

THE LINE

Issue 2, July 2018

***WANAKA POOL OPENS
NZIOB AWARDS - AIR NEW ZEALAND
MYOB FIT-OUT
THE DUNEDIN STUDY***

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Kia ora

Back when we started Cook Brothers Construction, we wanted to ensure our company was positively brimming with passionate people who were driven to deliver the very best for both our clients and for themselves. We wanted people who constantly challenged the status quo, and were looking for innovative ways to do things better, so that the quality of our product is always to an exceptional standard. In keeping with some of these founding values, we are continuing to put Customer Satisfaction, Innovation and Quality at the forefront of what we do, both behind the scenes and at the coalface.

When talking about Innovation, fundamentally we see it as *adding value*. One such innovation currently adding value to Cook Brothers is Procore. Procore is a 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 – and in all honesty, we are only just now beginning to hit our straps with it. If you haven't heard of it, you need to check it out; many contractors and consultants are signing up and are incredibly satisfied with the results. If you are interested in this product, talk to one of our team; we will happily give you a demonstration.

We're not into blowing our own trumpet too much, however we are extremely proud of how our company is going from strength to strength. And that's not to say it's all about the projects we deliver. It's about our people. This is why our clients come back to us time and time again. They want to be part of the Cook Brothers journey and we love having them on board.

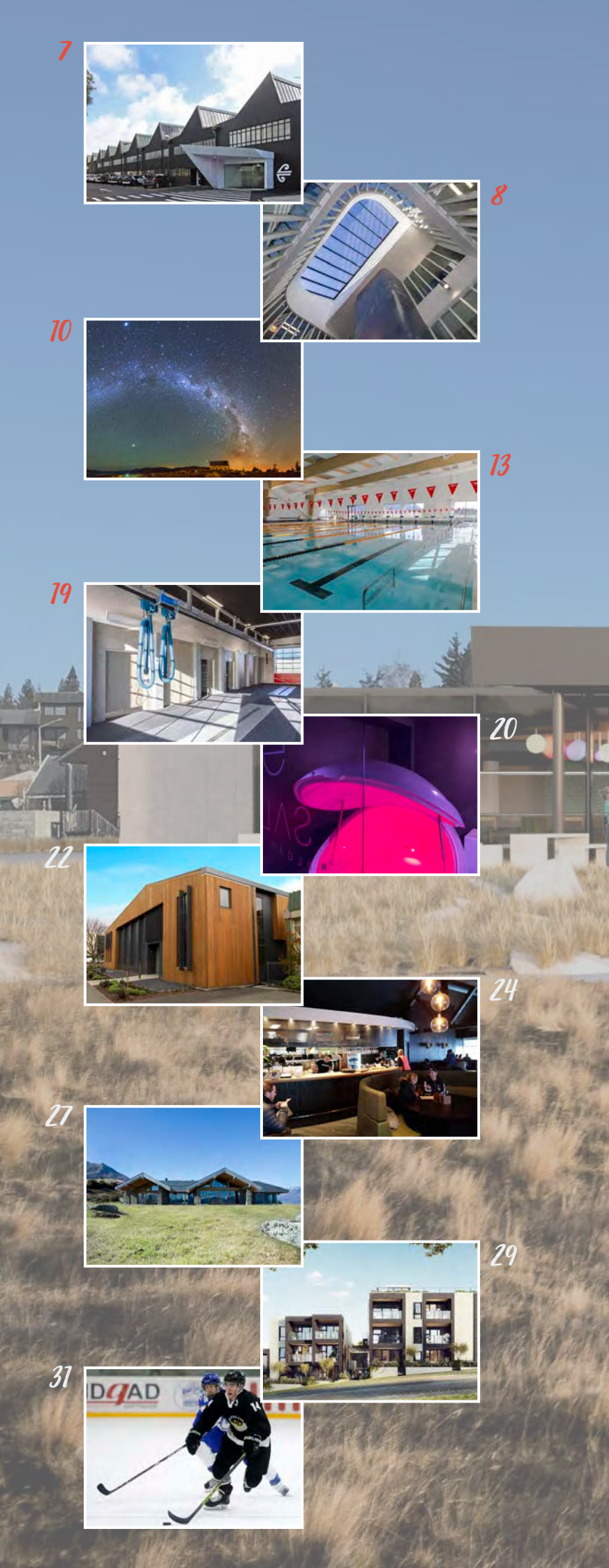
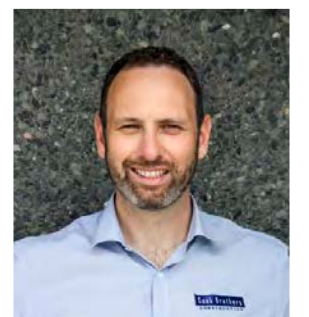
I'm sure you will enjoy this addition of The Line, as we have recently created some incredible new spaces for people to enjoy.

