

# T H E L I N E

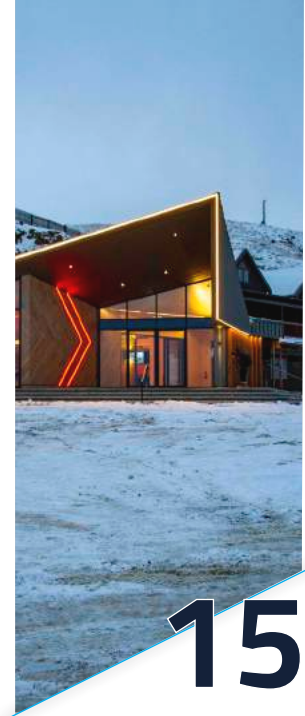
*Issue 4, 2019*



Cook Brothers

CONSTRUCTION





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## Kia ora,

From an early age, we become captivated by stories - tales of heroes, ambition and daring adventures. Not much has changed since those early days, and we still love to hear stories of Kiwi spirit and achievement.

Cook Brothers Construction will celebrate its fifteenth birthday next year, and as I reflect on this, I can see just how far we have come, how much we have grown. Our team has produced some incredible projects over the years and as one team have carved out space in the industry as bold and ambitious innovators, and quality creators.

I believe if you want to get significant buy-in from your team, you need to share your stories. Our stories helped craft who we are today, our culture, purpose, and what everyone is talking about at the moment our *“why”*. Sharing them with our team ignites them to feel part of something special and unique.

Now to the next chapters of our story. We are living in a climate emergency, and I believe it is our responsibility to take control of the narrative we now tell our future generations. I have recently had the privilege of working alongside industry leaders at Air New Zealand to plan around a more sustainable future. At Cook Brothers, our Sustainability focus is *what we do today defines our tomorrow*. This simple statement is a constant reminder for our team of the responsibility we have to ensure that the decisions we make today will provide a better tomorrow for our kids.

To you, our valued clients and trade partners, you are part of these next chapters. Thank you for all of your support this year, as you help create stories with us.

Please, enjoy this edition of The Line, and have a safe and happy Christmas with your families making stories of your own.

See you all in 2020.

  
Dave Bulling  
Managing Director





# AUCKLAND

## REGIONAL UPDATE

WITH CRAIG HOPKINS

With more cranes than ever in the skies around Auckland, the pressure on all trades has never been more evident than in the recent year. This boom, although fantastic for the growth of Auckland, revealed challenges around resourcing for the industry as a whole.

Our Cook Brothers Auckland team have been working steadily alongside our valued clients for some time, having developed robust, repeat working relationships. Our team recently handed over the Logistics Warehouse at Auckland Airport for valued client Air New Zealand. This exciting project, located on a landslide/airside barrier, featured 17m precast fire-rated walls and a post-tensioned floor. Visually - for a big warehouse, it looks really impressive. Eclipse Architects have done fantastic work here. Logistics has qualified as Green Star 5 building, and we are thrilled to have delivered this project for our very happy client.

Staying with Air New Zealand, our team are also in the throws of a \$30 million, 18,500 m2 re-roofing project. Involving Super 6 removal, we are utilising what is the largest single-span tent roofing in Australasia. Engineered out of Germany and Scotland, this product was peer-reviewed in NZ for wind loading at Auckland Airport. As our team work through this 2.5-year project, a systematic and high-quality approach to safety is our number one priority.

For our recent handover projects, we have delivered work for SkyCity with smoking decks, and bathroom refurbishments and our team are in the final stages of delivering the Element Apartments in Ellerslie. Our team

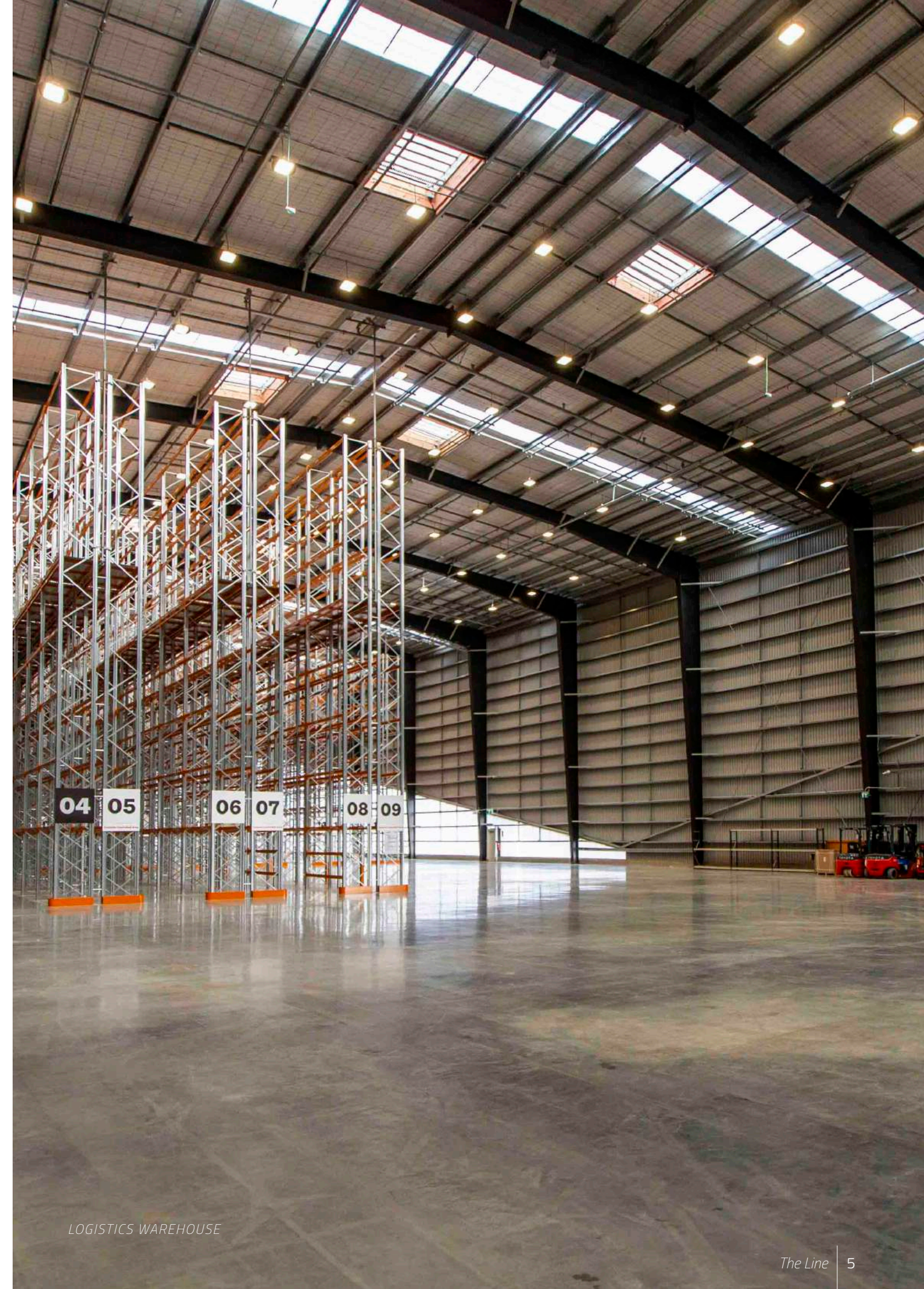
are also in the finishing stages at Tasti Foods. Established in 1936, Tasti Foods are an iconic New Zealand company, and we are proud to help them deliver this new state of the art Gluten-Free manufacturing facility. With stringent manufacturing conditions, including stainless steel piping, trade waste, mixing plants, machinery and hygiene areas, this has been a complex and fascinating build.

In team news, our very own Project Manager Mark Binney took out the recent Cook Brothers Innovation Award. My team is always thinking outside the square, and it was great to see Mark recognised in the company-wide award. We are also in the midst of an office move. Finally re-locating from our home of nine years on Nelson Street to a new impressive space at Newton Road, Grey Lynn. With secure parking and a bigger space for team and clients.

Sustainability has become a real focus for us at Cook Brothers, and in Auckland, we are fortunate that we have access to a fantastic service Green Gorilla. This waste collection, recycling and diversion service is key to our sustainability focus. Green Gorilla see landfill as a last resort, and we are lucky to be able to utilise them on our Auckland sites.

