

T H E L I N E

ISSUE 6

Cook Brothers
CONSTRUCTION



Kia ora,

Cook Brothers Construction has had another busy year constructing and winning projects in what has been a surprisingly bustling market. The flow-on effects of Covid are certainly making their mark on the industry at the moment, with monthly cost escalations and the impacts of closed borders on skilled resourcing.

However, when faced with a challenge, the Cook Brothers team turn to innovation and our strong one team values. We have adapted our approach to procurement and have focused hard on methodologies to ensure our clients are getting the best value with the least interruptions. We see these challenges continuing for the foreseeable future, inevitable with the current market demand. Our team understands that building smarter requires thorough planning, focus, and solid communication, all of which are fundamental to a project's success. At the same time, we are making progress in sustainability and alternate procurement, guiding our clients to look at flexible alternatives, ensuring the project's flow continues.

In respect of our vision to be a leader in transforming the construction industry, we have also recently introduced some team-driven initiatives to "Supercharge" our business. We introduced Flexible Working, participated in local tree planting sessions, launched our Cook Brothers Community grant and raised an incredible \$30,000 for the New Zealand Cancer Society. We launched our Apprenticeship Academy committing to developing the next generation of industry leaders, and for the second year running, we received a 100% score in our SiteWise qualification.

Our team are very proud of what we have accomplished in this publication and are excited about the projects ahead of us. The team are highly engaged and doing their best to "Supercharge" our business and deliver outstanding results for our clients. I trust you will enjoy reading this publication as much as I do.

All the best!

Dave Bulling
Managing Director

4
12
16
18
22
32
34
38
42
46
48
50
52
54

RICHMOND CLUB

CHRISTCHURCH CITY HOTEL

NIWA / TEKAPO RETAIL

ALBERT STREET

LOOKING FORWARD

MILLBROOK RESORT

FIRE AND EMERGENCY NEW ZEALAND

UPPER VILLAGE DEVELOPMENT

ARCHITECTURAL FRANKTON RD TOWNHOUSES

MANUKAU CAUSEWAY PROJECT

COOK BROTHERS COMMUNITY

COOK BROTHERS ACADEMY

OUR PEOPLE

DAFFODIL DAY

RICHMOND

WORKING MEN'S CLUB



RICHMOND

WORKING MEN'S CLUB

Designed by Walker Architects, the new Richmond Working Men's Club features a striking facade with sharp angles and metallic cladding sourced internationally. The build and subsequent fit out, conducted in five sections, included the construction of a central bar and billiards area, an administration block, squash courts, a function hall, and a restaurant. Due to the project's size and time frame, the staging of works was carefully thought about, which allowed for achievable trade flow as allowing trades to work concurrently.

The design exceeded all expectations; however, our team and trade partners worked closely together with strong communication and positive engagement to achieve an outstanding

final result. Our team's value add engineering and use of systems allowed this architecturally demanding build to progress smoothly over what was at times a challenging year due to Covid-19. The project saw the new structure aligned with the remaining Club facilities. With the live environment and public interaction, the Canterbury team had to remain diligent on Health and Safety and Operational Environment.

The entire design was a fantastic build with its large-angle canopies and specialist cladding finishes and precast internal panels. The client has commented on how happy they are with the finished product and the space which their members can now enjoy.









CHRISTCHURCH *CITY HOTEL*

Our Canterbury team are incredibly proud to have recently delivered the new Christchurch City Hotel in the heart of Christchurch's bustling Colombo Street. The new six-storey hotel features four levels of stylish accommodation and stunning city views. Architecturally designed and built to the highest safety standards with both quality and comfort in mind, the hotel is complete with 48 rooms, a ground tenancy, a rooftop bar and a restaurant.

The \$10.2M City Hotel project was constructed of structural steel columns and beams with a ComFlor metal tray and concrete floor system. Because of the central city location and the length of these columns, VIP Steel transported and completed the lifts at night. The longest column was 25m long and weighed a staggering 17 tonnes!

The City Hotel also features full-height precast concrete boundary walls and a curtain wall facade window system. Owing to its central location where space is premium, the build took up the entire footprint of the land. The tight limitations of the site presented challenges around site access. However, these were mitigated through strong communication and collaboration with our team and Trade Partners ensured the smooth delivery of the project.

The 450sqm inner-city project had a 15-month programme and was only extended due to COVID restrictions and significant additions to the passive fire design. However, our team made vital contributions in aiding the Fire Engineer and Architect with practical and workable passive fire solutions.



The Christchurch City Hotel is one of our teams greatest highlights to date as it represents one of the tallest builds completed on a very challenging location. The impressive results speak volumes for our tight-knit Canterbury team and Trade Partners, whose collaboration and efforts shone through on this project.





NIWA

NATIONAL INSTITUTE OF WATER AND ATMOSPHERIC RESEARCH

After a year of planning and construction the brand new field offices for NIWA were opened with a blessing carried out in November by local rūnanga.

Built by our Twizel based team, the build features a drive-through garage workshop area, lab and office areas. Able to accommodate nine people, it's been a specially designed to get the optimal use of the local field team's time, who's coverage stretches from the snowy mountains at the Main Divide to the North Otago and South Canterbury coasts.