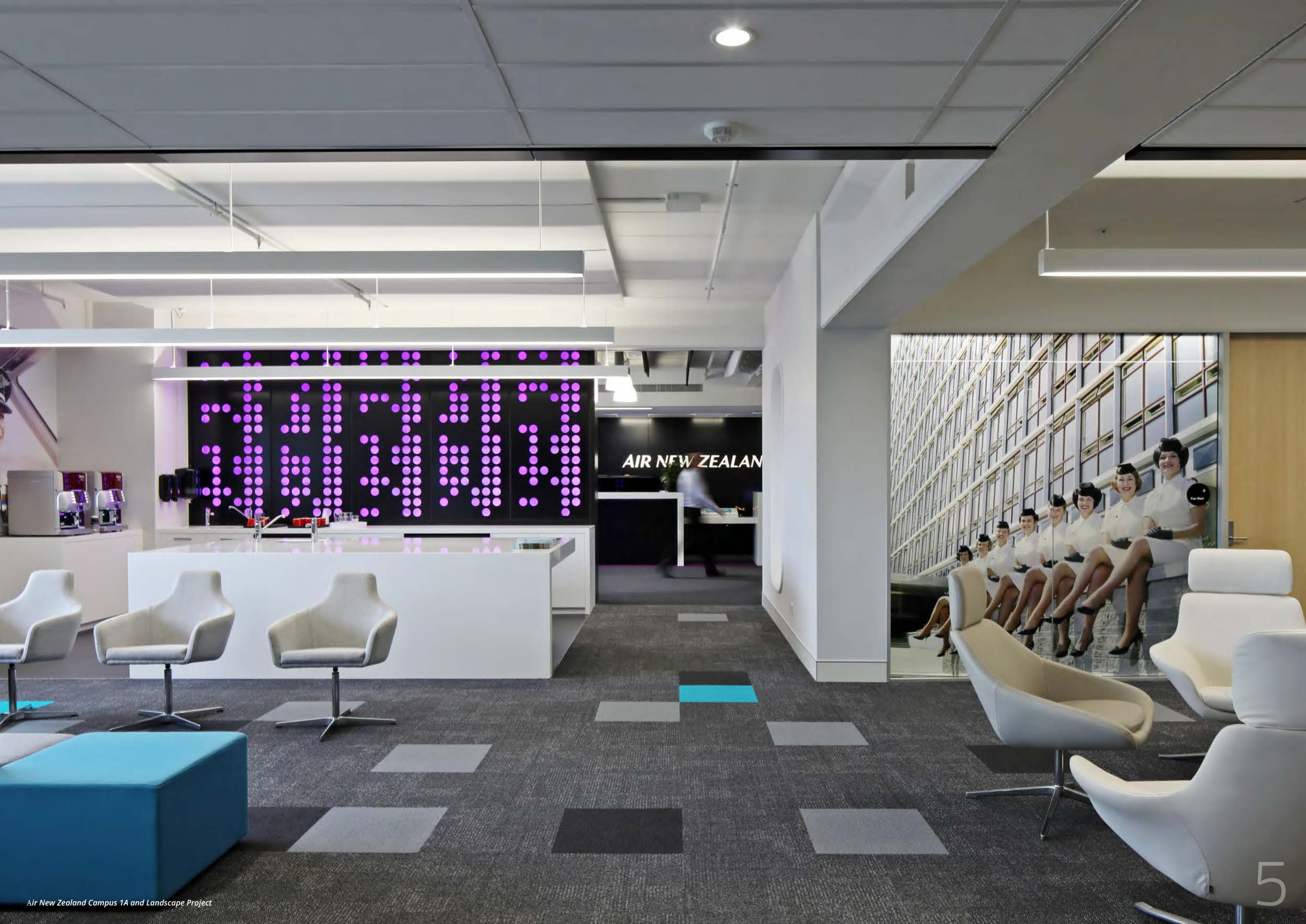
Catch up again soon.

Many thanks,



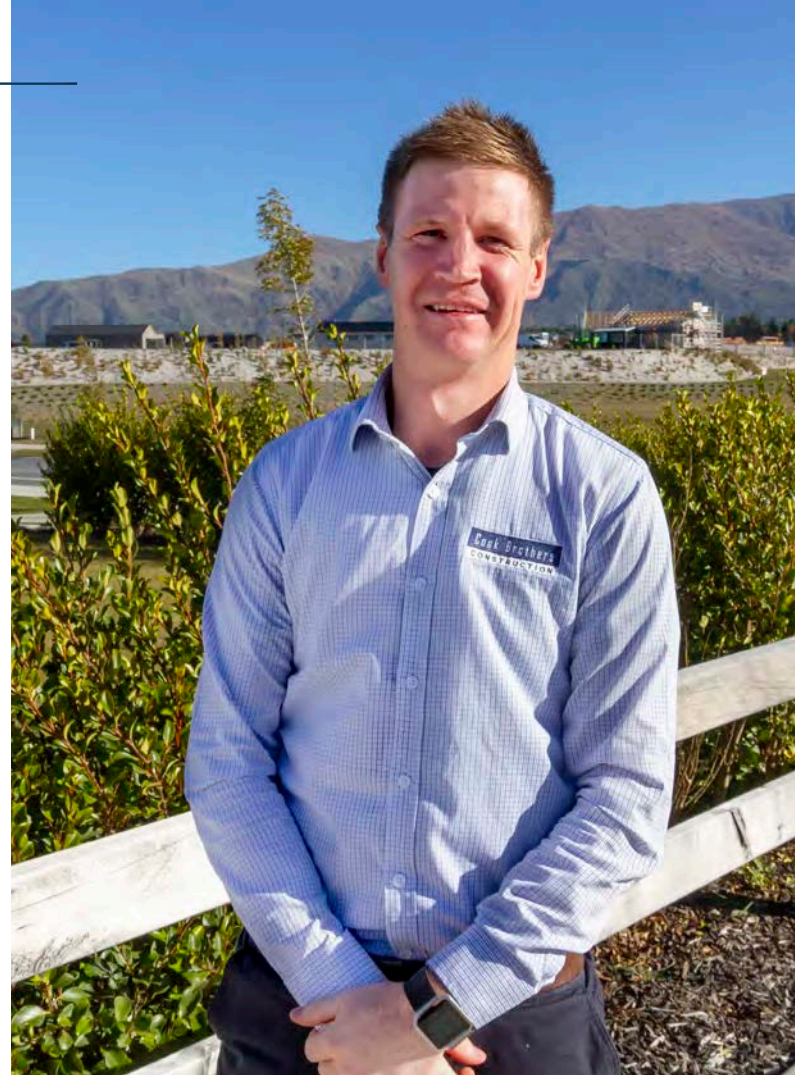
Dave Bulling
Managing Director







Project Manager
Craig Studholme



NZIOB AWARDS

Air New Zealand Campus 1A and Landscape Project

Cook Brothers Construction is passionate about people, quality and delivering the best for our Clients. A fact we are particularly proud to shout from the rooftops.

We are pleased to announce that Cook Brother, Craig Studholme, has this year been recognised in the 2018 NZIOB Awards for his role as Project Manager on the Air New Zealand Campus 1A and Landscape Project.

The project involved a refurbishment of the Air New Zealand Jet base to create a Campus-like environment. The scope included relocating technical workshop functionality into an adjacent building, then stripping back the workshops to create an office area, new reception and business centre. The entrance to the building was also enhanced with external landscaping. Craig and the Auckland Cook Brothers team completed the project made up of both airside and landside areas, requiring cooperation from Air New Zealand and the Civil Aviation Authority.

As Project Manager, Craig had the overall responsibility for the successful initiation, planning and design negotiation, execution, monitoring and closure of the project. He proved himself a calm and attentive Project Manager who, armed with the ability to ask acute questions and resolve challenges, saw the successful delivery of the project to a very happy client. With a management style that has been described as collaborative, decisive and flexible, Craig knew that this project would be driven on the foundations of strong relationships between all parties which included the Architect, Subcontractors, the Cook Brothers Team and Air New Zealand.

