



WE BUILD STORIES



About Ryan





National Reach. Local Expertise.



FOUNDED
1938

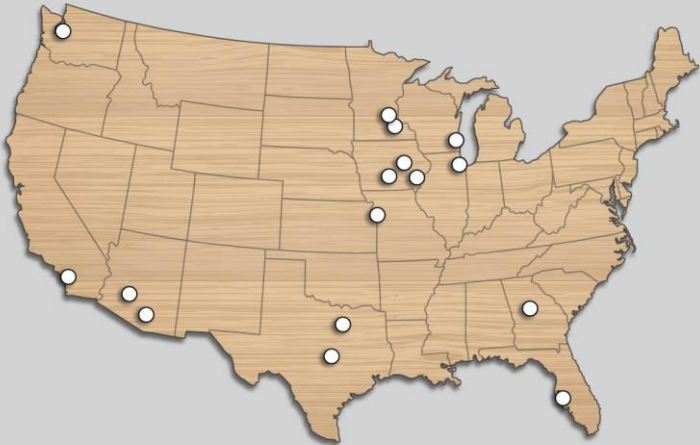
TOTAL BUILT TO SUIT WORK
30,171,552 SF

2018 REVENUE
\$1.7 BILLION

1,200+
EMPLOYEES

.76 MOD
RATE

\$4 BILLION
OVER 167 BUILT TO SUIT
PROJECTS



- | | |
|-------------------|-------------|
| ATLANTA | MILWAUKEE |
| AUSTIN | MINNEAPOLIS |
| CEDAR RAPIDS | PHOENIX |
| CHICAGO | ROCHESTER |
| DALLAS/FORT WORTH | SAN DIEGO |
| DAVENPORT | SEATTLE |
| DES MOINES | TAMPA |
| KANSAS CITY | TUCSON |



**Patrick
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THE BOARD



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Ekstrand**

DIRECTOR OF
DESIGN



**Mike
Harryman**

VICE PRESIDENT
OF CONSTRUCTION



**Doug
Dieck**

PRESIDENT OF
SOUTHEAST REGION



We see each building's full potential for lasting value and help you make decisions for maximum impact and investment.

You'll receive a tailored project approach that achieves your project goals and exceeds your expectations.







Oracle Campus

SIZE: 560,000 SF

LOCATION: Austin, TX



Tucson Electric Power Headquarters

SIZE: 250,000 SF

LOCATION: Tucson, AZ



Nationwide Operations Center

SIZE: 340,000 SF

LOCATION: Des Moines, IA



U.S. Bancorp Center

SIZE: 929,000 SF

LOCATION: Minneapolis, MN

A wide-angle photograph of a modern, multi-story courthouse building at dusk. The building features a large glass facade on the right side, which is brightly lit from within, showing interior floors and structural elements. The left side of the building has a more solid, textured facade with a grid of windows. The sky is a deep blue, and the foreground shows a paved plaza with some landscaping and a flagpole.

