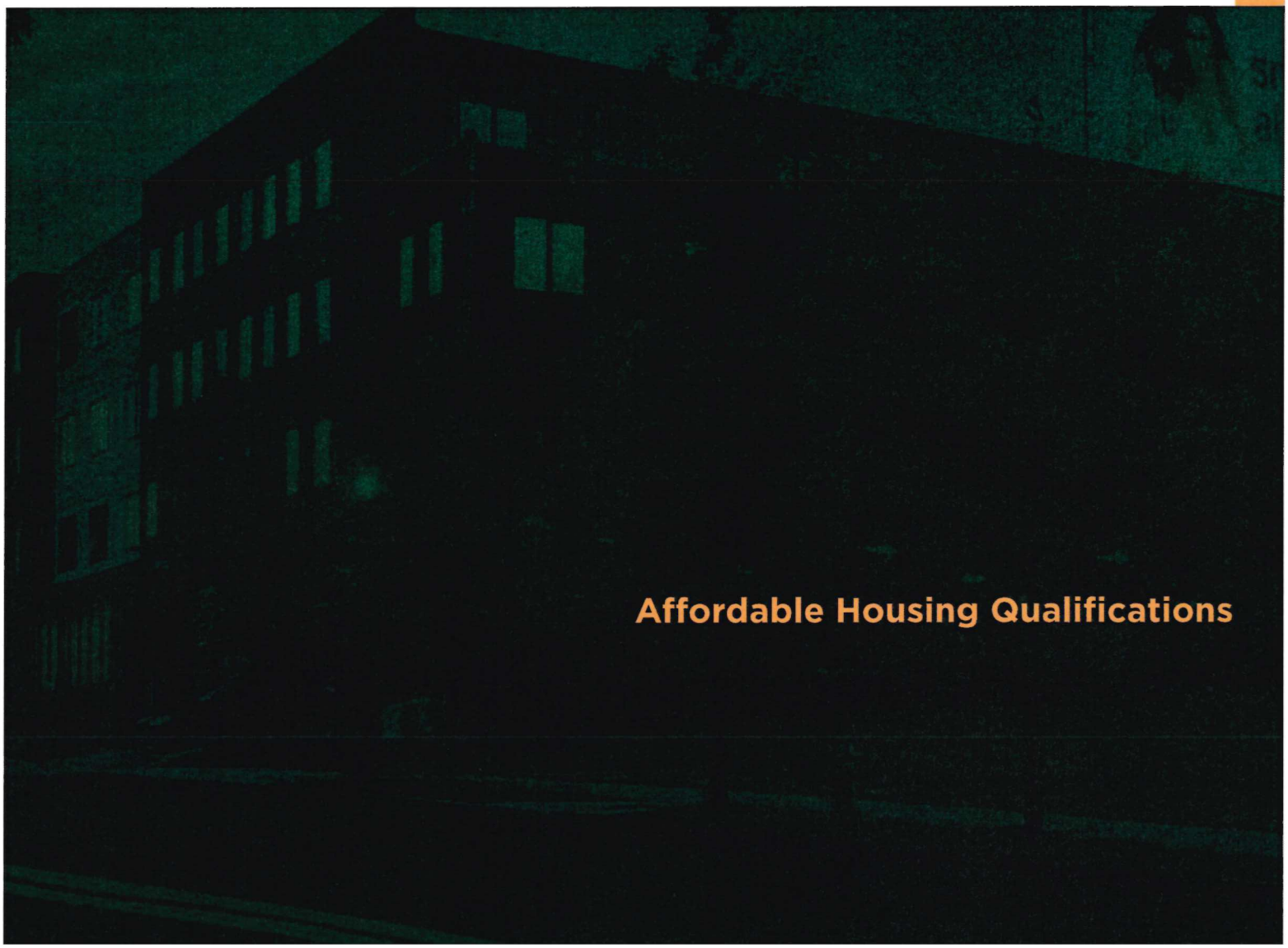


Image of:
Thrive Sweet Auburn
Atlanta, GA

McShane Construction



Affordable Housing Qualifications

1

Firm Background

McSHANE CONSTRUCTION COMPANY

Firm Overview

Founded in 1984 by Jim McShane, McShane Construction Company was built on the values of integrity, empowerment, professionalism, relationships, and family. Over 40 years later, these values still guide the company as we lead the construction industry through consistent and ethical practices as we deliver for our clients.