The project featured a score of special finishes which enhanced the overall design of the project including a GE90 engine cowling from a 747, bespoke fiberglass aeroplane style windows, LED lighting and aluminium feature walls. In this live build environment, Craig was based full time on site to encourage open communication, planning and cohesive relationships.

Throughout this project, Craig's attitude has been a credit to his professionalism. With high expectations and standards of quality, Craig assisted each group to remain true to their team and their core values, upholding the Cook Brothers ideals of Ownership, Accountability and Responsibility.

Already a winner to us - We wish him the best in the Awards.

Client: Air New Zealand
Architect: Eclipse Architects
Year: 2018
Location: Auckland



MYOB

A colourful hub for the MYOB Team

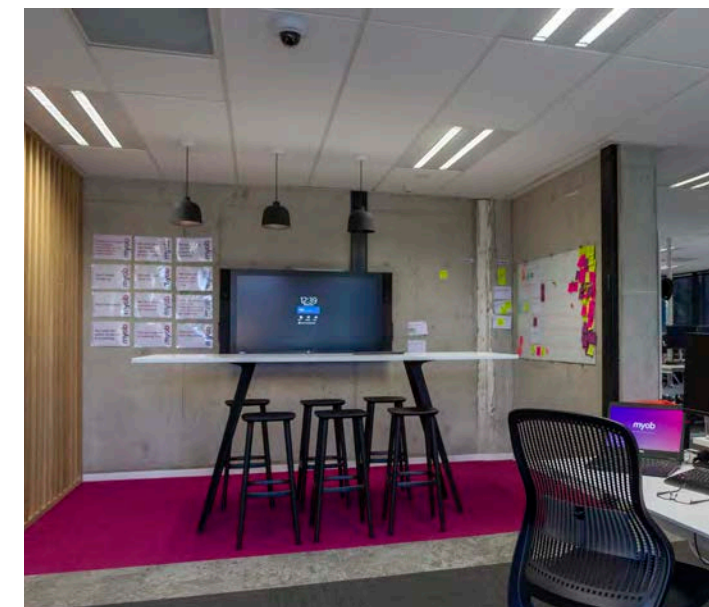
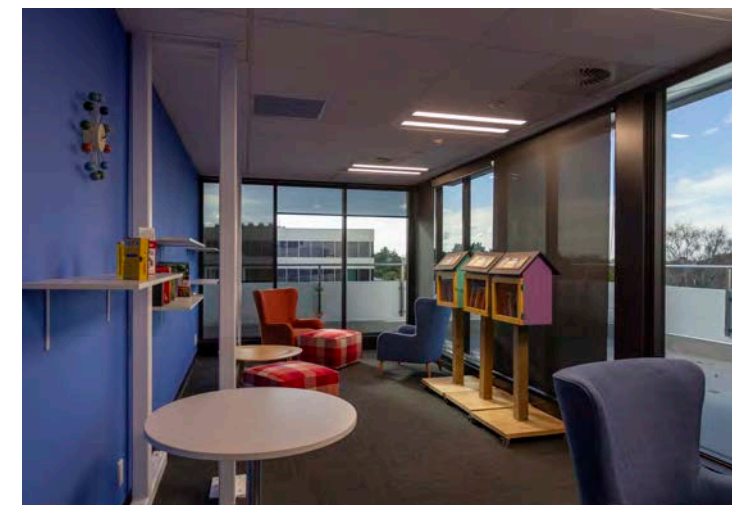
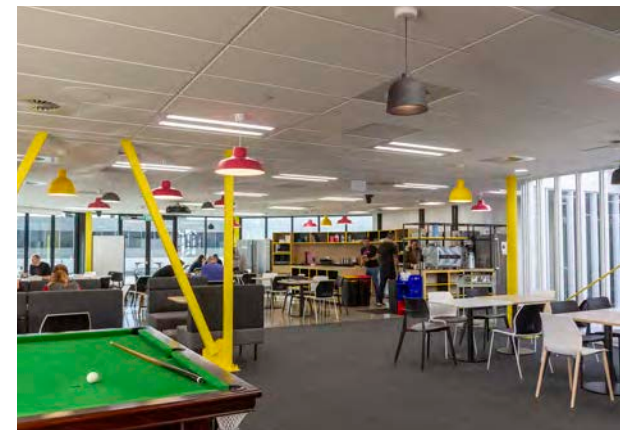
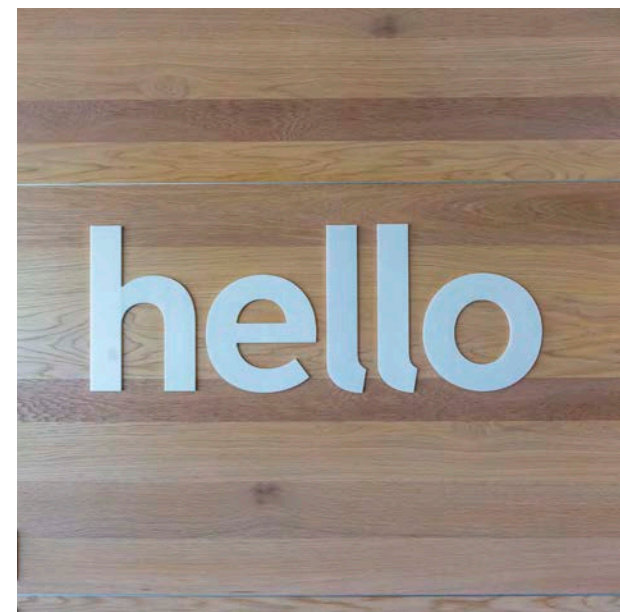
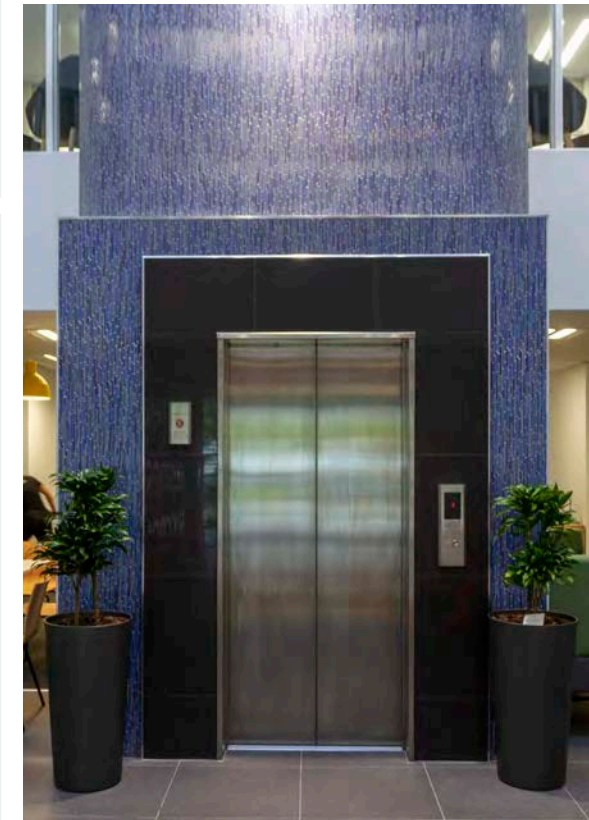
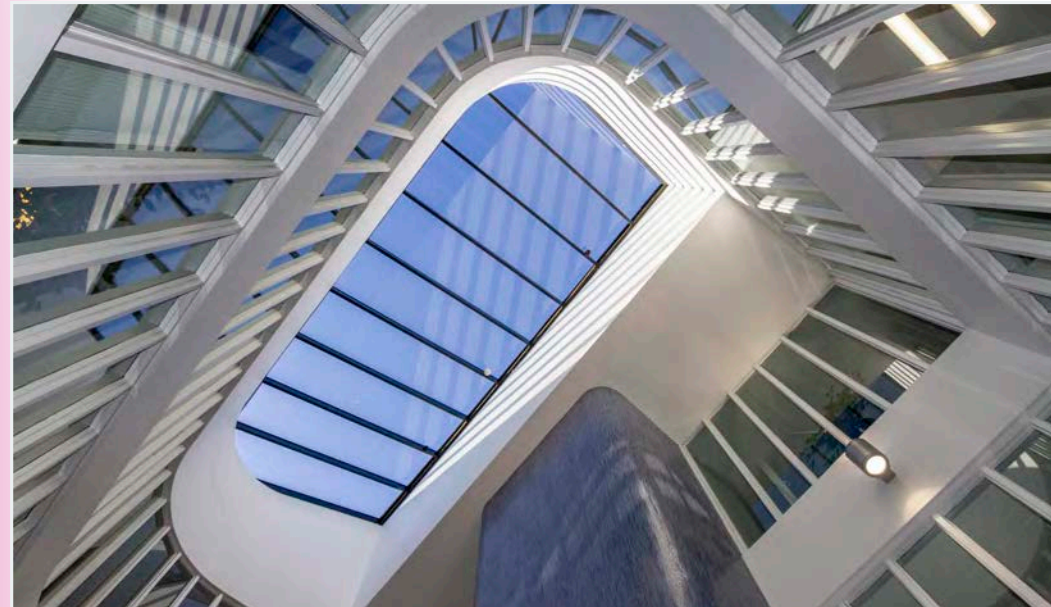
This substantial fit-out project was completed over 3 separate floors, with the final product becoming the home of the MYOB NZ South Island Main Call Centre.

