



MANOR SCOTTSDALE
Scottsdale, AZ

McSHANE
CONSTRUCTION
C O M P A N Y

COMMONGROUND



MAT DOUGHERTY, PE
President

Fall/Winter 2024 What's Inside

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**Celebrating 40 Years &
Building**

40 Years of The McShane Way

This year, McShane Construction Company reached an incredible milestone: our 40th anniversary. In those 40 years, we grew from a small industrial design-build firm into one of the nation's largest general contractors, serving more than 30 states and building in the industrial, multi-family, commercial, health and fitness, and institutional sectors. However, it is not statistics that define our success.

Throughout this year, we took time to reflect on The McShane Way – the principles that Jim McShane built this firm on in 1984 and that still guide us today. This includes our values of integrity, proactivity, empowerment, professionalism, listening, relationships, and family. These describe the way in which we conduct business as well as how we treat those around us.

As part of our 40th anniversary celebration, we interviewed team members from across the company – some of whom have been at McShane only a year or two and others who have been here 25 years or more – and we asked them about their experiences at McShane. Our team members repeatedly brought up our values in these unscripted

conversations and cited them as what make McShane such a special place.

While I am very proud of our accolades, I am even prouder of the fact that our values are so deeply ingrained in our culture. Our theme for this year is 40 Years & Building, and my hope is that we will continue to build on these values over the next 40 years and beyond.

In this issue of our newsletter, we have included an insert that highlights some memories and milestones from the past 40 years, as well as the interviews with our team members that I mentioned. I encourage you to take some time to look through this and especially to watch the videos. While it's hard to condense four decades into just a few pages, I hope this will give you a glimpse into The McShane Way.

Mat Dougherty - President

MIDWEST REGION

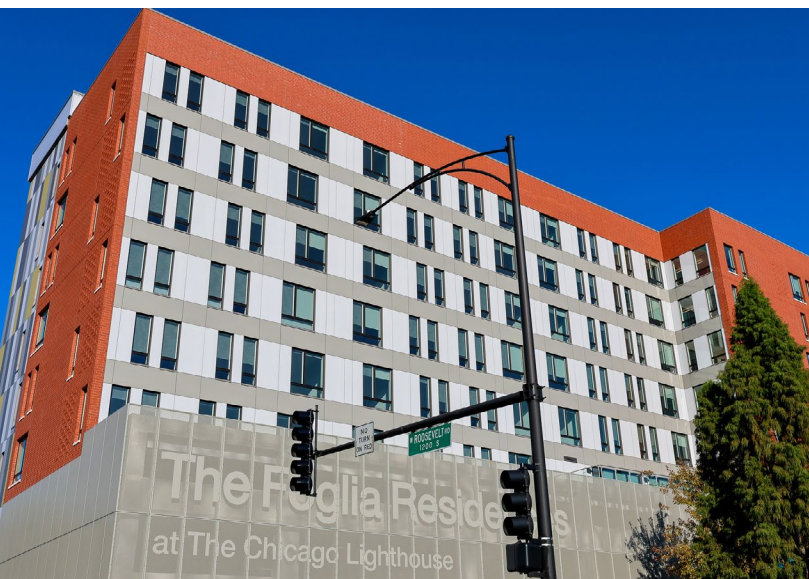
The Foglia Residences Completed in Chicago

Construction is completed at The Foglia Residences for clients Brinshore Development and The Chicago Lighthouse. Located in Chicago's Illinois Medical District, the development incorporates 76 affordable apartments for residents who are blind, visually impaired, disabled, and veterans. The development is the first Low-Income Housing Tax Credit building in the nation for the blind community.

Units are offered in studio, one-, and two-bedroom floorplans. Features include solid surface kitchen countertops for added durability, appliances with front controls and tactile operation, dimmable lighting, contrasting flooring, and contrasting finishes for the appliances, cabinets, and countertops.

To make the residence fully accessible, the common areas offer contrasting colors, lit braille unit signage, handrails on both sides of the corridors, braille wallpaper, braille numbering on the mailboxes, and accessible elevators with audible signals.

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



SOUTHEAST REGION

OSLO Luxury Apartments Completed in Fairburn, Georgia

McShane completed the construction of OSLO, a 288-unit multi-family complex in Fairburn, Georgia, for repeat client South City Partners. The development integrates five three- and four-story garden-style buildings with stone and fiber cement siding.

Units boast open-concept layouts with one to three bedrooms. Apartment features include shaker-style cabinets with granite countertops and French-door refrigerators in the kitchens, and tile tub/shower surrounds in the bathrooms. Each unit provides vinyl plank flooring in the common areas and carpeted bedrooms.

With more than 7,000 square feet of amenity space, residents can enjoy a heated saltwater pool, fitness center, clubroom, pickleball courts, dog park, pet spa, and walking trail. Additionally, the development offers 4,000 square feet of retail space.