United States Courthouse

SIZE: 281,902 SF

LOCATION: Cedar Rapids, IA



CRST Center

SIZE: 221,663 SF

LOCATION: Cedar Rapids, IA



Wells Fargo Downtown East Campus

SIZE: 1,334,196 SF

LOCATION: Minneapolis, MN



Marina Heights

SIZE: Office — 2,000,000 SF | Retail — 40,000 SF

LOCATION: Tempe, AZ



City of Austin Planning & Development Center

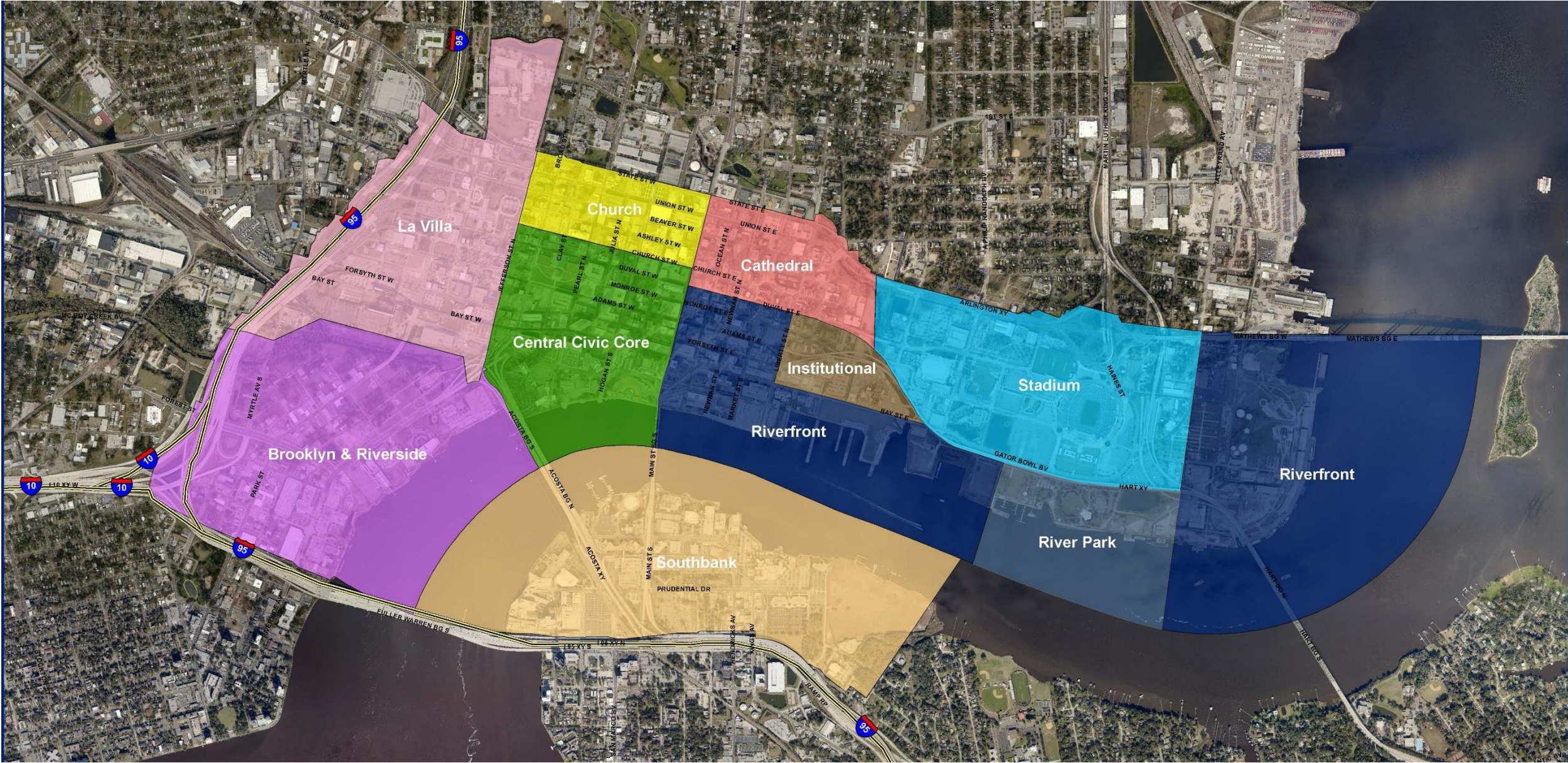
SIZE: 253,000 SF

LOCATION: Austin, TX

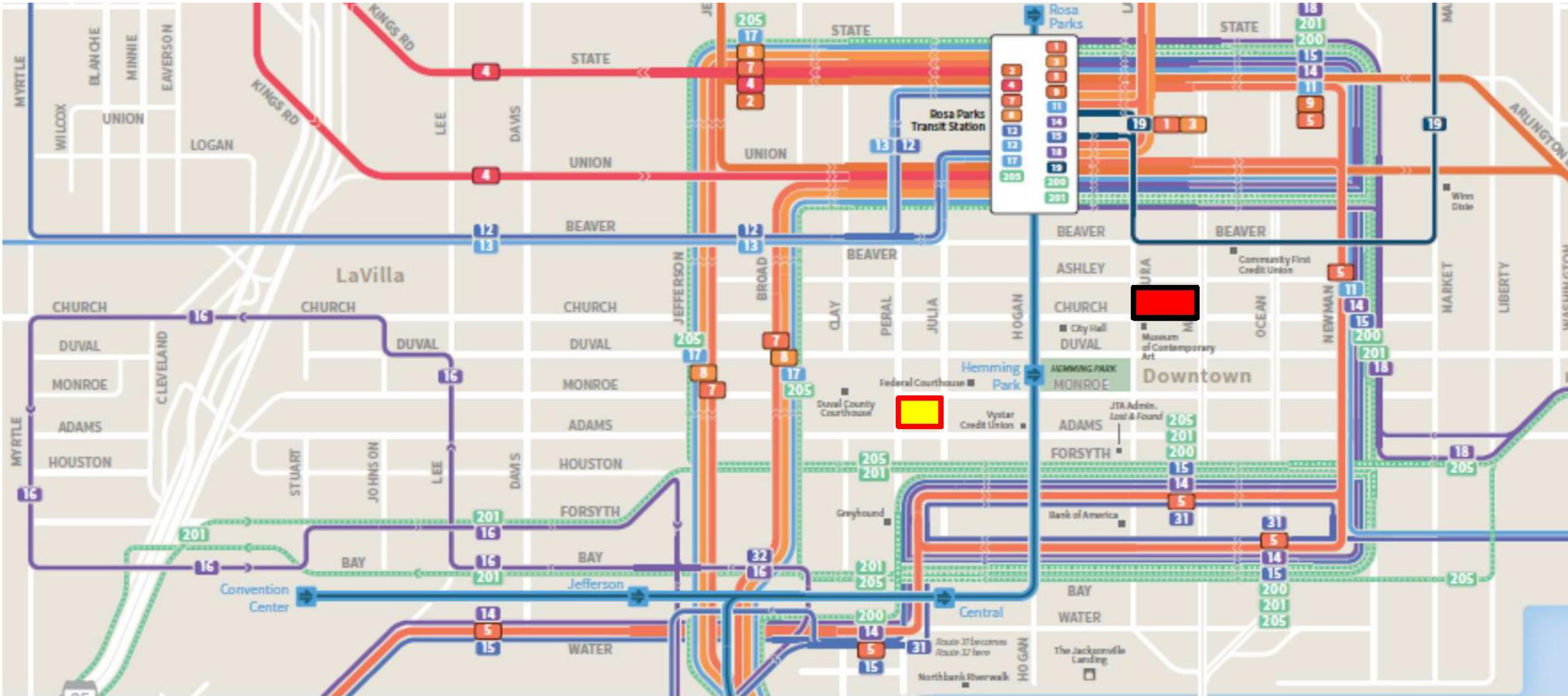
Block 48

Revitalizing an urban area to create a story of transformation.





