part of life at Taieri College. Music, Drama, Visual Arts and Kapa Haka provide rich opportunities for students to discover and express their creative instincts.





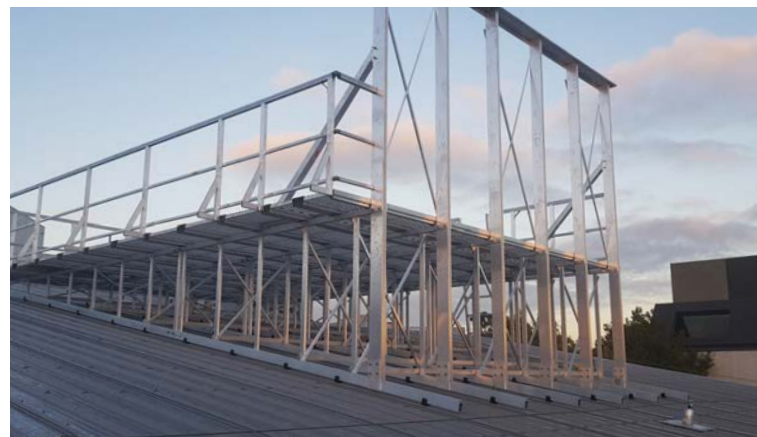
# LOOKING FORWARD

## TAKAPŌ (LAKE TEKAPO)

Cook Brothers Construction is honoured to be involved in this historic and culturally significant project working alongside Earth & Sky and Ngāi Tahu Tourism.

The Canterbury team are extremely close to handing over the first stage of this project. The site works are well underway and the finishing trades are almost completed. The Experience Space fit-out has been given the approval to proceed, with the works commencing in the upcoming days. Our team is working very hard towards completing this iconic and significant project.

*Right: Install the Brashear Base Isolator*



## VICTORIA STREET

The Canterbury team are progressing well on the development of the Victoria Street precinct. This five-million-dollar commercial food premise is an exciting addition to the streetscape of Canterbury.

The current project has recently installed the curtain wall and glass windows making it ready for the mesh installment. ACL paneling is also underway around the frontage of the protruding windows. A Monkey Toe System has also been installed in the roof and is now ready for HVAC. The steel stud has also been completed, with the first fix well underway making it ready for internal linings. There's a great team on site and our team is making great headway.

We're looking forward to seeing this finished product on this amazing project as it moves towards its final stages.



## TASTI

This mixed use warehouse build for Tasti Products in Auckland is currently under construction. The warehouse will house the new manufacturing & processing facility inwards and finished goods storage.

The main building foundations are now complete, nib walls are being formed and poured and the structural steel is proceeding well.



## ELEMENT

The Auckland Cook Brothers Construction team are well underway on the Element project. The Element Apartments are committed to a sustainable design and well thought planning. This development aims to take lead in what suburban apartment living should be.

The exterior framing is being placed and balconies are currently being poured, with steel framing to shortly follow. This is a modern project driven with a sustainable conscience. Very exciting times ahead of our Auckland team.







One team with the desire to take on the world, transforming the construction industry, cementing ourselves as a national leader.

Breaking Ground Ceremony - Air New Zealand Logistics

*Cook Brothers Construction*

#### AUCKLAND

[auckland@cookbrothers.co.nz](mailto:auckland@cookbrothers.co.nz)

(09) 358 1850

159 NELSON STREET  
AUCKLAND

#### CANTERBURY

[canterbury@cookbrothers.co.nz](mailto:canterbury@cookbrothers.co.nz)

(03) 358 0941

UNIT 5, 2 DISTRIBUTION LANE  
CHRISTCHURCH

#### SOUTHERN LAKES

[southernlakes@cookbrothers.co.nz](mailto:southernlakes@cookbrothers.co.nz)

(03) 451 1123

LEVEL 3, VON HOUSE  
REMARKABLES PARK  
QUEENSTOWN

#### OTAGO

[info@cookbrothers.co.nz](mailto:info@cookbrothers.co.nz)

(03) 474 1736

15 ANZAC AVENUE  
DUNEDIN



[www.cookbrothers.co.nz](http://www.cookbrothers.co.nz)

Auckland ▪ Canterbury ▪ Southern Lakes ▪ Otago

Cook Brothers

CONSTRUCTION