Featuring a modern industrial look with finishes including rusticated timber panels and exposed concrete, the new home of MYOB is a colourful, contemporary space for their team. The ground floor hosts reception, operations, a kitchenette and entryway. Leading on, the 1st floor holds the main call centre fit-out. This space also has a training room, and team break out and meeting rooms. The 2nd floor is complete with gym, library, café and recreation area, quiet rooms, prayer room and main boardroom.

This fresh fit-out to an existing building involved some minor demolition to lower floor walls in the reception area, and the addition of internal meeting rooms. Cook Brothers contributed to the overall design of the fit-out, working alongside Space Works who were the project lead. Cook Brothers assisted as liaison with the client on design opportunities.

Innovations on this project included the mechanical redesign of systems and reduction in the engineering scope. Fresh air systems were redesigned to meet new occupancy levels within the building, and the fire engineering scope was redesigned, involving substantial liaising with subcontractors. These innovations added time and saved on overall cost for the client.

The project was completed in 3 months over the Christmas break, with the team working through the holiday season on programme and to budget with excellent feedback from the client.



A WORLD-CLASS ASTRONOMY EXPERIENCE

Mō tātou, ā, mō kā uri ā muri ake nei
– for us and our children after us

The Earth & Sky Limited Partnership, a joint venture between Earth & Sky and Ngāi Tahu Tourism, is bringing to life a state of the art astronomy experience on the shores of Lake Tekapo.

Located in the heart of the internationally renowned Aoraki Mackenzie International Dark Sky Reserve, the centre aims to be a key astronomy facility for the region. It will complement Earth & Sky's existing observatory and stargazing night tours and will also include food and beverage and retail offerings.

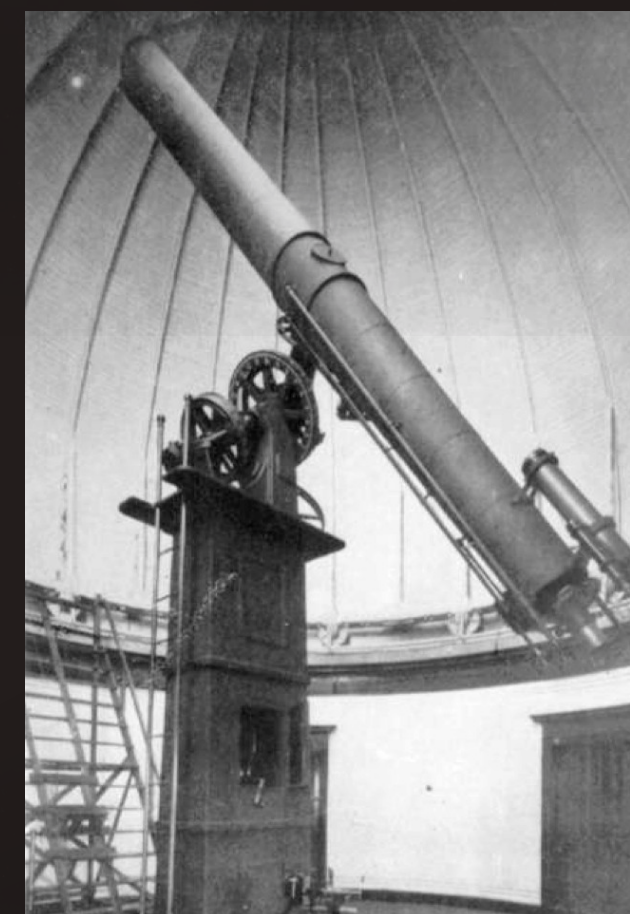
The immersive and interactive daytime experience will provide visitors with the opportunity to learn about the illustrious Southern night skies from both a scientific and Māori perspective. The indoors attraction will ensure visitors can enjoy an authentic astronomy experience when they come to stay in Tekapo or when passing through the region, regardless of the time of day and weather conditions.