A Compelling Location With Access to Public Transportation



New Site Option



Existing Site

Great Amenities and Support Resources

PUBLIC TRANSIT

- 1. Rosa Parks Transit Station
- 2. Hemming Plaza Station
- 3. Central Station
- 4. Jefferson Station

LODGING

- 5. Omni Jacksonville Hotel
- 6. Hyatt Regency Jacksonville

FITNESS

- 7. 6. Anytime Fitness

RESTAURANTS

- 8. Akels Deli
- 9. Bellwether
- 10. Big Pete's Pizzeria

- 11. Burrito Gallery Downtown

- 12. Café Nola

- 13. The Jacksonville Landing

- 14. De Real Ting Café

- 15. Gili's Kitchen

- 16. Indochine Downtown

- 17. Jenkins Quality Barbecue

- 18. Juliette's Bistro

- 19. Kazu Sushi Burrito

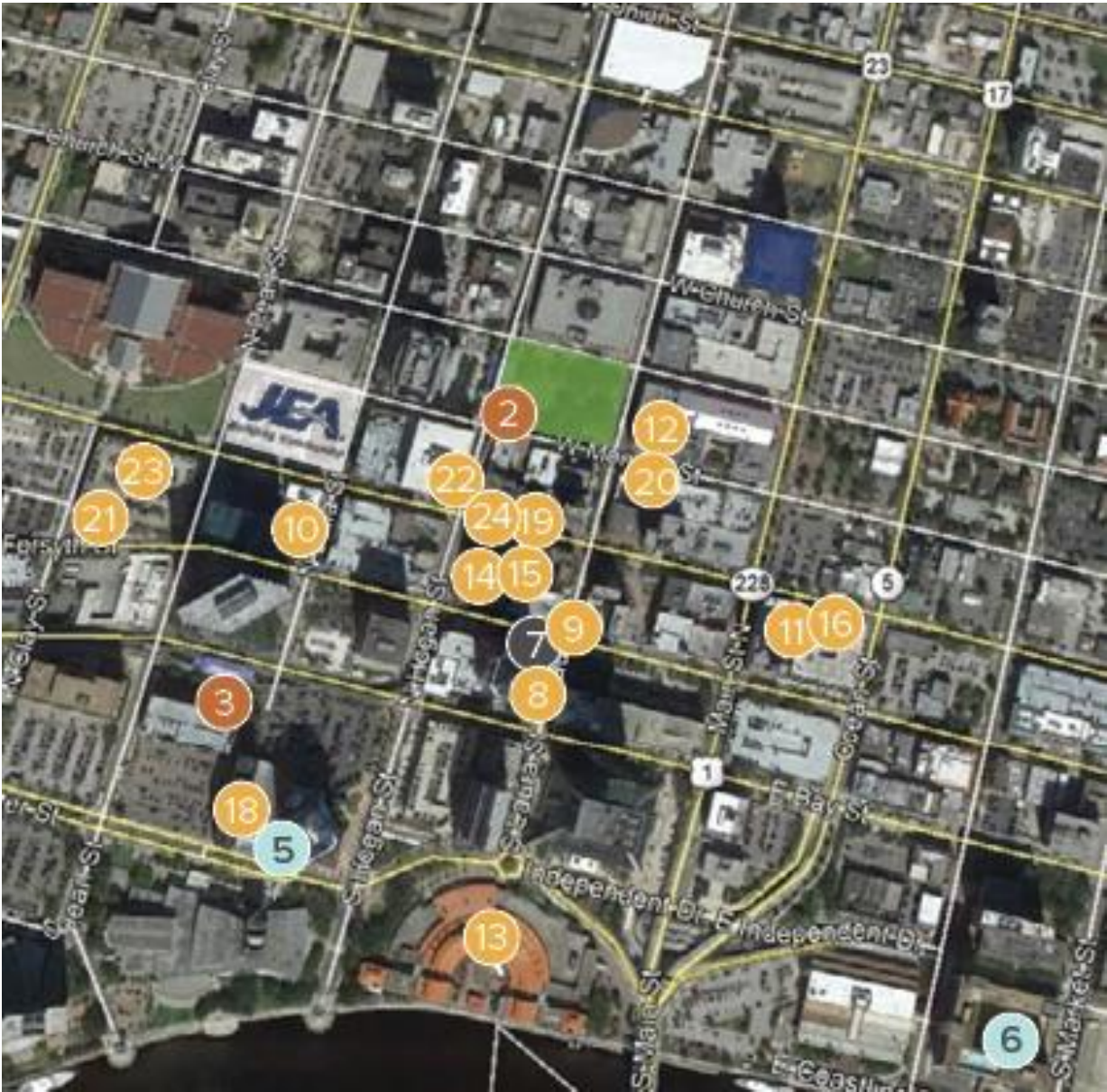
- 20. Magnificat Café

- 21. Pita Pit

- 22. Quiznos

- 23. Rojas Pizza

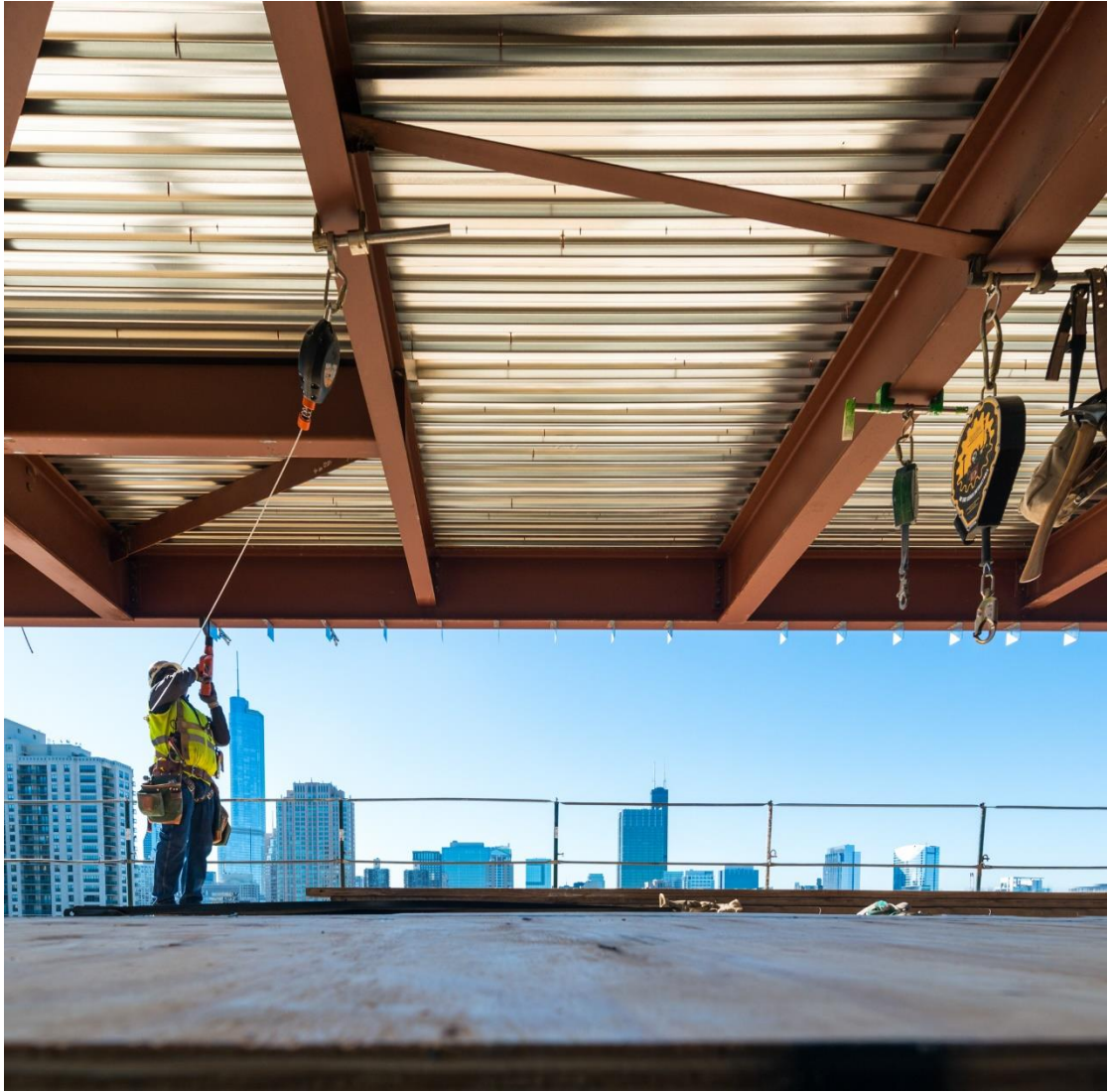
- 24. The Happy Grilled Cheese







Notice to Proceed	4/9/2019
Interim Agreement Execution	4/23/2019
Letter of Intent Execution	5/7/2019
Lease Agreement Execution	8/15/2019
Close on Land/Financing	9/10/2019 (5 months from notice to proceed)
Start Deep Foundations	10/24/2019
Building Ready for Occupancy	5/10/2021 (20 months of construction)
Overall Duration from Award to Occupancy	25 months



Building Value Into Your Business Story

