



DEWICK  
& ASSOCIATES

COMMERCIAL

# CROSS KEYS ROAD INDUSTRIAL WAREHOUSE

## TANDEM BUILDING GROUP & GLOW

### Project Overview

Cross Keys Road Industrial Development, completed in late 2024 by Tandem Building Group, delivers a 5,000 m<sup>2</sup> warehouse and 200 m<sup>2</sup> office in Salisbury South. Built on a floodplain through a vertically integrated delivery model, the project features burnished concrete floors, premium fitout, and sustainability enhancements like rainwater harvesting and daylight-responsive lighting.

Its logistical precision, cost certainty, and technical excellence earned it the Master Builders SA Building Excellence Award 2025 for Industrial Building under \$10 million.

### Our Services

Dewick & Associates developed the Building Handover Manual on behalf of Tandem Building and the Mechanical Services Operation & Maintenance (O&M) Manual on behalf of Glow, providing clear, practical documentation to support service handover.

The final manuals offer a reliable reference for facilities teams to operate and maintain the building systems and mechanical systems, supporting long-term performance and efficiency.

#### Services provided:

- Comprehensive Building Handover Manuals – using **nucleus**, our online portal, subcontractor information (literature, warranties, certificates, test results) is collated and technically authored into a single consolidated BHM
- Technical authoring for the Mechanical O&M Manuals, detailing the safe operation, maintenance, & compliance requirements of building services

#### Project Highlights

- 📍 South Australia
- 💰 approx. \$10 million

**Discipline:** Building Handover, Mechanical O&M

**Builder:** Tandem Building Group

**Mechanical Contractor:** Glow HCE

**Industry Sector:** Commercial