The construct and fit-out of the building will also showcase one of the world's most prestigious Victorian telescopes, the Brashear. Originally built in 1894 and standing at eight metres tall, the telescope will be the proud centrepiece in the attraction and have its own observatory dome.

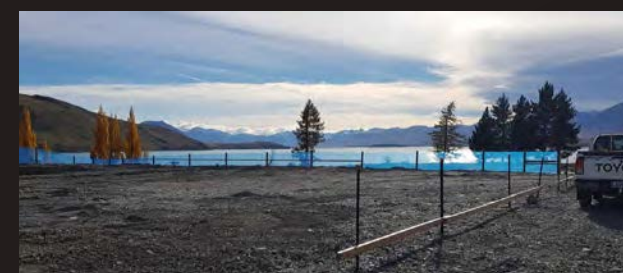
Cook Brothers Construction is honoured to be involved in this historic and culturally significant project, which commenced works in March and is expected to be completed by April 2019. Regardless of your passion and appetite for astronomy, this lakefront property in one of New Zealand's most stunning locations promises to amaze and will be well worth the stop on your next visit to the region.



Architects' render of the completed centre.



At over 125 years old, the 18 inch Brashear Telescope is one of a half dozen giant refractors known to exist in the entire Southern Hemisphere and one of just two dating from the 19th Century.



Construction Phase 1 begins.



WANAKA POOL

Dive in Wanaka!

The highly anticipated opening of the new Wanaka Pool was celebrated on the 10th June 2018, marking the final chapter of the Wanaka Recreation Facility, which opened in February of 2017. The impressive \$25 million project located in scenic Wanaka has proved to be a priceless asset to the local community.

The facility features a 25-meter lap pool, 25-meter learn to swim pool, change rooms, and hot spa pool adjacent to the recreation facility. With over 28,000 man hours undertaken by Cook Brothers alone, the project was a huge undertaking for the Southern Lakes team and the response from the community has been overwhelming.

The design features set this facility apart with its stunning alpine surrounds. The large Glulam timber rafters alone are 27m long and 1,600mm thick. Weighing in at 7 tonnes each, these beams were delivered in complete sections all the way from Auckland. The resources required for a job of this specification are vast, including specialised screws sourced from Germany and the stainless steel skin for the pool imported from the USA. With approximately 850 cubic meters of concrete within the foundations and 736,547L of water to fill the lap pool, this project was a labour of huge proportions. With our Services Coordinator on hand at the project for assessing challenges and sustaining quality in all manner of advanced services, the client was delivered a space that was functional, aesthetic and streamlined.

Cook Brothers worked alongside the Queenstown Local District Council, project managers RCP, and WaM the architects to bring this amazing facility to life. The Cook Brothers team, led by Site Manager Bob Wilson, Project Manager Greg Brown, Services Engineer Mark Gendall, and Senior Quantity Surveyor Brent Cornish, along with the amazing construction team and reliable subcontractors, are recognised for their hard work and efforts.

FAST FACTS!



Cook Brothers put in over 28,000 man hours including subcontracts the combined total could have reached up to 70,000.



From Auckland, the stunning Glulam timber beams are 27m long and 1,600mm deep - they each weigh a whopping 7 tonne.



The 25m lap pool holds 736,547L of water, and it took almost a week to bring the pool up to operating temperature.



There is approximately 850 cubic meters of concrete - to put that into perspective the average 250m² house has about 30 cubic meters.

