



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

# COMMONGROUND



**DENNIS RUMSHAS, CRIS**

Vice President — Safety & Risk Management

## Spring 2023 What's Inside

PAGE 2  
**Featured Employee**

PAGE 2  
**23rd Place at Southbridge  
Completed in Chicago**

PAGE 3  
**Construction Continues at The  
Wildwood at Main in Wisconsin**

## How We Promote Safety on Our Job Sites

At McShane, we abide by the mentality of "Safety First, Last, and Always" on our job sites. This is ingrained in the minds of all our employees and is an expectation made clear to anyone who steps onto our job sites.

As we prepare to participate in Construction Safety Week, this is a good time to reflect on safe practices in the construction industry. While having a dedicated safety team is important, this alone is not enough to ensure a safe work site. It is imperative that everyone on site has the training needed to identify and address safety risks.

At McShane, we ensure all employees receive OSHA 30-hour training so they can recognize safety concerns and act on them. Additionally, the safety team engages employees on a regular basis by giving monthly awards to the project teams who perform the most safety audits through our mobile auditing system in each of our regions and by sending monthly safety quizzes to all employees. We also have national and regional safety committees that work to identify concerns on our sites and find solutions.

Our subcontractors and trade workers are the backbone of our projects, and building

relationships with them is another crucial factor in keeping our job sites safe. We approach these relationships as a partnership and emphasize open communication so subcontractors know they can trust us and we, in turn, can trust that they will bring concerns to us.

We are proud of our accomplishments as a company as we look back on the past year. We experienced a dramatic increase in man-hours performed on our projects in 2022, which grew from 2.8 million to 4.2 million. Despite this, our overall incident rate remained solid at 0.7 for all our projects and subcontractors around the country, which is far below the national average.

Construction safety practices have come a long way, but there is still always room for improvement. By raising awareness of construction safety and taking steps to educate ourselves and others, we can create a safer industry.

**Dennis Rumshas, CRIS**  
Vice President — Safety & Risk Management

## MIDWEST REGION

### 23rd Place at Southbridge Mixed-Income Apartments Completed in Chicago

McShane and joint venture partner Powers & Sons Construction completed the construction of 23rd Place at Southbridge for The Community Builders and McCaffery Interests.

Located on the site of the former Harold Ickes Homes on Chicago's Near South Side, the community offers 206 mixed-income apartment units and 17,000 square feet of ground-floor retail space across two buildings.

Approximately 50 percent of units are affordable to households earning 80 percent of Area Median Income (AMI) or less through the Low-Income Housing Tax Credit program. Units boast spacious floor plans, nine-foot ceilings, quartz countertops, and plank flooring. All units have full-size appliances and in-unit washers and dryers, and select units offer balconies.

The development includes extensive amenity space on the first and sixth floors, including lounges, a fitness center, and terraces.

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



## SOUTHEAST REGION

### Renaissance Park Apartments Underway in Fairburn, Georgia

McShane was selected by repeat client South City Partners to provide design-assist construction services for Renaissance Park. Located in Fairburn, Georgia, the development will incorporate 288 apartment units.

The mixed-use community will integrate five three- and four-story wood-framed residential buildings with stone and fiber cement siding. Two of the buildings will include 4,000 square feet of space for multiple future retailers.

Units will feature shaker-style cabinets with granite countertops and tile backsplashes in the kitchens and tile tub/shower surrounds in the bathrooms. The units will also integrate vinyl plank flooring throughout with carpeted bedrooms.

The site will offer more than 7,000 square feet of amenity space including a fitness center, outdoor swimming pool and pavilion, volleyball court, pickleball court, and walking trail.

Completion is expected for September 2024.

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

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

## FEATURED EMPLOYEE

### Dave Meadows: Vice President – Pre-Construction

As Vice President – Pre-Construction, Dave oversees a team of pre-construction professionals and supports McShane's comprehensive pre-construction requirements for numerous projects within the multi-family, industrial, office, and healthcare markets. He is responsible for estimating, preliminary budgeting, the bidding process, procurement, maintaining relationships with the subcontractor community, value engineering, life cycle cost analyses, constructability reviews, and project scheduling.

