



Volume 12
Issue 1



Common Goals – Choosing the Right Contractor



Stimulus Package

A report from the U.S. House of Representatives released on January 15, 2009, outlines a brief synopsis of construction-related spending that is anticipated as part of the stimulus proposal. The amount that has thus far been identified exceeds \$160 billion and would extend across a broad range of construction programs among numerous federal departments and agencies.

A summary of the departments and a few examples of the proposed construction-related stimulus relief are as follows:

Transportation: The Department of Transportation is earmarking \$30 billion for highways; \$3 billion for airports; \$1.1 billion for passenger rail; \$2 billion for infrastructure improvements; \$1 billion for capital investments; and \$4.5 billion to the Army Corps of Engineers for civil construction, operation and maintenance.

Defense/Veterans: Facility improvements totaling \$4.5 billion for energy-efficiency

The world has dramatically changed in just a few short months, although the underlying elements of that change had been brewing for some time. In the real estate and construction industries, we have been working over the last five years toward implementing record amounts of transactions and putting into place sizable volumes of construction work. Although those days are fading, we find that sound decision-making at any point throughout the ups and downs of the economy will typically yield a less risky outcome in both the short- and the long-term process of a construction project.



Jeff Raday, President
McShane Construction

Particularly during economic uncertainty, choosing relationships is essential to form a solid base for your next construction undertaking. From investment

upgrades, medical facilities, barracks, and facility 'sustainability' projects; \$3.75 billion for Department of Defense hospitals and ambulatory surgery centers; troop housing and child care centers total \$1.55 billion with additional expenditures also identified. **Housing/HUD:** \$5 billion for the public housing capital

partners to lenders, from architects to contractors, a careful evaluation of the fundamental strength of a company needs to be ascertained.

As a member of The McShane Companies, I am pleased to outline the essential advantages and strengths that are offered by the firm's two construction entities – McShane Construction Company and Cadence McShane Construction. As we celebrate our 25th year anniversary in 2009, we collectively have spent that last quarter century diligently working toward providing our clients and owners with a solid and reliable source as a construction services provider. It is also a testament to our organization that the members and affiliates of the Chicago Chapter of NAIOP selected McShane Construction as its Contractor of the Year in both 2007 and 2008. (See story below.)

As professionals in the delivery of a wide variety of construction projects within almost every market within the commercial sector, we offer the following advantages and assets to our owners and clients:

- Financially strong and stable firm
- Sizable bonding capacity
- Outstanding insurance/safety programs
- 25 years of proven performance
- Strong subcontractor selection program
- Experience in taking over existing projects

These attributes, together with our depth of seasoned construction experts and our dedication to the success of our client's projects, set McShane Construction and Cadence McShane apart from the competition.

We are prepared to contribute our expertise and experience toward meeting the goals of your upcoming construction project and look forward to the opportunity to become part of that successful enterprise. □

fund and the repair and construction of public housing; elderly, disabled, Section 8 housing and energy retrofits total \$2.5 billion; \$1 billion for Community Development Block Grants; and \$4.19 billion for neighborhood stabilization funds.

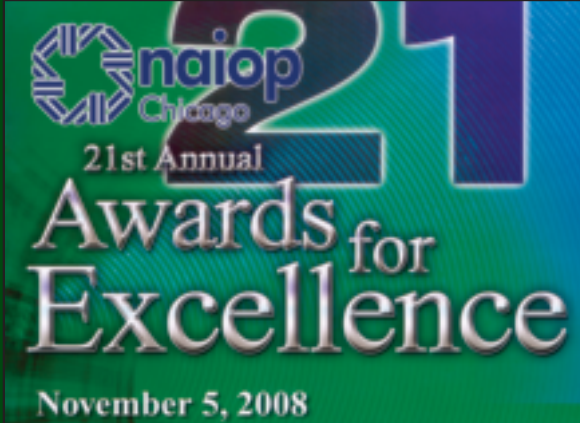
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Members of NAIOP Chicago Choose McShane Construction Company as General Contractor of the Year

