



CENTRAL INDUSTRIAL CENTER
Stockton, CA

McSHANE
CONSTRUCTION
C O M P A N Y

COMMONGROUND



TOM BERES, PE
Regional Vice President — Industrial

Spring 2025 What's Inside

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How Pre-construction Helps Mitigate Change

It is crucial to manage change in construction to ensure it does not negatively impact a project's budget or schedule. Pre-construction services play a vital role in this by identifying opportunities to improve efficiency, optimize costs, and streamline construction before any physical work begins.

Pre-construction is more than just planning. By performing value engineering, we find better ways to build and select the most efficient systems to avoid unnecessary costs or delays once construction begins. During the review of early architectural conceptual plans, our experienced pre-construction teams assess potential design alternatives and make recommendations that align with project goals.

An example of this is a multi-story manufacturing facility that was initially designed as an all-precast structure. Through pre-construction analysis, it became evident that switching to a structural steel system would not only be more cost effective but would also speed up the installation process. By making this adjustment early, our client saved tens of millions of dollars and significantly reduced the project timeline. This proactive approach added immense

value at little to no additional cost during pre-construction.

For build-to-suit clients, pre-construction services are particularly beneficial because they allow for a customized approach that aligns with the specific operational needs of the business. Whether it's new construction, a build-out within an existing building, or an expansion of an existing space, understanding these needs from the outset ensures the building is tailored to support business objectives, thereby reducing costly revisions later in the construction process.

Ultimately, pre-construction mitigates change by ensuring value-driven alternatives are identified and informed decisions are made early in the development process. The result is schedule and cost savings, enhanced project efficiency, and buildings optimized to meet businesses' long-term needs.

Tom Beres
Regional Vice President — Industrial

MIDWEST REGION

Redwood Crystal Lake Completed in Crystal Lake, Illinois

Construction is completed at Redwood Crystal Lake, a new neighborhood of 124 single-story apartments in Crystal Lake, Illinois, for client Redwood Living, Inc.

The community integrates 25 single-story townhome-style buildings with four to six units each. The wood-frame homes showcase attractive facades of vinyl siding and stone veneer.

Each apartment offers a spacious two-bedroom, two-bathroom open concept floor plan complemented by a private attached two-car garage and a personal patio. High-end finishes and features include stainless-steel appliances, granite countertops, luxury vinyl-tile flooring, and full-size washer/dryer hookups.

On-site amenities are comprised of thoughtfully designed green spaces, pet waste stations, and designated guest parking.

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



SOUTHEAST REGION

McShane Selected to Build 461-unit Apartment Community in Greenville, South Carolina

Construction is underway at District South, a 461-unit multi-family community in Greenville, South Carolina, for repeat client Flournoy Development Group.

The development will integrate five four-story apartment buildings that include 13 retail spaces, 12 townhome buildings, and three carriage home buildings. The wood frame buildings will feature facades of fiber cement lap siding, panels, brick, prefabricated metal canopies, and standing seam metal roofs.

Community amenities will include a grab-and-go market, state-of-the-art fitness and wellness center, fully supplied hobby room, dog park and pet spa, car wash, and more. Residents will also enjoy a resort-style swimming pool, pool courtyard, and outdoor grilling and entertainment areas.

Units will be offered in one- to three-bedroom layouts, boasting quartz countertops throughout, stainless steel appliances, and luxury vinyl plank flooring.

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

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FEATURED TEAM MEMBER

Ellen Hilgendorf, Vice President — Finance

Ellen joined McShane nearly 30 years ago in June 1995, making her our longest-tenured employee.

As Vice President – Finance, she oversees the financial management and accounting functions for McShane nationally and manages firm relationships with outside financial entities from our Corporate Headquarters office in Chicago.

Ellen has been instrumental in the implementation of new procedures and strategies to accommodate our growth over the past three decades.

She is a graduate of University of Illinois at Urbana-Champaign where she earned a Bachelor of Science in Accounting and DePaul University where she received a Master of Business Administration in Finance.



SOUTHWEST REGION

Northbend Completed in Tempe, Arizona

McShane completed the construction of Northbend, a 310-unit community featuring three garden-style apartment buildings in Tempe, Arizona, for repeat clients Banyan Residential and Milhaus.