Designed with considerations such as sustainability and the remote location in mind, the 480m2 offices feature a Logic warm roof system and in ground 22,000L tank to capture water off the garage roof to supply the irrigation system. Two EV chargers and solar panels have also been installed.

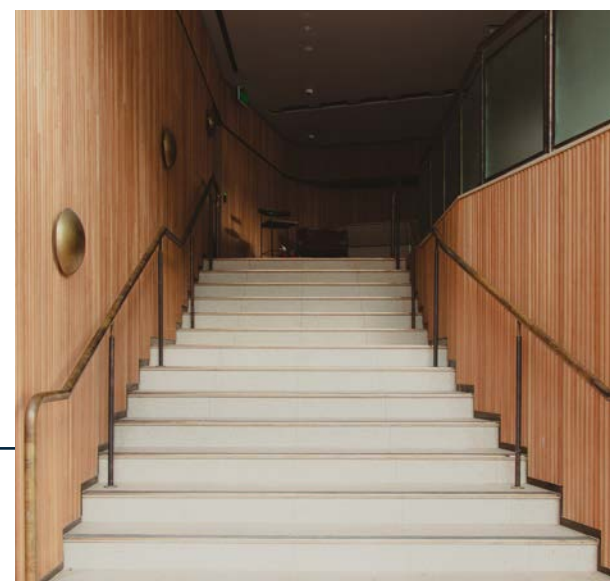
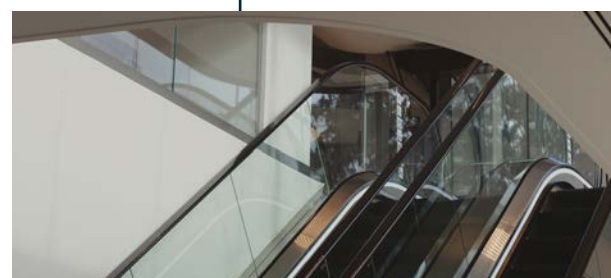
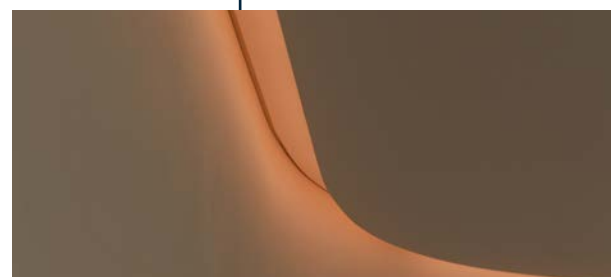
The client and community were delighted with the overall project. Our team were recognised for their efforts on site maintenance and efficiency.

TAKAPŌ RETAIL

Our Cook Brothers Southern Lakes team recently completed this two-story commercial building located on 7 Motuariki Lane in Takapō (Tekapo). The 380m2+ ground floor is occupied as a retail space including a bar/restaurant area, secure bike storage facility, wash down station and EV chargers for bikes. Opening out on the lakefront boundary is an exposed concrete outdoor area with soft landscaping and an automatic irrigation system. The first floor consists of six studio units and two apartments with private balconies to take advantage of it's spectacular location.

Due to the remote location, careful planning was required for a smooth delivery. Despite the extreme weather challenges at some stages of the build, the team stayed on programme throughout the build and integrated the retail fit-out within the base build package. Any recycling was also brought back to Wastebusters in Wanaka as there was no recycling available locally.

This is a very exciting addition to the township. The Client was extremely pleased with the final result and with our team that delivered the project.

