



SOUTHEAST GATEWAY
Savannah, GA

McSHANE
CONSTRUCTION
C O M P A N Y

COMMONGROUND



TOM BERES
Regional Vice President — Industrial

Importance of the Design-Build Method for Industrial Projects

Our design-build approach has been key to our nearly 40 years of industrial project success. On design-build projects, we are engaged by the client prior to the start of design, and we assume the responsibility and risk for the services provided by our design professionals and consultants.

The top two benefits of this approach are cost and schedule guarantees for our clients early in the process. This has become especially important over the past two years as we have experienced long lead times, cost escalations, and shortages of key materials. With design-build, we have the ability to react to changing market conditions very quickly and tailor the design through value engineering and scope changes.

During the design phase, we can provide alternate options for the owner to evaluate before construction begins to keep the project on schedule and budget without compromising quality, and it is relatively easy to make these

changes. With plan and spec projects, we don't receive the drawings until they're completed, which makes it much more difficult to make changes if materials become unavailable or costs rise midway through a project.

Additionally, design-build projects offer the benefit of the same project team from day one. This provides continuity for the client as there is no loss of information due to a handoff of the team, and they have a single point of contact for all design and construction matters.

With design-build, clients can have peace of mind knowing that their budget, schedule, and the quality of their project are prioritized throughout the entire construction process.

Tom Beres
Regional Vice President - Industrial

Fall 2023 What's Inside

PAGE 2
Featured Employee

PAGE 2
The Woodlands at Canterfield Senior Living Completed

PAGE 3
320 Apartments Under Construction in Phoenix

MIDWEST REGION

The Woodlands at Canterfield Senior Living Completed in Illinois

McShane completed the construction of The Woodlands at Canterfield, a 131-unit senior living development in West Dundee, Illinois. The residence is comprised of 91 assisted living units and 40 memory care beds.

Complete with bright and contemporary finishes, the property provides a welcoming environment for residents. Units are offered in studio, one-, and two-bedroom options and offer high-end finishes including vinyl plank flooring, maple cabinets, and granite countertops. The assisted living wing also provides a guest suite for visitors. Adaptations for resident care include wide pathways, secure entrances, and spacious bathrooms.

The 16,000 square feet of luxury amenities include a fitness center, two spas, salon, theatre, pub, clubrooms with fireplaces, and on-site restaurants. Outdoor amenities include patios, a fire pit, bocce ball court, and putting green.

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



SOUTHEAST REGION

Two Class A Industrial Buildings Delivered in Savannah, Georgia

Construction is completed at Southeast Gateway. Located in Savannah, Georgia, the two-building, Class A industrial development incorporates a total of 1.2 million square feet.

Building 1 features a 32' clear height, 38 dock doors, two drive-in doors, and 50 trailer parking stalls. Building 2 integrates a 40' clear height, 177 dock doors, four drive-in doors, and 318 trailer parking stalls. Both facilities incorporate natural light, ESFR sprinklers, and ample vehicle parking.

McShane also completed full-building interior build-outs for Swiss Madison, a manufacturer of bath products, at Building 1 and Maersk Warehousing and Distribution Services, an integrated logistics company, at Building 2.

Both companies are using the facilities to warehouse and distribute products transported through the Port of Savannah.

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

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

FEATURED EMPLOYEE

Vic Bishop - Vice President – Field Operations

As Vice President – Field Operations, Vic manages McShane's superintendents and directs all field operations across the Midwest and Southwest.

Vic joined McShane in 1999 and, over the past 24 years, has overseen more than 200 projects in the multi-family, industrial, office, and hospitality sectors.

He offers superior site management skills and a commitment to quality and safety. He regularly performs site visits to ensure that McShane's high standards are met or exceeded on every project. In the early 2000s, he was instrumental in helping expand our product mix in the multi-family sector.



SOUTHWEST REGION

Construction Underway on 320-unit Multi-family Development in Phoenix

McShane is providing design-assist construction services for Alanna, a new apartment community in Phoenix, Arizona, for repeat clients Milhaus and Banyan Residential.

Located on an 11-acre site at 48th and Washington Streets, the development will offer 320 units across four residential buildings.

