



EVERTON FLATS
Warrenville, IL

McSHANE
CONSTRUCTION
C O M P A N Y

COMMONGROUND



DAVID J. RINTZ
Regional Vice President – Multi-Family

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Trends in Midwest Multi-Family Construction

The start of the pandemic brought concern that multi-family demand would decline as people fled apartments in search of more space. While luxury and market-rate developments saw higher vacancies in 2020, the market quickly rebounded. By mid-2021 demand for multi-family was at the highest levels recorded and it has remained strong since. Young adults who moved home during the pandemic moved back on their own and recent graduates hit the housing market for the first time.

Affordable housing saw increased demand throughout 2020 and 2021. McShane completed Fifth Avenue Apartments in Maywood, Illinois, in early 2021 and the affordable housing residence received an astonishing amount of interest with more than 3,000 letters of interest and 1,700 applications for just 72 units.

The pandemic also accelerated migration to smaller cities and suburbs. While some are opting to live in single-family homes, others are choosing apartments in secondary and tertiary markets because they offer more space, a lower cost of living and good public schools. This trend is especially conducive to our business as we have a strong presence in suburban Chicago, as well as a growing presence in the smaller Midwestern cities of Madison and Milwaukee, Wisconsin.

Another trend we are seeing is increased popularity in suburban mixed-use communities that offer housing, employment and entertainment within a single development. These developments provide many benefits of a city, but with other advantages of the suburbs. One such example is CityGate Centre in Naperville, Illinois. CityGate Centre integrates restaurants, retail, a hotel, wellness services, offices, and will soon offer housing. Our team is underway with Lincoln at CityGate, which will incorporate 285 luxury apartment units.

While developers will continue to face material production bottlenecks, cost escalation and labor shortages in 2022, we remain optimistic about the year to come. Demand for multi-family doesn't appear to be diminishing anytime soon, and low vacancy rates combined with rising rents will lead to an increase in project starts. As one of the country's top multi-family contractors, we look forward to the opportunity to meet this demand as we grow our presence nationwide.

– **David J. Rintz**
Regional Vice President – Multi-Family

MIDWEST REGION

430,000-Square-Foot Expansion Completed at Abt Electronics

Abt Electronics existing warehouse and showroom facility recently received a 429,524-square-foot addition which incorporated two three-story office blocks totaling 22,230 square feet and 407,294 square feet of warehouse space. The office buildouts included trucking offices, security offices, a break room and open office space for future buildouts. The single-story warehouse offers a 32' clear height, 39 semi-truck docks and 144 EOD box truck positions.

The precast facility incorporates pre-engineered metal canopies and EIFS screen walls for box truck loading. The semi-truck docks have full control panels with dock locks, and all dock positions have power operated doors and hydraulic dock equipment.

The expansion more than doubled Abt's warehouse space, allowing the company to improve their efficiency and expand product lines.

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



SOUTHEAST REGION

McShane to Build 397-Unit Multi-Family Development in Charlotte, North Carolina

McShane was selected by first-time client Flournoy Development Group to build a new 397-unit apartment community in Charlotte, North Carolina. Positioned on a 24.6-acre site, the development will incorporate five apartment buildings and 10 townhome-style buildings.

Each unit will boast high-end finishes and features including luxury vinyl plank flooring, quartz countertops and black fixtures and hardware. Additionally, 10 apartment units will contain a downstairs work space in which tenants can have an office or small storefront.

The property will offer generous amenities including a clubroom, fitness center, yoga studio, co-work lounge, hobby room, bike storage, kitchen and market. Outside, tenants can also enjoy a heated pool, courtyard and green space. The site offers four freestanding garage buildings as well as surface parking.

Completion of the project is slated for January 2024.

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

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

FEATURED EMPLOYEE

Ron English – Senior Superintendent

Ron English is a Senior Superintendent who supports McShane's Midwest projects. Ron joined McShane almost 35 years ago and is a wealth of knowledge to anyone who has the opportunity to work alongside him. In his role, he oversees and coordinates all construction activities with subcontractors and team members, ensuring work is completed safely and within quality and timeframe expectations.

During his tenure, Ron has managed countless projects ranging from industrial warehouses to medical buildings, multi-family facilities and adaptive reuse buildings. One of his most memorable projects was the construction of a 14-story high rise. Currently, he is working with our Madison office on The Trotta Apartments, a 126-unit apartment residence in Middleton, Wisconsin.



SOUTHWEST REGION

Town Chandler Luxury Apartments Underway

McShane was selected by repeat client, Related Group, to build Town Chandler. Located in Chandler, Arizona, the new garden-style community will offer 420 units.

Positioned on an 18-acre site, Town Chandler will incorporate 15, three- and four-story wood frame apartment buildings. The development is characterized by a mid-century modern motif, featuring clean lines with an attractive stucco, stone and breeze block exterior. Each well-appointed unit will feature high-end interior finishes and open floor plans.