> 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

Brian Wood - Vice President SE Operations

As Vice President SE Operations, Brian oversees all operational matters for McShane's Southeast Regional Office in Auburn, Alabama.

Brian joined McShane in 2011 as a Project Engineer. Since then, he has served in a variety of roles and managed the construction of more than 20 projects in the multi-family, senior living, student housing, and mixed-use sectors.

One of his most memorable projects that he has worked on is The Edge, a 289-bed off-campus student housing residence near Iowa State University.

Brian's favorite part of working for McShane is being part of a family-owned business that values its people and treats them fairly and with respect, and where integrity is of the greatest importance to leadership.



SOUTHWEST REGION

Manor Scottsdale Completed in Scottsdale, Arizona

Located in Scottsdale, Arizona, Manor Scottsdale is a 286-unit apartment complex recently completed for Related Group.

Offered in one- to three-bedroom layouts, units boast sleek quartz countertops, smart home technology, and private balconies. The building offers 32 penthouse apartments, 19 apartments with mountain views, and 24 Kosher apartments.

Amenities include a state-of-the-art fitness center with yoga and spin rooms, a wellness center with a sauna, a club room with a kitchen, and a game room with an arcade and golf simulator. Outside, residents can enjoy a resort-style swimming pool, grotto, and summer kitchens, and pet owners can take advantage of the dog park and pet spa. The community also offers electric vehicle charging stations and a smart package room with cold storage.

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



QUICK HITS



New Moms Golf Outing

Members of our Chicago team attended New Moms' first annual golf outing. We're proud to support New Moms on their mission to strengthen families, and we can't wait for next year's outing!



Madison Boat Tour

Our Wisconsin team cruised around Lake Monona together to celebrate the end of a great summer. They enjoyed beautiful views of downtown Madison and a fun afternoon together.



WISCONSIN REGION

McShane Selected to Build 329-unit Multi-Family Development in Madison, Wisconsin

Construction has begun at Lock Lane Apartments, a 309-unit multi-family community in Madison, Wisconsin, for Vermilion Development.

Located adjacent to Tenney Park, the development will integrate two five-story podium-style buildings with a total of 289 units and three two-story townhome buildings with 20 units. The podium buildings will feature four levels of wood framing atop a two-level precast parking garage.

Residents will enjoy balconies, quartz countertops, in-unit washer/dryers, and spacious closets. Many units will offer lake, park, or river views.

Amenities will include large green roof areas, fitness centers, fifth-floor club rooms and common balconies, co-working office spaces, conference rooms, and heated vehicle and bike parking. Additionally, the site will offer a fenced dog run, community gardens, and access to both the lake and riverfront.

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

McShane Leaders Honored with Awards

Our leadership was recognized for their accomplishments with several awards. CEO Molly McShane was honored with The Goldie Initiative's Shero Award.

Molly and President Mat Dougherty were named to Crain's Chicago Business' list of Notable Leaders in Commercial Real Estate.

Tom Beres, Regional VP - Industrial, was named a GlobeSt. Influencer in Industrial, and Scott Hoppa, EVP of Operations, was named an Influencer in Multi-Family.



CELEBRATING 40 YEARS & BUILDING



History of McShane

After graduating with a degree in Civil Engineering from Marquette University in 1968, Jim McShane's career in construction was launched. In 1978, after spending the first decade of his career in Minnesota and Milwaukee, he relocated to Chicago where he identified a lack of design-build construction providers with the capacity to support the sizable corporations that were relocating or expanding in the area. It was upon this idea that Jim founded McShane Construction in 1984 with the goal of offering comprehensive design-build services.

While we have grown significantly since then from a small design-build contractor to one of the top 100 construction firms in the nation, we have never forgotten our roots and are still known for our design-build approach today.



Anniversary Celebrations

It's not an anniversary celebration without a party! Our team members across the country gathered for 40th anniversary parties this summer. Our Midwest team celebrated with a party at the pickle ball courts, our Southwest team enjoyed an afternoon of axe throwing, and our Southeast team members and their families tailgated at an Auburn University football game.

We're so proud to have reached this incredible milestone and are grateful to all of our team members - past and present - who helped us get here!



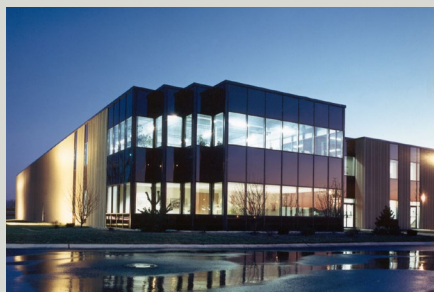
McShane Milestones

1984



Jim McShane establishes McShane Construction.

1985



McShane is awarded its first project - a build-to-suit food processing plant for Mullins Foods.