We are nationally recognized as one of the country's largest construction firms and is headquartered in suburban Chicago with regional offices in Auburn, Alabama; Nashville, Tennessee; Phoenix, Arizona; and Madison, Wisconsin.









We take a partnering approach to our assignments and are committed to forming strong relationships with our clients, design teams, municipalities and local subcontractor communities.



McShane has a reputation as an ethical builder of high-quality facilities. Clients, industry professionals and financial institutions recognize us as a strategic choice for comprehensive construction services based upon our history of delivering results and standing behind our word. Clients have repeatedly returned to us over the years – and decades - since we consistently deliver on our promises.





ENR Engineering News-Record

#3

2024 Top National Multi-Unit Residential Contractors

BUILDING DESIGN +CONSTRUCTION

#4

Top Multi-Family Construction Firms

MFE MULTIFAMILY EXECUTIVE

#7

2024 Top National Multi-Family Builders



McShane Construction Office Location
The McShane Companies Office Location
Licenses and Experience

2

Affordable Housing Experience

McSHANE CONSTRUCTION COMPANY

Project Experience





Thrive Sweet Auburn

Located just east of downtown Atlanta, Thrive Sweet Auburn combines 117 affordable apartment units with 1,000 square feet of ground-floor office space.

Affordable at 30 percent to 80 percent of Area Median Income (AMI), units will be offered in studio, one-, two- and three-bedroom configurations. All units incorporate full kitchens with dishwashers, refrigerators, microwaves and ovens.

The property offers nearly 4,000 square feet of amenity space, including community rooms, wellness rooms, an outdoor pavilion and a community garden. Tenants also have access to 75 parking spaces.

Designed to achieve NGBS Bronze Level Certification, the development integrates a number of sustainable elements.

LOCATION
Atlanta, GA

SIZE
117 Units

CLIENT
Mercy Housing Southeast &
Projects Community Connections

ARCHITECT
Goode Van Slyke Architecture



McSHANE CONSTRUCTION COMPANY

Project Experience





Senior Residences at Mercy Park

Excellence Award - Civic/Institutional Development by Urban Land Institute

McShane Construction Company completed the comprehensive construction services for Senior Residences at Mercy Park, a 79-unit, affordable independent living residence for seniors.

The four-story multi-family development features wood frame construction and includes approximately 4,000 square feet of amenity space encompassing property management, resident services, a fitness center, computer center, sitting rooms and several outdoor seating areas.

Senior Residences at Mercy Park was designed and constructed to meet LEED for Homes Certification.

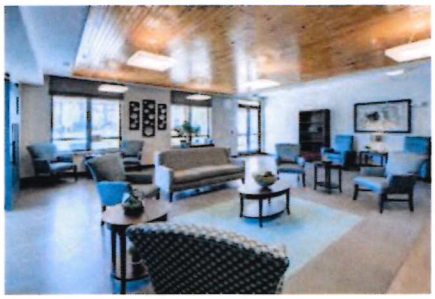
McShane provided all sitework including paving of the parking lot, landscape and hardscape.

LOCATION
Chamblee, GA

SIZE
79 Units

CLIENT
Mercy Housing

ARCHITECT
Smith Dalia Architects



McSHANE CONSTRUCTION COMPANY

Project Experience





Veranda at Assembly

Located in Atlanta, Georgia, Veranda at Assembly offers 100 affordable senior apartments. The development includes a four-story wood frame building with a masonry and siding exterior.

The property offers nearly 3,000 square feet of amenity space including a bistro/café, fitness room, yoga room, and a fourth-floor outdoor terrace.

Units are offered in one- and two-bedroom floorplans and feature granite countertops and luxury vinyl-tile flooring.

