



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

# COMMONGROUND



**DAVID J. RINTZ**  
Regional Vice President — Multi-Family

## Summer 2025 What's Inside

PAGE 2  
**Westhaven Park Station  
Completed in Chicago**

PAGE 2  
**Featured Team Member**

PAGE 3  
**Livano Avondale Completed  
in Arizona**

## How We Help Developers by Getting Involved Early in the Process

Early collaboration between general contractors and developers is key to successful multi-family developments. By getting involved during the conceptual and pre-construction phases, we help our partners make informed decisions, streamline planning, and set the stage for a smooth build.

### Conceptual Estimating Phase

When developers come to us with a new project, we don't need a fully detailed plan to begin. Multi-family projects often start with a simple concept, and with just the basic metrics like square footage, unit count, height, and footprint, we can begin to create a plan.

While every project has unique characteristics, the core structure of multi-family developments follow similar patterns. That consistency allows us to quickly generate a conceptual budget, giving developers the ballpark pricing they need to make early decisions.

### Pre-Construction Phase

As we move from the conceptual estimating phase into the pre-construction phase, we refine the pricing and bring in our project team

members to guide the project along as it progresses toward contract. At this point, we often engage subcontractors for design-build elements such as MEPs, framing, or precast concrete.

Early involvement from our project management team is one of the biggest advantages we offer developers. Long before construction begins, our project managers are already visualizing the build, identifying potential challenges, and planning logistics. With this head start, they're able to solve problems before they occur.

This proactive approach, backed by our vast experience, means we're not just reacting—we're anticipating. By the time construction begins, we're well ahead of the curve, helping our partners move forward with confidence.

**David J. Rintz**  
Regional Vice President — Multi-Family

## MIDWEST REGION

### Westhaven Park Station Completed on Chicago's Near West Side

Construction is completed at Westhaven Park Station, a mixed-income housing development for repeat clients Brinshore Development and The Michaels Organization located on Chicago's Near West Side. The residence offers 96 units and three ground-floor retail spaces totaling 121,758 square feet.

The residence marks the final phase of redevelopment of the former Henry Horner Homes complex and satisfies the requirement to replace all affordable units that were lost when the homes were demolished.

Units feature open-concept floor plans, Energy Star appliances, luxury vinyl plank flooring, and in-unit washers and dryers. Sixty-six percent of units are affordable, and 34 percent are available at market rate. Community amenities include a fitness room, rooftop deck, secure on-site parking, package room, and conference room with enclosed offices.

> For more information in the Midwest, contact [David Rintz](#)



## SOUTHEAST REGION

### Construction Underway at 67-unit Affordable Housing Residence in Chamblee, Georgia

McShane was selected by repeat client Mercy Housing to build a new 67-unit affordable housing residence in Chamblee, Georgia.

Located at 4041 Clairmont Road, the development will consist of a five-story wood frame building with a Hardie panel, brick, and stucco exterior.

Apartment units will be offered in one- to three-bedroom floor plans with one to two bathrooms and will feature high-end finishes such as granite countertops, tile backsplashes, and luxury vinyl-tile flooring.

Shared amenities will include a community room, an outdoor lounge area with a shade structure, a playground, and a laundry room. There will also be 76 surface parking spots.

Completion of the project is slated for September 2026. The architect of record is Smith Dalia Architects.

> For more information in the Southeast, contact [Dave Meadows](#)

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

## FEATURED TEAM MEMBER

### Jason Breden — Vice President & Director of Nashville Operations

As Vice President & Director of Nashville Operations, Jason oversees all operational activities for our Nashville Regional Office.

Jason joined McShane's Chicago office as a Project Engineer in 2000 following his graduation from the University of Illinois where he earned a Bachelor of Science in Civil Engineering. In 2021, he established McShane's Nashville Regional Office and played a key role in the firm's expansion in that region.

During his 25-year tenure at McShane, Jason has contributed to more than 30 multi-family, commercial, industrial, and institutional projects totaling over 3.3 million square feet.





## SOUTHWEST REGION

### Livano Avondale Completed in Avondale, Arizona

McShane completed the construction of Livano Avondale, a 316-unit luxury apartment residence in Avondale, Arizona, for repeat client LIV Development.

Residents can enjoy top-notch amenities including a stylish clubhouse with an entertainment kitchen, games, and lounge seating, a fitness center with a yoga/spin room, a market, and a coffee shop. There is also a dedicated workspace with private offices, a conference room, and a business center. Outdoor amenities include a resort-style pool and sundeck, an entertainment lawn, covered barbeque grills and gathering areas, and a sky lounge. An on-site pet center provides tenants with a pet spa, grooming, day boarding, and veterinary services.