2000



McShane establishes a Southwest regional office in Phoenix, Arizona. The office's first project is East Gateway Centre, a two-building, 230,000-square-foot office development.

2005



McShane establishes a Southeast regional office in Auburn, Alabama. The office's first project is Park View at Coventry Station, a 166-unit affordable senior living residence.

2018



McShane establishes a Wisconsin regional office in Madison, Wisconsin. The office's first project is The Trotta, a 126-unit apartment residence.

2021



McShane establishes a Nashville regional office. The office's first project is Album Indian Lake, a 138-unit active senior living community.

Then vs. Now

1999

Scott Hoppa at Hewitt Associates Groundbreaking Ceremony



2000

Mat Dougherty and Jim McShane at Company Picnic



2022

Scott Hoppa at Southeast Gateway Open House



2024

Luau-themed Office Happy Hour

Then vs. Now (continued)

2002

J.P. Morgan
Corporate
Challenge



2005

Molly McShane at
Westhaven Park -
Phase I Event



2024

J.P. Morgan
Corporate
Challenge



2023

Groundbreaking
Ceremony for
Westhaven Park -
Phase IID



2005

Molly and Jim McShane
at John B. Sanfilippo and
Son, Inc. Groundbreaking
Ceremony



2005

Tom Beres at Bedford
Park Business Center
Topping Out Ceremony



2022

Molly McShane at
The Foglia Residences
Groundbreaking
Ceremony



2022

Mat Dougherty,
Molly McShane, Jim
McShane, and Tom
Beres at Digi-Key
Electronics Grand
Opening



2006

Jason Breden and
David Rintz at 520
S. Washington Ribbon
Cutting Ceremony



2011

Volunteer Night
at Greater Chicago
Food Depository



2023

Jason Breden, David Rintz,
and Mat Dougherty at
Holiday Party



2024

Volunteer Night at
Feed My Starving
Children

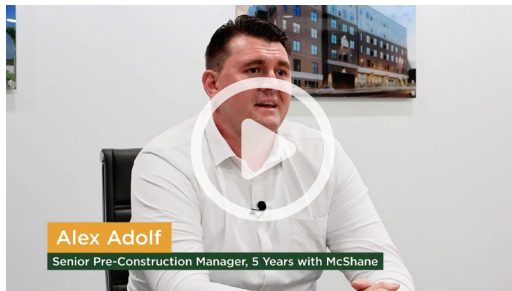


Team Member Stories

As part of our 40th anniversary celebrations, we asked our team members to describe their experiences at McShane and what The McShane Way means to them.

Click on the videos to hear what they had to say.

GROWTH



We believe in growth not just for the company, but also for our team members.

FAMILY



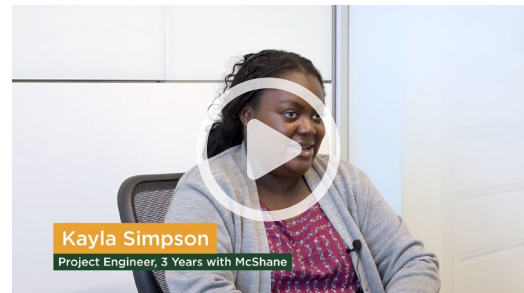
Family is an integral part of the culture at McShane and our team members' families are important to them, which means they're important to us.

PEOPLE



Our culture is defined by our people, and they have fostered a collaborative environment that makes McShane a fun, supportive place to be.

INTEGRITY



Integrity comes first and foremost in all our relationships. Our team members are expected to do the right thing, every time.

EMPOWERMENT



We empower our team members to grow and succeed, and we celebrate their achievements together.

LEADERSHIP



Building a great team starts with great leaders. Our team is what makes the organization successful, and our leaders ensure they thrive on both personal and professional levels.

PERSPECTIVES



Our values are the cornerstone of our business. They have guided us to success over the past 40 years and are paving the way for a promising future.

FEATURED PROJECTS



ALANNA
Phoenix, AZ

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



BUILD-TO-SUIT INDUSTRIAL
Wisconsin

This build-to-suit industrial building will feature 372,000 square feet of manufacturing and distribution space on a 25-acre site.



CENTRAL INDUSTRIAL CENTER
Stockton, CA

Recently completed in Stockton, California, this three-building speculative development offers nearly 1.1 million square feet of industrial space.



ELLISON COOL SPRINGS
Franklin, TN

This mixed-use community will integrate three buildings offering 332 apartments and 15 ground-floor commercial units near Nashville.



NOLLIE
Tempe, AZ

This 219-unit luxury multi-family development was recently completed in Tempe, Arizona, and offers 6,000 square feet of amenity space.



OPTIMA MALLARD CREEK
Charlotte, NC

Construction is nearing completion at this 347-unit apartment community that incorporates five apartment and 10 townhome-style buildings.



WESTHAVEN PARK IID
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.

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