



## Common Goals – Food Grade Facility Construction



Focus  
On:

### Food & Beverage

After a slow but steady climb, the outlook for the food and beverage industry stands at its most positive level since 2008. Capital expenditures are on the rise supported by growing budgets that forecast spending increases in the high single or double digit levels.

Food processing professionals are upbeat about increased asset utilization yielding greater throughput and production within their existing facilities. In fact, many plants are on track to reach double-digit production increases this year. Capacity constraints are frequently mentioned by food and beverage processors as a critical manufacturing issue in 2014, together with governmental regulations, equipment reliability and the need to upgrade and continue improvements in warehousing and logistics.

Project teams at McShane Construction and Cadence

Construction opportunities are increasing within the food and beverage industry. However, food grade facilities must meet higher quality standards to satisfy the detailed scrutiny of federal inspection agencies such as the USDA and FDA, or independent inspecting agencies such as AIB, NSF and Silliker. Clients are selecting construction providers, such as Cadence McShane, who offer the experience to address the specific requirements needed within these specialized facilities.

The design and construction of a food plant affects sanitation, food safety, product integrity and pest control. Even small gaps between wall panels, sunlight around doors, small cracks in floors and unscreened wall penetrations, common within typical industrial facilities, are not acceptable within food grade environments. Cadence McShane's skilled construction experts utilize enhanced concrete products, food grade

sealants and paints, door and dock seals, ventilation screens and pest control measures to construct suitable food handling environments.



Pat McConnell - Bus. Dev. Mgr.  
Cadence McShane

Sanitation procedures are also critical since smooth surfaces, water tight conditions and minimal obstacles on the floor are required. Floor joints must be properly filled within refrigerated environments to prevent latent gaps. Interior walls must be floated to the flatness of floors to ease wash down or to prevent dusting. Transformers should be elevated, electrical panels concealed, conduits embedded, and exposed conduits grouped and enclosed in stainless chases.

Fire protection also requires unique implementation since traditional ESFR sprinkler systems have limitations with some products like bulk vegetable oils and plastic pallets. Dry pendant head systems in the freezer/cooler areas can require in-rack sprinklers posing a hazard to food integrity. Cadence McShane's familiarity

with Quell type systems provides an advanced solution to both fire protection and food safety concerns.

Freon, a formerly common refrigerant, is losing preference in our environmentally-conscious age. Today, an ammonia-based system offers a better option. Our experiences have demonstrated that cascade refrigeration systems utilizing hybrid ammonia CO<sub>2</sub>, offer increased cooling capacities delivered in a safer manner. We're also well-versed in thermal conveyance negation. Since most food grade facilities are refrigerated in some way, thermal transfer negation must be employed to prevent premature rust, ice buildup in lighting and frozen water lines that impede operations and safe food handling.

With today's highly-complex food processing plants, consulting with the construction experts at Cadence McShane will yield an environment that maximizes productivity and profitability while meeting safe food production standards. □

McShane have been engaged in new facility construction or renovation assignments in five food grade plants over the past 12 months. From the production of desserts to beverage distribution, the McShane organization has successfully partnered with a wide range of food and beverage processors

and distributors to satisfy our client's strategic objectives.

In a recent survey conducted by *Food Processing* magazine, food safety concerns are 2014's most important manufacturing issue, while cost control ranked second followed by labor,

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### Cadence McShane Construction Relocates Expanded Dallas Corporate Headquarters to Addison, Texas

To better support Cadence McShane Construction's expanding operations, growing staff and increased workload, the firm has relocated its operations to a larger and more contemporary headquarters within Liberty Plaza II, a Class A office complex situated at 5057 Keller Springs Road in Addison, Texas. Cadence McShane relocated in March 2014 and has been enjoying the benefits of its new 20,600 square foot suite that comprises the entire fifth floor of the building. The new space provides modern, window-lined open workspaces configured to support market segment concentration and allows easy communication and collaboration of project team members. The new corporate headquarters accommodates Cadence McShane's growing portfolio of projects within the industrial, food processing, multi-family, senior living, office, healthcare and K-12 markets. "This move was essential to Cadence McShane's plan to further expand throughout Texas and on a national platform," remarked Will Hodges, President of Cadence McShane Construction Company. "We have integrated state-of-the-art technology, provided contemporary work areas and streamlined the delivery of our comprehensive construction services." □