LOCATION
Atlanta, GA

SIZE
100 Units

CLIENT
The Integral Group

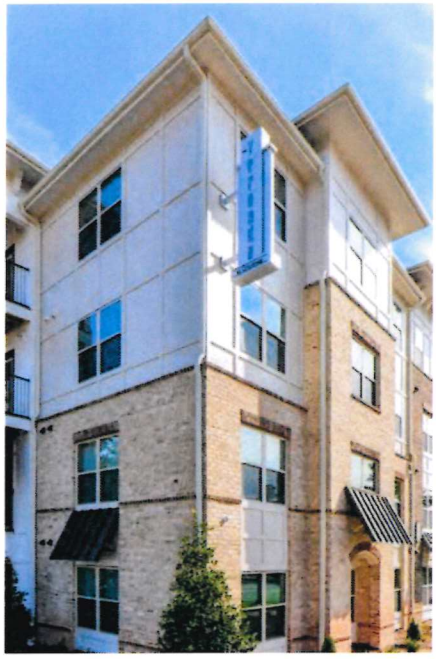
ARCHITECT
Dynamik Design



McSHANE
CONSTRUCTION
COMPANY

Project Experience





Veranda at Groveway

McShane Construction Company and joint venture partner, IBG Construction Services completed Veranda at Groveway, an affordable senior housing residence utilizing HUD 221(d)(4) financing developed by Integral.

The four-story, 109,714-square-foot apartment building features 102 units in one- and two-bedroom floor plans within a wood frame structure wrapped with brick and fiber cement panels.

Veranda at Groveway encompasses numerous shared amenities including a wellness center, yoga/aerobics room, fitness center, business center, game room and sunroom.

Sitework included new green space, trees, lighting, walks, curb, paving and parking for 72 vehicles.

LOCATION
Roswell, GA

SIZE
102 Units

CLIENT
The Integral Group

ARCHITECT
REES Architects



McSHANE CONSTRUCTION COMPANY

Project Experience



Ashley at Scholar's Landing II

The second phase of Ashley at Scholars Landing will offer 212 mixed-income apartments in Atlanta, Georgia. The apartments will boast high-end finishes including stainless steel appliances and granite countertops. Residents will be able to enjoy a clubroom, fitness center, micro-offices, and an activity space. Outside, the property integrates a pool area with cabanas and a walking park. Additionally, residents will have access to a precast parking garage.

The three- and four-story building features an exterior of Hardie siding and brick masonry. The building was designed to achieve EarthCraft Gold Certification.