JEA Brand Visibility



Unique Office Identity



Safety and Security



Access to Daylighting



Variety of Working Styles



Collaborative Environment



Access to Outdoor Space





KEY STRATEGIES

RESPONSIBLE RESOURCE USE



REDUCING WASTE

THE RYAN TEAM DIVERTED MORE THAN 95% OF SITE WASTE PRODUCED FROM LANDFILLS



LOCAL MATERIALS

GRANITE, LIMESTONE, WOOD MILLWORK, PRECAST CONCRETE, STRUCTURAL STEEL WERE SOURCED WITHIN 500 MILES OF THE PROJECT SITE.



CERTIFIED WOOD

ALL WOOD PRODUCTS WERE RECLAIMED OR FSC CERTIFIED FROM RESPONSIBLY MANAGED FORESTS.

ENERGY EFFICIENCY



WINDOW / WALL RATIO

REDUCING THE GLAZING AREA AND USING LOW-E GLASS REDUCES HEAT LOSS AND EXCESS SOLAR GAIN.



HIGH-TECH, LOW ENERGY

THE TOWERS USE >50% LESS ENERGY THAN BASELINE BY LINKING SYSTEMS TO SMART SENSORS.



HEAT-ISLAND EFFECT

THE WHITE ROOF MEMBRANE REFLECTS UV RAYS AND PREVENTS URBAN HEAT GAIN.

ENHANCING THE ENVIRONMENT



SMART LANDSCAPING

NATIVE PLANTS CONNECT TO THE LOCAL HABITAT AND DECREASE MAINTENANCE COST OF GREENERY.



BIRD-FRIENDLY DESIGN

SOLID WALL MATERIALS, SHADOW LINES, AND TINTED GLASS PREVENT AVIAN COLLISION HAZARDS.

WATER REUSE AND TREATMENT



HARVESTING RAINWATER

CAPTURED RAINWATER IRRIGATES 100% OF THE GREEN ROOF AND SIDEWALK PLANTING BEDS.



