



THE TROTTA APARTMENTS
Middleton, WI

McSHANE
CONSTRUCTION
COMPANY

COMMONGROUND



ALISON GORHAM
Director of Wisconsin Market

Summer 2022 What's Inside

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Multi-Family Best Practices for Quality Control

Each construction project comes with its own set of challenges. Every site, building, client and project team is unique, and should be treated as such. With over 28,000 multi-family units constructed, we've found that it is essential to set expectations and quality standards up front to deliver high-quality projects specific to each client's preferences. Over the years, our team has developed best practices to promote productive communication and clear standards between the many parties involved in a development.

Mock-Up Wall

We construct a freestanding mock-up wall mimicking the building façade with a standard window, patio door, and each façade material, transition and flashing condition. Our clients, architects and manufacturer representatives review the installation of the products to ensure they meet all aesthetic and warranty requirements. This mock-up wall efficiently resolves coordination issues and future RFIs to drive our building enclosure schedule and ensures a quality envelope installation for years to come. This freestanding wall remains on site until the end of the project and serves as a reference for our trade partners throughout construction.

Mock-Up Unit

We expedite construction in one unit to serve as a mock-up. Our team schedules reviews with the entire project team – including developers, property managers, architects and trade partners – at multiple stages of the buildout and once the unit is “turnover ready.” This sets clear standards for the turnover process, eliminates surprises and mitigates mass scale issues that can be resolved up front. This also allows our clients to identify any changes they may want to make in advance of all units being completed and minimizes re-work and change orders.

By following these processes on our multi-family projects, we deliver state-of-the-art developments that exceed our clients' expectations. Our clients can rest assured knowing that no detail was overlooked during construction and that their building was constructed to the highest standards. As a result, our clients return to us repeatedly over the years with the knowledge that we'll get the job done and do it the right way.

Alison Gorham
Director of Wisconsin Market

MIDWEST REGION

McShane Breaks Ground on The Foglia Residences in Chicago

McShane and joint venture partner Ashlaur Construction broke ground on The Foglia Residences at The Chicago Lighthouse, which will offer 76 affordable apartments for residents who are blind, visually impaired, disabled and veterans.

The nine-story structure will feature three levels of underground parking, first-floor retail space and six levels of units in studio, one- and two-bedroom floor plans.

Tenant amenities will include a fitness center, community room and fourth-floor rooftop terrace. Outside, residents will be able to enjoy a courtyard with a dog run and a playground.

To make the residence fully accessible, common areas will offer contrasting colors, lit braille unit signage, handrails in the corridors and braille wallpaper. The development will be the first LIHTC building in the nation for the blind community.

Completion is slated for May 2024.

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



SOUTHEAST REGION

Home Chef Southeast Nearing Completion in Atlanta

McShane is underway with an interior buildout for Home Chef, a meal kit and food delivery company, in Douglasville, Georgia.

The 181,477-square-foot facility will incorporate 19,722 square feet of freezer space, 18,520 square feet of cooler space, office space, cold docks with 20 dock positions and two drive-in doors, cold production space and a shipping area. Home Chef will use the facility to process, store and distribute their pre-portioned meal kits.

As a design-build project, McShane was engaged by the client prior to the start of design and collaborated with the client and architect throughout the design and pre-construction phases. This method allows for a shorter overall project schedule, provides an early project cost guarantee and reduces the burden on the client's resources.

Completion is slated for September 2022.

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

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

FEATURED EMPLOYEE

Sarah Dowd – Operations Manager

As Operations Manager for our Southwest Regional Team in Phoenix, Arizona, Sarah oversees the office's processes and procedures to ensure projects run efficiently and effectively, trains new employees and oversees the office's administrative staff.

Sarah has had a unique career path at McShane that speaks to her passion for learning and dedication to the team. She joined the McShane team in 2010 as a part-time receptionist and was quickly promoted to Administrative Assistant. In 2015, she helped develop the role of Project Administrator and served as one until 2016 when she was promoted to Operations Support Associate to roll out new project management software. In 2017, she became a Project Engineer, where she managed multi-family projects until she was promoted to her current role in 2021.