**New Location**

## Plano ISD Selects Cadence McShane for Two Assignments

Plano Independent School District (Plano ISD) selected Cadence McShane to serve as Construction Manager At-Risk for the construction and renovation assignments at Bethany and Hedgcoxe Elementary Schools. Located at 2418 Micarta Drive in Plano, Texas, the 75,861 square foot Bethany Elementary assignment includes 15,127 square feet of new construction to administrative and classroom areas, and complete demolition and renovation to the remaining 60,734 square feet. The work includes new wall and floor coverings, ceilings, casework, total electrical and MEP replacement as well as building and life safety systems. Plano ISD selected Perkins + Will as architect for this assignment. Also in Plano at 7701 Prescott Drive, Hedgcoxe Elementary will undergo 78,762 square feet of new construction as well as complete demolition and renovations of the existing structure. A new addition of 11,740 square feet will enhance the school's new main entrance and administrative area. The renovation portion of the project encompasses 67,022 square feet and includes the cafeteria, kitchen, library, gymnasium, performance stage and 36 classrooms. PBK Architects is providing the architectural services at Hedgcoxe Elementary. Cadence McShane will complete both construction assignments prior to the new school year in August 2015. □



*Cadence McShane has been selected by Plano Independent School District to serve as Construction Manager At-Risk for the construction and renovation assignments at Bethany and Hedgcoxe Elementary Schools in Plano, Texas, totaling 154,623 square feet.*

## Cadence McShane Completes Additions and Renovations at Golden Triangle Mall

The renovation and construction assignment at Golden Triangle Mall has been completed by Cadence McShane on behalf of owners GTM Development Ltd., a joint venture of Cencor and The MGHerring Group. Located at I-35E and Loop 288 in Denton, Texas, the nearly 765,000 square foot shopping mall originally opened in 1980 and

was purchased in 2011 by GTM Development Ltd. who implemented a multi-phased update program led by the construction services of Cadence McShane. The interior transformation included an 8,009 square foot addition to the food court and outdoor patio dining area, 13,147 square feet of renovations to retail spaces, new flooring and skylights throughout the mall and the installation of mature trees in the center court and cellular charging stations. Exterior improvements required the demolition of existing entrances and the new construction of larger entryways. The mall's main



*On behalf of owners, GTM Development Ltd., a joint venture of Cencor and The MGHerring Group, Cadence McShane recently completed the multi-phased renovation and construction assignment at Golden Triangle Mall, a 765,000 square foot shopping mall located in Denton, Texas.*

entrance was modified by relocating existing parking islands, incorporating additional exit lanes and enhancing exterior landscaping to buffer parking areas for a more fluid layout. C.M. Architecture, P.A. provided the architectural services for the second phase of this assignment, while Brockette/Davis/Drake, Inc. provided the civil engineering services for the third phase of the project. □

## AGC Recognizes Cadence McShane for Safety Excellence

Cadence McShane received a National Certificate of Safety Excellence Award from The Associated General Contractors of America (AGC) at its 2014 National Convention recently held in Las Vegas. Cadence McShane's safety programs and implementation practices are managed under the guidance of industry veteran, John Schmidt, who serves as the firm's Director of Safety and Environmental Compliance. AGC has recognized contractor members for safety achievements since 1926 and today AGC awards are considered one of the industry's most prestigious safety recognition programs in the United States. Cadence McShane received recognition within the AGC Member Category, Building Construction from 100,001-250,000 man hours. The distinction was based upon the firm's award-winning safety program, above-average safety record and its consecutive participation in the award competition. "We are honored to have been named a finalist for this year's AGC Safety Awards," remarked Schmidt. "I would like to thank the entire Cadence McShane team for their constant attention toward safety. As one of the most critical aspects of our business, we will continue to uphold our safety



**Cadence McShane Construction**  
5057 Keller Springs Road, Suite 500  
Addison, TX 75001  
972.239.2336  
972.239.1214 fax

**Cadence McShane Construction**  
7701 W. Little York Road, Suite 400  
Houston, TX 77040  
713.681.8500  
713.681.9990 fax

**Cadence McShane Construction**  
12708 Riata Vista Circle, #A-103  
Austin, TX 78727  
512.328.1411  
512.328.1432 fax

standards and procedures to ensure continued success both on and off our job sites." □

## Fallbrook DC II Nears Completion in Houston for Liberty Property Trust

Cadence McShane Construction is nearing the completion of Fallbrook Distribution Center II, a new 400,250 square foot speculative distribution/warehouse facility under development by Liberty Property Trust. Positioned on a premier 30-acre parcel at 8303 Fallbrook Drive in Houston, Texas, the site provides convenient access to several major transportation corridors including Beltway 8, Highway 249, Highway 290, and both Interstates 10 and 45. Divisible to 100,000 square feet, this cross-dock facility can support single- or multi-tenant configurations offering a variety of uses for industrial operations. Fallbrook DC II features a 32' clear height, generous 53.4' x 50' column spacing, 83 exterior docks, four drive-in doors, two