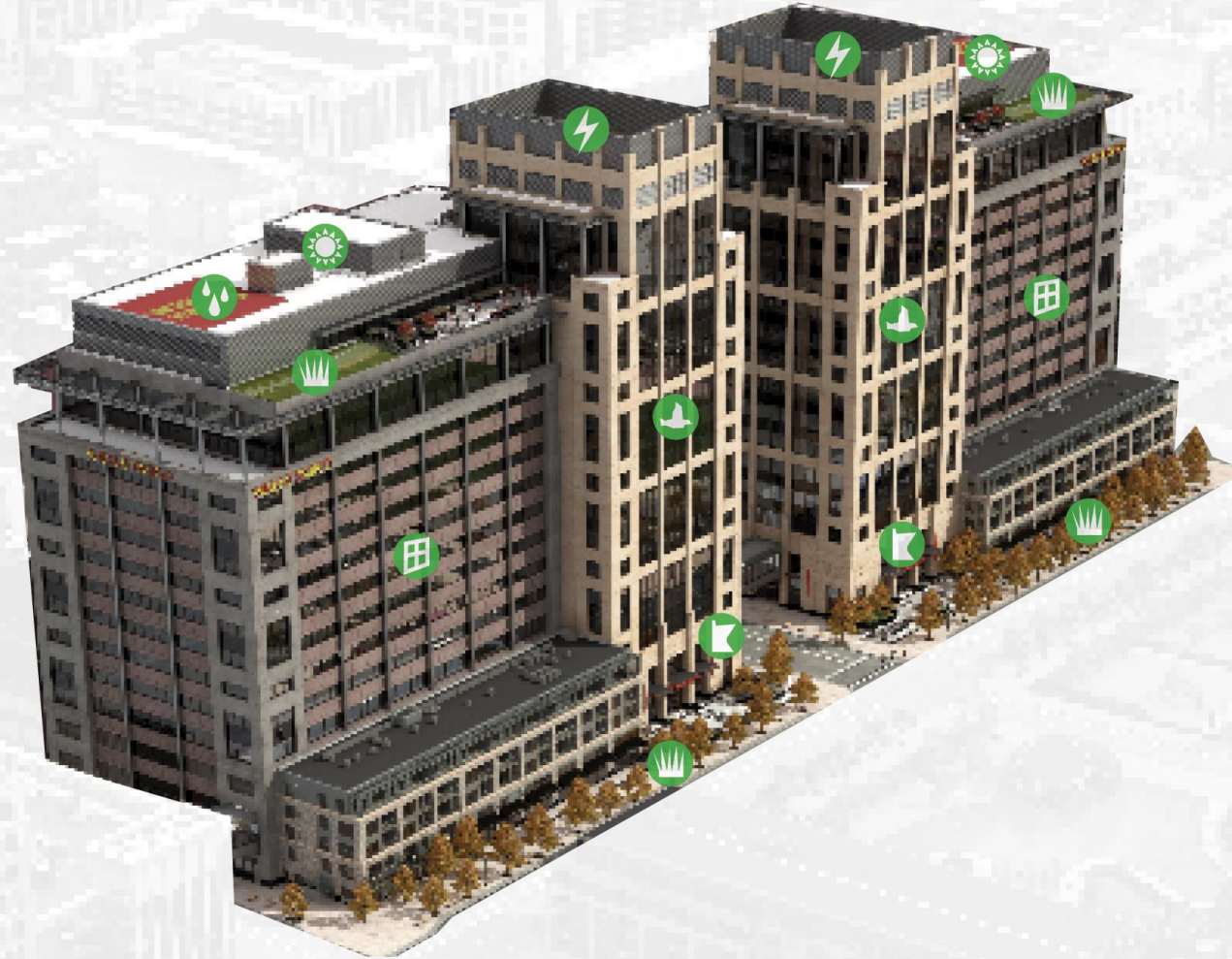
REDUCING USE

WATERLESS URINALS AND LOW-FLOW FIXTURES SAVE 40% OF WATER OVER BASELINE.

WELLS
FARGO

WELLS FARGO TOWERS: LEED Platinum Office Buildings

RYAN



THE BOTTOM LINE

~15k gal
reused rainwater

52%
less operating energy

Innovative integration of occupancy
sensors with BAS for energy efficiency



Largest LEED PLATINUM
office in MN (1.2mil SF)

KEY FACTS



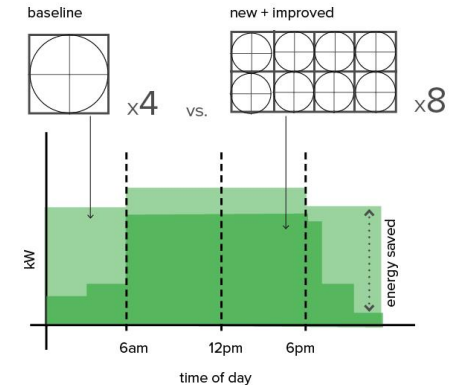
HIGH-TECH, LOW ENERGY

16 > 1

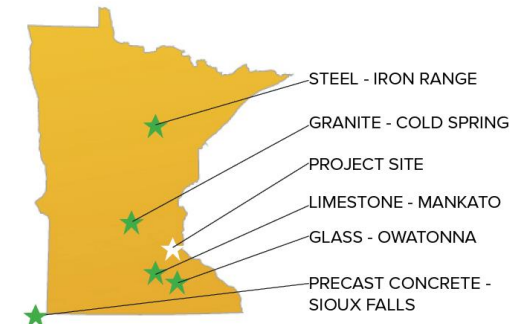
The standard mechanical system uses 1 fan per unit to heat and cool a building. The innovative new system installed at Wells Fargo uses 12-16 smaller fans per unit, linked to the occupancy sensors and the BAS.