SOUTHWEST REGION

Soltra at SanTan Village Completed in Gilbert, Arizona

Construction is completed at Soltra at SanTan Village for client Leon Capital Group. Located in Gilbert, Arizona, the new luxury multi-family development incorporates 380 units.

The three- and four-story building features an attractive stucco and stone exterior.

Units are available in studio, one-, two- and three-bedroom floor plans and boast high-end features and finishes including private patios, granite countertops, stainless-steel appliances, luxury vinyl tile flooring and walk-in closets.

The clubhouse incorporates a pool table, games and a two-tier fitness center. A 2,000-square-foot rooftop Skydeck offers an outdoor kitchen and TVs. For entertaining, residents can use the private resident lounge and bar. Exterior amenities include a resort-style pool with an adjacent sunken ramada, private poolside cabanas, fire pits, seating areas and a dog park.

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



QUICK HITS



Habitat for Humanity Volunteer Event

McShane's Chicago team spent a day volunteering with Habitat for Humanity to help build houses on the south side of Chicago. We're proud to give back to the community and had a great time working together as a team.



LifeSouth Blood Drive in Auburn

Our Southeast regional team gathered for a blood drive with LifeSouth and a cookout to celebrate the summer. We proudly exceeded our donation goal for LifeSouth and enjoyed spending time with our colleagues.



SOUTHERN WISCONSIN REGION

McShane Completes The Trotta Apartments in Middleton, Wisconsin

McShane completed construction of The Trotta Apartments for client Impact Seven. Located in Middleton, Wisconsin, the residence offers 126 units.

The amenity-filled residence offers access to a club room, fitness room, dog wash, fourth-floor common room and three rooftop decks. The property provides an underground parking garage, surface parking and electric vehicle charging stations.

Units are offered in one- to three-bedroom floor plans with one to two bathrooms. The residence offers a unique blend of rental rates with several apartments designated to accommodate workforce housing for households whose income qualifies. Each unit features luxury vinyl plank flooring, white cabinets, granite countertops, a tiled backsplash and stainless-steel appliances.

Designed with sustainability in mind, the units also have 95% efficient furnaces with 14 SEER split system air conditioners.

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



Multi-Family General Contractor of the Year

McShane was named Multi-Family General Contractor of the Year at the Illinois Real Estate Journal Awards. Additionally, the team received awards in the affordable housing and education redevelopment categories for the construction of Fifth Avenue Apartments and Cristo Rey St. Martin College Prep – Phase II.





ALBUM INDIAN LAKE
Hendersonville, TN

Construction was recently completed at this 138-unit active senior living community near Nashville that offers 6,000 square feet of amenity space.



CENTRAL INDUSTRIAL CENTER
Stockton, CA

This three-building speculative development will offer nearly 1.1 million square feet of Class A industrial space in Stockton.



HAPEVILLE APARTMENTS
Hapeville, GA

This mixed-use development will offer 285 multi-family units and nearly 4,000 square feet of retail space across seven buildings.



IBM DRIVE APARTMENTS
Charlotte, NC

Located in Charlotte, the new 300-unit development will incorporate three garden-style apartment buildings and 10,000 square feet of amenity space.



INDUSTRY CENTER AT MELROSE PARK
Melrose Park, IL

Construction was recently completed at this three-building, 652,000-square-foot speculative industrial development.



MANOR SCOTTSDALE
Scottsdale, AZ

Construction continues at this 286-unit multi-family development that boasts two upgraded penthouse units and 24 Kosher apartments.



THE QUIN
Schaumburg, IL

This 373-unit residence will feature high-end finishes and extensive amenities including a golf simulator, lap and recreational pools and a dog run.



SPRINGS AT DEER VALLEY
Phoenix, AZ

Recently completed in Phoenix, this garden-style apartment community offers 296 units and a central clubhouse with an outdoor pool.



THE WILDWOOD AT MAIN
Sun Prairie, WI

This new affordable housing development will provide 176 units along with best-in-class amenities and an underground parking garage.

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