The property offers generous amenity space, including a resort-style pool and sun deck, a fully equipped fitness center and yoga studio, a trading post with outdoor equipment loans, and outdoor spaces such as a courtyard with fire pits, an entertainment lawn, and a dog park.

Each unit boasts an open-concept floor plan complemented by nine-foot ceilings and large windows. Residents can choose from multiple finish options and will find high-end features such as large kitchen islands, quartz countertops, stainless-steel appliances, wood-style flooring, and designer light fixtures.

A small number of live-work units on site provide separate store-front style entrances for small business owners.

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



QUICK HITS



Chicago Team Bowling Night

Our Chicago team hit the lanes for a fun evening of bowling. Congratulations to President Mat Dougherty, Project Engineer II Zac Bishop, and Intern Graham Pierce for taking home the top three scores!



Volunteering at Feed My Starving Children

Our Southwest team volunteered at Feed My Starving Children where they packed meals for hungry children around the world. We're grateful for the opportunity to work together as a team and serve children in need.



WISCONSIN REGION

Construction Underway at The Apiary in West Allis, Wisconsin

McShane was selected by client Land by Label to build The Apiary, a two-building, 248-unit apartment development in West Allis, Wisconsin.

The property will feature two podium-style buildings with four stories of wood framing atop a two-story parking garage with one subgrade level. A two-story amenity space will connect the two buildings. The buildings' exteriors will integrate a mix of brick, exposed concrete, and wood-tone Hardie board.

Within the two-story amenity space, residents will have access to a clubroom, concierge, sports bar, fitness center, and golf simulator. Outside, a courtyard will house a swimming pool and grill area.

All units will feature stainless-steel Whirlpool appliances, quartz countertops, tile backsplashes, luxury vinyl plank flooring in the common areas, and carpeted bedrooms.

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



Celebrating Women at McShane

March holds both Women's History Month and Women in Construction Week, giving us an opportunity to celebrate the incredible women across our company. In Auburn, our team enjoyed an afternoon of candle making, while our Chicago and Madison teams marked the end of Women in Construction Week with a luncheon.





AZURA MUKWONAGO
Mukwonago, WI

This 72-unit senior living residence will feature two assisted living buildings and one memory care building along with an array of amenities.



BUILD-TO-SUIT INDUSTRIAL
Wisconsin

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



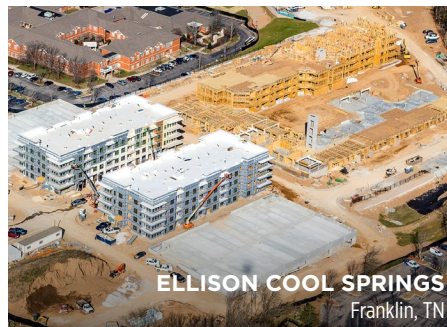
CROSSING POINTE
Union City, GA

Located near Atlanta, this affordable senior living residence will offer 80 one-bedroom, one-bathroom units.



DISTRICT EASTSIDE
Greenville, SC

This 262-unit multi-family community will integrate five four-story buildings and 8,000 square feet of amenity space.



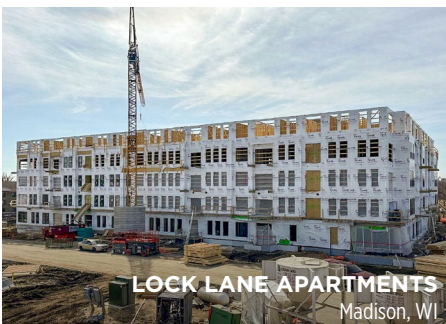
ELLISON COOL SPRINGS
Franklin, TN

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



LIVANO AVONDALE
Avondale, AZ

This recently completed luxury apartment residence features 316 units with high-end finishes and best-in-class amenities.



LOCK LANE APARTMENTS
Madison, WI

Located adjacent to Tenney Park in Madison, this development will incorporate 289 apartment units across two podium-style buildings.



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.



WESTHAVEN PARK STATION
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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