



McSHANE
CONSTRUCTION
C O M P A N Y

COMMONGROUND



MAT DOUGHERTY, PE
President

Winter 2024 What's Inside

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A New Year Update from Our President

Happy 2024! As we recover from the busyness of the holidays, work to keep those New Year's resolutions, and make plans for the year, I am excited to share some news and updates from across McShane.

In December, Scott Salyer joined our team as Vice President & Regional Manager of our Southwest Regional Office in Phoenix, Arizona. Scott comes to us with more than 20 years of experience in construction management. He is now responsible for leading our Arizona operations, including pre-construction efforts, budgeting, and client relations for our projects across the Southwest.

This winter, our company and projects have received some exciting recognition. Our Auburn office was named to Business Alabama's list of the Best Companies to Work for in Alabama. This distinguishment is a great honor as company culture is a top priority for us and a true source of pride. We're thankful for our employees and their contributions to our great team environment.

Our Chicago and Madison offices were honored with awards from Associated Builders and Contractors (ABC). Southbridge, a 206-unit mixed-income multi-family community in Chicago, received an Excellence in Construction award from the Illinois chapter, and The Wildwood at Main, a 172-unit affordable multi-family community in Sun Prairie, Wisconsin, received a Projects of Distinction award from the Wisconsin chapter.

The year has already been off to a great start for new project signings. We look forward to working with a fantastic group of repeat clients again, as well as having the opportunity to work with new partners. We currently have 30 active projects across the country, and we anticipate another exciting year.

Mat Dougherty - President

MIDWEST REGION

The Quin Apartments Completed in Schaumburg, Illinois

McShane completed the construction of The Quin Apartments for repeat client The Finger Companies. Located in Schaumburg, Illinois, the four-story luxury community incorporates 373 units wrapped around a precast parking garage with 802 spaces.

Units are offered in one- and two-bedroom floorplans, with select floorplans featuring a den. Each unit boasts luxury features including quartz and granite countertops, stainless steel appliances, kitchen islands with wine coolers, large bedrooms with walk-in closets, in-unit washers and dryers, and balconies or patios.

The property offers best-in-class amenities including two clubrooms, a fitness center, golf simulator, fully appointed guest suite, catering kitchen, business center, and dog spa. Outside, tenants can enjoy lap and recreational pools, fire pits, grill stations, two gated dog parks, and walking paths.

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



SOUTHEAST REGION

McShane Underway with 262-unit Community in Greenville, South Carolina

McShane was selected by repeat client Flournoy Development Group to build a 262-unit multi-family community in Greenville, South Carolina.

The development will integrate five four-story wood frame buildings with attractive brick, cementitious panel, and lap siding exteriors.

Offered in one- to three-bedroom floor plans, all units will boast high-end finishes, including quartz countertops and vinyl wood plank flooring. Ten of the units will be live/work spaces.

Residents will have access to more than 8,000 square feet of amenity space including a clubhouse with a business lounge, club room, mail room, and fitness center. Adjacent to the club room there will be a courtyard with an outdoor pool and amenity deck. A separate maintenance building will house a car wash and a pet wash.

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

> FOR PROJECT UPDATES, NEWS, AND INDUSTRY INSIGHTS, FOLLOW US ON: [in](#) [f](#) [X](#) [@](#)

FEATURED EMPLOYEE

Dave Dolgner - Senior Project Superintendent

As a Senior Project Superintendent, Dave oversees site activities for McShane's projects in the Midwest, including producing and contributing to project take-offs, estimating, budgeting, contracting, purchasing, and invoicing.

During his 31-year tenure at McShane, he has worked on more than 20 multi-family, industrial, residential, and hospitality projects.

Dave's professional and detailed approach to managing projects' on-site operations maximizes manpower and efficiencies while enhancing quality and safety. He is known for his strong communication skills that enable him to manage complex and challenging projects that require extensive tracking and communication with owners, architects, inspectors, municipalities, and other consultants.



SOUTHWEST REGION

Construction Completed at The Livano Deer Valley in Phoenix, Arizona

Construction is completed at The Livano Deer Valley, a 242-unit multi-family community in Phoenix, Arizona.

The three-story, multi-building complex is positioned on a 10.8-acre site and features wood frame construction covered with a stucco exterior. The Livano Deer Valley takes design cues from both Art Deco and Modern Architecture.

Units are offered in studio, one-, and two-bedroom layouts and boast luxury wood-style flooring, granite countertops throughout, stainless-steel appliances, designer ceramic tile backsplashes, and abundant natural light.

