



500 PITTSBURG AVENUE  
Richmond, CA

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

# COMMONGROUND



**TOM BERES**  
Regional Vice President – Industrial

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## Overcoming Long Lead Times in Industrial Projects

Since the start of the pandemic, our country has battled supply chain issues, with everything from soap to flour in short supply. The first shortage that greatly impacted the construction industry was lumber, as prices skyrocketed to an all-time high. While this primarily affected the multi-family market, as supply chain disruptions continued, it wasn't long before the industrial market started feeling the effects.

With raw material shortages and production maxed out, no U.S. region has gone untouched. In the Chicago area, we are experiencing shortages of precast, which now has a lead time of up to 18 months. In the Southeast, we are seeing a shortage of stone and cement needed for the concrete mixes. Nationally, we are seeing allocations of roofing and steel products.

Though we all hope to see an end to these challenges soon, the reality is that with lead times of more than a year, we will face this for some time still. This makes early and careful planning crucial during pre-construction and construction. It is important to be open and upfront with the client about challenges we expect to face and our plan to overcome them.

Adaptability is key to maintain a timely completion. We now approach the sequence

of construction differently on many projects to ensure that the lack of availability of one material doesn't delay the entire project. With a shortage of precast, we are seeing projects where all site work and paving, which is normally completed near the end of a project, is completed first. At other projects, we have erected the steel framing before the precast panels were installed. With a dramatic increase in steel prices, we have shifted from using ballasted roof systems to using adhered systems.

Our strong relationships with our subcontractors have also been an important factor in the success of our projects. We are often able to secure materials with a letter of intent before a contract is formally issued so that we can get them as early as possible.

At the end of the day, our clients can trust that we will get the job done. The current market conditions don't make it easy, but our team is equipped to tackle challenges as they come.

– Tom Beres  
Regional Vice President – Industrial

## MIDWEST REGION

### Oaks at Algonquin Senior Living Completed

McShane recently completed the construction of Oaks at Algonquin on behalf of Spectrum Retirement Communities. Located in Algonquin, Illinois, the new senior living residence incorporates 166 units.

The H-shaped building provides a floorplan that supports the community's multiple levels of care for residents, including independent living, assisted living and memory care units. Each independent living unit features a full kitchen and assisted living units incorporate a kitchenette with a refrigerator and microwave.

The property offers a vast array of amenities for tenants, including three restaurants, a pub, doctor and therapist offices, a salon, theater, health club and community center. The development also features outdoor living space including a rooftop deck and fire pit, grill area, dining patio and memory care garden.

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



## SOUTHEAST REGION

### Construction Continues at Thrive Sweet Auburn Near Downtown Atlanta

Located just east of downtown Atlanta, Thrive Sweet Auburn is a new mixed-use development underway for client Mercy Housing Southeast and their partner, Project Community Connections Incorporated (PCCI). The NGBS Bronze development will combine 117 affordable apartment units with 11,400 square feet of ground-floor office space for PCCI. The building is designed to wrap around the iconic Coca-Cola billboard located on site.

Affordable at 30 percent to 80 percent of Area Median Income, units will be offered in studio to three-bedroom configurations. Twenty-three of these units will be permanent supportive housing for families transitioning out of homelessness.

The development will provide education and wellness services as well as entrepreneurship and job training to help residents and community members in need become self-sufficient.

Completion of Thrive Sweet Auburn is slated for November.

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

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

## FEATURED EMPLOYEE

### Susan Uhlarik – Director of Multi-Family

Susan Uhlarik is the Director of Multi-Family for McShane at our corporate headquarters office. Her role includes sales, budgeting and pre-construction for upcoming projects and overseeing operations of projects under construction for the multi-family team.

After starting out her career as a project manager at The Opus Group, she came to McShane Construction in 2006 and worked as a cost analyst. Over the years at McShane, Susan has worked on medical offices, Verizon switch center renovations, a facility services building, student housing and large and small affordable and market rate multi-family projects.

Susan attended the University of Illinois at Urbana-Champaign and received her Bachelor of Science degree in Civil Engineering.