[BAS = Building Automation System]

The system will automatically shut down fans if areas are unoccupied to only provide what the building needs, and reduce wasted energy use at off peak hours. Even power outlets and light fixtures are connected to the automated system to monitor and control energy usage.



LOCAL MATERIALS



JEA HEADQUARTERS

1.52 EXISTING SITE ACRES

BUILDING

RSF: 189,068

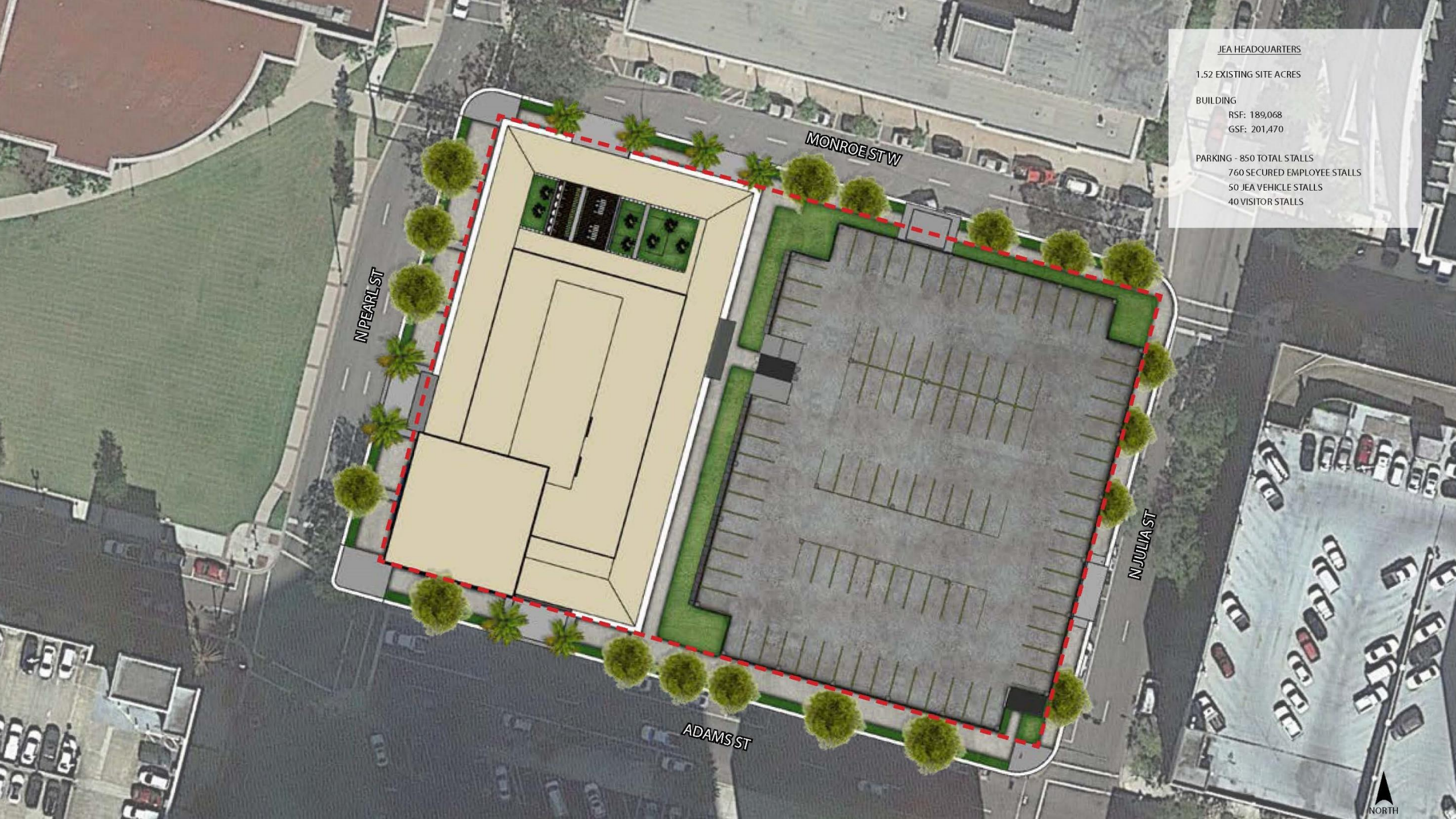