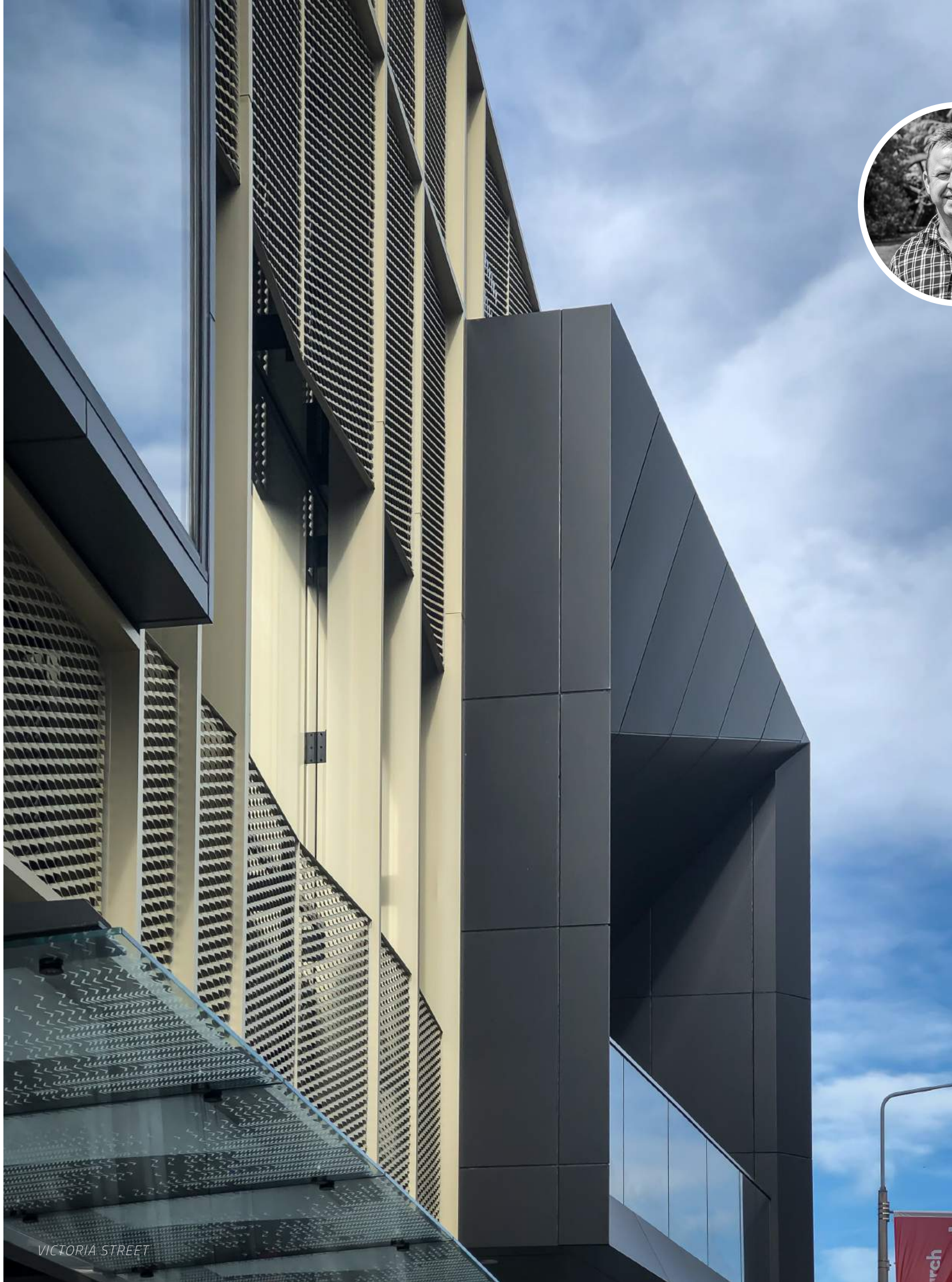
Lastly, I want to impart a big thank you to our tight-knit group of clients who trust us with their projects, allowing us to deliver their dreams and what they envisage. Thank you.

*Craig*



LOGISTICS WAREHOUSE





# CANTERBURY

## REGIONAL UPDATE

*WITH STEVE KLEEHAMMER*

The last year has seen Cook Brothers Construction Canterbury complete some of our most challenging and exciting projects. We concluded our 2018/2019 Financial Year with our largest turnover to date with projects delivered successfully and profitably.

Our potential pipeline of work has grown, and we have a diverse range of projects underway across Canterbury and surrounding towns. While there has been pressure and attrition in the construction market this past year, we remain focused on our business, our people, and doing what we do well for our clients. The Canterbury market has now come off the boil following the post-earthquake rebuild, but the key for us is to maintain consistency and control as we work towards our 2025 Strategy.

For me, our growing success is directly attributed to the dedication of our project teams, who strive to deliver quality projects for our clients each day. The repeat and referred business that we are experiencing is a testament to us achieving client satisfaction and promises an exciting future ahead.

Recently, we have completed and handed over many projects for Canterbury Communities across a wide geographic area. From Christchurch to Tekapo, Greymouth to Nelson; and recently establishing a foothold into Kaikoura. Projects of note include the Takapo Dark Sky Observatory, Victoria Street development, RD Petroleum office and warehouse, Air New Zealand Strengthening, Redwood Fire Station and Risinghome Homestead.

Looking to the future, we have several projects commencing, including both new build and heritage restoration. Our teams have broken ground at the Richmond Working Men's Club and the Colombo Street Hotel, two of our largest projects in the Canterbury Region to date.

This year we celebrated at the New Zealand Property Council Awards with the ANZAC Fire Station recognised as a finalist. The Risingholme Homestead has been nominated for the 2019 Christchurch Civic Trust Award, and Site Manager Phil Snelling honoured as an NZIOB Awards Finalist.

In team news, we relocated our office in April to Sockburn with an impressive office fit-out and our team have settled in nicely. I am incredibly proud of the Canterbury team and the results we are achieving together. We continue to manage our planning and quality diligently, look for continuous improvement and focus on the health and safety of our team.

*Steve*





CORONET EXPRESS

# SOUTHERN LAKES

## REGIONAL UPDATE

WITH JOSH GIBBONS



The Southern Lakes Region continues to be buoyant, with a great pipeline of future work. We have a number of projects which are transitioning from concept and design to starting on-site, including a few key hotel projects for Queenstown. With the cost of building in the Southern Lakes region, it is great to see a positive shift towards the ECI framework. This process allows our team to work alongside our clients more with negotiated options to assure cost as the project progresses.

Our region continues to go through a period of growth with developments taking off and longstanding business expanding their resource to meet the growing demands. We are proud to be again working for repeat clients the Ministry of Education with the Terraces School in Alexandra, Ngāi Tahu Tourism with an office fit-out and

Trojan Holdings on the upgrade of the Chamois Lodge in Mt Cook. Our team is also currently wrapping up works at the iconic Onsen Hot pools in Queenstown, which sees the Onsen expanding to twice its size. Our Architectural teams are also handing over two stunning residential properties in Queenstown.

With works at the Queenstown Collision Centre, and five residences at Frankton Road - our team has been making the most of the great weather to keep these projects moving. We also celebrated breaking ground at the Radisson Hotel on Man Street with Augusta Capital in Queenstown. This project is of significance to both Augusta, their first Southern Lakes project, and Cook Brothers first tower crane.

With a strong pipeline, we are already setting our sights on some exciting ECI projects to come, including developments in Breacon Street Queenstown, Northlake Wanaka, Queenstown Views Villas and the Azur Lodge development. These projects are a testament to our team's ability to provide invaluable input into the design, cost, methodology and buildability - all the things that we are good at.

From a sustainability standpoint, we were proud to continue our excellent relationship with Cardrona Alpine Resort with the hand over of the Alchemy project. Cardrona protects their mountain, and the collaborative efforts of our team into measuring waste and providing sustainable reporting and alternatives was a real turning point in our journey.

On the home front, we have celebrated weddings, the relocations of families and the innovations from our team in our recent internal Innovation Award. To top it off our new Wanaka office opened its doors in August, establishing our presence in the bustling regional hub.

We continue on our journey to provide the best for our clients and utilising systems such as Procore to hit that quality and accountability home. This software changes the way we think and act. It makes us more efficient and effective, and it is great to see our Southern Lakes team embracing it. We are certainly in times of growth with our enthusiastic team ready to transform the industry and cement ourselves as national leaders.

*Josh*



# OTAGO

## REGIONAL UPDATE

WITH BLAIR MCGILL



CHAMBERSON HOTEL



The Otago market is heating up with numerous tender opportunities in the market, and planning well underway for some significant opportunities. With the likes of the Dunedin Hospital coming over the next few years, some major university capital expenditure, and other central government work coming from Education and Housing, the region will be buoyant for years to come.

Our Otago team has completed the Cooke Howlison Toyota Showroom earlier in this year, which is a vast improvement on the dated space. The new showroom is impressively grand, bright and light-filled. This project was handed over on time to a very happy client. Our team also finished the Burlington apartments earlier in the year, transforming dated apartments into high-end short term accommodation for our client.

In current news, we are halfway through a revamp of the former Riselaw Road school, under transformation into a sensory hub for the Ministry of Education. We are also underway with the extension to O Block at the Otago Polytechnic. About ten years back we constructed O Block and are pleased to be returning to now triple its size.

We have several exciting projects in the pipeline for some of our repeat clients. Too early to disclose, but some exciting development on the horizon in the private sector. We are also looking to start the significant revamp of two 'starblocks' for Housing New Zealand. These multi-level units developed in the '60s, are being upgraded around the country, we are looking forward to delivering the first of them.

We attended the Property Industry Awards earlier in the year and were delighted with an excellence award for the project team on the Chambersson Hotel in the Heritage and Reuses category. This hotel really is the next level for Dunedin, with fit-out and interior design complimenting a grand old building.

With sustainability in our sights, our team in Otago are utilising recycling on our sites with 89% diversion by weight at OP demolition. Special mention goes to Spencer Eve and David Lowe from our team who recently coordinated the delivery of 40 desks from the former Riselaw Road School for a Rotary community drive. Lead by the Dunedin East Rotary Club and Otago Peninsula community these desks will make their way to a Tanzanian school in Kelema.