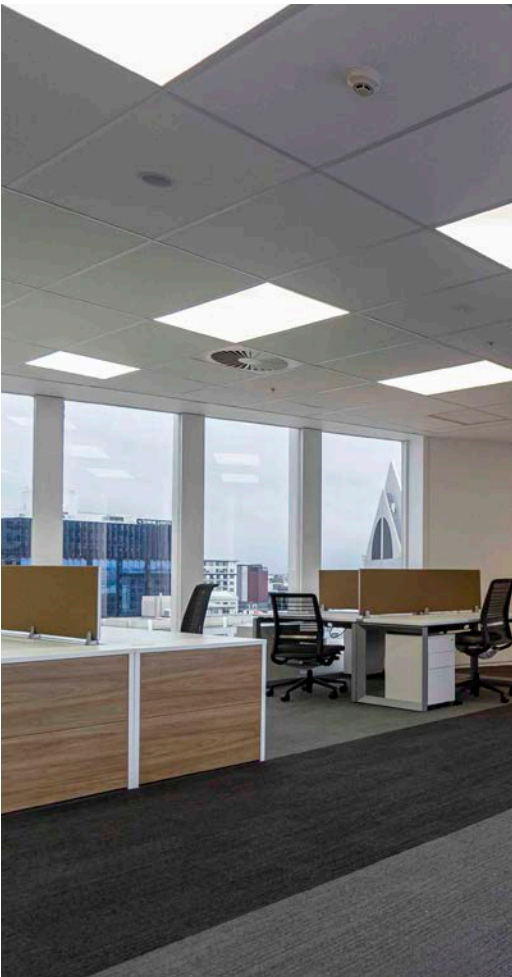
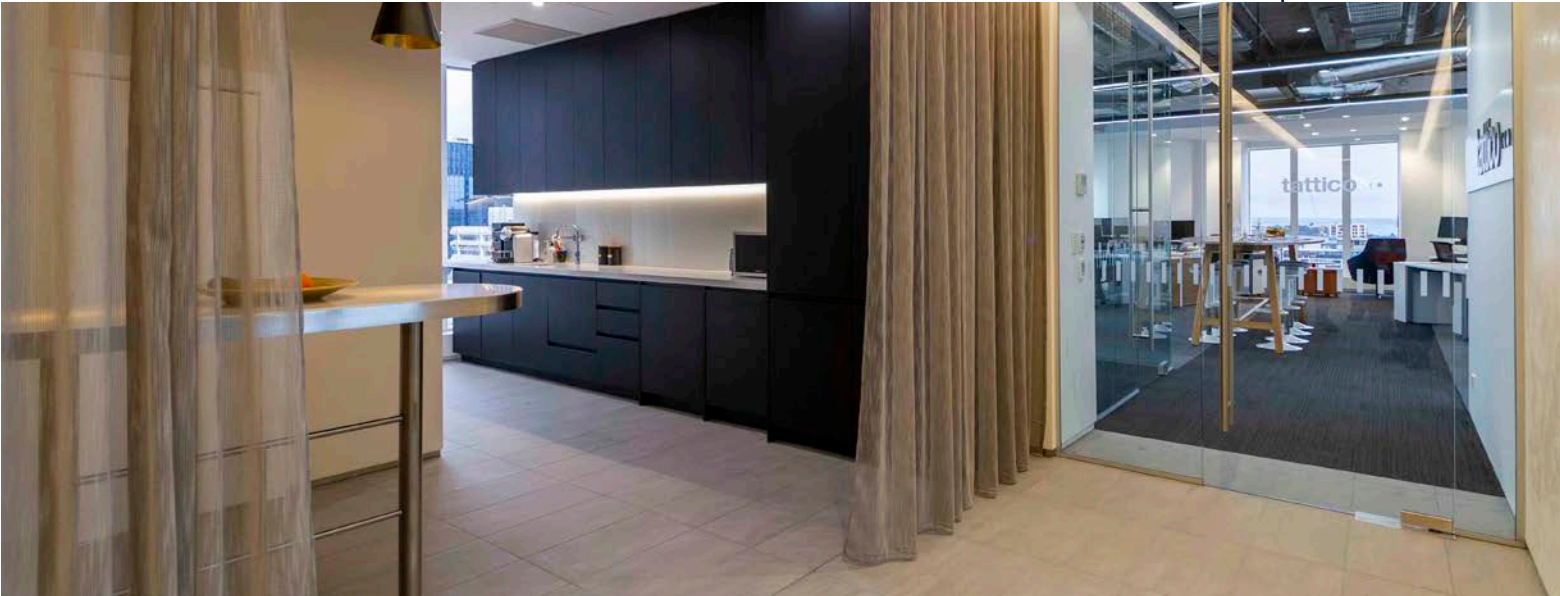


ALBERT STREET

Completed in 2021, the renovation and refurbishment of 1960's heritage structure West Plaza in Albert Street Auckland, have modernised and future proofed this city icon.

As part of this restoration, our Auckland team carried out modern office fit-outs over three levels of the 18 story high structure, including works to the base, upper and lower ground levels, and commercial tenancies.

The works included the installation of double escalators, high-spec detailing, including brass trims, tiles and specialised plaster finishes. Features such as the curved details to walls and insitu cast curved concrete walls structure delivered a striking final result. The project saw heritage consultants and the original Architect engaged in association with the local council to ensure that this 'iconic' Modernist 1970's building was restored to its original glory.



RADISSON HOTEL

Stage one construction of the Radisson Hotel located on Man Street, Queenstown, is nearing completion in early 2022. The long awaited second stage will see us making great progress on this high profile corner site in the heart of the city centre.



Under Construction



Under Construction



CITY FIRE STATION

Located on Kilmore Street Christchurch, City Fire Station is a modern high quality facility showcasing the Canterbury Fire service vision for the future. The building is IL4 rated and meets all the requirements for the Fire service to operate as an emergency response unit.

Under Construction



RESEARCH AND INNOVATION CENTRE

A very exciting project coming soon to the busy and bustling town of Queenstown is the new Research and Innovation Centre in Frankton.

Cook Brothers Construction is incredibly proud to join with Research & Innovation Queenstown Ltd to deliver this project to the rapidly growing Frankton, Queenstown. The Cook Brothers Southern Lakes team

have established on site with earthworks underway.

The new hub will house approximately 6000 square meters of research and innovation offices and facilities, with plenty of space for other commercial activities. This project is a fantastic opportunity to up skill our community and diversify the region's economy.

PONSONBY ROAD

Ponsonby Road apartments, are an iconic build for Architect Ken Crosson. This mixed use development will be an exciting addition to our Auckland portfolio.



Under Construction

TAIERI AQUATIC CENTRE

The new aquatic facility is a joint project between the Dunedin City Council and the Taieri Community Facilities Trust, which was first proposed more than eight years ago. The trust is contributing \$4 million towards the \$15.5 million build.