Units are offered in one- to three- bedroom floor plans and boast high-end finishes including luxury wood style flooring, granite countertops, ceramic tile backsplashes, and designer lighting and plumbing fixtures.

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



## QUICK HITS



### J.P. Morgan Corporate Challenge

McShane was proud to take part in the annual J.P. Morgan Corporate Challenge 5K in Chicago in support of BUILD and its mission to inspire hope and opportunity for Chicago's youth facing systemic obstacles.



### Downtown Madison Inc. Annual Celebration

Our Madison team attended Downtown Madison Inc.'s annual celebration at Camp Randall Stadium. We're so grateful for our home in Madison, and had a wonderful time celebrating with other local businesses.



## WISCONSIN REGION

### Construction Completed at The Canyons in Madison, Wisconsin

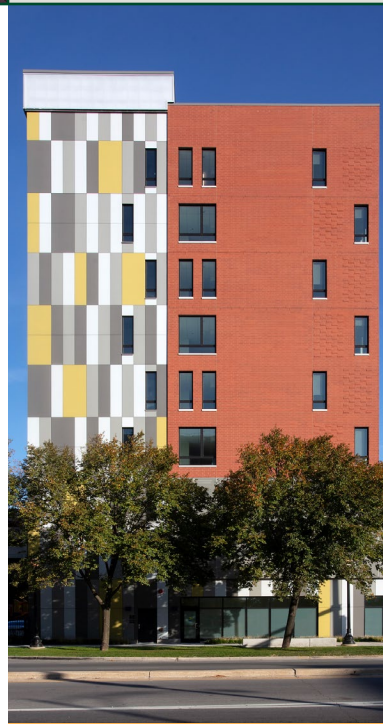
Construction is completed at The Canyons, a 60-unit affordable housing development for repeat client Lincoln Avenue Communities in Madison, Wisconsin.

The building incorporates a podium-style design, featuring four stories of wood construction atop a concrete parking garage. The property features 3,750 square feet of amenity space, including a fitness center, laundry room, community room with a kitchenette, indoor bike parking, courtyard with grills, and a playground.

Units feature one- to three-bedroom floor plans with luxury vinyl-tile and carpet flooring, granite countertops, stainless-steel appliances, and private patios or balconies. Select units offer a private ground-floor or one-story walk-up entrance.

The Canyons was designed to meet Wisconsin Green Built Homes Gold Certification and EnergyStar Multifamily Certification standards.

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



### The Foglia Residences Wins Merit Award

The Foglia Residences was the recipient of a Chicago Building Congress Merit Award. The nine-story, 76-unit development is the first Low-Income Housing Tax Credit building in the nation for the blind community. Units are designed to provide accessible, independent living with features like solid surface countertops for added durability, appliances with front controls and tactile operation, dimmable lighting, and high-contrast flooring and finishes.





**ALANNA**  
Phoenix, AZ

Construction continues at this four-building, 320-unit apartment community that offers more than 10,000 square feet of amenity space.



**THE APIARY**  
West Allis, WI

Offering 248 units, this multi-family development will feature two podium-style buildings connected by two stories of amenity space.



**ASHLEY AT SCHOLARS LANDING II**  
Atlanta, GA

This mixed-income multi-family residence will offer 212 units with high-end finishes and best-in-class resident amenities.



**BISHOPS WOODS**  
Brookfield, WI

Located near Milwaukee, this affordable housing residence will offer 203 units in a four-story podium-style building with underground parking.



**DECLAN HERMITAGE**  
Nashville, TN

This 315-unit multi-family community will incorporate six garden-style residential buildings, a clubhouse, five detached garages, and a car wash.



**DISTRICT SOUTH**  
Greenville, SC

This 416-unit community will integrate five apartment buildings with retail space, 12 townhome buildings, and three carriage house buildings.



**HERNDON SQUARE PHASE III**  
Atlanta, GA

Located in downtown Atlanta, this mixed-income residence will offer 178 units in a five-story podium-style building.



**SCHUETZ CONTAINER SYSTEMS**  
Kenosha, WI

Construction is nearing completion at this build-to-suit industrial building featuring 372,000 square feet of manufacturing and distribution space.



**TOWN CHANDLER**  
Chandler, AZ

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