The Annual Awards of Excellence conducted by the Chicago Chapter of the National Association of Office Properties (NAIOP) is always filled with anticipation since real-time voting for the winners takes place by each guest during the event. In November 2008, over 1,000 members of Chicago's commercial real estate industry were in attendance at Chicago's Navy Pier to cast their votes for the winners of the prestigious Awards of Excellence program in support of Children's Memorial Hospital. McShane Construction Company had previously received the 2007 General Contractor of the Year and had earned a finalist position in the 2008 competition. When the award category was called, the three finalists were presented followed by live voting via wireless remote control. Within seconds, the results were in and McShane Construction was named the 2008 General Contractor of the Year. This award is particularly significant to McShane Construction since it represents the opinions of colleagues, clients and competitors in Chicago's vast commercial real estate community. We wish to express our thanks and appreciation to the guests who supported our receipt of this prestigious award. □



Congratulations

McShane Completes LEED™-Certified Public Works Facility for the City of Naperville

A ribbon-cutting ceremony was recently held to dedicate the new 213,067 square foot Public Works Service Center completed on behalf of the City of Naperville, Illinois. Located on a 22-acre site at 180 Fort Hill Drive, the new facility was designed and constructed to meet LEED™-certification requirements. The design of the attractive facility features a clerestory space above the roofline of the reception area and a curved roofline above the employee entrance. Areas for administrative and office functions, fleet services and operations, heated and unheated storage areas, welding, paint and sign shops were completed. The archival storage and administrative offices for the historical Naper Settlement were also incorporated into this new facility. The assignment included the construction of an on-site salt dome. To meet the requirements for LEED™-certification, McShane Con-



A formal ribbon cutting ceremony and dedication for the new 213,067 square foot, LEED™-certified City of Naperville's Public Works Service Center located at 180 Fort Hill Drive in Naperville, Illinois was recently conducted to celebrate the opening of this essential municipal facility in advance of Chicago's challenging winter season.

struction recycled stone and asphalt from the site and reused those materials in driveways, sidewalks and site improvements. The construction also incorporated low-flow water fixtures, abundant natural light and landscape planning that integrated native plants to diminish excessive run-off. Through its state-of-the-art design, the building has enabled the Naperville Public Works Department to gain even greater efficiencies in delivering critical services to the residents of this large suburban community. Notwithstanding 97 days of inclement weather throughout the

project schedule, McShane Construction together with project architect, Areté 3, completed this sizable project on-time and within budget. □

Phase One of 101 Medical Office Ready for Occupancy in Phoenix

Design/builder, McShane Construction recently completed the new 101 Medical Office Center located at Thomas Road and 91st Avenue in

Phoenix, Arizona. The new Class A, four-story, 80,000 square foot medical office facility is strategically located within the 138-acre Algodón Medical Office Park and is directly across from the Banner Estrella Medical Center, a 214-bed non-profit acute care community hospital that serves this growing area. McShane constructed the 101 Medical Office Center with a steel frame and ribbon glass and honed block accents and wings that lend a modern appeal. The facility features two main building entrances joined by a common lobby featuring an attractive two-story atrium. The medical office suites can be customized to suit a variety of medical practices and are available in a range of sizes from 2,000 square feet to full-floor suites of 20,000 square feet. The Orcutt/Winslow Partnership provided the architectural services for this premier medical office center developed through a partnership between McShane Development Company and Buchanan Street Partners. For more information on the 101 Medical Office Center, kindly visit the building's website at www.101medicalofficecenter.com. □