The design will include an eight-lane main pool and hydrotherapy, toddler's, learn to swim and spa pools. Facilities will include family and accessible changing rooms and a meeting/multi use space for community use open all year round compared to the current pool which is open seven months of the year. Construction is underway by our Otago team.



Under Construction



Under Construction



AYRBURN HERITAGE DOMAIN

The Ayrburn Domain Precinct is made up of a collection of original farm buildings that were once a stables, cart shed, dairy and woolshed. The heritage buildings were thoughtfully re-imagined for re-purpose embracing their heritage and celebrating their character as part of the design process. Our Southern Lakes team began the substantial remediation works on the buildings in late October 2021. While embracing the history as much as possible, the

buildings need to be made safe and resilient. Our team will delicately deconstruct the buildings, rebuild a new safe hidden structures, and then recreate these features, including the curved roof, to keep telling the story of this buildings important heritage past. The destination precinct will include a landmark restaurant, bar, cellar door, delicatessen and parlour.

AYRBURN HERITAGE DOMAIN

Under Construction





UNDER CONSTRUCTION WITH JAMES KIRKPATRICK GROUP LTD

Karangahape Road is an exciting project for the Auckland region moving into 2022. A regeneration of the 1970s structure into a modern retail showroom and offices with two basement levels of car parking and end of trip facilities. Not only visually impressive, this iconic build is also targeting a 6 Green Star rating. Its completion will bring a vibrancy and energy to the landscape of K Road, and we look forward to seeing it come to life.



297 HAWTHORNE DR

Under Construction

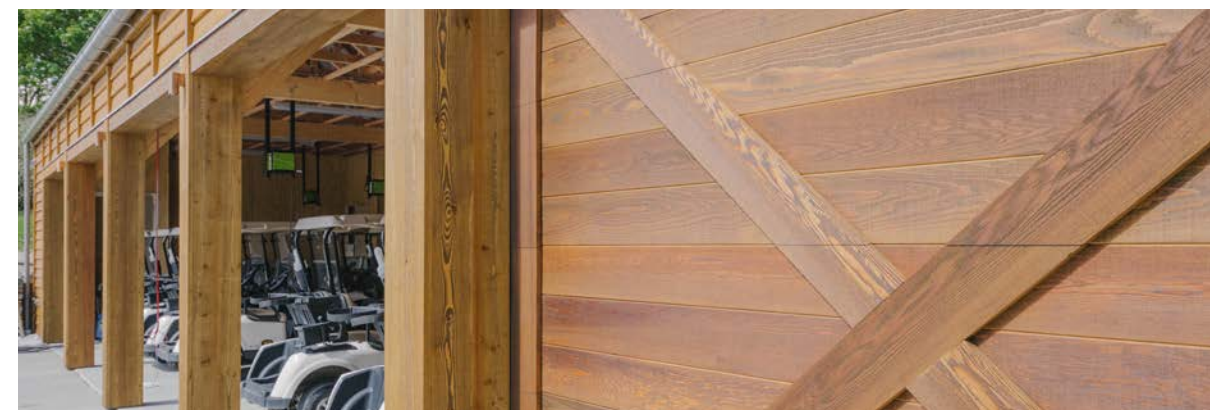
Cook Brothers Southern Lakes are currently underway with building a new commercial retail and office building, on Hawthorne Drive. The project will be a new home for the Cook Brothers Southern Lakes team.



CANCER SOCIETY

Under Construction

The long awaited Cancer Society hub will see the charity consolidate it's operations into one space after 10+ years since the Christchurch earthquakes destroyed their offices. This purpose built facility will serve as their HQ, recovery and support centre.



MILLBROOK RESORT

Working alongside Signal Group, Cook Brothers have completed works as part of the extensive facility and civil upgrades to the Millbrook Resort. Works included the build of two cart sheds, new porters shed, and an upgrade to the main reception area and pro-shop.

Starting in April, the building packages were completed over the southern winter, providing

some challenging conditions for the team. However, the picturesque greenfield site offered much inspiration for the team. Utilising the traditional construction techniques for the timber window and weatherboard structures, as well as working with different contractors in such a spectacular environment, has made this project a real hole in one.



FIRE AND EMERGENCY NEW ZEALAND

ILAM FIRE STATION

In 2019 Cook Brothers Construction commenced works for the new Ilam Fire Station and Training Centre. Through a series of successfully delivered works, our Canterbury team have a strong relationship with Fire and Emergency NZ and were again honoured to work alongside them for improvements and additions to their network. The Ilam project consisted of two buildings, a 24/7 fully operational fire station responding to any emergencies in the area and a training centre used to educate and train fire engineers.



ATHOL FIRE STATION

The new station is a much-needed upgrade increasing by nearly four times in size with facilities like a heated locker room, showers, toilets, kitchen, office, and an area to be used as a common meeting or training room. A generator has also been installed to keep the building operational in the event of a power outage in the town.

The build, supported by a Shovel Ready Government contribution, sees the upgraded facility bringing great excitement to the Athol community. We're incredibly proud to have delivered this project for them and our valued client, Fire and Emergency NZ.