GSF: 201,470

PARKING - 850 TOTAL STALLS

760 SECURED EMPLOYEE STALLS

50 JEA VEHICLE STALLS

40 VISITOR STALLS



NORTH





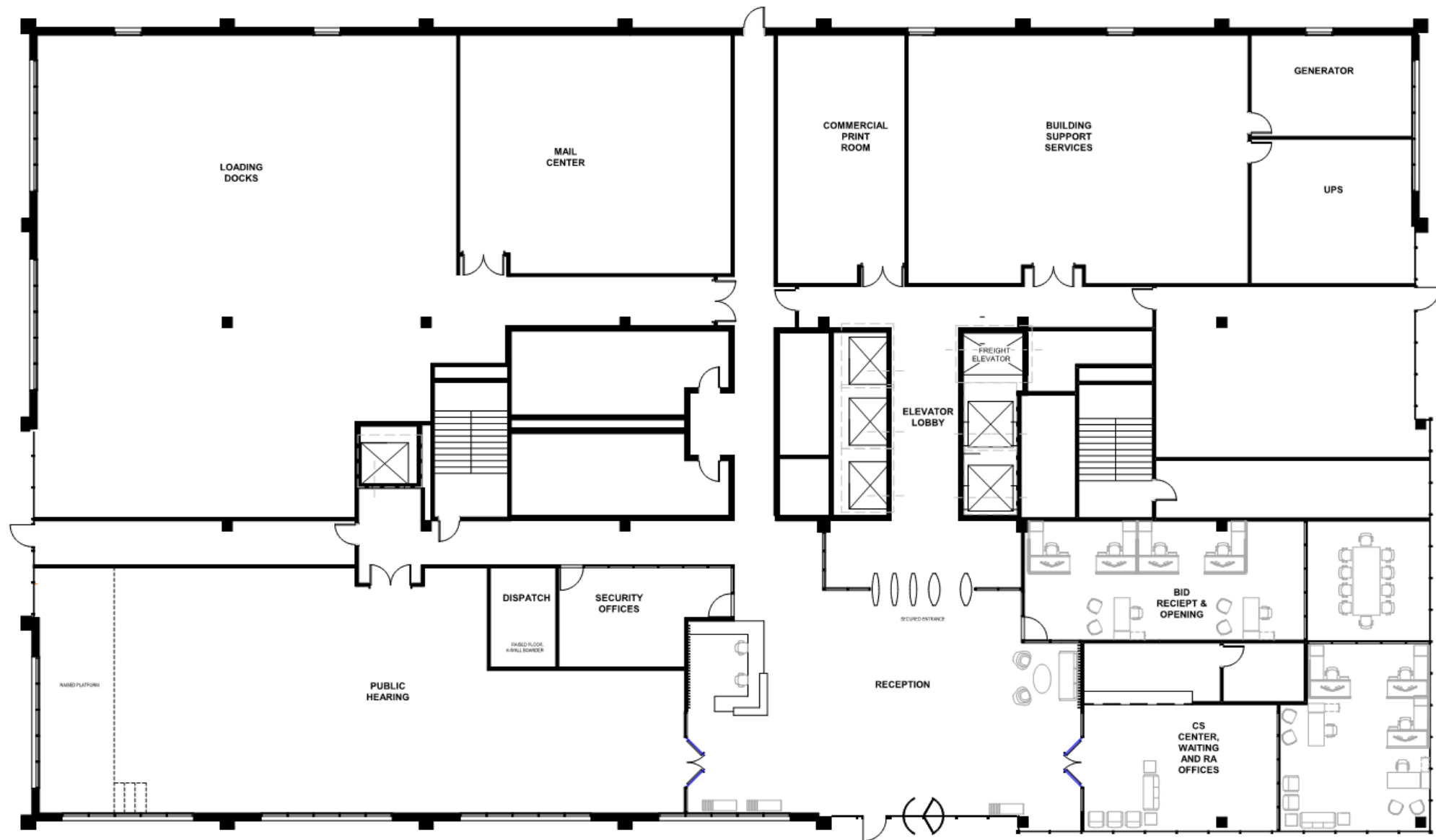




N Pearl Street

Adams Street

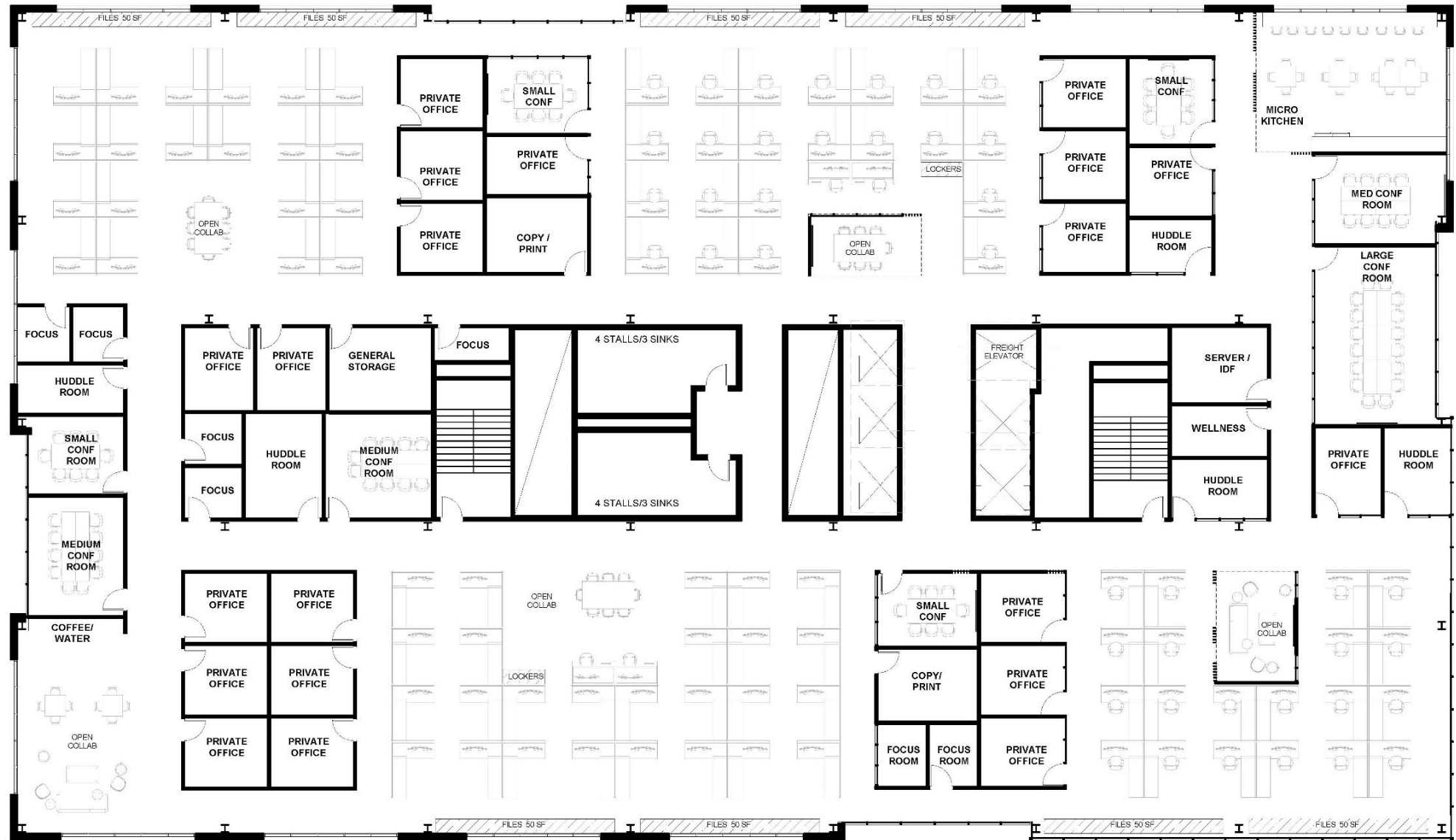
Adams Street



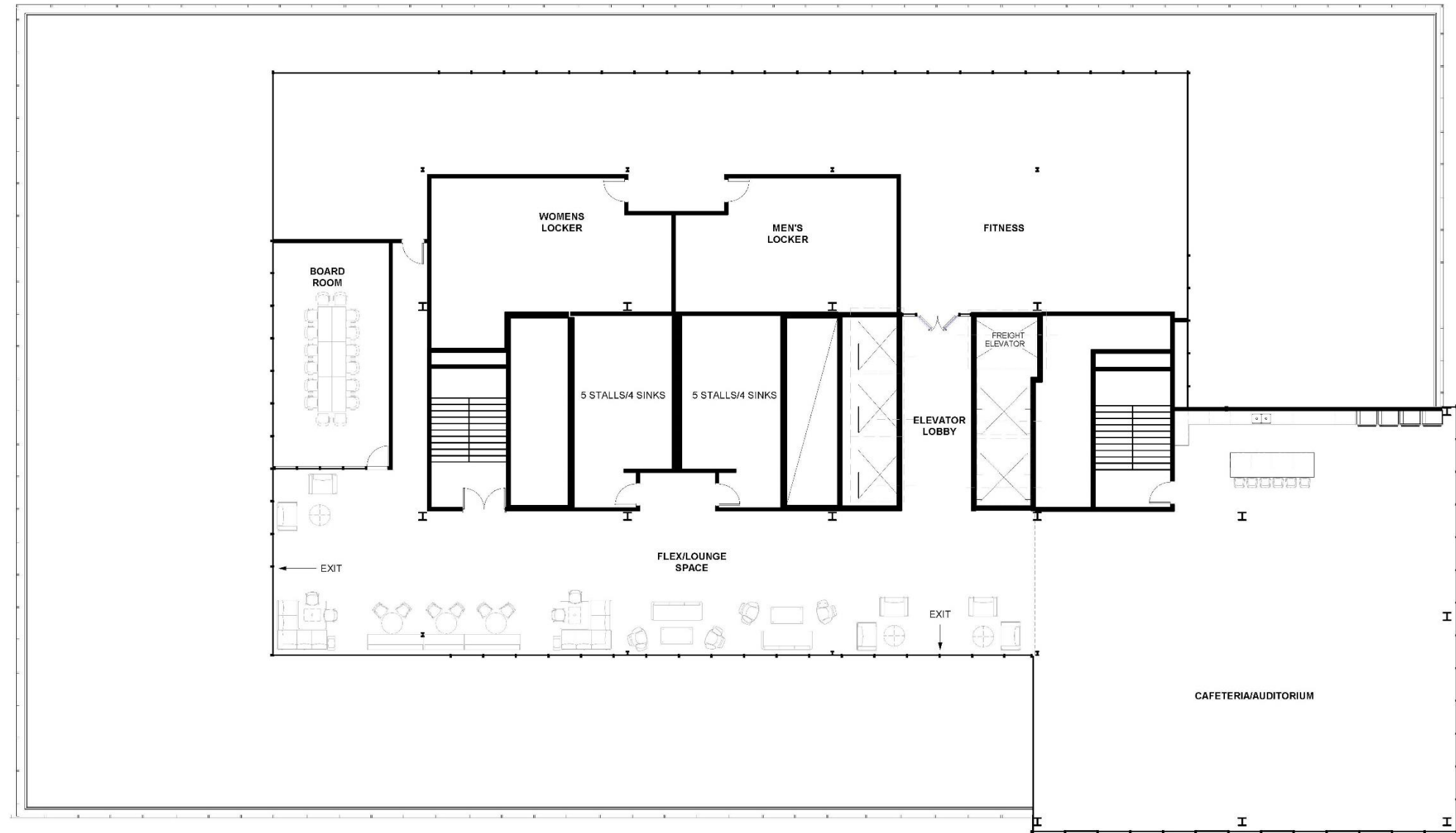
Level 1 Plan



Level 2 Plan



Typical Level Plan



Level 9 Plan



The background is a solid green color. Overlaid on this is a large, stylized graphic. It consists of a clover with three rounded leaves and a central stem, rendered in a darker shade of green. This clover is centered within a large circle. Inside this circle, there are two more concentric circles, creating a target-like or bullseye effect. The text "Thank you!" is written in a white, bold, sans-serif font, positioned horizontally across the middle of the image, overlapping the clover and the circles.

Thank you!