LOCATION
Atlanta, GA

SIZE
212 Units

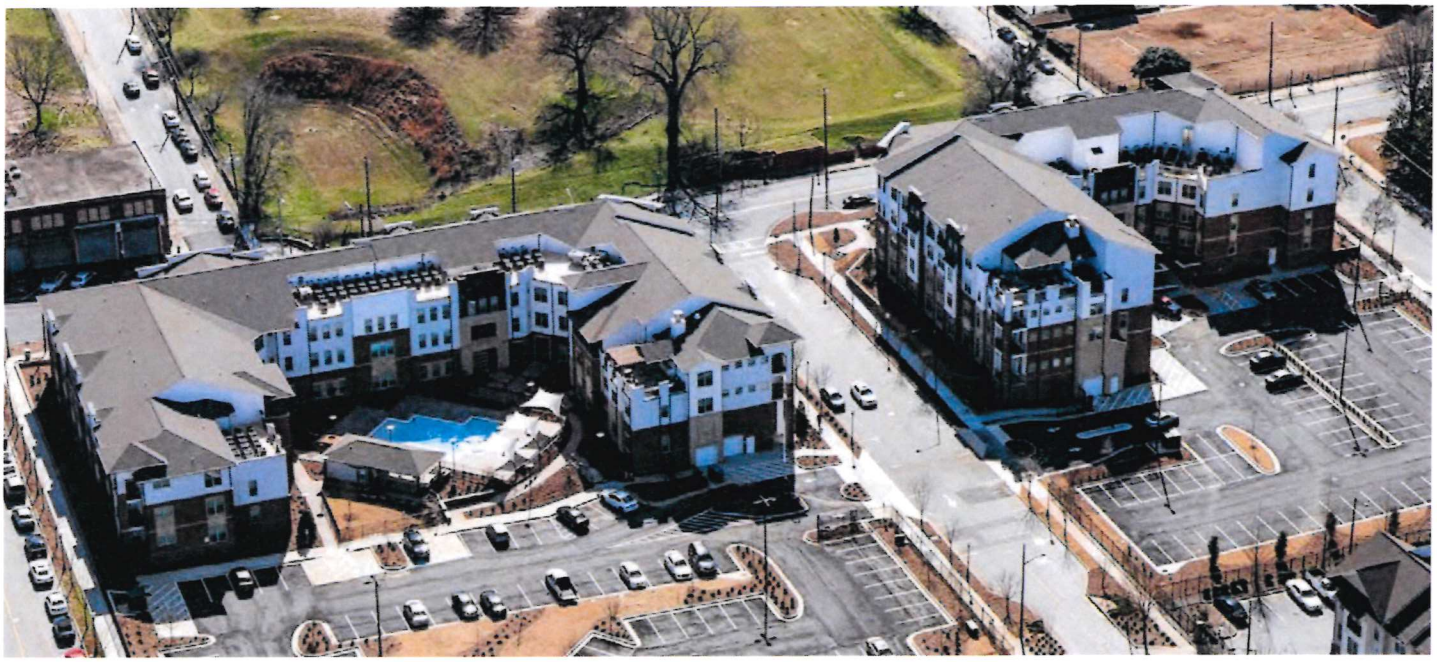
CLIENT
The Integral Group

ARCHITECT
JHP Architecture



McSHANE CONSTRUCTION COMPANY

Project Experience



Ashley at Scholar's Landing

McShane Construction Company was selected by developer, Integral Development to provide the comprehensive construction services for Ashley at Scholar's Landing, a 135-unit, affordable mixed-use apartment community located in Atlanta, Georgia.

The complex consists of two wood framed apartment buildings. On-site amenities include a fitness center and lounge as well as a swimming pool.

McShane is also completed the on-site parking for Ashley Apartments.

LOCATION
Atlanta, GA

SIZE
135 Units

CLIENT
The Integral Group

ARCHITECT
REES Architects



McSHANE CONSTRUCTION COMPANY

Project Experience



Covington Crossings Senior Living

McShane Construction Company completed Covington Crossings Senior Living, a new affordable, 55+ senior living residence in Covington, Georgia for client, Dominium.

The 198-unit residence is situated on 13 acres of land at the corner of Clark Street and Turner Lake Road in Covington. Tenants are able to choose from several floor plan options incorporating one to three bedrooms with one, one-and-a-half or two bathrooms. All units integrate luxury vinyl tile flooring, carpeted bedrooms and granite countertops. The building features wood frame construction with brick and cement siding.

Residents have access to abundant indoor amenities including a hair salon, library, laundry room, theater room, fitness room and storage space. They can also enjoy the grounds of the property, which features a pergola and grilling area.

LOCATION
Covington, GA

SIZE
198 Units

CLIENT
Dominium

ARCHITECT
Martin Riley Associates



McSHANE
CONSTRUCTION
COMPANY

Project Experience





Oasis at Scholar's Landing

On behalf of developer, The Integral Group, McShane Construction Company was selected to provide the comprehensive construction services for Oasis at Scholars Landing, a 60-unit, affordable assisted senior living apartment residence located at John Hope Drive and Parsons Street in Atlanta, Georgia.

The three- and four-story complex boasts a brick and fiber cement exterior. Community areas encompass a fitness center, beauty salon, central dining area and activity rooms.

McShane Construction completed sitework including landscaping, lighting, sidewalks, parking for 30 vehicles and public improvements to a portion of John Hope Drive. The development was constructed to meet EarthCraft certification utilizing sustainable features such as Energy Star appliances and low-VOC products.

LOCATION
Atlanta, GA

SIZE
60 Units

CLIENT
The Integral Group

ARCHITECT
Kitchen & Associates



McSHANE CONSTRUCTION COMPANY

Project Experience



Stonepointe Senior Living

Stonepointe Senior Living is a 238-unit, affordable, 55+ senior living residence in Stonecrest, Georgia for repeat client, Dominium.

Positioned on 11.29 acres of land at 6757 Covington Highway, the four-story, wood frame building features a brick and cement-siding exterior. Units are offered in one- to three-bedroom configurations with one-, 1.5- and two-bathroom options. Each unit features granite countertops and a mix of luxury vinyl tile flooring and carpet.

The facility boasts of best-in-class amenities that provide residents with convenient services and entertainment. These amenities include a hair salon, laundromat, library, theater room, fitness room and tenant storage.

McShane also performed site work for Stonepointe, including the construction of a parking lot with 210 spaces.