SPENCERVILLE FIRE STATION

The Spencerville Fire Station project consisted of a 430m2 new build with driveways, parking and landscaping. The IL4 structure is formed of steel and timber with a mix of cedar cladding and aluminium weatherboards, an impressive visual and low maintenance.

When our Canterbury team took possession of the greenfield site, land remediation had already been done. This consisted of a one-meter gravel compacted raft, and the innovative system designed to hold the formwork in the compacted gravel expedited the works. An archaeological order was also placed on the site requiring any new excavations in the undisturbed ground to be notified to iwi and anthropologists.



UPPER VILLAGE

DEVELOPMENT



"The Cook Brothers team worked quickly and methodically with excellent communication throughout the process. Their speed and engagement around pre-construction meant the BC1 was turned around in just over a month"

Hamish Jackson, Engage Group

Cook Brothers Construction were engaged by the client, Engage Group, in a contractor lead ECI procurement model, to deliver this 5,000m2, two level architecturally designed entertainment precinct on Brecon Street Queenstown.

The project was won and designed in 2019 with demolition starting on site in December of that year. It then ran for 18 months through two lockdowns.

A challenging build for everyone involved, located at the foot of the very popular SkyLine Gondola,

pedestrian and traffic management were paramount in this live environment. Neighbouring buildings were sensitive, being a high voltage power substation, a pre-school and the Kiwi and Bird Life Park. Management of noise and vibration had to be strictly managed.

The successes of this project has been attributed to the One Team attitude and the organisation and logistics of our team delivering the civil and infrastructure services, the overall management of the site, concrete and carpentry works.



FRANKTON RD

TOWNHOUSES

2021 SOUTHERN ARCHITECTURE AWARD WINNER

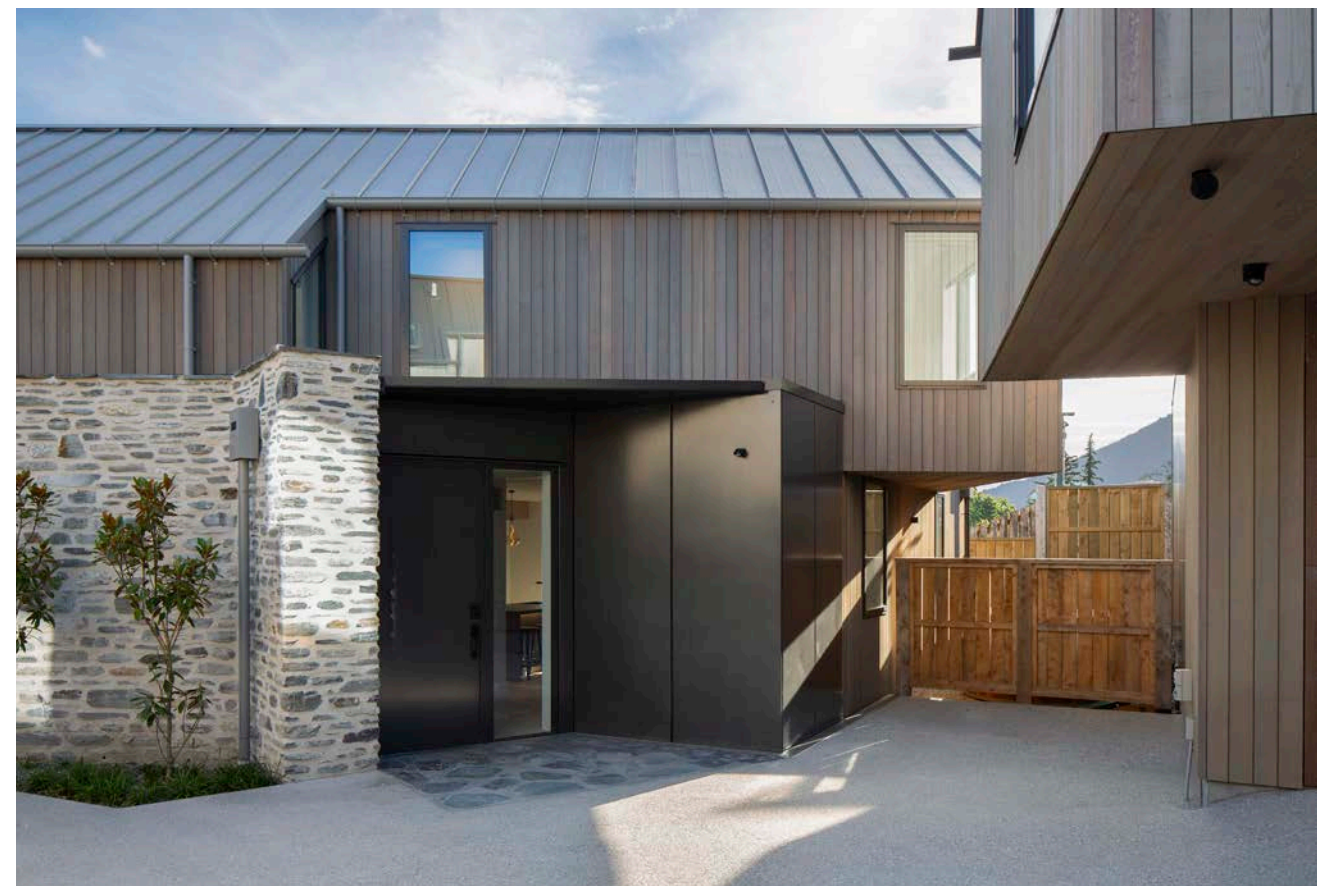


The Frankton Road Apartments; a series of 5 high-end architectural holiday homes in the heart of Queenstown.