*Cadence McShane will complete Fallbrook Distribution Center II, a new 400,250 square foot speculative distribution / warehouse facility in Houston, Texas, under development by Liberty Property Trust with tenant availability slated for May 2014.*

ramps, an ESFR sprinkler system, 3,000 square feet of office space to-suit and ample on-site trailer parking. As part of the assignment, Cadence McShane will also complete the property's sitework including landscaping and a generously sized paved parking lot. Seeberger Architecture is providing the comprehensive architectural services for this warehouse / distribution assignment that is scheduled for availability in May 2014. □

## New Construction and Renovations Completed for National Food Processor

Construction of a food processing facility requires a skilled team of professionals to plan, design and construct high-quality production environments. Assignments become even

more challenging when a facility remains in operation throughout the construction process. Confident in the expertise of the professionals at Cadence McShane, a national food processing company selected the firm to provide comprehensive construction and renovations to 19,171 square feet of an existing facility. Located in a large metropolitan area of Texas, the assignment included demolition of existing walls and slabs as well as the installation of a new slab and insulated metal wall panels for a new contemporary production and process area. The space was updated and modernized with a comprehensive storage racking system, high-speed overhead doors, flooring, IMP ceilings, lighting and concrete curbs to accommodate the owner's equipment and process needs. Through careful coordination, planning and execution, Cadence McShane successfully completed this challenging assignment while adhering to the client's and food processing industry's strict regulations and operational standards. □



*First Industrial Realty Trust, Inc., developer of the new 350,986 square foot light industrial speculative facility known as First Northwest Commerce Center that will be located within the northwest Houston submarket, has selected Cadence McShane to complete the comprehensive construction services for this Class A industrial project.*

## First Industrial Selects Cadence McShane to Complete New 350,986 S.F. Speculative Industrial Facility

On behalf of developer, First Industrial Realty Trust, Inc., Cadence McShane was selected to provide comprehensive construction services for a new 350,986 square foot light industrial speculative facility known as First Northwest Commerce Center. Situated within the premier Northwest Houston submarket, the new industrial development will be constructed on a 24-acre site located at 4800 West Greens Road with convenient proximity to Tomball Parkway and the Sam Houston Tollway. The new facility will provide an optimal environment to support distribution and warehouse operations offering 32' clear height, 130' truck courts, 91 dock doors and generous on-site trailer parking. Cadence McShane will construct modern features such as T5 lighting, ESFR sprinkler system and skylights throughout the building providing cost-saving and energy efficient benefits. The assignment also incorporates the project's sitework including landscaping and a large parking area surrounding the facility that will accommodate 258 vehicles. Munson Kennedy Partnership is providing the architectural services for this sizable industrial project. □

## Projects in Progress



UNIV. OF CHICAGO FACILITY SERVICES BLDG. – CHICAGO, IL



WOODVIEW APARTMENTS – DEERFIELD, IL



HEDGCOXE ELEMENTARY SCHOOL – PLANO, TX



RIATA VISTA PHASE II – AUSTIN, TX



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MIDTOWN SQUARE – GLENVIEW, IL



THE LODGE OF NORTHBROOK PHASE II – NORTHBROOK, IL



FALLBROOK DISTRIBUTION CENTER II – HOUSTON, TX



LEGACY AT CRYSTAL FALLS – LEANDER, TX

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inspections and certifications, sourcing issues and the Food Safety Modernization Act (FSMA).

Capital spending is expected to continue. Over 37% of food processing companies surveyed anticipate increased capital spending this year, half even budgeting double-digit increases. The investments are necessary given the number of new products being launched that require retooled production lines or separate processing

facilities to accommodate volume or create the environment to produce the food product safely, efficiently and with the highest level of technology. The need for increased automation within food grade plants varies from adding robotic palletizers that automate entire process lines to the upgrade of computer technology and other equipment.

Capital spending will also be utilized to meet sustainability objectives. Producers are engaging in more green manufacturing techniques that will continue to become increasing-

ly important such as energy efficiency, lighting upgrades, minimizing carbon impact, reducing the cost of waste that erodes a company's bottom line and a greater overall corporate responsibility. For example, McShane Construction recently completed the new 165,230 square foot, LEED-Gold freezer/cooler facility for a valued client in McCook, Illinois.

Maximize your investment in a new or upgraded food processing facility by contacting the professionals at McShane Construction and Cadence McShane. Our demonstrated

expertise can produce greater returns throughout the pre-construction, construction and post-construction phases of your next project. □

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**Cadence McShane – Dallas**  
972.239.2336

**Cadence McShane – Houston**  
713.681.8500

**Cadence McShane – Austin**  
512.328.1411

[www.cadencemcshane.com](http://www.cadencemcshane.com)  
[feedback@cadencemcshane.com](mailto:feedback@cadencemcshane.com)