



COMMON GROUND



Focus On:

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

Common Goals – Stay the Course

A significant accomplishment at Cadence McShane Construction during 2008 was the continued implementation of our strategic plan. An important goal identified in our plan is to communicate with our clients and business associates regarding the company's progress. We have been working on the plan for over a year and our efforts have produced very positive results.

Accountability. This aspect of our business has been improved throughout the firm by defining the specific roles and responsibilities for each team member at the beginning of the project and tangibly measuring performance upon the job's completion. The process has assisted in eliminating redundancies and fos-

tering a more innovative, efficient and collaborative environment.

Employer of Choice. We have improved our dedication to this objective by increasing our training programs throughout the company and increasing internal communication through the regular publication of an employee newsletter. We also have initiated a "social committee"

to provide additional opportunities for networking and communication for our employees.

Marketing Driven. This endeavor has included efforts to communicate our diversification and market expansion in specific product areas. We have significantly added to both our multi-family and retail backlogs and have initiated direct mail campaigns to communicate those messages.



Neal L. Harper, President
Cadence McShane Construction

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

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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Stability and Growth. In 2008, we reached our highest revenue numbers ever recorded since the company was formed. However, we're keenly aware of the challenging times that lie ahead and will rely upon our solid financials, diverse portfolio of work and current backlog to provide a very positive outcome for Fiscal 2009.

Cadence McShane will continue to institute and support initiatives and programs to improve our company to better serve our clients and associates. The planned implementation of our strategic mission will continue to progress while remaining fluid to address the changing needs of our clients, and industry. As always, Cadence McShane takes great pride in serving its clients and we look forward to the many opportunities that lie ahead in the coming year. □

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Cadence McShane Breaks Ground on New 92,000 S.F. Medical Office in Dallas

The Dallas office of Cadence McShane recently broke ground on the 10740 Medical Office Building, a 92,000 square foot facility located at 10740 North Central Expressway in Dallas, Texas. The four-story, Class A facility will include an ambulatory surgery center on the fourth floor and medical office space on floors one through three. Building completion and tenant occupancy is slated for December 2009. This modern medical facility can accommodate tenants from 1,200 square feet to a full floor user of 19,000 square feet, making it ideal for a wide range of medical practices. The 10740 Medical Office Building provides convenient access to a number of area hospitals and is situated within one of Dallas' growing medical areas. Several prominent tenants, including Glaucoma Associates of Texas, Cornea Associates of Texas, Laser Vision Correction Center and Ophthalmology Surgery Center of Dallas have leased suites within this new facility. Marasco & Associates, Inc. together with Alliance Architects have been selected to provide the architectural services for the project. □



Project Profile

Cadence McShane Completes First Industrial's 734,448 S.F. InterPort II

Continued growth at the Port of Houston prompted developer, First Industrial Realty Trust, Inc., to expand its InterPort Distribution Center into the next phase of development. The Houston office of Cadence McShane recently completed InterPort DC II, a 734,448 square foot industrial building for this prominent developer on a fast-track schedule. The new warehouse/distribution facility was constructed within First Industrial's 88-acre InterPort Distribution Center in LaPorte, Texas ETJ (extraterritorial jurisdiction) and is located at 13031 Bay Area Boulevard. The new 30' clear height facility features an exterior comprised of low-maintenance tiltwall panels with attractive office entrances, an ESFR sprinkler



On behalf of developer, First Industrial Realty Trust, Inc., the Houston office of Cadence McShane recently completed InterPort II, a new 734,448 square foot industrial warehouse/distribution facility on a fast-track basis at the developer's 88-acre InterPort Distribution Center in LaPorte, Texas.

system, 114 exterior truck docks and divisibility from 100,000 square feet. Cadence McShane previously completed First Industrial's InterPort DC I, a fully-leased 598,000 square foot distribution facility, located at this premier Port of Houston location with direct access to Highway 146. The development offers access to the Gulf of Mexico and convenient intermodal capacity with connectivity to the Union Pacific Rail line. Powers Brown Architecture provided the design services for the project. □

Cadence McShane Completes McAllen District Office for Harwood & Associates

Cadence McShane recently completed the McAllen District Office - its second assignment for Virginia-based developer Harwood & Associates. The project included the construction of an office campus located at 1200 N. Commerce Street within the 495 Commerce Center in McAllen, Texas. The 80,000 square foot project consisted of a four-story, 54,300 square foot

office tower, two-level underground parking garage for 146 vehicles and a 14,270 square foot warehouse facility. The office tower boasts a steel frame and attractive stucco exterior. Extensive window lines and a two-story glass lobby provide generous lighting into the facility that includes private offices, open workspace areas, conference facilities and various employee amenities. The adjacent fully air-conditioned warehouse utilized concrete tiltwall panels. Cadence McShane, and project architect, Alliance Architects, Inc., also provided exterior landscaping for the 4.5-acre campus. The outdoor area features ample surface parking and extensive natural plantings with a meandering water feature and a fountain as a focal point for the building entrance. □