McShane Construction Selected for Casa Maravilla Senior Living Residence

McShane Construction is preparing to break ground this Spring on the new five-story, 70,000 square foot Casa Maravilla located at 2021 S. Morgan Street in the Pilsen neighborhood of Chicago, Illinois, a development of not-for-profit affordable housing developer, The Resurrection Project. McShane is currently completing Casa Morelos located at 2015 S. Morgan Street in Chicago on behalf of The Resurrection Project that is scheduled for completion in Summer 2009. The new Casa Maravilla multi-family apartment residence will provide affordable housing for seniors living in the surrounding neighborhood. The residence will consist of 73 studios, one-, and two-bedroom rental units and will include amenities such as dining space, community room, therapy room, library and recreation room. The exterior will feature stone and brick masonry with elements such as metal panel cornices and entryways adding architectural appeal and interest. Casa Maravilla is registered with the Chicago Green Homes program, a city-operated permitting system fostering environmental construction and design practices. Casa Maravilla will contain a green roof, geothermal HVAC system, eco-friendly elevator structure, weather-resistant windows, ENERGY STAR appliances and permeable pavement. Weese Langley Weese is providing architectural services for the project that will be completed in June 2010. □



McShane Construction will break ground this Spring on the new five-story, 73-unit Casa Maravilla senior living residence located at 2021 S. Morgan Street in Chicago, Illinois, on behalf of not-for-profit affordable housing developer, The Resurrection Project, with completion scheduled for June 2010.

McShane Construction Company
9550 W. Higgins Road, Suite 200
Rosemont, IL 60018
847.292.4300
847.292.4310 fax
e-mail: mcccchicago@mcshane.com

McShane Construction Company
2850 E. Camelback Road, Suite 325
Phoenix, AZ 85016
602.508.6166
602.508.6167 fax
e-mail: mcccphoenix@mcshane.com

McShane Construction Company
1943 S. College St., Suite A
Auburn, AL 36832
334.887.8181
334.887.8087 fax
e-mail: mccsoutheast@mcshane.com

McShane Construction Company
2040 Main Street, Suite 175
Irvine, CA 92614
949.222.1000
949.222.9001 fax
email: mccsocial@mcshane.com

Gilbane Development Selects McShane Construction for 82,000 S.F. BTS

Gilbane Development Company has selected McShane Construction Company's Phoenix, Arizona office to construct an 82,000 square foot build-to-suit office facility in Chandler for Orbital Sciences. This Class A, LEED™-registered building will accommodate the expansion needs of Orbital Sciences Corporation (NYSE: ORB), one of the world's leading space technology companies. McShane Construction's design/build assignment consists of a three-story, state-of-the-art office facility along with a two-story parking structure. Designed to Orbital's unique specifications, the contemporary office facility will be constructed to meet LEED™ certification standards. The project will be constructed with a post-tensioned concrete frame and glass curtain-wall enclosure. Additional design characteristics, such as abundant natural interior light and a reclaimed water irrigation system, will contribute toward the project's LEED™ certification upon completion in August 2009. The interior space planning provides for 322 offices connected via a walkway to Orbital Sciences' existing adjacent campus located at 3380 S. Price Road in Chandler. Torben Arend of Gilbane Development Company is the Development Manager for the project while Susan LaGanke of CB Richard Ellis is serving as Project Manager. Dallas, Texas-based Gromatzky Dupree and Associates is providing the architectural services for the project. □



The Phoenix office of McShane Construction has been selected by Gilbane Development Company to construct an 82,000 square foot, Class A, LEED™ build-to-suit office facility in Chandler, Arizona on behalf of Orbital Sciences Corporation with completion slated for August 2009.

McShane Completes Springs at Mountain View for Continental Properties

The southeast regional office of McShane Construction recently completed the new Springs at Mountain View apartment complex located in Antioch, Tennessee, a rapidly growing suburb located just outside of Nashville. Working on behalf of developer, Continental Properties Company, Inc., the 411,669 square foot

complex is comprised of 21 various residential buildings that provide 336 apartment units. The design of each residential building incorporates a variety of one-, two-, and three-bedroom apartment configurations. The Springs at Mountain View construction assignment also included the completion of a fully-featured clubhouse incorporating a business center, conference facilities, laundry room, exercise room, and multi-purpose room complete with a kitchen and stacked stone fireplace. McShane Construction's project team also completed all site land-