The project includes a full landscape design which consists of shared communal spaces, saunas, spa pools, surrounded in wild grass and schist stone features to harmonise with the Queenstown aesthetic. These two-story homes have specifically been designed around the compact section to

ensure uninterrupted views to the mountain and lakes. Each of the homes are finished with a mix of vertical cedar cladding, metal sheet cladding and schist stone walls.

With each apartment owned by individual clients, all of whom are friends and family, they each have a distinct and unique design. These requirements resulted in a final project that is bold, architecturally aesthetic and internally striking.





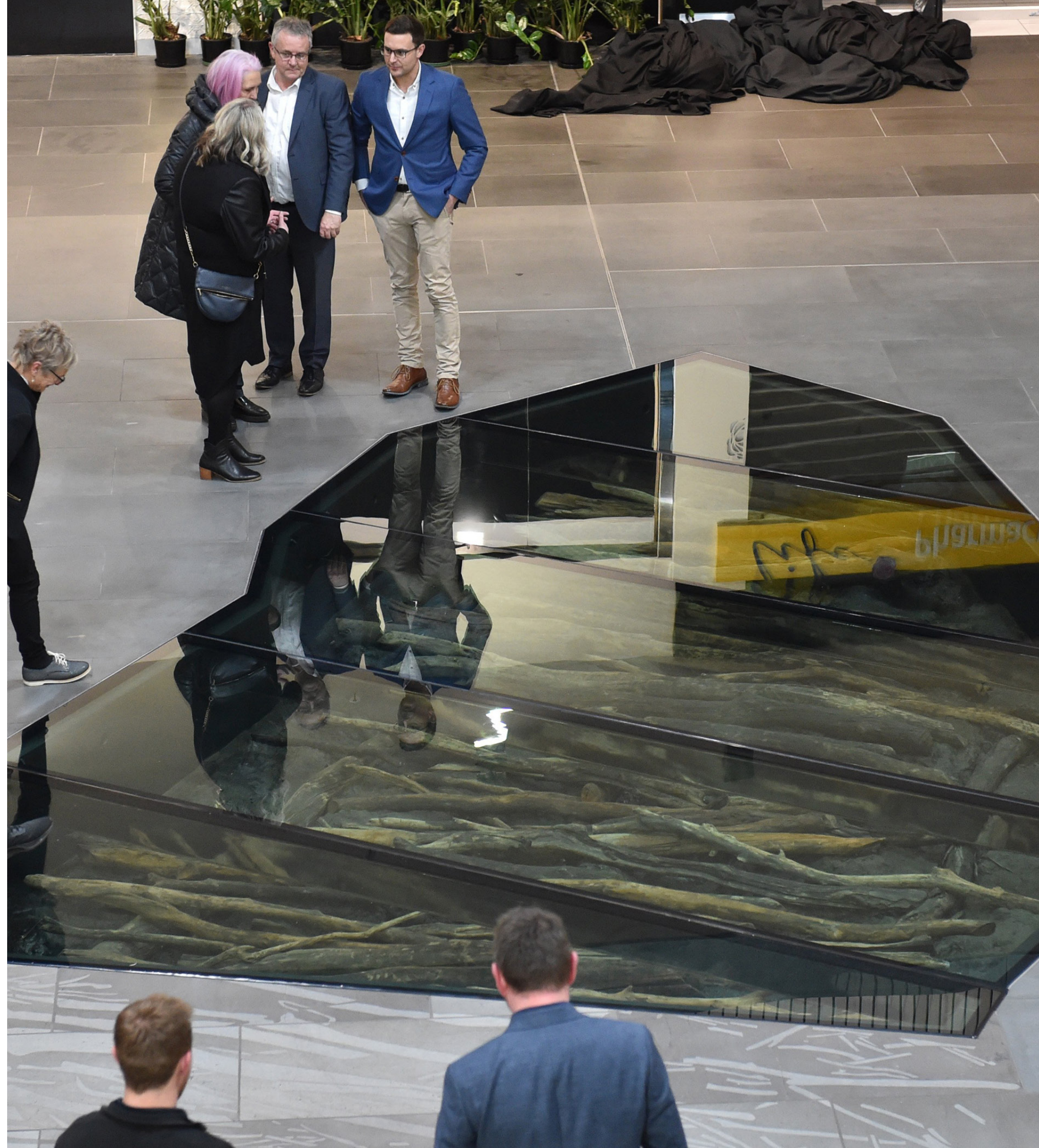


MANUKA

CAUSEWAY PROJECT

Our Otago team were proud to be a part of the unveiling of Manuka Causeway at Wall St Mall. The Dunedin City Council engaged an artist to construct a model for the base and our team worked with the archaeologists to place the original timbers that have been preserved into the display case in the original positions.