Residents have access to over 1.5 acres of shared amenity space, including a 4,000-square-foot designer clubhouse, 60,000-gallon resort-style pool, dog park, and courtyards filled with ample seating, fire pits, and barbecues.

> For more information in the Southwest, contact [Scott Salyer](#)



WISCONSIN REGION

Community for Adults with Autism Completed in Grafton, Wisconsin

Construction is completed at Woodside Prairie, a 32-unit affordable supportive living community for adults with Autism in Grafton, Wisconsin, built on behalf of repeat client Impact Seven.

The community offers four buildings with six single-occupant rooms and two townhome buildings with eight townhomes. The six single-occupant rooms are spaciouly designed and are each equipped with a private bathroom. Additionally, residents have access to shared facilities, including a full kitchen, dining area, living room, and laundry facility.

The two townhome buildings offer four units each with two bedrooms and one-and-a-half bathrooms. Features include a split-level design, attached garages, and in-unit laundry.

An on-site activity building contains a community kitchen, craft space, computer center, and fitness area for all residents to use. Residents can also enjoy a paved walking path on site.

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

QUICK HITS



Phil's Friends Volunteer Event

Our Chicago team had the opportunity to spread joy with Phil's Friends, an organization that supports cancer patients around the country with care packages. We had a fun afternoon decorating boxes, making cards, and packing care packages!



Holiday Ham Handout for Employees

One of our favorite traditions is our annual ham handout! Employees at our offices and job sites each received a ham, turkey, or gift card from company leaders to enjoy with their families for the holidays.



ABC Wisconsin Projects of Distinction Award

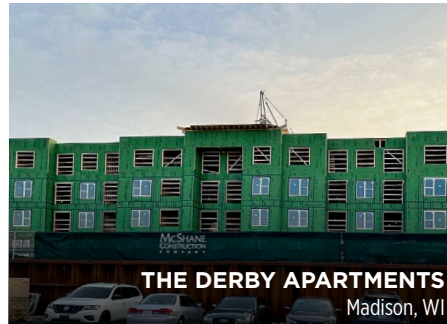
The Wildwood at Main received a Projects of Distinction award from ABC Wisconsin. Located in Sun Prairie, Wisconsin, the community offers 172 affordable apartments across two podium-style buildings with underground parking garages. Despite supply chain and site condition challenges, the project was delivered on time with a perfect safety record.





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.



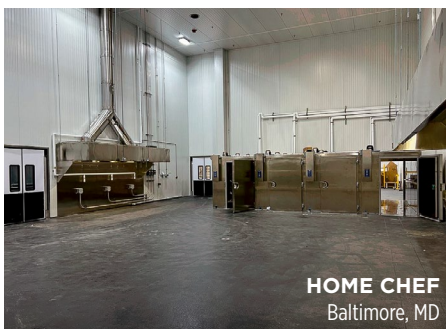
THE DERBY APARTMENTS
Madison, WI

Located in Madison, this affordable housing residence will incorporate 70 apartment units and 1,100 square feet of ground-floor retail space.



THE FOGLIA RESIDENCES
Chicago, IL

Located in Chicago, the first Low-Income Housing Tax Credit multi-family residence in the nation for the blind incorporates 76 affordable units.



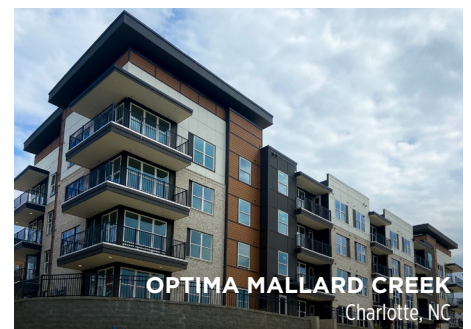
HOME CHEF
Baltimore, MD

This 10,000-square-foot interior buildout includes the addition of a ready-to-heat commercial kitchen for meal kits.



NOLLIE
Tempe, AZ

Construction continues at this 219-unit luxury multi-family development that will offer 6,000 square feet of amenity space located in Tempe, Arizona.



OPTIMA MALLARD CREEK
Charlotte, NC

Construction continues at the 347-unit Charlotte, North Carolina, apartment community, incorporating five apartment and ten townhome-style buildings.



RENAISSANCE PARK APARTMENTS
Fairburn, GA

This mixed-use community will integrate 288 apartment units across five buildings along with 4,000 square feet of retail space.



WATERVIEW RESIDENTIAL
Scottsdale, AZ

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



WESTHAVEN PARK II-D
Chicago, IL

Located on Chicago's Near West Side, this 12-story development will integrate 96 mixed-income apartment units with ground-floor retail space.