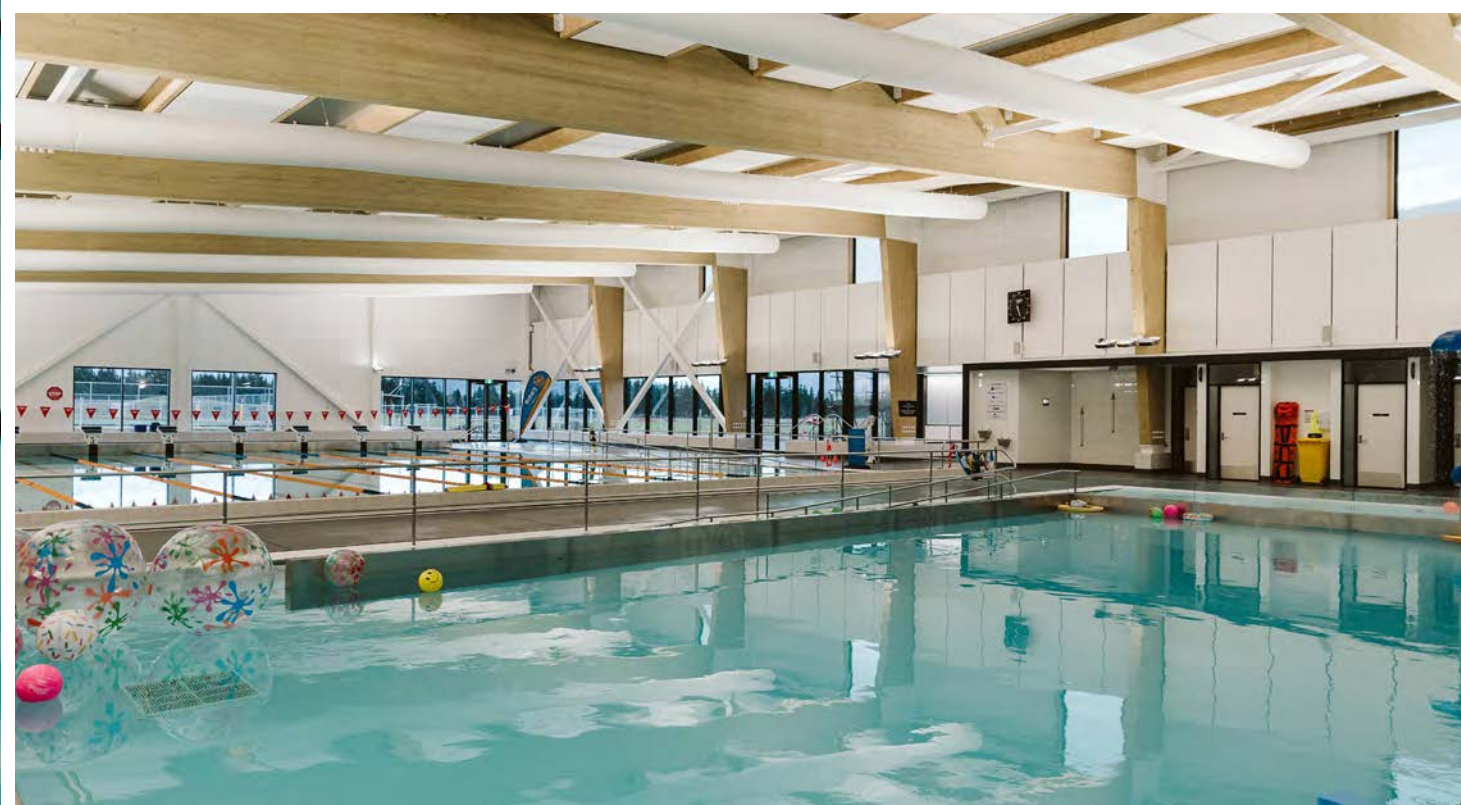


Photo Credit: Andy Brown



The 3,500m2 landscaping package on the ANZAC Fire Station was approximately \$1.1m and consisted of coloured concrete, exposed aggregate, asphalt, curbing, kwila decking, timber & steel fencing, metalwork and planting.



ANZAC FIRE STATION

Helping build resilient communities

In January 2017, Cook Brothers Construction won the bid to construct the new ANZAC (Wainoni) Fire Station. The Station was not only an excellent opportunity to work for the reputable NZFS, but also to construct one of the largest fire stations in Canterbury to date, at 1,500 m2.

The ANZAC (Wainoni) Fire Station consisted of a complex network of services all around the site which entailed a high level of coordination. With Consultants requiring large-scale alterations to the complete civis package (namely drainage & falls) at a critical stage in the project, the Cook Brothers team continued pushing on out of sequence, documenting the changes. The NZFS saw significant savings as a result of Cook Brother's collaboration with the Engineer to assist through the re-design.

The new ANZAC (Wainoni) Fire Station holds two appliance bays (for 4 appliances) with rear entries and front exits, operational decontamination wash and storage areas, as well as transitional showers and PPE storage spaces. The station also features five single bedrooms (with provision for a sixth), washrooms, gym, kitchen and lounge, operations room, quiet room, and meeting room for the team. The secure yard provides off street staff car parking and appliance wash facilities with appropriate interceptor traps for the treatment of runoff.



SALT

Luxury in the heart of Queenstown

The Southern Lakes team recently completed this luxury float spa, located in the heart of Queenstown. The project was comprised of 6 treatment rooms, 4 of which house the Dreampods, with the other 2 as dedicated massage therapy rooms. There were also changing rooms and a relaxation room complete with luxury lounges.

Each pod contains 600L of water and 450kgs of dissolved Epsom salt, and are heated to between 35-37 degrees Celsius. The buoyancy created by the salt creates an experience of weightlessness on the body by removing the effects of gravity.

During a float experience, the brain gradually shifts from its usual waking beta state to generate deep alpha, theta or delta waves, the state-of-mind that Buddhist monks try to reach through hours of meditation and years of training. The benefits have been said to include relaxation, heightened senses, faster healing and recovery, as well as producing a healthy boost of endorphins.

The luxury Dreampods at Salt Float Spa boast a modern and sophisticated design.





DUNEDIN STUDY

A new home for the iconic study

The Dunedin Multidisciplinary Health and Development Study is a long-running cohort study of 1037 people born between 1 April 1972 and 31 March 1973 in Dunedin, New Zealand. It was designed to investigate broader questions of child health and development.

In 2015, the University gave approval for new, purpose-built premises to be constructed to house the Study with the new build commencing in 2016. The building was designed and managed in-house by the University of Otago Property Services Division Design Office and the Capital Projects Unit, along with Cook Brothers Construction.

Because Study members' identities are never revealed, care was taken to ensure the building has a private entrance, private parking, and a discreet street façade. The ground floor is dedicated to research and includes interview rooms and specialised testing areas. The first floor is for offices and meeting rooms for researchers and support staff.

The Dunedin Study has followed the lives of 1037 babies born between 1 April 1972 and 31 March 1973 at Queen Mary Maternity Hospital, Dunedin, since their birth. The Study is now in its fifth decade and has produced over 1200 publications and reports, many of which have influenced or helped inform policy makers in New Zealand and overseas.



TRENZSEATER

Definitive and quintessential showroom

The beautifully appointed TRENZSEATER showroom presents a wide range of New Zealand made furniture alongside an exclusive collection of international products such as exquisite lighting, rugs and homeware accessories.

The project was an opportunity for the specifically designed showroom to showcase the large portfolio of products TRENZSEATER has to offer. In line with their brand aesthetic, the showroom features large open spaces, glass facades, a luxurious fireplace and is adorned with large palatial palm trees throughout. Split into two individual tenancies, the project was a predominately precast structure with panels to the sides and full height glazed façade to the front and rear of the building. The structural steel provided a mezzanine floor to each unit which could be used for office space or subletting for additional tenants.

The internationally acclaimed Interior Design Service will operate out of this Queenstown store offering the definitive, quintessential style for all manner of projects, whether it be building & renovating architecturally designed homes or for your own special space.



CARDRONA

Expanding the facilities at Cardrona Alpine Resort

Cook Brothers Construction has been engaged in works with the Cardrona Alpine Resort for over three years. This project was the penultimate stage of works, with one final stage to follow. The Southern Lakes team has completed the interior scope of the original re-roofing project, as well as the refurbishment of the main cafe and kitchen. In conjunction with this, they carried out three other scopes concurrently with the upgrade of the existing fire alarm system, installation of sprinklers and the refurbishment of the ski concierge.

In the first phase of the project, the team collapsed and demolished the old snow damaged roof, then with re-construction created a new larger internal area. The second phase was to create new fire cells and re-purpose this area into a usable space for a future fit-out in phase three. As a result of the previous performance on these two scopes, Cook Brothers was awarded the final fit-out and cafe refurbishment.