The Manuka Causeway is one of the oldest known structural evidence of the European settlement of Dunedin, which was found 1.3m underground more than a decade ago during the construction of the shopping mall. The reinstalled causeway has now been revealed to the Dunedin community, which is a great piece of history that everyone can come and see.



COMMUNITY



Over our fifteen years and counting, Cook Brothers have held on to our core values, ensuring that we work together, develop relationships, and take care of each other, our clients and the community. In other words, we're passionate about staying connected with our communities, giving back, and doing the right thing.

Giving back to our communities is our way of ensuring a more sustainable future for us all. An outlook guided by the recognition that mā ngā mahi o tēnei rā, e hanga te āhua o āpōpō, what we do today, defines our tomorrow. We are committed to the Sustainability Pillars of Our People, Our

Place and Our Work. Within these pillars are the principles of Kaiārahitanga Leadership, whereby we recognise our role as leaders for the potential to do well by doing more good and Manaaki Hapori Community Care in which we respect and support the communities where we work.

This year, we have decided to bring all of this together and launch Cook Brothers Community.

Cook Brothers Community was developed as an opportunity to reach out for assistance through a grant or funding support, including options for professional advice or mentorship.



We are pleased to announce the first recipients of Cook Brothers Community Funding for 2021.

PARENT AID NORTH WEST

Parent Aid North West has an important mission of strengthening whānau in community by providing free practical home support, a service which has been particularly critical over the last two years. Their service provides free practical home help to whānau with babies and preschool children that are experiencing difficulty and hardship for various reasons in the North West area of Auckland.

ŌTAUTAHĪ ROLLERS INCORPORATED

The Ōtautahi Rollers are a not-for-profit community sports organisation based in Ōtautahi Christchurch. Forward thinking and progressive, they have been developing, supporting and promoting the sport of Roller Skating in Canterbury since 2010. They are currently restoring the Rollerdrome at Hornby back to its glory days to benefit the Christchurch skating community and more specifically Hornby area.

J16 WAKA AMA TEAM

The J16 Waka Ama Team are the first ever junior Waka Ama team in Wakatipu. The team have yielded some amazing results, recently placing 1st in the 5km race in the KI UTA KI TAI WAKA Southland Comp (secondary schools division) - in Te Anau. We are proud of their incredible efforts and mana.

CANTERBURY SPECIAL CHILDREN'S CHRISTMAS PARTY

Working with the Child Cancer Foundation, Heart Foundation, Variety the Children's Charity, and many other local charities, community groups and schools the Canterbury Special Children's Christmas Party put smiles on the faces of over 2000 special children giving away 7000 brand new, top quality toys. The event is a time of happiness and Christmas joy for many families and truly epitomizes the spirit of the giving.



COOK BROTHERS ACADEMY

APPRENTICESHIP PROGRAM



Cook Brothers love to see our employees thrive. Since our founding fifteen years ago, we have always had a great history of training and developing our team. To date, our team have developed this training to carve out a reputation for high quality work, innovation and an authentic One Team culture.

Over the four regions of Auckland, Canterbury, Southern Lakes and Otago, we have a 200+ strong team with 35 Apprentices within our carpentry team of 74, and a further 12 Apprentices starting in 2022. Cook Brothers Construction have grown in size and capability, with a nationwide network of impressive repeat clients and stakeholders who have worked alongside us.

In 2020, Cook Brothers were proud to be named as one of five institutions to be offered funding under the Provincial Growth Scheme, aiming to create 300 apprenticeships nationwide. We are proud that we will have the opportunity to continue on this path in the current climate. As a result The Cook Brothers Academy was established, with Coach Matt Thompson at the helm.

The Cook Brothers Academy is a fantastic opportunity to further support the development of individuals in our industry and our regional economies and communities in a sustainable and structured manner. Our Apprentices are provided with the building blocks for success; support, mentoring, training and community. It is our aim to have the best Apprenticeship Academy in New Zealand.

So, let's look to the future of the industry.

OUR PEOPLE

WELCOME TO THE TEAM



JADEN SCOTT
Regional Manager | Canterbury

It is with great excitement we introduce and congratulate Jaden Scott, as our new Regional Manager for our Canterbury branch.

Jaden, who joined us as a Pre-Construction Manager, has proved an invaluable member of our team, demonstrating a strong One Team value that will supercharge Cook Brothers as industry leaders.

Jaden has extensive experience in all aspects of the industry, attained from 25+ years of experience working in high-profile projects in New Zealand and Australia. With his drive for quality, safety and efficiency, we couldn't be more thrilled to have him lead our Canterbury division.



MATT THOMPSON

Apprentice Development Coach | National

We are incredibly excited to introduce Matt, who has come on board as our Apprentice Development Coach. At Cook Brothers Construction, we love developing our team and seeing each individual grow in their role. Matt will closely work with all our Apprentices to ensure they receive the support they need, keep up with bookwork, and apply their knowledge to a practical setting.



DARRYN WILKIE

Procurement Manager | National

Our in house Group Procurement Manager, Darryn is based in Dunedin. Darryn works closely with our suppliers and trade partners, sourcing materials efficiently and building relationships across the industry.