Blair



SPENCER EVE PREPS THE DESKS FOR THE ROTARY DRIVE







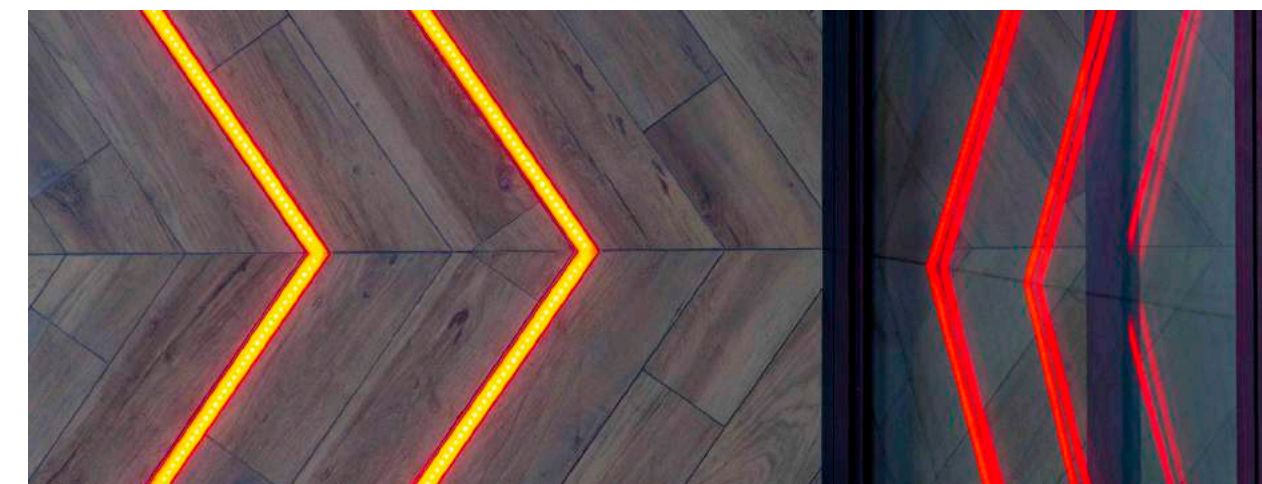


# PROJECT ALCHEMY

## Cardrona Alpine Resort

Our Southern Lakes team come from a wide and varied background, but one thing is for sure, their region is their passion. Our alpine experience covers some of the most renowned resorts the South Island has to offer, including Cardrona's Phases 1-3, Remarkables, Tekapo and Mt Cook. Our consecutive alpine projects year on year has given us continuous exposure to the challenges within this environment, enabling us to build an experienced team.

Cook Brothers Construction was again thrilled to return as Main Contractor in 2018 for the New Ticketing Building and Café Court refurbishment known as Project Alchemy at Cardrona Alpine Resort. This impressive architectural design by Warren and Mahoney, creates an iconic entryway to the ski-field with millions of visitors, both local and international able to take advantage of the eye-catching structure.





**“Our site is never an easy place to operate & construct, however the team at Cook Brothers have taken the challenges of our alpine environment & operating windows in their stride. Always aiming to please, their staff are engaging, co-operative & have embraced our company values & sustainability ethos with enthusiasm.**

**Our new ticket office is something the entire team can be proud of and we look forward to future projects with Cook Brothers Construction.”**

*Brad Dolan, Cardrona Alpine Resort*

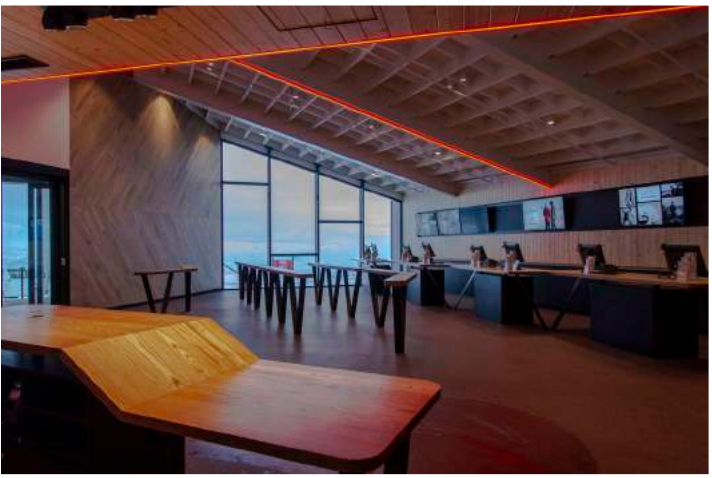
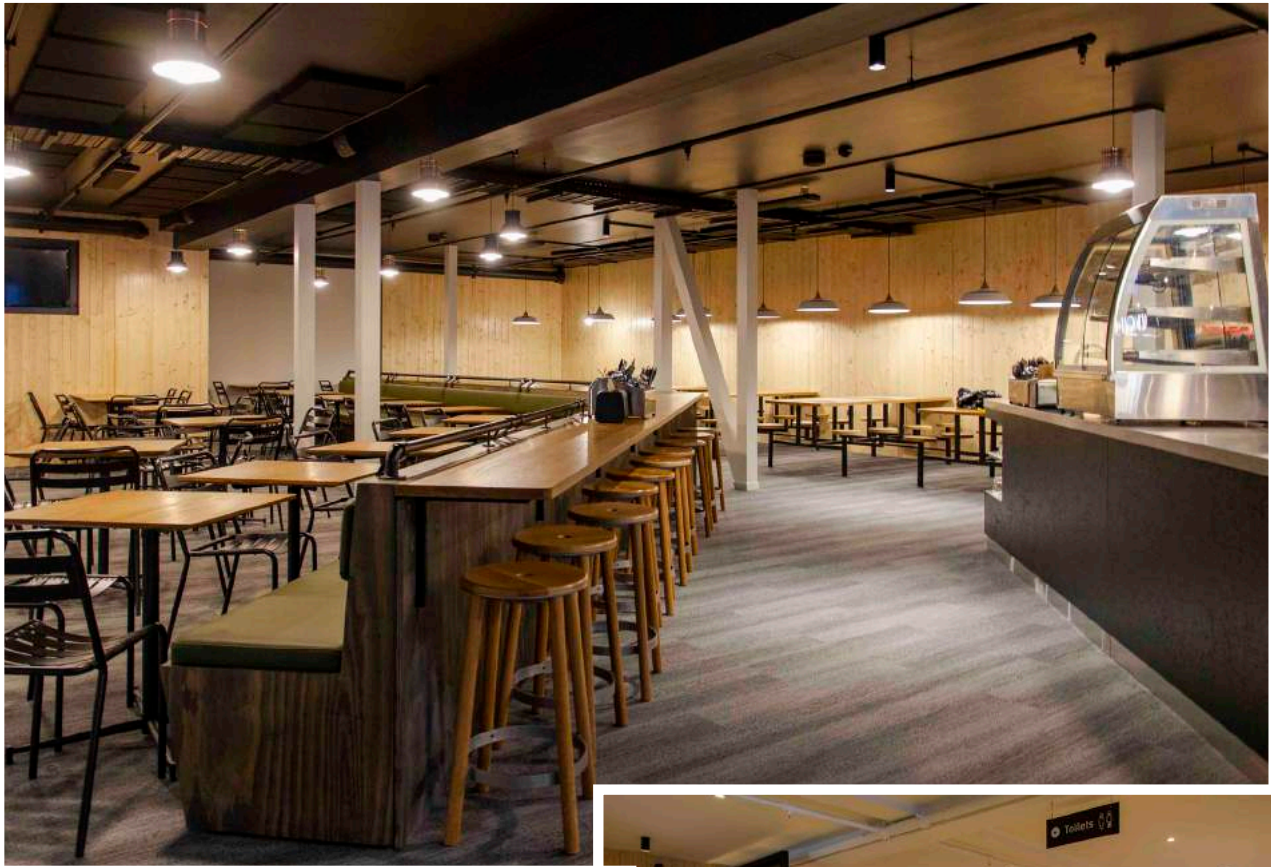
With the tough alpine conditions taking their toll on the existing structure, the Cook Brothers team worked to improve services to the existing building. Clear communication and engagement with all stakeholders were vital to the success of the project with the Cardrona team working closely alongside the Cook Brothers during the summer trading. With the resort open to mountain biking adrenaline seekers, families and hikers, the Cook Brothers team were working under the public eye. Our team utilised custom hoarding with Cardrona and Cook Brothers imagery to engage the public and spark their interest during the build.

Although from different industries, Cook Brothers recognise the importance of Cardrona’s fundamental values, many being synonymous with our own. Based in Southern Lakes, a location unmatched in its national beauty, our team felt a real responsibility to drive sustainability as a key focus throughout the project for generations to come.

Our team took sustainability very seriously on this project, carefully selecting building materials and recycling where possible to minimise the impact on the environment. Records of power, water, and waste were measured, gauging the overall environmental impact of this project. Carpooling to site and careful management of plant and material allowed our team to protect the ‘maunga’/ mountain for generations to come.

Faced with operational challenges including climate and remote location, the Southern Lakes team came together to deliver this impressive project complete with extension, renovation, fit-out and new build. With the project coming to a close, the snow gods answered, and the gates to Cardrona opened to an excited and enthusiastic crowd. With innovation, quality, client satisfaction and sustainability at the forefront of this project, the team were proud to deliver exceptional results for the Cardrona team.