Cadence McShane Selected for New Douglas Otto Middle School

The Dallas office of Cadence McShane was recently awarded the construction assign-

The MGHerring Group Awards Cadence McShane Village at Allen Parking Garage

Exciting growth continues at the Village at Allen, a new mixed-use development currently underway by developer, The MGHerring Group, in Allen, Texas. The Dallas office of Cadence McShane has been selected to provide comprehensive construction services for the new 360,000 square foot three-level north parking structure including 45,978 square feet of entertainment and retail located on the ground level. Cadence McShane will construct the new garage utilizing cast-in-place concrete and conventional

stud masonry and stone. The MGHerring Group has selected Cadence McShane for numerous projects at the development totaling over 435,000 square feet that have been completed in several phases. The Village at Allen is a 181-acre master-planned development located at U.S. Highway 75 and Stacy Road in Allen, Texas. The comprehensive development includes retail, restaurants, hotel, convention center and a 7,500-seat event center. Hiking and biking trails will connect this project with the Village at Fairview - an adjacent MGHerring Group development. Architecture + is providing architectural services for the project with completion slated for June 2009. □



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ment from Plano Independent School District to complete the new 153,400 square foot Douglas Otto Middle School. The new educational facility will be constructed on a 23.26-acre site at 4505 North Star Road in Plano, Texas, situated just 20 miles north of downtown Dallas. The new single-story middle school will feature a two-toned brick and cast stone exterior and include 63 classrooms, eight science labs, a music room, competition gymnasium, practice gymnasium, cafeteria, library, administration facilities and dedicated space for special education and guidance counseling. The construction assignment also includes the completion of two practice fields, four fenced tennis courts and a 133-vehicle surface parking lot. Dallas-based PBK Architects will provide the architectural services for the project that has been named for Douglas Otto, the current Superintendent of Schools for Plano Independent School District. Cadence McShane will complete the new middle school in Summer 2010. □



Plano Independent School District recently awarded the Dallas office of Cadence McShane the assignment to construct the new 153,400 square foot Douglas Otto Middle School in Plano, Texas that will be completed in Summer 2010.

ed tiltwall exterior panels accented with a multi-story glass curtainwall and stylish masonry accent adorning the building's corners. Medical office suites will be available for lease from 1,200 square feet and a variety of configurations will be available to suit individual practitioner needs. The assignment also includes generous surface parking for 290 vehicles. Marasco & Associates and Seeberger + Associates will provide architectural services for this exciting new project. The facility will serve the on-campus medical office

requirements for the new hospital campus and will be complemented by a second off-campus medical building – the OakBend Doctors Center – Grand Parkway – in Fort Bend County, Texas that will also be constructed by Cadence McShane. Both buildings are located within the growing Houston metro area and serve Katy, Sugar Land and Richmond, Texas. The OakBend Medical Center is the largest and most comprehensive healthcare facility in Fort Bend County and is devoted to serving the healthcare needs of the growing area. □

Two Medical Office Buildings Launched for OakBend Medical Center

The Houston office of Cadence McShane will break ground in first quarter 2009 on the 60,300 square foot OakBend Doctors Center near the Southwest Freeway in Richmond, Texas. The three-story medical office facility will be situated on OakBend Medical Center's second hospital campus located at Highway 59 and Williams Way. Cadence McShane will construct the facility with paint-



PinPoint Commercial, LP has selected the Houston office of Cadence McShane to construct the new 315,120 square foot Satsuma Distribution Center at the developer's 115-acre Satsuma Station Industrial Park in Houston, Texas.

PinPoint Commercial Selects Cadence McShane for 315,120 S.F. Facility

Notwithstanding the nation's struggling economy, the Houston industrial sector continues to expand as new construction projects are launched within this active market. Demonstrating this trend, PinPoint Commercial, LP, one of the nation's leading developers of commercial and industrial properties, recently selected Cadence McShane to construct its new 315,120 square foot Satsuma Distribution Center located at 9020 Jackrabbit Road in Houston, Texas. The new facility is located within PinPoint Commercial's 115-acre Satsuma Station Industrial Park centrally located adjacent to U.S. 290, Hempstead Highway and State Highway 6. The park is also situated just four miles from Beltway 8 and Highway 249 with connectivity available with the Union Pacific Railroad. Cadence McShane will construct Satsuma Distribution Center of attractively stained tiltwall panels with front load distribution, ESFR sprinkler system, 30' clear height and 70 dock doors. The construction assignment also includes the completion of all site-work and landscaping with completion slated for First Quarter 2009. Powers Brown Architecture is providing the architectural services for the project. □

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 Cadence McShane and McShane Construction 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

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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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