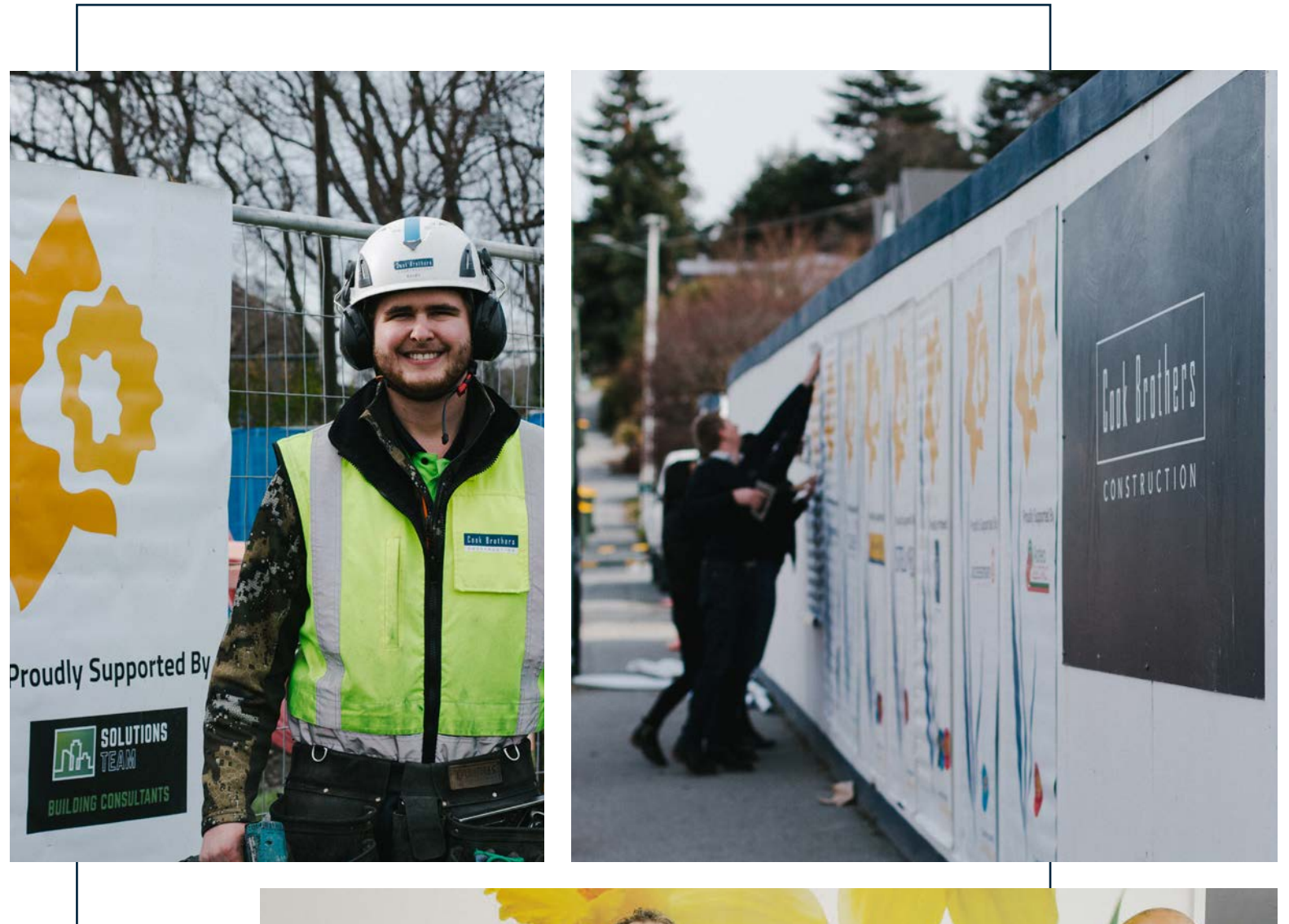
DAFFODIL DAY

Members of our own team, families, industry peers and contacts have experienced living with Cancer in one way or another. For our team particularly, we feel it isn't enough to just build in a community – you need to build community. The Cancer Society touches so many lives, and for us it is a very worthwhile cause.

Ever since our start in Dunedin in 2005, Cook Brothers has had a strong focus on giving back to the community. We have been working with the Cancer Society from as early as 2007 supporting through donations, and sponsoring a vehicle for Daffodil House. The great work of the Cancer Society was really brought to light when we sadly lost one of our team members to Cancer around this time.

By far our biggest contribution has come from our Daffodil gardens which started up in 2017, and has raised to date an incredible \$110,000. Over the last five years of our Daffodil Gardens, we have had the opportunity to connect with over 160 businesses around the country who have come together to raise funds and “plant a daffodil” on the hoarding.

Through this daffodil campaign our team are able to start important conversations creating an environment of community and support. This is a team effort, and we are so proud and thankful for everyone who donated their time, money and goods towards this cause. Each year our team, trade partners and clients go above and beyond because they care about the result and the people in our communities. It makes you appreciate even more how fortunate we are to live in a country with strong community values.



One team with the desire to take on the world,
transform the construction industry, and
cement ourselves as a national leader.

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