LOCATION
Stonecrest, GA

SIZE
238 Units

CLIENT
Dominium

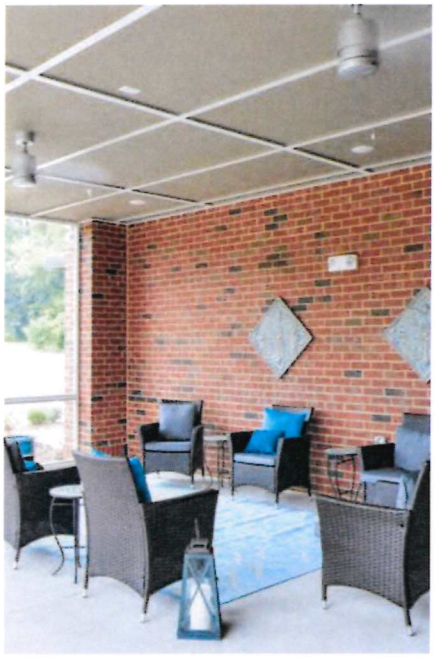
ARCHITECT
Martin Riley Associates



McSHANE CONSTRUCTION COMPANY

Project Experience





True Light Haven

True Light Haven is a 124-unit, affordable senior living residence in Atlanta, Georgia for National Church Residences.

Positioned on 4.26 acres of land, the four-story, wood frame building features a brick veneer with cementitious siding and trim. Units are offered in a mix of one bedroom/one bath and two bedroom/two bath floorplans.

The facility incoroporates numerous best-in-class amenities including a community room with a kitchen, a fitness center, laundry rooms, multi-purpose rooms and lounges on each floor.

True Light Haven is being constructed to achieve National Green Building Standard (NGBS) Gold.

LOCATION
Atlanta, GA

SIZE
124 Units

CLIENT
National Church Residences

ARCHITECT
Foley Design Associates



McSHANE CONSTRUCTION COMPANY

Project Experience



Ashley Midtown II

McShane Construction has completed a multi-building residential construction assignment on behalf of developer, The Integral Group, located on scattered sites in Savannah, Georgia.

Ashley Midtown II is a HUD housing community development that offers affordable public housing to low-income families.

The 38-unit, 51,522 square foot construction project consisted of 17 separate buildings comprised of 13, two-story buildings and four single-story buildings. Each unit features contemporary finishes and a balcony or patio. The development features a community building including a reception area, office, computer/activity center, kitchenette and clubroom.

McShane also completed the landscaping required on the 17 separate facilities and provided parking at each individual apartment structure.

LOCATION
Savannah, GA

SIZE
38 Units

CLIENT
The Integral Group

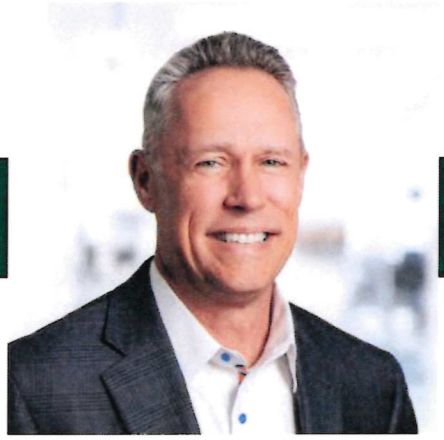


3

Team Resumes

McSHANE CONSTRUCTION COMPANY

Project Team



Scott Hoppa

Executive Vice President of Operations

As Executive Vice President of Operations, Scott is responsible for the operational performance of McShane. He manages all regional business leaders for the firm's offices in Auburn, Chicago, Madison, Nashville, and Phoenix.

INDUSTRY EXPERIENCE
1990

JOINED MCSHANE CONSTRUCTION
1991

EDUCATION
Bachelor of Science – Civil Engineering
Marquette University

PROFESSIONAL DESIGNATIONS
- OSHA 30-Hour Certification

AFFILIATIONS
- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



THE KENDRY
CHARLOTTE, NC
The new construction of three multi-story, wood-framed garden-style buildings with 300 units as well as an outdoor pool and dog park



MALLARD CREEK APARTMENTS
CHARLOTTE, NC
The new construction of a wood frame garden-style residential complex totaling 397 units with tenant amenities including a clubroom, fitness center, yoga studio, co-work lounge, hobby room, bike storage, kitchen and market



OASIS AT SCHOLARS LANDING
ATLANTA, GA
Provided the comprehensive construction services for a 60-unit, three- and four-story, 65,193 S.F. affordable and assisted housing residence for seniors incorporating contemporary features and numerous tenant amenities