As with any project undertaken on the ski fields, there comes a unique set of challenges including logistics, weather and time constraints. Despite all of these challenges at hand, the Southern Lakes team delivered this mammoth project within both the client and Cook Brothers' forecast budget, allowing for additional scope to grow by 15%.

The Ski Field was still able to open for the first day of the season which was a major highlight and the feedback from the public around the quality of the spaces was very positive.



VW SHOWROOM

Won on the tender market, Cook Brothers was engaged to carry out major alterations for Southern Motor Group. This included a new showroom made of steel and glass to showcase the vehicles from 3 sides of the building. The service, reception and back of house offices were also reconfigured in the alterations. Following completion of stage 1, the façade of the existing building was removed and rebuilt in 3 stages, bringing the dated building out of the 1980's and into the contemporary market.

Cook Brothers was invited to carry out more work to the remainder of the building, and construction is currently underway.

RESENE

This newly constructed commercial build, the Resene Color Shop, is a striking addition to the Frankton Business Park, which has seen a boom of construction over the last twelve months.

The precast concrete building split into three units was constructed over seven months. Landing 12 precast panels, as well as receiving a further panel delivery in a single day; was a credit to the teamwork and cooperation of the Cook Brothers Southern Lakes Team.





ARCHITECTURAL

High-End homes in the heart of the Southern Lakes

Cook Brothers Architectural believes in quality and craftsmanship. To create unique homes, spaces for comfort, relaxation and privacy. Homes that become a legacy.

Our experience, quality assurance, and track record of successful, on time and to budget projects, make us highly qualified to take on high-end architectural developments. We focus on delivering top value to clients through the careful and transparent management of our projects.

Established in 2013, this architectural division focuses solely on delivering quality, high-end residential homes and lodges, with a minimum build cost of \$1m. Based in Southern Lakes, this division has completed a number of luxury homes in and around Queenstown, Wanaka, Bannockburn and Twizel.

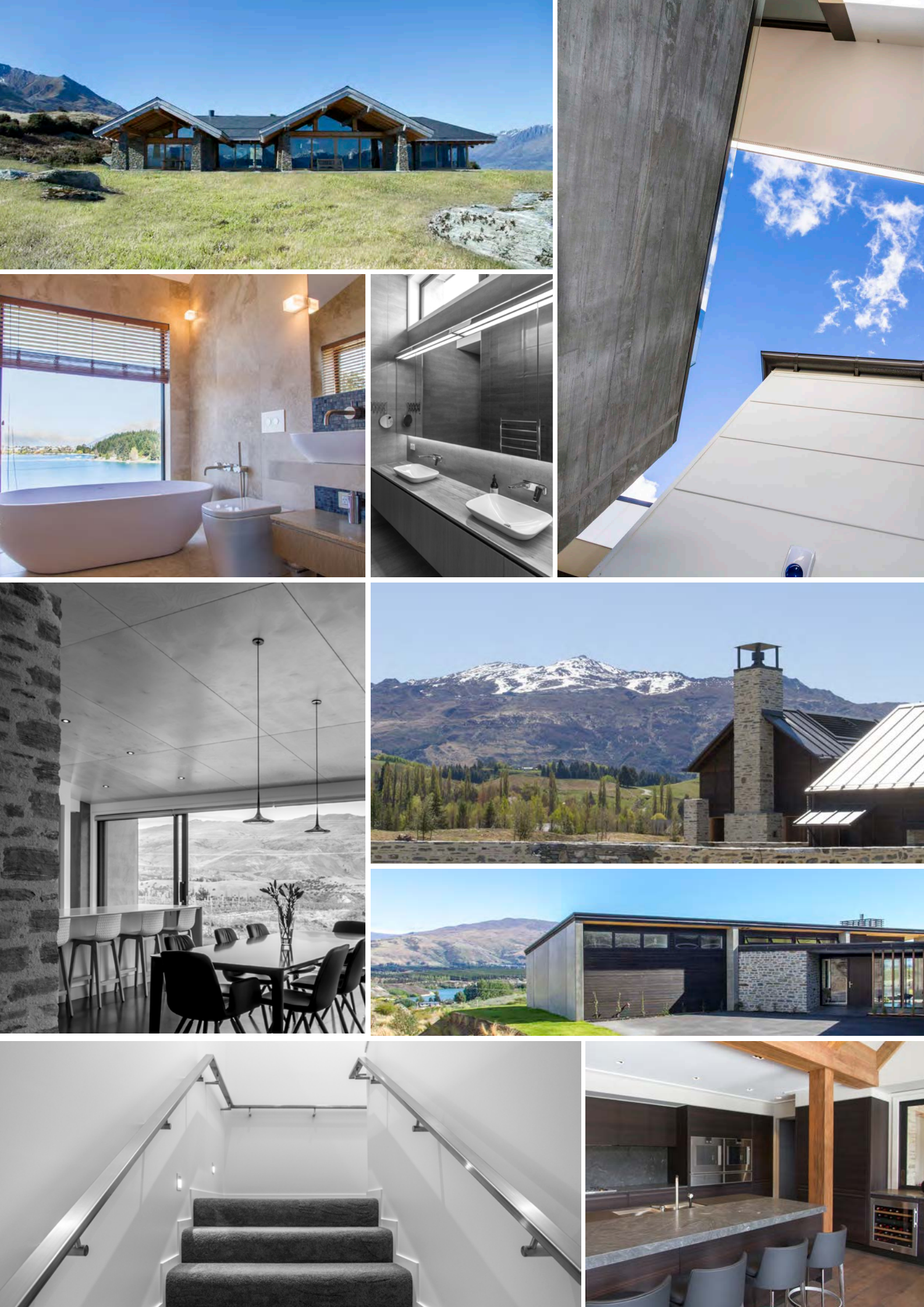
We have a team of builders with international experience and the skills to work alongside design teams and clients, turning architects' visions into reality, and forming lasting relationships along the way.

Be it ever so humble, there's no place like home.

Thank you for building such a beautiful home for us. The attention to detail and quality of workmanship is very much appreciated and admired.

You have brought us home again.

- Cath & Mark Christie



LOOKING FORWARD

GREY BASE HOSPITAL

Canterbury



The Cook Brothers Team in Canterbury are currently in progress on the new hospital and integrated family health centre in Greymouth.