*“WE APPROACHED THIS PROJECT THROUGH THE EYES OF THE CUSTOMER AND THE CONNECTED PHYSICAL EXPERIENCES AND JOURNEY ONTO THE MOUNTAIN.”*  
**WARREN & MAHONEY**







# REHUA

## Dark Sky Project, Lake Takapō

**Dark Sky Project connects manuhiri (visitors) to the night skies, igniting a lifelong passion for dark sky preservation and what lies above. Welcome to Rehua, a new home of astronomy on the shores of pristine Lake Takapō.**

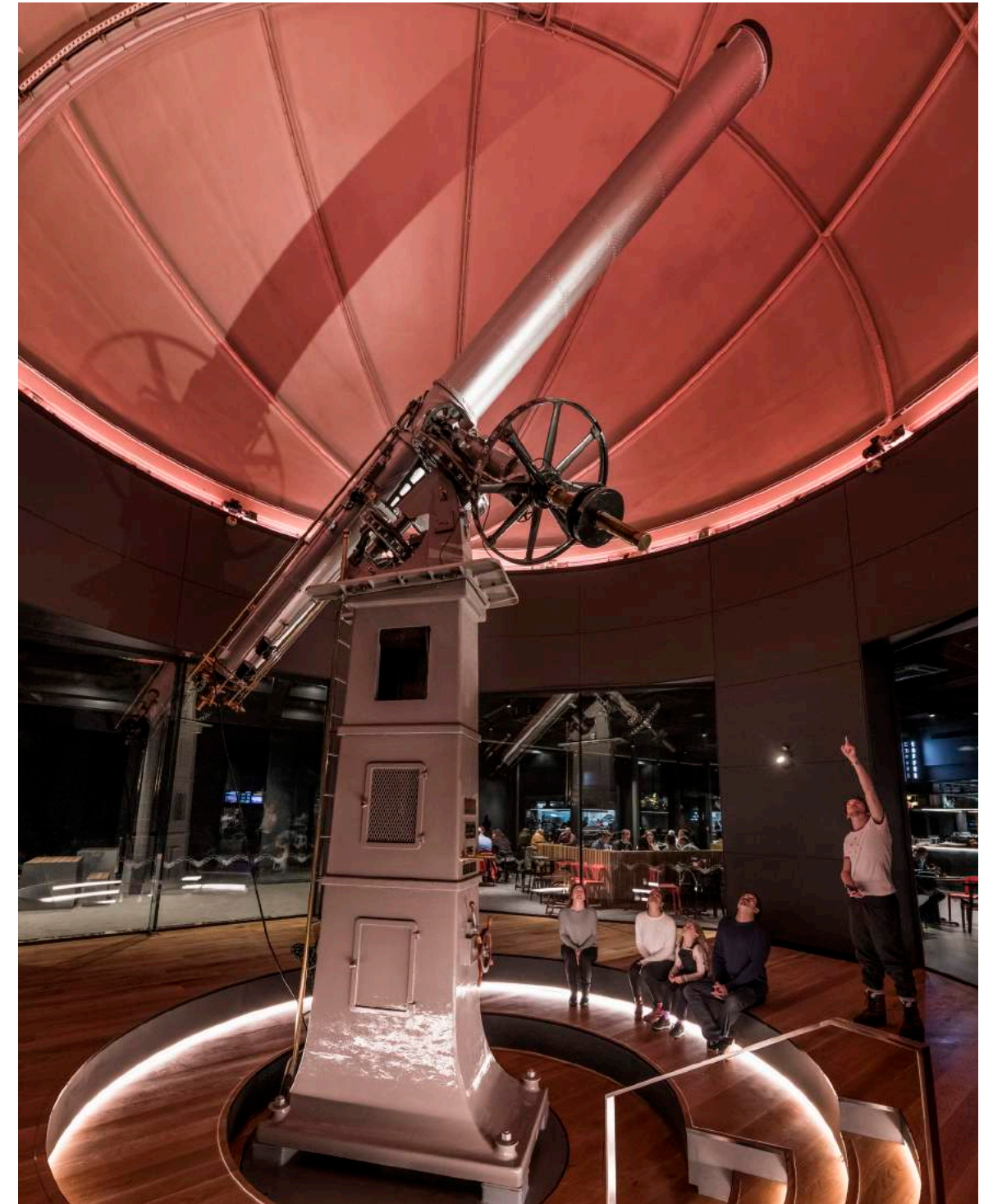
This \$11M state of the art multimedia indoor astronomy centre is an experience that combines both science and tātai aroraki (Māori astronomy). This joint venture between the Dark Sky Project co-founders and Ngāi Tahu Tourism features an impressive immersive dark sky experience that encompasses visual effects, presentations, interactive features and stories connecting the audience to the life of New Zealand's amazing night sky.

The 1200m<sup>2</sup> new build on the Takapō lakefront is an attraction that consists of a commercial, hospitality and office area featuring a Dark Sky Diner, and also offers a check in point for their astro-tourism evening experiences.

The building is proudly home to newly restored 125 year old Brashear telescope, which was a highlight for our team to install.

The build itself was complex. With its unique structure of curved walls, telescope dome and installation of the Brashear, this project was a real highlight in our Canterbury team's portfolio. Managed with careful forecasting and planning to meet and complete these complex construction details and client requirements, our team delivered a quality project in time for the important opening day on the 1st July.





To have “dark sky” you need a remote location. Perfect for the stars - challenging for a build. The remote location on the shores of Lake Takapō required clever solutions to logistical challenges. Temperamental weather conditions in Takapō and travel to site were again managed through well-thought planning and communication alongside our Trade Partners and team.

Together with Sheppard & Rout Architects, Dark Sky Project, Ngāi Tahu Tourism and our valued Trade Partners, our team are proud of the delivery of this significant project. This incredible project holds a special place in our team’s hearts especially as it stands to protect the purest night skies in the world.



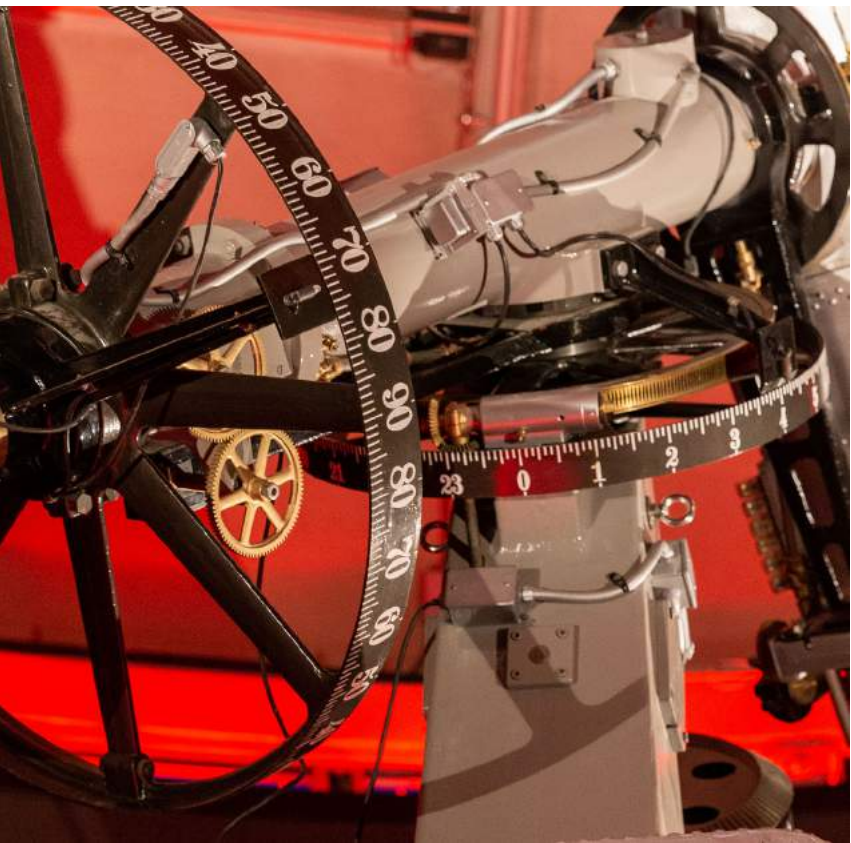
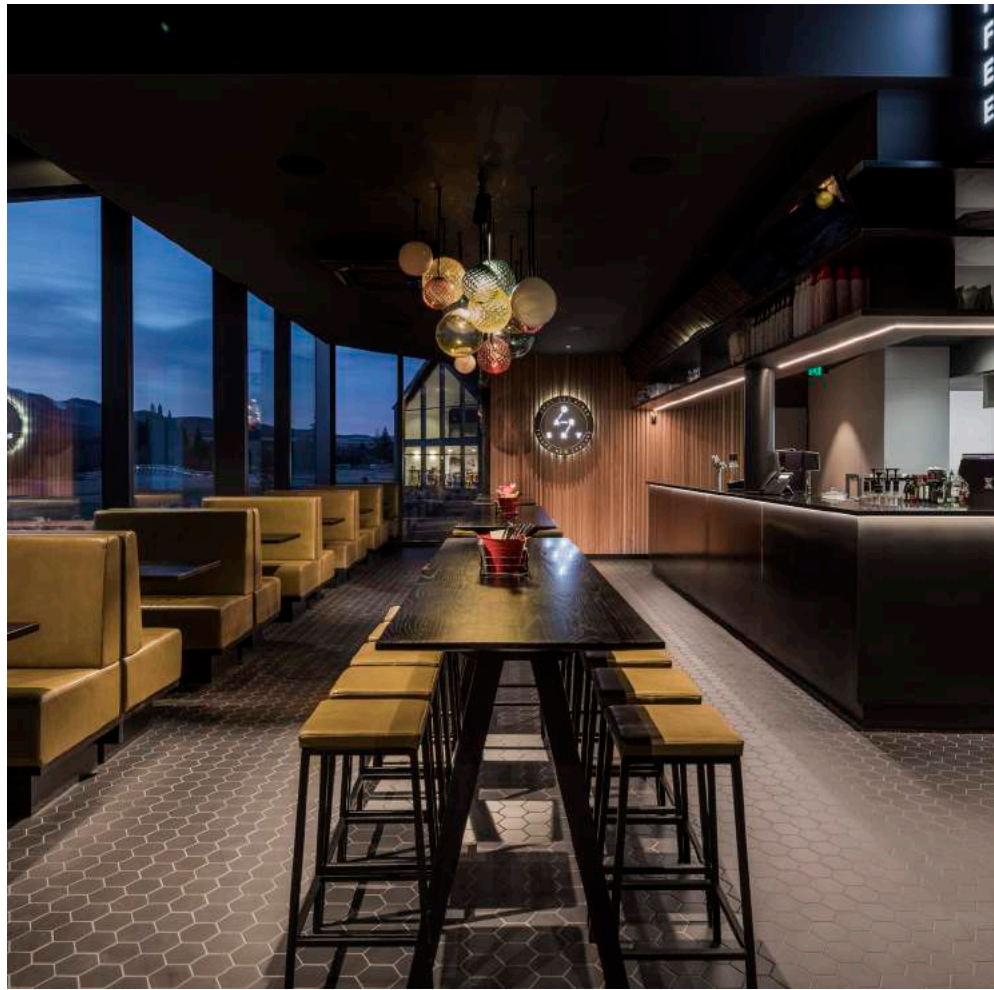


PHOTO CREDIT:  
JAMES ALLAN PHOTOGRAPHY  
STEPHEN GOODENOUGH PHOTOGRAPHY





# CORONET EXPRESS

## 6 Seater Telemix Lift

Cook Brothers Construction was engaged by Leitner Ropeways to undertake the works of the concrete foundations for the new \$18m Telemix lift towers and drive stations at Coronet Peak Ski Field. Replacing the existing 25 years young quad chair, this new state of the art 6 seater Telemix Lift can run as a lift and a gondola.