Dave joined McShane 10 years ago to direct the pre-construction efforts in the Southeast Region as a Pre-construction Manager and has been recognized for his attention to detail that contributes to an effective pre-construction process for McShane. He earned a Bachelor of Science in Building Science from Auburn University.



## SOUTHERN WISCONSIN REGION

### Construction Continues at The Wildwood at Main Affordable Apartments in Sun Prairie, Wisconsin

Construction continues at The Wildwood at Main in Sun Prairie, Wisconsin, for client Roers Companies. The affordable housing residence will offer 172 units.

The development will incorporate two podium-style buildings with three stories of wood framing atop an underground parking garage. The building 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, while surface lots will provide 134 spaces.

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

Completion is slated for September 2023.

**> For more information in Wisconsin, contact Alison Gorham**



## QUICK HITS



### Developing Leaders Summit in Phoenix

Employees from across The McShane Companies gathered in Phoenix for a two-day Developing Leaders Summit where young leaders in the company had the opportunity to partake in workshops and team building activities.



### Volunteering at Feed My Starving Children

McShane's Chicago team and their families spent an evening volunteering at Feed My Starving Children, an organization that sends meals to children in need around the world. The team helped pack 27,648 meals which will feed 75 children for a year!



## SOUTHWEST REGION

### Livano Deer Valley Apartments Near Completion in Phoenix, Arizona

Construction is nearing completion at Livano Deer Valley for client LIV Development. Located in Phoenix, Arizona, the community will offer 242 units.

Positioned on a 10.8-acre site, the three-story building will incorporate wood frame construction with an attractive stucco exterior. Units will be offered in one bedroom/one bath and two bedroom/two bath configurations. Features will include vinyl plank and carpet flooring, granite counter tops, full-height kitchen backsplash tile, orange peel drywall finish and lots of natural light.

Tenants will also be able to enjoy 4,500 square feet of common amenity space, including a clubhouse, outdoor pool, tennis court and courtyards.

The state-of-the-art clubhouse has been turned over to the owner, and completion of the development is slated for summer 2023.

**> For more information in the Southwest, contact Jim Kurtzman**



## Celebrating Women in Construction Week

McShane spent Women in Construction week recognizing some of the women who make the company and industry what it is today. Employees from across the company shared why they're passionate about construction and what their experiences in the industry have been like. Watch the video below to hear these stories.





**CENTRAL INDUSTRIAL CENTER**  
Stockton, CA

Construction continues at this three-building speculative development that incorporates a total of 1.1 million square feet.



**FOX VALLEY APARTMENTS**  
Aurora, IL

At this adaptive reuse project, McShane is renovating two historical school buildings and constructing one new building to provide 47 affordable apartments.



**HACKNEY HOUSE APARTMENTS**  
Oconomowoc, WI

Construction is nearing completion at this 302-unit garden-style apartment complex west of Milwaukee in Oconomowoc, Wisconsin.



**LAUREL AT DRY CREEK**  
Huntsville, AL

Construction was recently completed at this 343-unit luxury apartment community that offers more than 7,000 square feet of amenity space.



**NOVEL HARPETH HEIGHTS**  
Nashville, TN

Construction is nearing completion at this 322-unit NGBS Bronze apartment community located in Nashville's vibrant Bellevue neighborhood.



**THE QUIN**  
Schaumburg, IL

The TCO was recently obtained for Phase I of this 713,000-square-foot development that integrates 373 apartment units and an 802-space parking garage.



**SOUTHEAST GATEWAY**  
Savannah, GA

Tenant improvement work is underway at this speculative industrial development that features two tilt-wall buildings totaling 1.2 million square feet.



**TOWN CHANDLER**  
Chandler, AZ

This garden-style community will offer 420 units across 15 apartment buildings along with 12,000 square feet of amenity space.



**WATERVIEW RESIDENTIAL**  
Scottsdale, AZ

This new multi-family development will incorporate 260 units in a podium-style building with four stories of wood framing atop a below-grade parking garage.