



Common Goals – An Education in Student Housing



Alternative Energy Systems

Today's owners have several choices when considering energy systems for facilities. Geothermal, solar, wind, hydropower and biomass all represent exciting new ways to maximize energy savings to support the heating, cooling and electricity for new or existing facilities. Although only 8% of the nation's total energy comes from renewable sources, that number is increasing, according to the U.S. Energy Information Administration. Several government programs offering tax breaks and subsidies for the installation and use of these energy systems are furthering their implementation.

Underground Energy Source

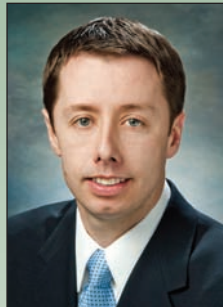
More clients are taking advantage of the benefits of geothermal systems over traditional HVAC systems. Geothermal systems work by utilizing pumps to capture the Earth's underground energy, and an exchange system then facilitates the heating and cooling of a building. The owner should plan to absorb the full cost of

With enrollment in higher education at an all-time high, the need for student housing has never been greater. Existing facilities are becoming outdated as students' requirements have become more sophisticated in terms of technology and amenities. McShane Construction is positioned to address the needs of our clients in a diverse set of product types and geographical markets, including the student housing segment, representing a growing market segment within the commercial contracting community.

Learning Curve

Traditionally, the on- and off-campus demand for student housing has been met by the

educational institution or by small local property owners in the vicinity of the campus. This traditional model is being challenged due to the fiscal distress hitting most states in our nation. The ability and desire for institutions to develop and manage student housing is on the decline. Now, more than ever, institutions are focusing available capital on their core business function - education. This shift in the student housing delivery model has opened the door for private developers to step in



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Director of Business Development

as the experts to satisfy the housing demands of the institution. **Public-Private Partnership** Private developers are meeting this demand with either well-located property near campus or through the emerging use of the public-private partnership (P3) development platform. In the P3 model, the university will provide a ground lease to the devel-

oper that is typically around 50 years in length. In turn, the developer will develop and manage a housing product to meet the university's need for housing. This partnership allows each of the parties to concentrate on their core business functions while being complemented by the other team members' strengths.

The McShane Expertise

In developing these teams and partnerships, it's essential that an experienced construction firm is brought in early to assist in the feasibility analysis, scheduling, code interpretation, logistics and constructability of the student housing development. As a highly experienced multi-family and higher educational contractor, our team understands the unique demands of student housing development and construction and will add value to your new or existing student housing development. □

the system up front, which is more than a traditional system, but initial costs are typically recovered within five to ten years. Partial tax credits are also available on the initial equipment costs. Also, monthly utility bills are significantly lower with a geothermal system, making it a wise choice for long-term owners.

Ray of Light

Solar energy is extremely valuable due to its abundance and relative ease to harness. A solar conduit essentially captures free electricity from the sun's rays that is then used to provide energy for a facility. Different types of collectors, such as photo-voltaic panels,

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McShane Construction to Design/Build New U.S. Department of Veterans Affairs Clinic in Rockford, IL

In response to the growing demand for additional healthcare facilities to serve our country's veterans, McShane Construction was recently selected to provide design/build services for the 32,950 square foot Rockford Veterans Affairs Outpatient Clinic. A development of W.D. Schorsch Commercial Real Estate, this single-story outpatient clinic will meet LEED™-Silver standards and feature a geothermal heating and cooling system. McShane will construct the facility with tinted precast panels complemented by brick accents and generous window lines. Also constructed will be a reception area and lobby, physician offices, treatment rooms, staff support areas, pharmacy, diagnostic testing capabilities and laboratories. The Rockford VA clinic will offer integrated primary care and mental health services, physical therapy, clinical pharmacy, podiatry, women's health, basic radiology and an on-site laboratory. Marasco & Associates, Inc. is providing the architectural services for this extensive medical facility assignment that will reach completion in early 2012. □



Continental Properties, Inc. Awards McShane 316-Unit Apartment Complex in Iowa

McShane Construction was recently awarded the new 316-unit Springs at Bettendorf apartment community on behalf of developer Continental Properties, Inc. The assignment represents McShane's sixth project for this active, highly-respected commercial developer. The large multi-family rental complex will be situated on an 18-acre site located in Bettendorf, Iowa. The development includes 15 separate two-story residential buildings and clubhouse totaling 357,000 square feet of new construction. The complex will offer tenants a selection of studios, one-, two- and three-bedroom units. Several of the residential units will also include exterior porches on the ground floor level. The interior of each residence will include hardwood floors, a washer/dryer and modern finishes. Two buildings will be marketed as "concierge buildings" and feature units that include luxury upgrades, such as granite counters and additional high-end finishes. The complex will also offer a swimming pool, sun deck, a clubhouse complete with a fitness center and Internet café, and a maintenance building/car wash. Charlan, Brock and Associates is providing the architectural services for Springs at Bettendorf, which is scheduled for completion in October 2012. □