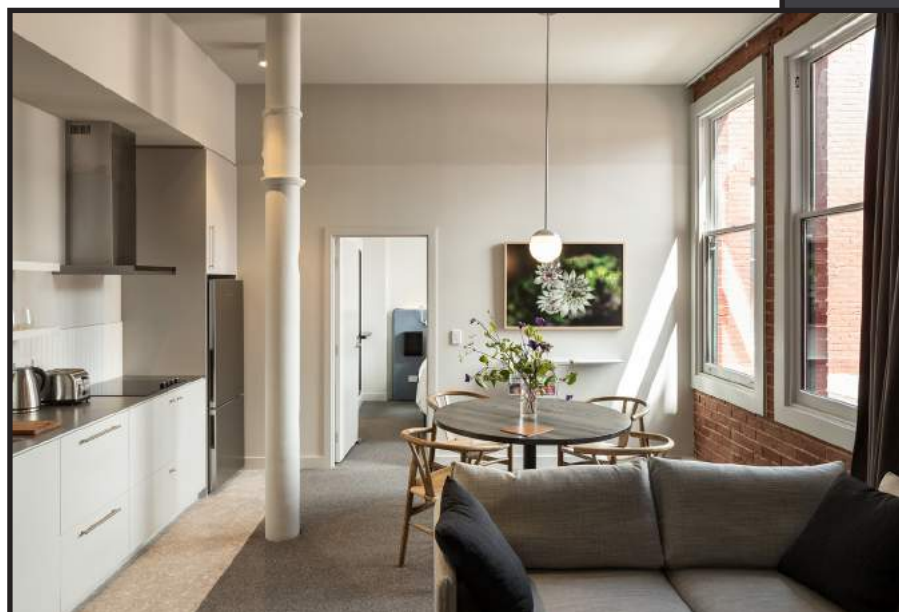
Our team was faced with all kind of conditions an alpine environment has to offer. The top of Coronet Peak is 1,650m above sea level with chances of snow to occur any day of the year. Not only were the team faced with climate conditions but the site itself on the edge of a mountain was steep meaning access was challenging. To combat these extreme conditions measures were brought in, such as the use of helicopters to pour the concrete in the absence of concrete trucks which were unable to reach the site.

As the site is also apart of the Department of Conservation minimum disturbance of the terrain was required. Cook Brothers ensured that all waste material was removed from site and any spoil from the foundations were contained and re-vegetated after works.

The project had very tight time frames with a non-negotiable completion date for season-opening. The programme had to be expedited, however with the availability of our large resource pool, we were able to help drive the project with dismantling the old lift, the installation of the new lift towers, and the top and bottom stations. This also involved the running of the rope and assisting with the commissioning of the lift.

This new state of the art chairlift was up and running with happy skiers, clients, and a fantastic ski field ready for the 2019 winter season.





# THE CHAMBERSON HOTEL

## Star of the 2019 Awards

**2019 DUNEDIN CITY COUNCIL HERITAGE AWARDS**  
WINNER - OUTSTANDING HERITAGE RE-USE AWARD

**2019 PROPERTY INDUSTRY AWARDS**  
MERIT AWARD - HOLMES TOURISM AND LEISURE PROPERTY AWARD  
EXCELLENCE AWARD - HAWKINS HERITAGE AND ADAPTIVE REUSES PROPERTY AWARD

The Chambersson Hotel was an iconic project from our Otago team, who were engaged in converting and restoring this 110-year-old, four-story building located within the bustling hub of downtown Dunedin into a modern boutique hotel.

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 has been the jewel of

the 2019 awards season taking home gongs in both the 2019 Dunedin City Council Heritage Awards, and the Property Industry Awards.

The project, consisted of the hotel rooms, commercial spaces, lift upgrade and extension to the fourth floor, outdoor decking upgrade, conference room and commercial kitchen. Congratulations to our Otago team, Trade Partners and Feldspar who delivered this award winning project.





*Exterior and grounds 1975*



*Fire takes hold, 2016*



*Risingholme restored, 2019*

# RISINGHOLME

## *Restoring a Canterbury Icon*

Cook Brothers Construction alongside Christchurch City Council and Fulton Ross Team Architects, have officially returned this community icon to the city of Christchurch, restored and stronger than ever. Initially built in 1864, the beautiful Risingholme Homestead affected by earthquakes and then an arson attack in 2016, was in dire need of restoration.

Cook Brothers Construction was tasked to complete the heritage restoration on this beautiful historic building which housed 32 rooms and four fireplaces. The project involved the re-build the upper story, roof, and chimneys, incorporating bracing in the walls to strengthen them, and remaking ornate features such as the marble fireplaces from salvaged pieces.

With over half of the building lost to fire, the project was faced with many unknowns. The team, alongside local historians and archaeologists, used historical photographs as reference points for restoration. After so much damage to the original building, the scope of this project would have been daunting to even the most experienced of contractors.

With their extensive experience in heritage restoration, our Canterbury team approached every task and challenge on this project with the utmost care and diligence. With a large amount of neighbourhood interest, our team was inspired to restore this building to its original grandeur, to do right not only to the building but to its community as well.





By its very nature, heritage restoration is a process of maintaining consistency and staying true to the original design. This process involves many stakeholders with an invested interest and abiding by the rules which apply to historic buildings. Together with the client Cook Brothers negotiated fair extensions to the time frame and delivered a project which met their target dates.

Cook Brothers are incredibly proud of this restoration. Our team was heavily involved in a design and build aspect of the re-build and strengthening. For our team, the project was an opportunity to carry out works with non-traditional methods including old school notching, multiple layering on dado and trim mouldings as well as working with lead flashing and fire repair.

Our Canterbury team are passionate about restoring their rich history. We are proud to have brought Risingholme Homestead back to life, an essential part of Christchurch's story, now fully restored it can continue to house the community, support local businesses and be a beacon of resilience.

*THE RISINGHOLME HOMESTEAD WAS OFFICIALLY REOPENED BY THE CANTERBURY MAYOR IN AN OFFICIAL CEREMONY IN JUNE.*





# SUSTAINABLE BUILDING

## Logistics, Auckland

According to the New Zealand Green Building Council, New Zealand's built environment is responsible for 20 per cent of the country's carbon footprint, having increased a whopping 66% in the decade from 2007-2017. Fortunately, there are those businesses out there that are willing to make a change to combat these startling statistics and the resulting changing climate.

Sustainable construction encompasses many factors – people, place, environment, and our roles within this. Within New Zealand businesses of all sizes are working towards implementing changes to procure goods from more sustainable sources.

This year, Cook Brothers Construction completed a

Logistics Facility at Auckland Airport, which is currently undergoing an assessment for a Green Star Rating. This \$9 million facility, stands at the height of 17 meters, with a six and a half thousand square meter floor and yard.

Completed over two stages of relocation and construction, saw the construction of a new concrete pad and relocation of the existing dangerous goods stores. Then, the build of the new warehouse and yard works alongside the existing Logistics building.

Sustainability was at the forefront of design and construction for this project from the very beginning. The exceptional design by Eclipse Architects captures

striking sharp angles resulting in an impressive and grand structure. The use of clear light cladding creates a striking external visual with the benefit of abundant internal natural light within the warehouse. These high levels of daylight availability throughout the building provide a significant reduction of lighting energy (via lighting controls) as well as improving the indoor environmental quality with access to daylight.

Of note within this project was the steel used in the construction of the internal columns and beams sourced, crafted and installed all within a 50km radius of their final location. These impressive beams are 100% New Zealand made by STELTECH®, a subsidiary of New Zealand Steel.





**“As a country, we can do everything here. It’s so important to shop local and support our community through procurement”**

*Brad Stark, General Manager STELTECH®*

New Zealand Steel is the only business in the world that uses sand to make steel, a bespoke process and efficient use of natural resources. Sourced from Port Waikato raw iron sand is pumped to the steel mill at Glenbrook then converted from sand to steel plate. From here, STELTECH® converts the steel beams at Takanini, and then the products move to Greyson’s Engineering at Wiri. The finished product, in this case, was then taken to the site at Auckland Airport.

Challenges around the project included airside and landside logistics and services co-ordination. Weather played an important role within risk mitigation on-site, with the Airport capable of clocking winds up to 100km an hour. This challenge was prevalent with the installation of the 17mtr high, 17-tonne pre-cast panels which saw the use of 2 cranes and 3-panel props per panel.

“Logistics was designed to target a Green Star rating. This required detailed assessments and computer modeling of daylighting, energy performance, and CFD analysis throughout the design stages. Targeting Green Star also required careful consideration of materials, building services design, and contractor engagement throughout the construction.” Anthony Gates Building Scientist – Sustainable Buildings at Beca.

