



COVINGTON CROSSINGS
Covington, GA

McSHANE
CONSTRUCTION
C O M P A N Y

COMMONGROUND



MAT DOUGHERTY
President

Another Season Comes to a Close as a Bright Future is Upon Us


When looking back at the 2021 fiscal year, I can only characterize it as unique. A year ago, we were still in the thick of the pandemic, and our sales forecast had its challenges. As with the rest of the world, our industry faced a lot of uncertainty about what the coming year would bring but, thankfully, the year took a positive turn for us. The capital markets supported development and construction in our core product types of industrial/distribution and suburban high-density multi-family. This allowed us to surpass our revenue and sales budget, and supported us having a record year.

Even though our sales came out on top, we as a team faced many challenges both internally and externally. While the capital markets support new deal flows, the commodity and labor markets continue to experience significant challenges. We are facing hyper-inflation of commodities like wood and steel.

Additionally, ports are experiencing backlogs getting products to shore unlike anything we have seen before.

In the face of these challenges, and others, I'm proud of how our team came together and continues to work with our trade partners, suppliers and development partners to overcome these challenges and deliver results, The McShane Way.

I would like to thank our partners, subcontractors and suppliers for their tireless efforts and commitment to delivering such incredible results in the face of unique challenges. Here's to an outstanding year and the hopes of an even better one to come.


- Mat Dougherty
President

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MIDWEST REGION

Industry Center at Melrose Park Nears Completion

Located in Melrose Park, Illinois, Industry Center at Melrose Park is a three-building speculative industrial development totaling 651,617 square feet.

Situated on a 44-acre site, Building 1 offers 130,200 square feet with a 36' clear height, 37 truck docks, two drive-in doors and 44 trailer stalls. Building 2 features 350,248 square feet with a 36' clear height, 72 truck docks, two drive-in doors and 142 trailer stalls. Building 3 provides 171,169 square feet with a 36' clear height, 43 truck docks, two drive-in doors and 83 trailer stalls. Additionally, the property offers a 140' truck court and 617 automobile parking spaces.

As a design-build project, McShane worked closely with the client and architect to determine the desired shell layout and building features throughout the design process. This method allows for a shorter project schedule, an early cost guarantee and reduces the burden on the client's resources.

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



SOUTHEAST REGION

Construction Underway on Mixed-Use Apartments Near Atlanta

Construction is underway on SCP Hapeville, a new mixed-use multi-family community in Hapeville, Georgia for repeat client South City Partners. The development will offer 285 units and 4,392 square feet of ground-floor retail space.

Positioned on an 8.15-acre site, SCP Hapeville will incorporate seven residential buildings, including 2 four-story podium-style buildings, 3 three- and four-story wood-framed buildings and two carriage house buildings.

The development will also incorporate more than 7,000 square feet of best-in-class amenities. These include a clubroom, fitness center, sky lounge, courtyard with a pool and a dog spa.

Each unit will feature luxury vinyl tile and carpet flooring, upgraded stainless steel appliances and shaker-style cabinets in the kitchen.

Completion of the property is expected for March 2023.

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



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

FEATURED EMPLOYEE

Brandon Yates – Project Executive

Brandon Yates is a Project Executive in McShane's Auburn, Alabama office. Brandon joined McShane in 2013 and offers 17 years of industry experience. In his role, he oversees multiple project management teams across the Midwest and Southeast markets. He is also responsible for maintaining client relationships and pursuing new business opportunities.

In his career, Brandon has managed more than 20 projects. Currently, his teams are working on four multi-family projects in Georgia, North Carolina, Tennessee and Wisconsin. Brandon's favorite project is Solstice Apartments, a 308-unit multi-family development in Fairburn, Georgia. The successful completion of this project for a notable Atlanta-based developer was instrumental in establishing our Auburn office in the Southeast multi-family market.



SOUTHWEST REGION

Construction Continues at Kierland Apartments in Scottsdale, Arizona

Kierland Apartments is positioned on 1.74 acres at 7111 E. Tierra Buena Lane. The development will feature five stories of wood frame construction over a two-story concrete podium with one sub-grade level.

