



DIGI-KEY ELECTRONICS  
DISTRIBUTION CENTER  
Thief River Falls, MN

**McSHANE**  
CONSTRUCTION  
C O M P A N Y

# COMMONGROUND



**MAT DOUGHERTY**  
President

## A Message from Our New President

There are a lot of exciting things happening at McShane Construction. For nearly 37 years, we have built a reputation based on trust, quality, and a commitment to our clients, trade partners and the communities we serve. As our team goes through a transition in leadership, our focus has not changed.

The pandemic has undoubtedly tested our safety and IT systems and protocols, but our team's hard work and commitment to planning and execution have paid off. Despite the extraordinary circumstances, we continue to deliver for our clients and trade partners. I am very proud of our efforts. Our ability to adapt has been tested, and we remain confident we are prepared for this and future challenges.

I want to thank everyone who has reached out with congratulations and well-wishes as I embark on my new role as President. I am excited to work closely with Molly and Dan McShane to expand our market presence and continue to grow the business.

I especially want to thank Jeff Raday, who is not only my predecessor but a mentor and friend. I have learned a great deal from him and can say with certainty that the company would not be where it is today without his leadership and dedication. I encourage you to listen to our recent screen-side chat about our time together at McShane.

We wish you and your families a safe and prosperous 2021.

- Mat Dougherty  
President

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**TO HEAR THE RECENT CONVERSATION  
WATCH THE SCREENSIDE CHATS  
ON OUR WEBSITE**

## MIDWEST REGION

### 2.2 Million-Square-Foot Distribution Center Completed in Northern Minnesota

McShane added 2.2 million square feet of multi-level distribution space to Digi-Key's existing headquarters in Thief River Falls, Minnesota. With a footprint large enough to fit 22 football fields, the new facility incorporates 17,000 tons of steel, 1,860 pieces of precast concrete and 20 miles of conveyors.

In addition to warehouse and distribution space, the facility includes shipping and receiving docks and airlocks, multiple break rooms, employee engagement areas and site walkways to encourage fitness. McShane also constructed a 328' steel bridge to connect the expansion to Digi-Key's existing headquarters.

Throughout construction, McShane worked closely with Digi-Key to ensure that the world-class distribution center enables Digi-Key to deliver products quickly and efficiently. This process involved implementing value engineering solutions - such as an alternate building structure of structural steel - that saved time and money and provided a superior final result.

> For more information in the Midwest, contact [Mat Dougherty](#)



## WISCONSIN REGION

### McShane Begins Construction on The Trotta Apartments Near Madison

Named in homage to the site's original homestead owners, The Trotta is a new 126-unit multi-family development in Middleton, Wisconsin.

The modern building includes one-, two- and three-bedroom units throughout four wood frame stories. The building's dramatic eaves, several masonry types and various composite siding styles fuel the design aesthetic.

Building amenities include a club room, fitness room, dog wash, underground parking, a fourth-floor common room and three rooftop decks. Additionally, tenants have access to surface parking and electric vehicle charging stations.

Each unit features white cabinets, granite countertops, a tiled backsplash and stainless steel appliances. Designed with sustainability in mind, units will also have 95% efficient furnaces with 14 SEER split system air conditioners. Completion is slated for April 2022.

> For more information in Wisconsin, contact [Alison Gorham](#)



THE EQUIVALENT SF OF THE EMPIRE STATE BUILDING

FLOOR SPACE EQUAL TO 22 FOOTBALL FIELDS

62,000 CUBIC YARDS OF CONCRETE

27 MILES OF CONVEYOR

16,400 TONS OF STEEL

> TO LEARN MORE ABOUT WORKING WITH US, CONTACT YOUR LOCAL MCSHANE OFFICE

## FEATURED EMPLOYEE

### Charlie Stone – Vice President & Regional Manager

As Vice President & Regional Manager of McShane Construction Company's Western regional office, Charlie oversees the firm's regional activities and day-to-day operations. Charlie joined McShane in 2015 and possesses more than 30 years of experience in innovative team leadership, customer account management and organizational development.

Charlie is instrumental in the strategic planning process. He offers a unique perspective that contributes to the streamlined integration of new construction with improved operations for McShane's prospects and clients, yielding higher productivity, operational savings and greater investment return.