## SOUTHWEST REGION

### Phase II of Lotus Project Completed in Chandler, Arizona

Following the successful completion of the first phase of Lotus Project in Chandler, Arizona, McShane completed Phase II of the development for Conor Commercial Real Estate. Positioned on a 21-acre site, Lotus Project – Phase II incorporates three precast industrial buildings totaling 292,098 square feet.

Building 5, the largest of the buildings, offers 140,490 square feet with a 43' clear height, 43 dock doors and four drive-in doors. At 104,721 square feet, Building 6 incorporates a 42' clear height, 38 dock doors and four drive-in doors. Building 7 is 46,866 square feet and integrates a 24' clear height, four dock doors and six drive-in doors.

All buildings provide a high parking capacity, skylights, efficient loading dimensions and truck maneuverability, oversized drive-in doors, fully secured truck courts and significant electrical infrastructure for manufacturing users.

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



## SOUTHERN WISCONSIN REGION

### McShane Underway with 172 Affordable Units in Sun Prairie, Wisconsin

McShane is underway with a 172-unit affordable housing development in Sun Prairie, Wisconsin, for Roers Companies.

Positioned on a 5.3-acre site, The Wildwood at Main will incorporate two podium-style buildings with three stories of wood framing atop an underground parking garage. The buildings will feature large windows allowing for abundant natural light in the units.

The site will offer best-in-class amenities including a club room, fitness room, playground, play berms and an outdoor grill and fireplace area. Additionally, the underground parking garage will provide 209 parking spaces for tenants.

The project was designed with sustainability in mind to achieve Wisconsin Green Built Home certification.

Completion of The Wildwood at Main is slated for August 2023.

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

## QUICK HITS



### Team Outing to Spring Training Game

McShane's Southwest regional team enjoyed an afternoon of baseball on an outing to a Chicago Cubs spring training game in Mesa, Arizona. We had a great time cheering on the teams while relaxing and hanging out with our coworkers.



### Celebrating The Trotta Apartments

The Southern Wisconsin regional team hosted a celebration for The Trotta Apartments, which was recently completed in Middleton, Wisconsin. The new four-story development offers 126 apartments, an underground garage and first-class amenities.



### Open House at Southeast Gateway

The Southeastern regional team hosted an Open House at Southeast Gateway. Located in Savannah, Georgia, the team had an afternoon of fun as they ate tacos from Dark Shark Food Truck, took brokers on golf cart tours of Building One and drove through the Savannah clay to Building Two as it was finishing a concrete pour.







**ABT ELECTRONICS**  
Glenview, IL

Construction was completed on the 420,000-square-foot addition that more than doubled Abt's existing warehouse space.



**NOVEL VAL VISTA**  
Gilbert, AZ

The new multi-family community will offer 317 units across three four-story garden-style buildings and two carriage house buildings.



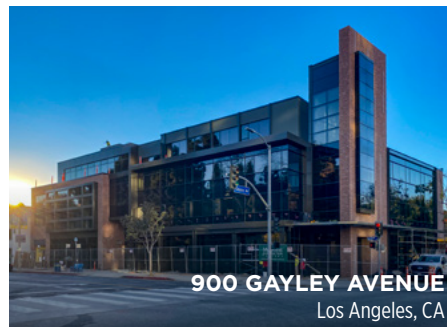
**WOODWARD CROSSING**  
Buford, GA

This two-building, four- and five-story apartment development features 265 units, a precast parking deck and generous amenities.



**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 was recently completed at this mixed-use office and retail building with a three-level subterranean parking garage in Los Angeles.



**SOUTHEAST GATEWAY**  
Savannah, GA

Located near the Port of Savannah, this speculative industrial development will feature two tilt-wall buildings totaling 1.2 million square feet.



**KIERLAND APARTMENTS**  
Scottsdale, AZ

Construction continues at Kierland Apartments, a 202-unit luxury residence that contains high-end finishes, beverage centers and premium appliances.



**WOODLANDS AT CANTERFIELD**  
West Dundee, IL

This new senior living development will offer 91 assisted living units and 40 memory care beds along with nearly 16,000 square feet of amenity space.



**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.