The 8,500m2 facility includes 56 in-patient beds, three operating theatres, and an integrated family health centre to support the delivery of primary healthcare services. It will also house and support the delivery of other clinical services including a 24/7 emergency department, critical care unit, acute and planned medical and surgical services, maternity services, and outpatient care.



Auckland

ELEMENT LIVING

Element is comprised of two 3-level buildings designed with an unwavering commitment to sustainable design, clever planning and genuine value.

Designed by Peddle Thorp, Element features a solid and honest material palette of brick and pre-cast concrete that is low maintenance and fits the local aesthetic of brick and tile houses.

With sweeping 360° views of Rangitoto, Mt Eden, One Tree Hill and the Sky Tower, and with lush native landscaping, vertical gardens, layered courtyards and a living green roof, Elements is sure to impress.

Construction is now underway by our Cook Brothers Auckland team.



SERVICES MANAGEMENT

Having the right team for every project



At Cook Brothers, we understand the importance of getting it right. We recognise that advanced projects need advanced services, support for the challenges, knowledge to ensure quality and industry expertise to guarantee customer satisfaction.

Our in-house Services Coordination Manager has proven his worth on previous projects, including the Air New Zealand A1 campus, HVDC link roof, and the Wanaka Sports Facility and Pool. Services coordination proves invaluable throughout the ECI process, management of sub-trades, and particularly with enabling works. Cook Brothers can guarantee a higher level of quality and commitment because of this service.

Encompassing the planning and communication around services penetration, the coordination of services runs in the wall and in the ceiling, quality assurance for these services, and education sessions for these systems for building users, we make sure our clients are catered for. Projects are bolstered by the creation of a commissioning plan and it's monitoring, as well as the compilation and checks to the as-built documentation.

Our services coordinator Mark, is a skilled Project Manager with more than 30 years of experience across many applicable industries, including Oil & Gas, Petrochemical, High Voltage Power Transmission, and Construction. He has great strength and knowledge in the areas of project and site management, and civil and mechanical engineering, and is an active advocate of best practice health & safety.

ICE BLACKS ON TOUR

In April of this year, Junior Quantity Surveyor Callum Burns played in the New Zealand Senior Men's National Team (Ice Blacks) at the 2018 IIHF World Championships, Division II, Group B in Granada, Spain.

After completing a training camp in Tukums, Latvia, the tournament was held in Granada. The team earned victories over Mexico (5:1), Israel (5:2), Luxembourg (7:1) and DPR Korea (12:4). Despite a courageous effort versus Spain, the highly contested match was lost (4:6). Spain won gold, followed by New Zealand with Silver and Israel with Bronze.

Many congratulations to our 2018 New Zealand Ice Blacks and to Callum who was awarded New Zealand's Most Valuable Player for the tournament.



OUR TEAM

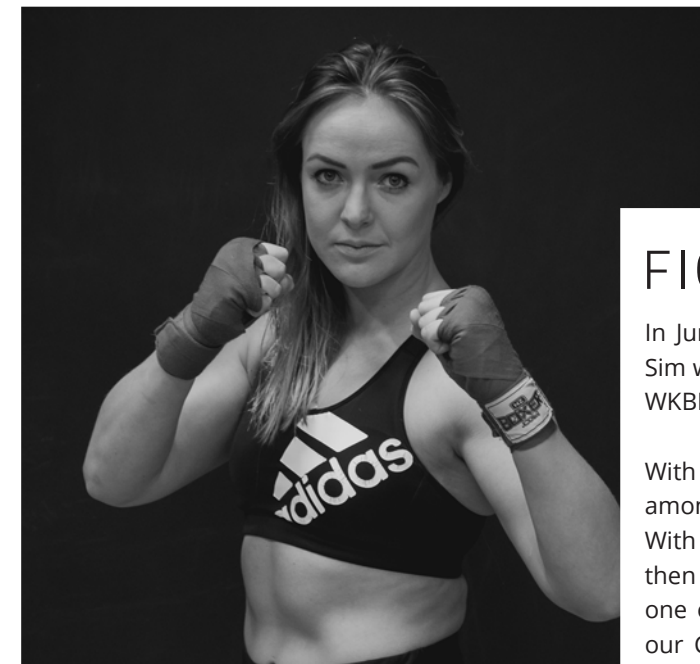
News from around the country

STEVE KLEEHAMMER

At Cook Brothers, we're all about people. Having great people in your corner means having a driven team with a strong, healthy culture, who makes lasting connections with great clients, and who achieve exceptional results. Our team is the heart and soul of what we do, so we are thrilled to welcome Steve Kleehammer as the new Regional Manager for our Canterbury team.

With his focused, reliable and personable nature, Steve represents the Above the Line culture at Cook Brothers. Steve is a professional construction manager with a sound knowledge of the property and construction industry attained from 25 years of experience in New Zealand, the United Kingdom, the United States and the Middle East. With his prior involvement in development, project, site, contract, and financial management, he has a comprehensive understanding of property and construction process and knows how to apply it.

Steve leads the Cook Brothers Canterbury team, providing support around challenges, solutions and opportunities.



FIGHTING FI

In June this year, we were backing our very own Fi Sim who was fighting a 4 woman tournament for the WKBF Featherweight Super 4 NZ Title in Auckland.

With stiff competition, the fighters were ranked amongst the best amateur contenders in New Zealand. With 2 initial fights drawn at random, the opponents then compete for the belt and title. Impressively, one of Fi's competitors was the daughter of one of our Canterbury Site Manager's, Derek Broerse. The competitive fights were a tall order with full Thai rules – meaning full use of punches, kicks, elbows and knees. Fi punched and kicked her way to a stellar performance on the night and we are so proud of her efforts.



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

St David II - University of Otago

Cook Brothers Construction

AUCKLAND

auckland@cookbrothers.co.nz

(09) 358 1850

159 NELSON STREET
AUCKLAND

CANTERBURY

canterbury@cookbrothers.co.nz

(03) 358 0941

475 MEMORIAL AVENUE
CHRISTCHURCH

OTAGO

info@cookbrothers.co.nz

(03) 474 1736

15 ANZAC AVENUE
DUNEDIN

SOUTHERN LAKES

southernlakes@cookbrothers.co.nz

(03) 451 1123

LEVEL 3, VON HOUSE
REMARKABLES PARK
QUEENSTOWN



www.cookbrothers.co.nz

Auckland ■ Canterbury ■ Southern Lakes ■ Otago

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CONSTRUCTION