



DEWICK
& ASSOCIATES

COMMERCIAL

88 O'CONNELL STREET MERCATO TENANCY

CLIMAT COMMERCIAL

Project Overview

The Eighty Eight O'Connell development by Commercial & General has transformed a key North Adelaide site into a vibrant mixed-use precinct. The project comprises three interconnected buildings above a three-level retail and commercial podium, featuring residences and a 2,000m² Sky Park.

Designed to bring new energy to the O'Connell Street precinct, the development combines lifestyle, health, and community through its curated mix of tenants. Flagship retailer Mercato anchors the ground floor with an 850 m² food market, wine bar, and cafe, alongside additional key tenants who provide valuable services to the local community. Together, they form a destination that celebrates modern living and connection in North Adelaide.

Our Services

Dewick & Associates was engaged to prepare the Mechanical Operating & Maintenance Manual and Apartment User Guide for the mechanical services installation.

Services provided:

- Mechanical Services O&M Manual
 - Full technical authoring for mechanical services package of works
 - Provision of Preventative Maintenance Log Sheets and Fault finding processes
 - Format: online OmTrak
- Apartment User Guide – Mechanical
- A dedicated Client Coordinator to ensure current technical data was collated to enable detailed bespoke documentation to be provided

Project Highlights

- 📍 South Australia
- 💰 \$300 million (approx. for the complete site)

Discipline: Mechanical

Mechanical Contractor: Climat Commercial

Principal Contractor: Tandem Building Group

Industry sector: Commercial