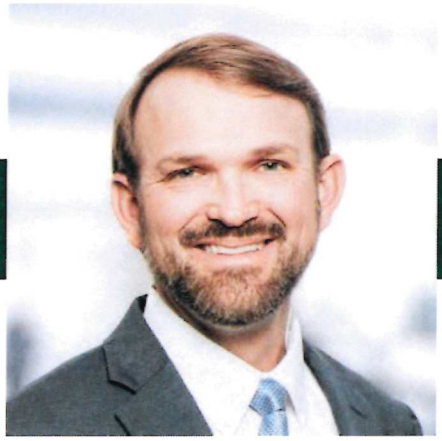
ASHLEY AT SCHOLAR'S LANDING – PHASE II
ATLANTA, GA
The new construction of a 212-unit, mixed-income apartment residence featuring tenant amenities including a clubroom, fitness center, micro-offices, pool with cabanas and a walking park



VERANDA AT ASSEMBLY
ATLANTA, GA
The new construction of a four-story wood frame building that offers 100 affordable senior apartments and a bistro, fitness/yoga rooms, and an outdoor terrace

McSHANE CONSTRUCTION COMPANY

Project Team



Dave Meadows

Vice President & Regional Manager

Dave serves as Vice President & Regional Manager of McShane Construction Company's Southeast Regional Office and oversees the day-to-day operations of the firm's regional activities.

INDUSTRY EXPERIENCE
2004

JOINED MCSHANE CONSTRUCTION
2013

EDUCATION
Bachelor of Science – Building Science
Auburn University

PROFESSIONAL DESIGNATIONS
- OSHA 30-Hour Certification

AFFILIATIONS
- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



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ASHLEY AT SCHOLAR'S LANDING
ATLANTA, GA
The comprehensive construction of a 135-unit mixed-use apartment community consisting of two wood framed buildings and a central clubhouse with pool

McSHANE CONSTRUCTION COMPANY

Project Team



Alex Adolf

Senior Pre-Construction Manager

Alex manages the pre-construction efforts for the McShane Construction. In his role, Alex supports McShane's comprehensive pre-construction requirements for numerous projects.

INDUSTRY EXPERIENCE
2008

JOINED MCSHANE CONSTRUCTION
2019

EDUCATION
Bachelor of Science – Building Science
Auburn University

PROFESSIONAL DESIGNATIONS
- OSHA 30-Hour Certification

AFFILIATIONS
- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



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CHARLOTTE, NC
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ELLISON EASTSIDE
GREENVILLE, SC
The new construction of a 262-unit garden-style apartment complex featuring 8,000 square feet of amenity space including a clubhouse with a business lounge, club room, mail room, fitness center, and outdoor pool



THE OSLO
FAIRBURN, GA
The new construction of mixed-use community integrating 288 units within five three- and four-story residential buildings, 4,000 S.F. of retail space, and amenity space including a fitness center, outdoor swimming pool and pavilion, volleyball court, and walking trail



SIGNAL
HAPEVILLE, GA
The new construction of a mixed-use multi-family community that offers 285 units, 7,000 S.F. of amenity space and 4,400 S.F. of ground-floor retail space

McSHANE CONSTRUCTION COMPANY

Project Team



Brian Wood

Vice President SE Operations

As Vice President SE Operations, Brian oversees all operational matters for the firm's Southeast Regional Office.

INDUSTRY EXPERIENCE
2003

JOINED MCSHANE CONSTRUCTION
2011

EDUCATION
Bachelor of Science – Building Science
Auburn University

PROFESSIONAL DESIGNATIONS
- OSHA 30-Hour Certification

AFFILIATIONS
- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



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CHARLOTTE, NC
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CHARLOTTE, NC
The new construction of three multi-story, wood-framed garden-style buildings with 300 units as well as an outdoor pool and dog park



THRIVE SWEET AUBURN
ATLANTA, GA
The new construction of a mixed-use development that combines 117 affordable apartment units with 4,000 S.F. of amenity/support space and 11,400 S.F. of ground-floor office space