Additionally, the property will offer more than 12,000 square feet of amenity space. A two-story clubhouse will incorporate a fitness center, clubroom/lounge, co-working space, theater room, sports simulator, outdoor patio and rooftop deck. The site provides two pools, a splash pad, fitness and game lawns, pickle ball courts, a snookball court, putting green, hammock garden, fire pit lounges, outdoor kitchens, an entertainment pavilion, a youth interactive play area and pet playgrounds.

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



WESTERN REGION

McShane Completes 500 Pittsburg Avenue in Richmond, California

McShane recently completed 500 Pittsburg Avenue, a new industrial development in Richmond, California on behalf of their client, Black Creek Group, a leading real estate investment management firm. Positioned on a 34-acre site near the intersection of Pittsburg Avenue and Richmond Parkway, the development features a 481,500-square-foot distribution center.

The facility incorporates a concrete tiltwall panel exterior with storefront windows. Inside, the space will integrate a 36' clear height with 84 truck docks, four drive-in doors, 7" concrete slab floors and ESFR sprinklers.

Additionally, McShane has widened Richmond Parkway and Pittsburg Avenue while adding turn lanes and traffic signals. During Phase I of the project, McShane performed extensive ground improvements, including wick drains, deep dynamic compaction and grading.

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

QUICK HITS



McShane Construction Celebrates the Holidays

Our regional offices each gathered to celebrate the holidays together at their annual holiday parties. As always, it was great to get together with friends, family and colleagues to celebrate the end of another successful year.



Concern Worldwide Global Gala

McShane sponsored and attended Concern Worldwide's annual Global Gala. The event celebrates the work that Concern has done around the world and raises funds to ensure that the organization can continue its life-saving work.



Album Indian Lake Hosts Clubhouse Opening

McShane's Nashville team celebrated the opening of the clubhouse at Album Indian Lake. This new active senior living development will include 138 units for adults 55 and up. The clubhouse offers a theater, dining room, game room, creative arts studio, fitness center and coffee bar.





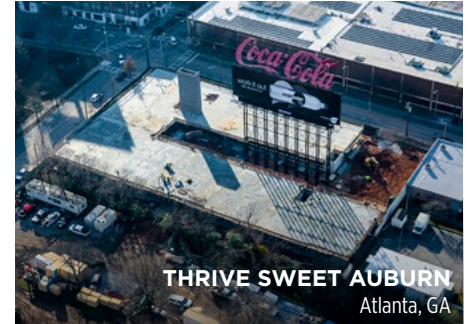
INDUSTRY CENTER AT MELROSE PARK
Melrose Park, IL

Construction has been completed at this three-building speculative development for repeat client, LBA Realty and tenant improvement work is well underway.



JOMAX APARTMENTS
Phoenix, AZ

This three-building multi-family development in Phoenix will include 242 units and generous amenities with completion slated for late summer.



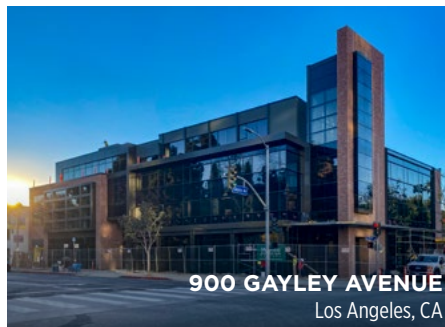
THRIVE SWEET AUBURN
Atlanta, GA

This mixed-use project includes 117 affordable housing units with ground floor office space and is designed to wrap around an iconic Coca-Cola billboard.



ALBUM INDIAN LAKE
Hendersonville, TN

With the clubhouse complete, construction is rapidly progressing on Building 1 and 2 of this active senior community slated for completion this summer.



900 GAYLEY AVENUE
Los Angeles, CA

Construction is nearing completion at this ground-up mixed-use office and retail building with a three-level subterranean parking garage in Los Angeles.



LAUREL AT DRY CREEK
Huntsville, AL

This amenity-rich multi-family development is well underway. Upon completion, the project will include 328 apartment units and 15 townhomes.



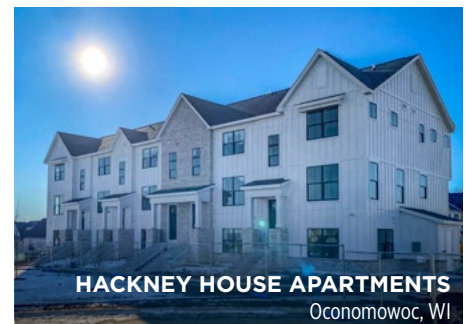
SPRINGS AT COOLEY STATION
Gilbert, AZ

The clubhouse and Building 1 have been turned over as construction continues at this garden-style community for repeat client Continental Properties.



LINCOLN AT CITYGATE
Naperville, IL

This four-story mixed-use development will include 285 luxury apartment units and an event space on top of a precast concrete parking garage.



HACKNEY HOUSE APARTMENTS
Oconomowoc, WI

Construction is progressing at this 302-unit, split level, garden-style apartment complex in Wisconsin for repeat client The Mandel Group.