McShane Construction recently completed a highly-specialized tenant suite on behalf of Suburban Surgical Care Specialists, S.C., one of the Chicago area's most prominent bariatric and surgical practice teams, at the Prairie Pointe Medical Office Center at Prairie Stone in Hoffman Estates, Illinois.

scaping and the construction of 147 integrated garage spaces, as well as additional surface parking. MSA Architects, Inc. provided the architectural services for this large residential rental assignment. □

Premier Medical Practice Takes Occupancy at Prairie Pointe Medical Office Center

The Rosemont office of McShane Construction recently completed a highly-specialized tenant suite on behalf of Suburban Surgical Care Specialists, S.C., one of the Chicago area's most prominent bariatric and surgical practice teams. Located at 4885 Hoffman Boulevard, Suite 400 at the Prairie Pointe Medical Office Center situated within Prairie Stone at 1-90 and Route 59 in Hoffman Estates, Illinois, the medical office suite incorporates the latest technology and materials available for today's medical practitioners. The Suburban Surgical Care Specialists, S.C. office suite occupies over 8,000 square feet incorporating state-of-the-art patient examination and treatment rooms, spacious and comfortable lobby and patient areas, medical records and diagnostic areas together with private physician offices. This four-doctor surgical practice specializes in a wide variety of surgical procedures including bariatric surgery and has been practicing within Chicago's northwest suburbs for over 40 years. For additional information regarding lease or purchase opportunities at this Class A medical office facility, visit the building's website at www.PrairiePointeMedical.com. □

Feature Department

Projects in Progress



RED OAK HIGH SCHOOL – RED OAK, TX



ALOFT HOTEL BOLINGBROOK – BOLINGBROOK, IL



WEST POINTE CENTER – HOUSTON, TX



MORI SEIKI U.S.A., INC. – HOFFMAN ESTATES, IL

Pictured are current projects under construction by McShane Construction and Cadence McShane that include build-to-suit, design/build and general construction projects for the warehouse, distribution, office, healthcare, multi-family, hospitality and educational markets.



AFFINITY HEALTHCARE – BUFFALO GROVE, IL



SPRINGS AT MOUNTAIN VIEW – ANTIOCH, TN



CLAYPOINT DISTRIBUTION PARK – HOUSTON, TX



CITY NORTH AT SUNRISE RANCH – AUSTIN, TX

CONTINUED FROM FRONT PAGE Stimulus Package

Schools: A school modernization, renovation and repair program totaling \$20 billion, including \$14 billion for K-12 schools and \$6 billion for higher education.

Energy: An \$11 billion investment in the nation's power grid; an \$8 billion appropriation for renewable energy and transmission loan guarantees; and \$8.4 billion in energy efficient and renewable energy grants, among others.

Other Buildings: The GSA will be allocated \$7.7 billion for federal building energy efficiency and conservation programs and \$1 billion for new border stations; \$1.7 billion for National Park Service infrastructure maintenance and additional public building renovations and improvements.

Health and Human Services: Over \$1 billion will be apportioned to new or expanded community health centers; the Centers for Disease Control allocated \$462 million for modernization; and \$1.5 billion toward expanding research facilities and other

buildings on behalf of the National Institutes of Health.

Water and Environment: The EPA Clean Water and Drinking Water SRFs (State Revolving Funds) allocation of \$8 billion; a \$4.5 billion allocation to the Army Corps of Engineers for new construction, operations and maintenance.

The upcoming months will provide enlightenment on the final direction of the nation's monumental stimulus package. As citizens and as members of the nation's real estate and construction industries, we look forward with anticipation that

these actions will provide the necessary strengthening of our nation's economy so that we can each look forward to a bright and prosperous future. □

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McShane Construction Company
9550 W. Higgins Road, Suite 200
Rosemont, IL 60018
847.292.4300
847.292.4310 fax
www.mcshane.com
www.cadencemcshane.com