> For more information in the West, contact [Charlie Stone](#)





## SOUTHWEST REGION

### Construction Underway on The Manor Scottsdale in Booming Phoenix Market

Construction is underway on the 286-unit Manor Scottsdale in Arizona. The project is one of eight multi-family projects McShane currently has underway in the bustling Phoenix area.

The timeless Mediterranean architectural design features amenities such as open-air spaces, private courtyards and world-class recreational offerings. The Manor Scottsdale will also offer state-of-the-art technology, such as touchless access to communal doors, faucets and elevators, a package delivery concierge, as well as technological integration to ensure the health and safety of all residents.

Positioned on 6.5 acres of land, the community will feature three-, four- and five-story wood frame buildings with 15 different floorplans.

The project is developer Related Group's first Southwestern U.S. project. Completion is slated for December 2022.

> For more information in the Southwest, contact [Jim Kurtzman](#)



## SOUTHEAST REGION

### New 343-Unit Multi-Family Community Coming to Huntsville

McShane is providing design-assist construction services for Laurel at Dry Creek, a 343-unit multi-family development in Huntsville, Alabama.

The development is positioned on a 20-acre site and will incorporate 16 one-, two- and three-story apartment and townhome buildings. The buildings will feature wood frame construction with an attractive exterior of masonry and fiber cement.

Units will boast various luxury finishes, including luxury vinyl tile, hard surface countertops and stainless steel appliances.

The community will also offer more than 7,000 square feet of amenity space, including a fitness room, lounge, swimming pool and a rain garden. Additionally, tenants will have access to surface parking for 524 vehicles. Completion is slated for September 2022.

> For more information in the Southeast, contact [Scott Hoppa](#)

## QUICK HITS



### Avenida Naperville Ribbon Cutting

The McShane team helped Avenida cut the ribbon on their new active senior living residence in Naperville, Illinois. The community includes 146 units, resort-style amenities and programming to promote healthy living.



### Screenside Chats

Mat Dougherty sat down with recently retired president Jeff Raday for a "Screenside Chat" to talk about leadership, mentorship, significant projects and relationships forged over the years.

[Catch up on the conversation here.](#)



### McShane Expands Nashville Presence

McShane is growing its presence in the Nashville market. With one of the strongest economies of any U.S. metropolitan area, construction in Nashville is booming.

The firm is currently underway with three projects in the greater Nashville area: Parc at Murfreesboro, a 359-unit garden-style apartment community; Avenida Hendersonville, a 138-unit active senior living residence; and Novel Harpeth Heights, a 322-unit garden-style apartment community.





**AIRPORT 40**  
Phoenix, AZ

This two-building development offers a total of 320,700 square feet of Class A industrial space that will be occupied by a top e-commerce retailer.



**FIFTH AVENUE APARTMENTS**  
Maywood, IL

This precast, five-story development incorporates 72 units of affordable housing and 4,000 square feet of retail space on the first floor.



**THE OAKS AT ALGONQUIN**  
Algonquin, IL

This H-shaped building will be a 166-unit senior living facility divided to accommodate independent living, assisted living and memory care units.



**PARC AT MURFREESBORO**  
Murfreesboro, TN

One of three active projects in the Nashville area, this luxury residential complex features 359 units with high-end finishes and numerous amenities.



**PLC | ONE**  
Phoenix, AZ

This 266,760-square-foot speculative industrial building features a precast tiltwall exterior with masonry columns and storefront entrances.



**OPTION CARE HEALTH**  
Itasca, IL

The single-story building holds office, warehouse and medical treatment spaces for Option Care Health, one of the nation's leading providers of home infusions.



**AVENIDA NAPERVILLE**  
Naperville, IL

This new 146-unit active senior living development offers luxurious first-class amenities and focuses on healthy living and a community atmosphere.



**IPT SPEC INDUSTRIAL BUILDING**  
Richmond, CA

Construction is underway on this 481,487-square-foot speculative industrial development. The building will feature a 36' clear height and a total of 88 truck doors.



**STONEPOINTE**  
Stonecrest, GA

This 238-unit, affordable, 55+ senior living residence features a brick and cement-siding exterior and units feature granite countertops and a modern finishes.

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