Fossil fuel use was designed out of the building, removing gas-fired heating and LPG fueled forklifts. All systems within the building are electric, reducing the CO2 emissions of the building in operation. Eliminating LPG forklifts enabled natural ventilation to become a more viable option to provide outdoor air requirements throughout the building. In turn, this reduced the need for any air conditioning systems which eliminated the need for refrigerants. Dedicated recycling and waste sorting area have been provided to encourage staff to minimise their on-site waste, diverting from landfill waste.

Cook Brothers are proud to have delivered this milestone Logistics project and are excited to be working toward a more sustainable future for us all.





# COOKE HOWLISON

## Toyota Showroom

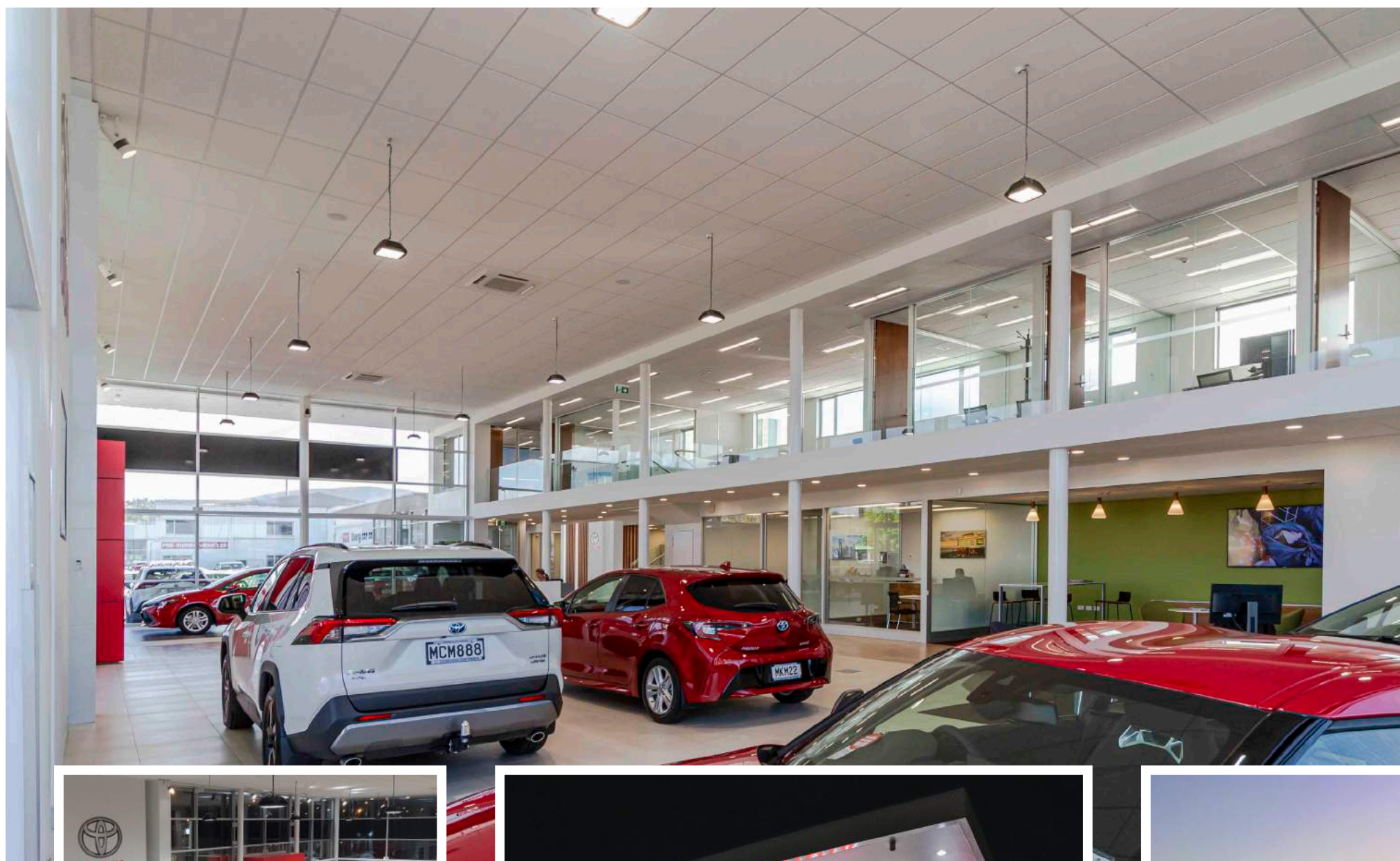
Won on the tender market, Cook Brothers Construction were engaged for the removal and rebuild of Cooke Howlison Toyota's new car showroom and sales offices.

Completed over 15 months, the original building was stripped down to reveal years of history dating back to the original garage that was formally on site. With its single-story height the old showroom had no street presence and the floor was starting to slump into the reclaimed ground it was built on. Now complete, the new showroom is an exciting next step in Cooke Howlison's expanding business.

The new light-filled showroom is a definite highlight of the project with twice the original height it includes a bright mezzanine floor. The showroom floor can comfortably house eight new vehicles and forms a link to the existing services and parts departments.

The quality of the project is of a high standard with an extremely impressed and happy client. The tight and busy site in the heart of an industrial hub, was planned and executed extremely well by our Otago team. The project ran to programme and the closeout went smoothly with the project hand over on the agreed date.





COOKE HOWLISON OPENED THE DOORS TO THEIR NEW TOYOTA SHOWROOM ON THE 27 JUNE 2019.





# SUSTAINABILITY

## Looking towards our future

With the continued growth of Cook Brothers Construction nationwide, our team has set their sights on the future.

It is with great pride that Sustainability has become a core focus for our team from 2019.

Our goal moving forward is to make a tangible difference to our country and our communities and each other.

To start on our sustainability journey, we engaged an external consultant to assist with the strategical development and implementation planning which included interviews with our businesses internal and external stakeholders.

With this plan now in place, Cook Brothers have developed essential themes and commitments around our place, our people and our work.

With measurable KPI's against these commitments, our team are tracking towards adding real value and measurable change within our company.

Cook Brothers Construction is currently working with clients such as Cardrona Alpine Resort, Air New Zealand and the Ministry of Education where sustainability measures are critical. We hope to see a future where all projects embrace sustainability, understanding that what we do today, will define our tomorrow.

*Mā ngā mahi o tēnei rā, e hanga te āhua o āpōpō.*

What we do today, defines our tomorrow.

### Our People

#### *Team Wellbeing*

#### *Ō Mātou Tāngata*

We care for the health, safety and wellbeing of our people.

#### *Knowledge*

We develop the capability of our people to build a sustainable future.

### Our Place

#### *Community Care*

#### *Tō Mātou Wāhi*

We respect and support the communities where we work.

#### *Material Diversion Waste & Emissions*

We aim to eliminate waste and harmful emissions.

### Our Work

#### *Leadership*

#### *Ā Mātou Mahi*

We recognise the potential to do well by doing more good.

Cook Brothers  
CONSTRUCTION





# REDWOOD FIRE STATION

## Christchurch

**“Cook Brothers Construction were awarded the new Redwood Fire Station build in Christchurch and the temporary Christchurch City Fire Station in Lichfield Street, after a very successfully run Anzac Fire Station project.”**

*Steve Hill, FENZ*

Cook Brothers Construction was again proud and honoured to be given the opportunity to work with Fire and Emergency NZ. Off the back of the highly successful Anzac Fire Station, The Redwood Fire Station represents another stage of the nationwide Fire and Emergency upgrade of its facilities.

Our Canterbury team, recognised for their quality delivery, brought this project together on schedule and under budget. With regular checks in place, the team ensured the scope of works were completed to a high level of accuracy.

Significant highlights of this project included the types of materials used. The building is an IL4 emergency structure, built to operate after a seismic event. Due to this requirement, this new build required reinforcing which was installed under the service pipes and then concreted into the floor slab, designed so that under slab services could be incorporated.

Where possible FENZ strive to include sustainable practices/materials within their builds – from rubbish recycling on-site throughout the building programme. Their selection of sustainable materials included Tung oil, a non-toxic, VOC free finishing oil with excellent sealing properties used on all the joinery and trims. Recycling of waste material was undertaken on-site, and through this initiative, over 60% of waste was recycled. Other

sustainable features included vertical shiplap cedar on a portion of the cladding, which is a renewable commodity.

The new IL4 emergency building standards require a higher standard of bracing elements. Our team met this challenge by using adjustable metal props to hold the pre-nail timber frames. These metal props were stronger, used up less space than your typical standard and were much easier to adjust.

Our team delivered an excellent project, finding solutions, not problems when any challenges arose. Cook Brothers Construction are proud to continue our great relationship with Fire and Emergency New Zealand, providing these essential spaces for their teams.





# BNZ ALBANY

## Auckland

Our Auckland team recently completed the fit-out of the latest Generation BNZ within the Westfield Albany Mall.

The project included both internal and external customer access, incorporating a 24 hour ATM lobby, "state of the art" banking technology and a strong focus on meeting the changing banking needs of their customers.