The wood frame buildings will feature four stories each with a stucco, metal, and split face CMU block exterior.

All units will boast quartz countertops, upgraded refrigerators, luxury vinyl tile flooring, and tile tub and shower surrounds.

The property will offer more than 10,000 square feet of amenity space including a fitness center, yoga studio, social lounge, golf simulator, and saltwater pool.

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



WISCONSIN REGION

Affordable Housing Completed in Sun Prairie, Wisconsin

Construction is completed at The Wildwood at Main in Sun Prairie, Wisconsin. McShane provided design-assist construction services for the 172-unit affordable housing residence on behalf of client Roers Companies.

The development features two podium-style buildings with three stories of wood framing atop an underground parking garage. The exteriors of the buildings integrate attractive white utility brick and Hardie panel façades with large windows that provide abundant natural light in the units. Units are offered in one- to three-bedroom floorplans and incorporate PLAM countertops, LVP flooring, and black appliances.

The property boasts best-in-class amenities including a club room, fitness center, yoga studio, and package lockers. Outside, the site offers a patio with grill stations, a playground, and play berms. Additionally, the heated underground parking garage provides 209 parking spaces for tenants.

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

QUICK HITS



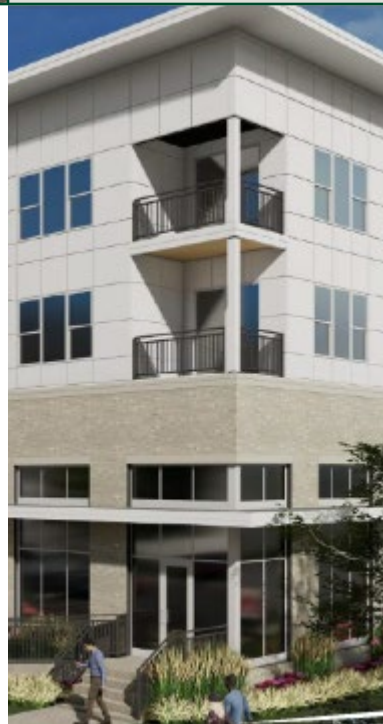
She Builds Community Carnival

Members of our Chicago women's leadership group had a great time at the She Builds Community Carnival! She Builds provides networking opportunities to bring together women from all areas of the construction industry.



Phoenix Subcontractor Appreciation

Our Southwestern regional team showed their appreciation for subcontractors on the Manor Scottsdale project by hosting a happy hour at Culinary Dropout in Scottsdale. Our work wouldn't be possible without our hardworking subcontractors!



The Derby Apartments Groundbreaking

A groundbreaking event was held to celebrate the start of The Derby Apartments project in Madison, Wisconsin. The affordable housing development will integrate 70 apartments, 1,100 square feet of ground-floor office space for a local community group, and an underground parking garage.





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.



HANOVER LANDING
Elgin, IL

The recently completed Hanover Landing integrates 40 affordable apartments that serve vulnerable populations and individuals with disabilities.



THE KENDRY
Charlotte, NC

This 300-unit community featuring three garden-style apartment buildings and a central clubhouse is nearing completion in Charlotte.



LIVANO AVONDALE
Avondale, AZ

Construction continues at this 316-unit luxury apartment residence near Phoenix that will boast high-end finishes and features.



CROFTHOUSE MCDONOUGH
McDonough, GA

Construction is nearing completion at this six-building, 280-unit garden-style community that offers more than 15,000 square feet of amenity space.



NORTHBEND
Tempe, AZ

This three-building garden-style community will incorporate 310 units and 8,000 square feet of amenity space including an outdoor pool.



THE QUIN APARTMENTS
Schaumburg, IL

Located near Chicago, this 713,000-square-foot development offers 373 luxury apartments, a parking garage, and generous amenities.



VERANDA AT ASSEMBLY
Atlanta, GA

This affordable senior living residence will provide 100 units in a four-story building with nearly 3,000 square feet of amenities.



WOODSIDE PRAIRIE
Grafton, WI

This supportive living community for adults with Autism in Grafton, Wisconsin, includes 32 units and a 3,700-square-foot activity building.

CONNECT WITH US ON SOCIAL MEDIA