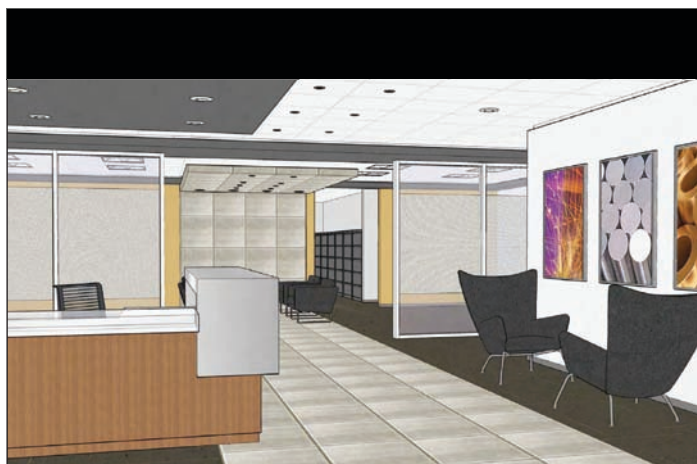


Continental Properties, Inc. has selected McShane Construction to complete its new 316-unit Springs at Bettendorf apartment complex in Bettendorf, Iowa that includes 15 two-story residential buildings together with a fully-featured clubhouse.

A. M. Castle & Co. Selects McShane for Headquarters Assignment

A. M. Castle & Co. has selected McShane Construction Company for the construction of a 38,638 square foot tenant suite that will house its new corporate headquarters. A. M. Castle & Co. is a unique metals and plastics company and foremost provider of specialty products, services, and supply

chain solutions that operates over 55 locations throughout North America, Europe and Asia. The firm is moving its office headquarters from Franklin Park, Illinois to a tenant suite located within a three-story, 89,061 square foot office building situated at 1420 Kensington Road within The Crossings business park in Oak Brook, Illinois. The Class A office building will provide high-end finishes and amenities while the new customized office space for A. M. Castle & Co. will incorporate a contemporary and efficient environment for its employees. Jane Robins, Vice President,



A. M. Castle & Co.'s new 38,638 square foot office headquarters suite in Oak Brook, Illinois will be completed on a design/build basis by McShane Construction and incorporate contemporary design elements with modern technology and employee amenities.

Arthur J. Rogers & Co., represented A. M. Castle & Co. in the office lease transaction. Archideas, Inc. is providing the architectural services for this headquarters office assignment. □

Scannell Properties, Inc. Selects McShane for 215,500 S.F. FedEx Facility in Norcross, GA

Utilizing its expertise in providing construction services for a number of FedEx facilities throughout the country, McShane Construction was recently selected to complete a new facility in the southeast region. Scannell Properties, Inc. has engaged McShane Construction to provide design/build construction services for the new 215,500 square foot, single-story warehouse and package distribution center for FedEx to support its expanding ground operations. The facility will be situated on a 32-acre site in Norcross, Georgia, located approximately 20 miles northeast of Atlanta. The new FedEx project will include 206,500 square feet for package distribution functions and a 9,000 square foot office component and will be constructed utilizing a tiltwall panel exterior. The facility will feature a 32' clear height, 96 external docks and four drive-in doors, in addition to an automated conveyer system for the sorting, loading and distribution of packages. This strategically located building has also been designed for future expansion needs. McShane will complete all associated sitework, including a surface parking lot for 315 cars and 250 trailers. Precept Inc. is providing the architectural services for this sizable distribution assignment that will reach completion in December 2011. □

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Glencroft Selects McShane Construction for New 24-Unit Memory Care Residence

McShane Construction was recently selected to complete Sarah's Place, a new 24-unit senior housing residence on behalf of owner, Glencroft, a provider of senior housing and assisted living facilities. The new 15,000 square foot facility will be located on the existing Glencroft senior living campus situated in Glendale, Arizona and offer personalized, high-level care for individuals suffering from memory loss. The project will feature 60 rooftop solar panels facilitating the use of natural energy in conjunction with traditional energy systems. Salt River Project, one of Arizona's largest utilities, provided a grant for the purchase and installation of the equipment. The complex will utilize wood frame construction and feature an attractive three-coat stucco exterior. In addition to individual living spaces, the common areas that McShane will construct will include a living room, dining



McShane Construction will complete Sarah's Place, a 24-unit memory care facility on the senior living campus of Glencroft in Glendale, Arizona, that will incorporate 60 rooftop solar panels to facilitate the use of natural energy in conjunction with traditional systems.