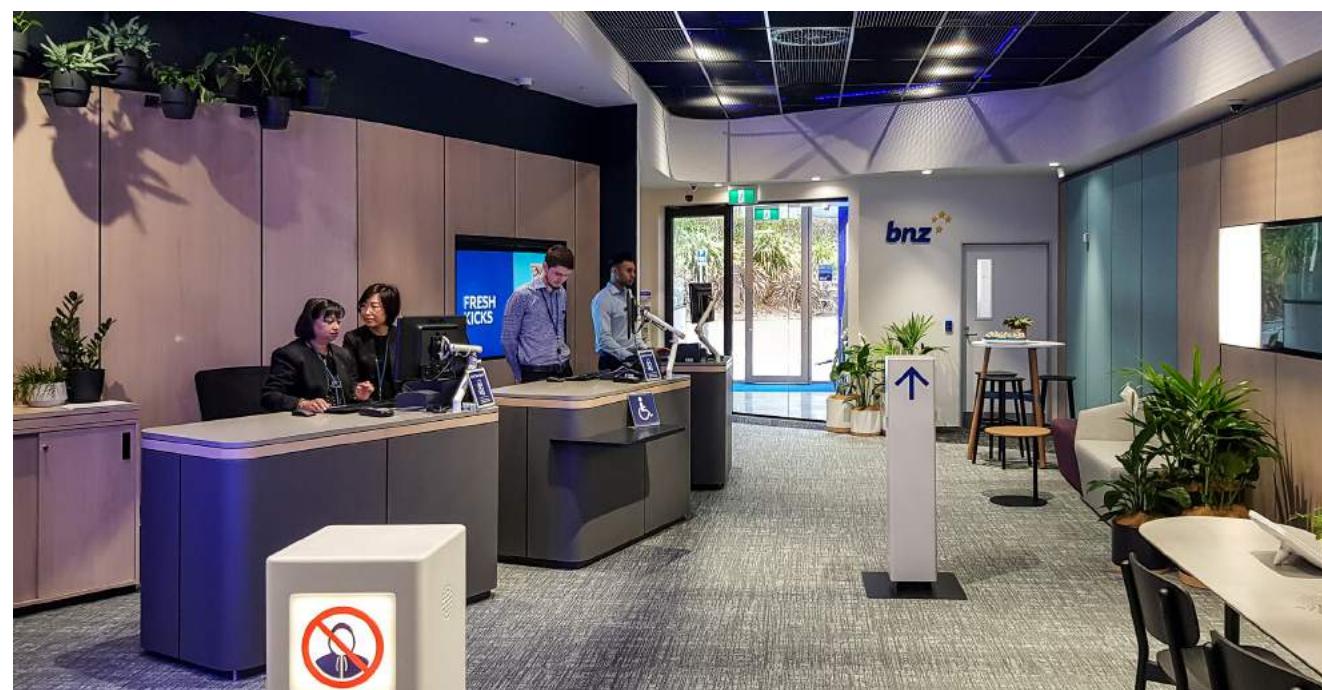
The latest Generation BNZ does not have a traditional line of bank tellers, but customer service counters, with an information enquiries desk alongside. Customers are encouraged to use self-service digital platforms and a BNZ concierge service is available to assist when a more personalised service is required. This new approach allows for a friendlier customer environment, with soft seating, subtle and nicely detailed décor, loads of natural greenery and the use of digital marketing and display screens.

This short programme over a 10-week fit-out included the management of a significant number of separate client contractors. Working alongside Cook Brothers these Trade Partners

installed digital banking equipment and services, communications, signage, joinery, and security. With the number of stakeholders on-site, regular, accurate and quality communication by Cook Brothers was vital to the successful management and outcome of this project.

Taking over a vacant tenancy within Albany Mall itself, presented some surprising construction challenges - especially around existing structural and mechanical considerations. The requirement for retrospective seismic engineering and bracing to all services and structure had a considerable effect on the program. Working within the existing mall fit-out constraints concerning acceptable delivery and working hours, noise and fumes and H&S required constant management throughout the works.

BNZ celebrated the opening of their new branch with a dawn waiata and ribbon cutting by some of its oldest Albany based customers. Delivered on time to a delighted client, this was a fantastic outcome achieved with great teamwork by all involved.







# DAFFODIL DAY 2019

## Flower power raises \$50,000

You don't have to go far to come across someone you know who has been affected by cancer. For Cook Brothers Construction, this reality has hit home on our team more than once. So many of us have friends, family or loved ones in our communities who are living with cancer and we want to help in any way we can.

This year the team at Cook Brothers have again coordinated the Daffodil Gardens, displayed in Dunedin, Christchurch, Wanaka, and Queenstown. Since the first flower was "planted" back in 2017, over 140 business from around the country have come together to raise much-needed funds.

Through another massive effort, we have seen another \$20,000 raised this year, with donations going straight to the heart of their communities supporting the invaluable

work of the Cancer Society New Zealand. A real team focus for us all, so many of our team reached out to our network making phone calls, hanging banners, and speaking to the community. We are blown away by the support every year towards this great cause and are proud to say that since 2017 we have all raised **\$50,000**.

Often, it is easy to feel helpless in situations where our loved ones, families and friends receive a diagnosis. The Cancer Society of New Zealand offers up invaluable support to all those in need, providing research, supportive care, accommodation, and funding.

***If you would like to get involved, donate, volunteer or seek out assistance or advice, contact the Cancer Society at 0800 226 237 or visit their website [cancernz.org.nz](http://cancernz.org.nz).***



## INNOVATION AWARD

### THE 'COOK BOOK'

*It all starts with an idea.* At Cook Brothers Construction, we have a strong focus on being innovative. This year's Innovation Award saw a high level of quality, commitment and ingenuity from our national team. Ideas from sustainability initiatives and recycling focuses, to app development, community-driven ideas and quality improvements were presented. The excellent quality of this years competition really reflected the level of ingenuity and drive our team has to improve and transform the construction industry.

This year saw Auckland Project Manager Mark Binney take out first place with his innovation the Cook Book. Mark's idea grew in strength throughout the competition bringing together the focuses of sustainability, quality and ownership. His idea was simple but effective, reminding us no matter how big or small the idea is, innovation can add value.



## PROCORE GROUNDBREAK PHOENIX, ARIZONA

This October, Procore held their annual Groundbreak construction technology conference. Our Executive team were fortunate enough to attend the three day event in Phoenix, which focuses on the continual improvement of the construction industry through technology.

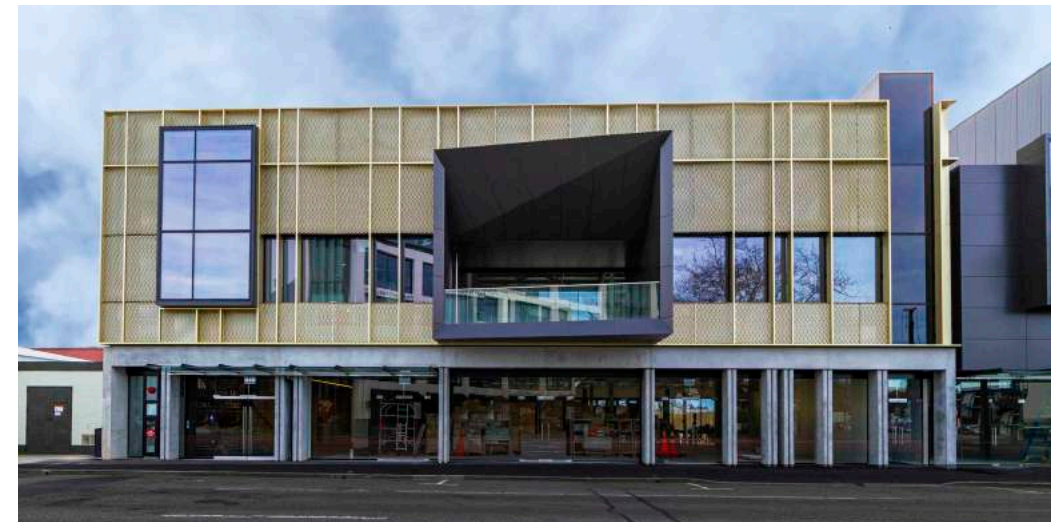
The conference boasts over 80 sessions from top industry thought leaders, innovation labs and global networking opportunities for all those who attend.

With keynote speakers such as Jake Wood from Team Rubicon to Procore CEO Tooe Courtemanche, sessions in next-level technology, company development and industry trends, our team left inspired and motivated.

Cook Brothers Construction has a key focus on being more innovative, and we challenge our teams every day to think of better, smarter ways of doing business. Procore has enabled our company to improve efficiency, accountability and has given us control over our time. Groundbreak was an excellent opportunity for our executive team, cements these ideals into the leadership of our team.

If you want more information on how we use Procore, please get in touch with your local Regional Manager.





# VICTORIA STREET

## Christchurch

Cook Brothers Construction recently completed a new commercial build on Victoria Street right in the heart of Christchurch city. This 1200m<sup>2</sup> modern two-story building is architecturally eye-catching, designed with a striking abstract gold metal facade, large dining deck, and open plan internal spaces.

Our Canterbury team took the opportunity to bring their ingenuity to the project working with some challenging and unusual angles for this build. The mesh facade in conjunction with the glass front on this sleek new build is appealing with the abstract angled alcobond front forming the roof for the deck.

During the entire project, the team were solution-oriented when faced with challenges. The team brought forward innovative ideas to solve complex situations. During the shop drawing process, the decision was made to use an adjustable window facade bracket over a precast frame. This meant that it was less labour intensive, with greater flexibility plus no additional costs.

The team proved their quality of skill and eye to detail with this fantastic build. The duration of the project saw a slight extension; however, with high levels of motivation and drive, and collaboration with the entire team, the project was completed to an exceptional standard.









# CROMWELL PRIMARY

## Learning Hub

The Ministry of Education engaged Cook Brothers Construction Southern Lakes for a new \$2 million learning facility at Cromwell Primary School. The facility consisted of a block of four classrooms, learning hub and carpark as part of the Ministry of Education's Roll Growth Programme. The much-needed addition to Cromwell Primary School well received by the teachers, students and their families at an opening in May 2019.