The building will provide both underground and ground level parking for residents as well as a bike storage and repair room. The ground level will feature the main lobby, mail center and leasing offices. The second floor will incorporate a clubhouse with a poker room and community kitchen. Also at this level, tenants will have access to a deck with a saltwater pool, spa and barbecue areas. Floors three through six will consist of a mix of studio, one-, two- and three-bedroom apartment units. Many units will feature NanaWall systems with private balconies. The top floor will hold penthouse suites with upgraded finishes.

Completion of Kierland is slated for April of 2022.

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



NASHVILLE REGION

Construction Completed at Parc at Murfreesboro Apartments Near Nashville

Recently completed in Murfreesboro, Tennessee, this complex is comprised of ten wood frame residential buildings, all of which offer elevator access, situated throughout a 22.5-acre site. The property offers 165 one-bedroom units, 164 two-bedroom units and 30 three-bedroom units. Each unit features high-end finishes such as granite countertops, under-mount sinks, custom routed wood cabinetry with brushed nickel hardware, stainless steel appliances and upscale wood-finish flooring. Units also have either a sunroom or a private balcony.

The community also offers generous indoor and outdoor amenities. Totalling nearly 9,900 square feet, interior amenities include a Class A clubhouse with a cardio room and weights, a gourmet coffee and hot tea bar, a resident retreat with media and gaming and a cyber-business café.

The outdoor area provides a resort-style swimming pool with an expansive sun deck, and other generous amenities.

> For more information in Nashville, contact [Jason Breden](#)

QUICK HITS



Auburn University Football Tailgating

McShane's Southeast regional team recently tailgated at an Auburn University football game. Despite an unfortunate loss to Georgia, we had a fun afternoon spending time with our coworkers and families.



Retirement Party for Past President, Jeff Raday

Colleagues, friends and family came together to celebrate the retirement of former President Jeff Raday. Jeff retired in 2020 after 24 years with McShane. We had a great evening honoring Jeff and his incredible career!



Fifth Avenue Apartments Hosts Grand Opening

McShane celebrated the grand opening of Fifth Avenue Apartments in Maywood, Illinois. The residence provides 72 affordable apartment units and 4,000 square feet of ground-floor retail space. Designed to serve working families and individuals, units were set aside for special needs populations, homeless veterans and residents from the Illinois State Referral Network.



ABT ELECTRONICS
Glenview, IL

The warehouse expansion to Abt Electronics' existing facility is in its final stages. This 420,000-square-foot addition will more than double the existing space.



MANOR SCOTTSDALE
Scottsdale, AZ

This 286-unit luxury multi-family development in Scottsdale will feature generous resort-style amenities and beautiful mountain views.



THE TROTTA APARTMENTS
Middleton, WI

This four-story, 126-unit apartment residence features an underground parking garage, a fitness room, a dog wash and two rooftop decks.



STONEPOINTE
Stonecrest, GA

This four-story affordable senior living residence was recently completed for repeat client, Dominion. The project includes 238 units and best-in-class amenities.



500 PITTSBURG AVENUE
Richmond, CA

This 481,487-square-foot industrial facility is nearing completion in California. Building finishes are nearly final and tenant improvement work is underway.



LOTUS PROJECT PHASE II
Chandler, AZ

This second phase of this industrial development features three buildings totaling 292,000 square feet with clear heights ranging from 24' to 32'.



NOVEL HARPETH HEIGHTS
Nashville, TN

Construction is progressing on this luxury apartment residence. The project will feature 322 units and an impressive 28,000 square feet of amenity space.



SOUTHEAST GATEWAY
Savannah, GA

Building pads are underway on this two-building, 1.2 million-square-foot speculative industrial development located near the Port of Savannah.



THE OAKS AT ALGONQUIN
Algonquin, IL

This 166-unit senior living facility is uniquely designed to accommodate independent living, assisted living and memory care units.