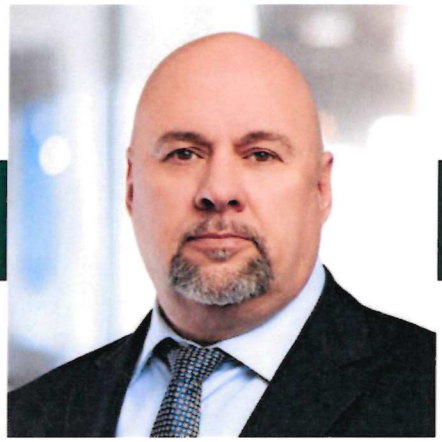
OASIS AT SCHOLARS LANDING
ATLANTA, GA
Provided the comprehensive construction services for a 60-unit, three- and four-story, 65,193 S.F. affordable and assisted housing residence for seniors incorporating contemporary features and numerous tenant amenities



TRUE LIGHT HAVEN
ATLANTA, GA
The new construction of a four-story, 124-unit affordable senior living residence designed to achieve NGBS Gold, featuring a community room, fitness center, laundry rooms and lounges

McSHANE CONSTRUCTION COMPANY

Project Team



Mark Samples

Vice President – Southeast Field Operations

As Vice President – Southeast Field Operations, Mark is responsible for overseeing a team of site supervisory professionals for construction assignments throughout the Southeast Region.

INDUSTRY EXPERIENCE
1985

JOINED MCSHANE CONSTRUCTION
2007

EDUCATION
Business Management
Daytona Beach Community College

PROFESSIONAL DESIGNATIONS
- OSHA 30-Hour Certification

AFFILIATIONS
- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



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CHARLOTTE, NC
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ASHLEY AT SCHOLAR'S LANDING
ATLANTA, GA
The comprehensive construction of a 135-unit mixed-use apartment community consisting of two wood framed buildings and a central clubhouse with pool

4

Safety Approach

McSHANE CONSTRUCTION COMPANY

Safety Approach

McShane Construction has established a proactive safety program, bringing our ***"Safety First, Last & Always"*** mindset to all areas where we do business.

SAFETY FIRST, LAST & ALWAYS! 0.59 EMR
EXPERIENCE MODIFICATION RATING

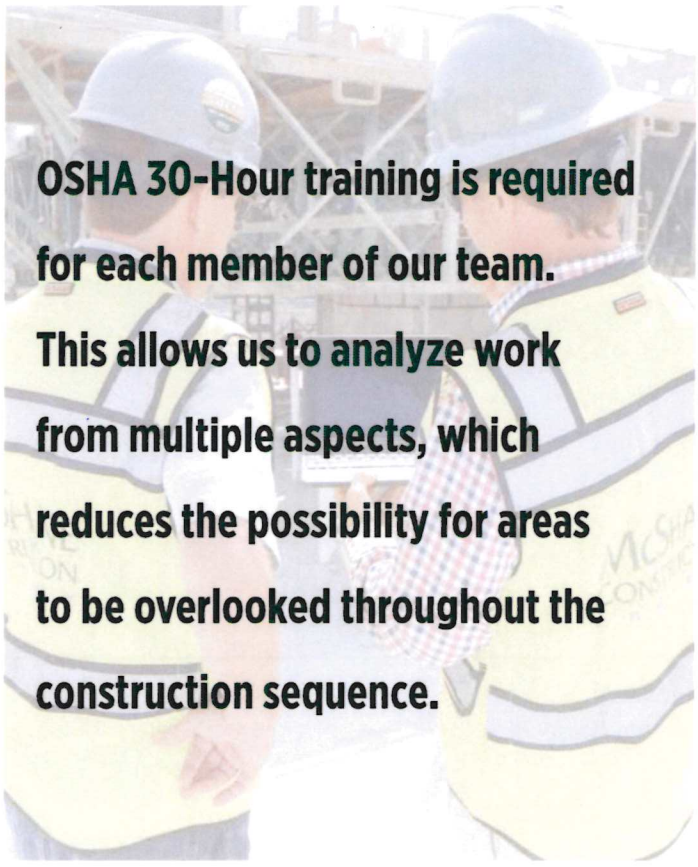
As a **Gold Member of the OSHA Partnership**, we're required to implement more stringent measures than those found in the Code of Federal Regulations. This has allowed us to obtain the highest level possible in the OSHA Partnership, which is a cornerstone of the safety culture within the company.

We employ a **team of safety professionals** whose primary responsibility is to monitor and actively participate in safety inspections and workshops at each project site. They also prepare and implement an established safety plan with the project team and on-site field supervision that requires all subcontractors to adhere to McShane's strict safety protocols.