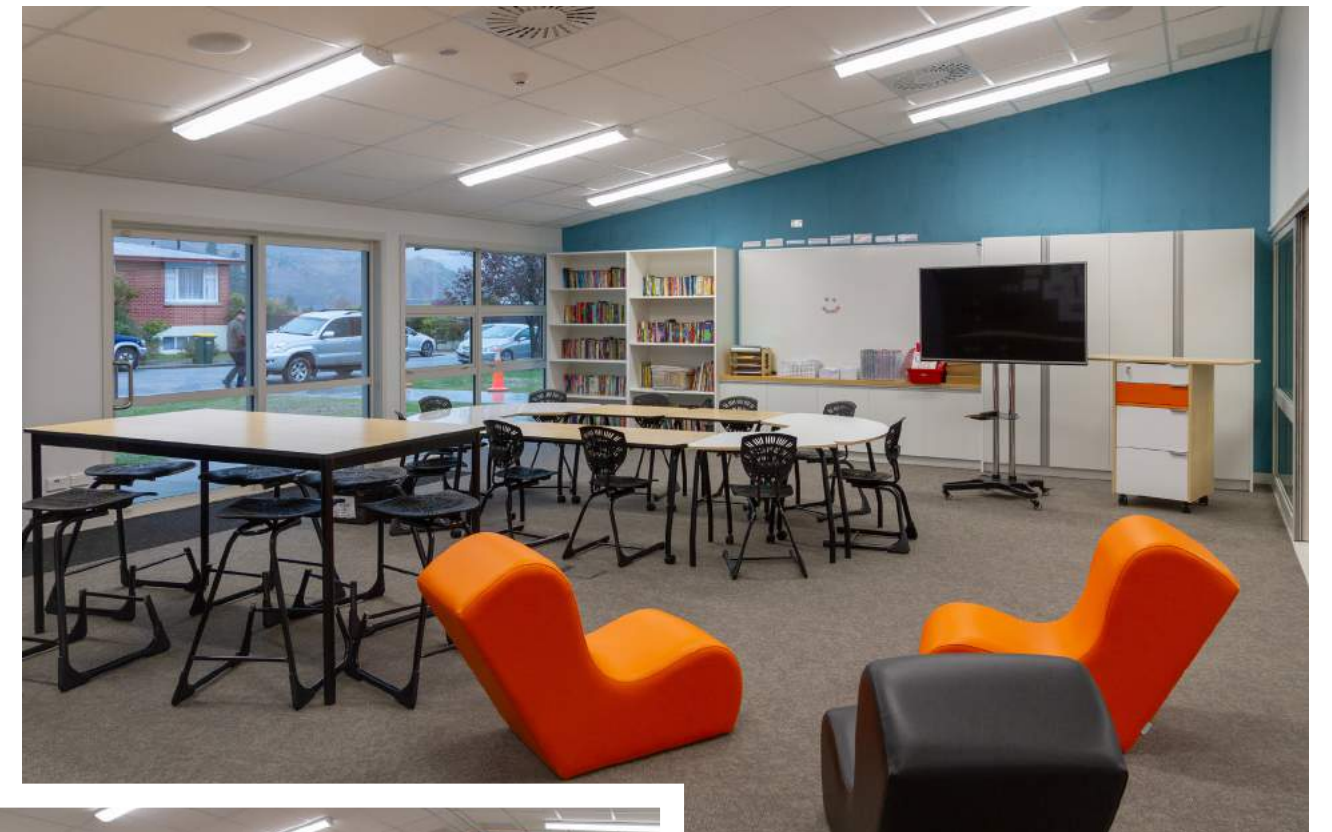
Our Southern Lakes Cook Brothers team began construction on a greenfield site located within a live school environment requiring vigilant health and safety measures to ensure the safety of the students at all times. Our Site Manager, in particular, worked closely with the school to provide and deliver small additions when requested.

Cook Brothers Construction is proud of our work alongside the Ministry, creating spaces to inspire young minds. The

design of this facility allows for flexible configurations for multi-faceted learning, allowing the students' imaginations to run wild in a fully adaptable learning space. Quality was at the forefront of this project, with the school very much in need of modern facilities to meet the growing needs of the students.

A real highlight for this build was the innovative learning space, and especially the acoustic performance of the building. Featuring a 'makerspace' with a fitted kitchen and areas for green screening, robotics and over seven different configurations for learning the space is built for engaged learning.

Cook Brothers are proud to continue our relationship with the Ministry of Education and to have delivered on time and to budget this versatile and engaging 'Hub' at Cromwell Primary School. Both modern and functional will be a great learning space for the students.







# RD PETROLEUM

## Christchurch

Designed and managed by Kirk Roberts Consulting, Cook Brothers Construction was engaged in an Early Contractor Involvement (ECI) procurement model for this project. Cook Brothers were again pleased to work alongside Client RD Petroleum, based on our past relationships and project delivery.

This project in Waterloo Business Park in Christchurch consisted of the construction of a new main office and boardroom and main dispatch facility. The build also included a driver training and development area, 540m<sup>2</sup> warehouse and tanker storage area, and truck fuel stop facility.

The site was 10,000m<sup>2</sup> with the total building area at 942m<sup>2</sup>. The construction featured architecturally finished precast panels, colour steel tray and ACM cladding and over 1,888m<sup>2</sup> of permeable landscaping area.

The build sequence of this project was carefully adjusted throughout the build to avoid costly delays. One such example is the precast panels which were initially set to be installed on the foundations first. However, due to unexpected delays with the precast panels our Cook Brothers team proposed an innovative solution. The project programme was re-worked so that the concrete could be poured first with slots left for the panels. This decision resulted in a project delivered on time as well as under budget.

The Canterbury team coordinated and communicated well with the independent contractor completing the extensive site works during the same time as the build. Overall the project went exceptionally well, with a strong client relationship. This new build is now the main distribution centre for RD Petroleum in Christchurch.





# LOOKING FORWARD



## RICHMOND CLUB

### CANTERBURY

Very exciting times ahead for our Canterbury team working on site at the Richmond Working Men's Club & MSA. This impressive build sees the addition of a new bar, billiards, a pool area, social hall, and squash courts. The Canterbury team are now well underway with the project and we look forward to seeing this amazing design come to life!



## O BLOCK OTAGO POLYTECH

### OTAGO

Cook Brothers Construction Otago have been engaged in a Design and Build capacity to deliver Otago Polytechnics O Block extension in Dunedin. The Otago Polytech are currently undertaking an extensive development programme. As part of this programme, O Block is receiving a double story extension. Working alongside McCoy and Wixon Architects, our Cook Brothers team are underway on delivering this project.

## COLOMBO STREET

### CANTERBURY

Cook Brothers Construction Canterbury recently won the bid to construct a new six story hotel in the heart of Christchurch on Colombo Street. This striking architectural design features 48 rooms with a ground floor lobby and lifts, and top floor restaurant and bar area.



## THE RADISSON

### SOUTHERN LAKES

Cook Brothers Construction alongside Kiwi property developer Augusta Capital will deliver the first Radisson branded hotel in New Zealand, located in central Queenstown. This is a significant project for Cook Brothers Construction as we begin the new 7500sqm five-level boutique hotel in the heart of Queenstown. This marks Augusta Capital's first hotel project in Queenstown.



# NZIOB AWARDS

## Phil Snelling

**Phil has brought in-depth construction knowledge, experience, integrity and a clear technical understanding to these projects. He distinguishes himself by constantly being highly attentive to all aspects of the projects from the daily project management roles both with the client and consultants, to the co-ordination of on-site contractors.** *Andrew McNally, APG Architects*

Cook Brothers Construction want to express our biggest congratulations to Canterbury Site Manager Phil Snelling who this year was recognised as a Finalist in the New Zealand Institute of Building Awards for his excellent craftsmanship and leadership during the ANZAC Fire Station project.

As a Site Manager, Phil has proved time and again that his dedication, attention to detail and his demand for excellence yields outstanding results. With his wealth of experience, Phil handles his Site Team with a responsibility and accountability for all aspects of construction on site. His rapport with peers, clients and the community has earned him an impressive respect and has resulted in repeat business for Cook Brothers Construction.

Phil has an excellent working relationship with the Client Fire and Emergency NZ, attributed to his transparency and open and honest communication. On the back of the success of the Anzac Station, Phil and the team were awarded the recently completed Redwood Fire Station. Many of the consultants who have worked alongside Phil at the Anzac Station, including Architect, Mechanical, Electrical, and Hydraulic trades all enjoyed a collaborative and prosperous working relationship.

Phil's performance is a true reflection on his and our Canterbury teams quality performance. We are proud to be working alongside Fire and Emergency NZ and together they would join us in Congratulating Phil and the team on their exceptional work.



# TRADE PARTNERS

## Transforming the Industry

For Cook Brothers our focus is always around people - One Team. People define our culture, they drive our passion for excellence, they uphold our quality and they define our brand. Our people put in the blood sweat and tears to create the amazing spaces that we build for our communities. At Cook Brothers we recognize that creating these spaces is a team effort, and so we've decided to make a change in the way the construction industry defines the role of a "subcontractor". We want to acknowledge not a sub-level of recognition but a partnership, equal in responsibility, ownership and accountability.

We define our trades as a partnership. We appreciate and acknowledge the hard work, patience, ingenuity and the quality that our Trade Partners bring to our sites each day. Though this change, we hope to show the construction industry that we recognize that quality and high standards come from a team effort - a team of equals.

We collaboratively work with our Trade Partners, and are keen to strengthen our relationships, at what is currently a challenging time on the market. Cook Brothers recently held events around the nation, where the Trade Partners heard from the Cook Brothers team around Health & Safety, our aspirations with Sustainability and our forward view for the upcoming years. Cook Brothers know that we are in a strong position and we wanted our Trade Partners to be assured that any retention money is kept in a separate account, that we don't co-mingle funds (a step further than what is required by law) and that by working in this Partnership with us that they could feel confident and secure.

Cook Brothers Construction received an overwhelming response from these events with scores of positive feedback around our relationships, plans for the future and the Partnership that we are creating.







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

Simon Everest & Rob Cameron - Queenstown

*Cook Brothers Construction*

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