area, activities center, library, den, beauty shop, two kitchens and several fireplace gathering areas. McShane Construction also recently completed a comprehensive renovation at the Glencroft senior living complex that incorporated upgrades to the facility's dining hall and chapel. Glencroft is home to nearly 700 residents throughout apartments, assisted living facilities and a Medicare-certified care center. The Orcutt | Winslow Partnership is serving as architect for the assignment that is slated for completion in December 2011. □

McShane Completes 394,000 S.F. Suite for Affinia Group

Affinia Group Inc., a global leader within the design, manufacture, distribution and marketing of industrial grade products and services including after-market parts for autos and heavy-duty vehicles, is operating at full speed from its new 394,000 square foot tenant suite

within Building A of the KeyStone West Business Park in Patterson, California. McShane Construction recently completed this specialized space that includes over 386,000 square feet of warehouse operations featuring a sophisticated racking system and motion activated lighting together with an 8,000 square foot office component. Building A, previously completed by McShane Construction as a multi-tenant industrial facility, offers 120 docks, 32' clear height, generous 52' x 50' bays and parking for 90 truck trailers and 348 vehicles. McShane Construction completed the tenant improvements for Affinia to provide the client with access to the facility in mid-December 2010 to allow this active tenant to begin stocking product to expedite and enhance its West Coast distribution operations. Ware Malcomb provided the architectural services for the Affinia Group Inc. tenant suite. The popular KeyStone West Business Park is also home to the new 820,000 square foot build-to-suit facility for W.W. Grainger, Inc. □



FFC Awards McShane Construction New Chicago Fitness Center Assignment

Fitness Formula Clubs (FFC) has selected McShane Construction to complete its new 52,000 square foot FFC West Loop fitness center in downtown Chicago. The luxury fitness club will be located on the ground level and third floor of Presidential Towers at 10 S. Clinton Street in Chicago, Illinois, near the Ogilvie Northwestern Transportation Center. Once completed, FFC West Loop will feature a dramatic new street-level, three-story glass enclosed atrium entry. McShane Construction will complete general cardio and strength training areas, specialty fitness studios, high-end locker rooms, day spa, kids' center, a retail area, café and physical therapy services, in addition to indoor and outdoor swimming pools. This comprehensive construction assignment includes a 31,200 square foot expansion and 20,800 square feet of extensive renovation work to existing space. The new club will incorporate high-end finishes, ceramic tile, aesthetic millwork, sports flooring and several eco-friendly and recycled materials. Antunovich Associates is providing the architectural services for this fast-track assignment that will open for members in Summer 2011. □

Feature Department

Projects in Progress



VALPARAISO UNIVERSITY – VALPARAISO, IN



PHILLIPS SWIFT CREEK APARTMENTS – CARY, NC



FEDEX CORPORATION – CORPUS CHRISTI, TX



EDGEWOOD ELEMENTARY SCHOOL – HOUSTON, TX


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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 industrial, office, multi-family, hospitality, mixed-use, retail and educational markets.



HAMPTON INN & SUITES – MOUNT PROSPECT, IL



FELTON HOMES APARTMENTS - MACON, GA



SANTA FE JUNIOR HIGH SCHOOL – SANTA FE, TX



SENDERA RANCH EAST ELEMENTARY SCHOOL - HASLET, TX

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are used for these various energy purposes, and the cost depends on the type of equipment and location. Several current McShane and Cadence McShane projects throughout the country are utilizing solar power.

Blowin' in the Wind

Another renewable energy source that is rapidly growing is wind power. Wind-generated electricity increased by 61% and 28% in 2008 and 2009, respectively - more than any other renewable energy source in both years. Wind power currently supplies about

1% of the United States electricity needs, but its capacity is expanding rapidly, according to the American Wind Energy Association. As demand for this product increases, so will the need for facilities that produce the wind turbines and associated equipment.

Hydropower

Hydropower refers to using water to generate electricity. A hydroelectric power plant uses a dam to store water. Once the water is released, it flows through a turbine that turns a generator to produce electricity. This process currently accounts for 7% of the nation's electricity.

Biomass

Wood, crops, organic compounds and industrial waste are all important sources of biomass power. The energy from these organic materials is transferred into power by utilizing high-efficiency conversion technologies. Biomass can be used for direct heating, such as burning wood for warmth, for generating electricity or it can be converted directly into liquid fuels, such as ethanol, to meet transportation energy needs.

The benefits of utilizing renewable energy sources are abundant. The professionals at McShane Construction and Cadence McShane can assist in

evaluating opportunities for energy savings techniques that will help save money and reduce energy consumption for either new or existing facilities. □

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