Prior to commencement of construction activities on-site, McShane's dedicated safety team works with the project team to develop a **Site Specfic Safety Plan**. Customized safety requirements are set forth and shared among the subcontractors that will encounter hazards on the project to ensure that each company is well prepared to commence work without interruption.

During construction, weekly coordination meetings are held with subcontractors where safety is a main topic of discussion. Subcontractors also participate in Toolbox Talks that focus on a variety of safety topics. Additionally, the project management team and Superintendent complete QA/QC reports through **Salus** that reflect each trade and safety audits.

Our safety team is on-site regularly to perform audits of the processes in place and shares the results with the project team and subcontractors that are found to be deficient during the audit process. The safety audit process is also performed daily by the field staff with a weekly safety audit report that is prepared by the site Superintendent.



5

Quality Assurance & Control

McSHANE CONSTRUCTION COMPANY

Quality Assurance & Control

Quality in construction begins with complete and fully coordinated design documents. McShane facilitates this entire process with the project team, including field management staff, by conducting design document reviews to confirm coordination between all design disciplines and to evaluate constructability. McShane also attends meetings with the Owner and design consultants with the goal of providing valuable insights into the constructability and pricing as it relates to design decisions.

The McShane Quality Assurance Manual is an integral component of each construction project as it relates to field management activities. Daily/ weekly reports on the various construction site conditions and events are recorded in **CMiC**. Independent third-party material testing services are conducted on a set schedule in accordance with building codes. Field Observation Reports are prepared for 55 trades to be utilized by field staff and office-based project staff when at the jobsite. These reports are prepared and filed on handheld electronic devices on the **Salus** web-based platform. **Salus** is an innovative solution that uses a combination of RFID and barcodes, mobile devices and the web to automate QA/QC inspections.

This allows McShane's field personnel to walk the jobsite and take pictures while going through a series of evaluations. Each line item has the ability to have a picture added to it and project team members can then determine if the line item is compliant or deficient.

As the project nears completion, McShane works through its closeout procedure by pre-punching the building with subcontractors in advance of walking with the Owner and Architect to eliminate and minimize the overall list as much as possible.

During close-out, McShane oversees the startup and testing of all mechanical and electrical systems and advise the facility's operating staff on the proper use and maintenance of all systems. We also assemble an Operations & Maintenance Manual to be distributed to the Owner upon the completion of construction and testing of the new facility. These documents include all as-built drawings for each construction discipline and warranty information for all construction materials and equipment that comprise the finished building product.

6

Financial, Surety & Insurance Information

McSHANE CONSTRUCTION COMPANY

Financial, Surety & Insurance

Financial Strength

Since its inception in 1984, the firm has developed and maintains a highly-regarded financial position with banks, financial institutions and creditors.

We regularly participate in the construction industry standard, FMI Contractor Score, a system used to gauge the financial capacity of a general contractor and their ability to successfully fund work. McShane Construction Company's most recent rating is 1102, falling in the "Excellent" category.

Banking

McShane Construction has a long-standing relationship with one of the most well-respected banking institutions in the country. Please feel free to contact our firm's banking officer:

Martin Santellano
CIBC Bank USA
120 S. LaSalle Street
Chicago, IL 60603
312.564.2943 Direct
martin.santellano@cibc.com

Bonding

Liberty Mutual Surety is McShane Construction's surety company with Lockton Companies acting as McShane's agent. Liberty Mutual has extended McShane a total bonding capacity in the range of **$400 million with capacity to bond up to $150 million on behalf of a single project.** Patrick can be contacted at your convenience to discuss our bonding capabilities.

Patrick T. Pribyl, Senior Vice President
Lockton Companies
444 W. 47th Street, Suite 900
Kansas City, MO 64112
816.960.9017
ppribyl@lockton.com

Subcontractor Default Insurance

McShane Construction offers Subcontractor Default Insurance. Our SDI reference is listed below:

Michelle Gleason
Lockton Companies
One International Place, Suite 1630
Boston, MA 02110
617.880.1526 Direct
mgleason@lockton.com

Insurance

Erin can be contacted at your convenience and provide information regarding our firm's 30+ year relationship with this highly-respected insurance agency.

Erin Landwehr
Cobb Strecker Dunphy & Zimmermann
225 South 6th Street, Suite 1900
Minneapolis, MN 55402
612.349.2454 Direct
elandwehr@csdz.com