



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



**Patrick  
Ryan**

CHAIRMAN OF  
THE BOARD



**J.J.  
Conners**

DEVELOPMENT  
PARTNER



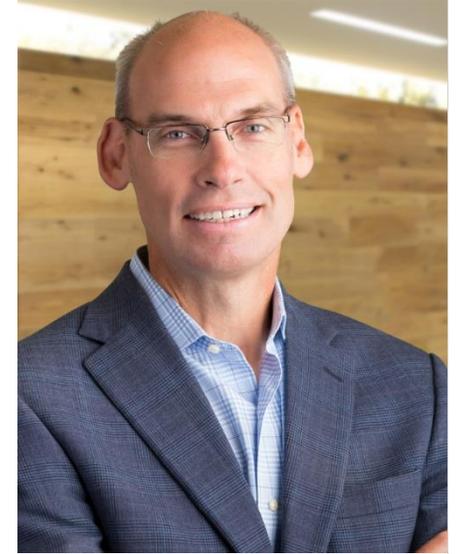
**Josh  
Ekstrand**

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



The image shows the exterior of the United States Courthouse in Cedar Rapids, Iowa, during the twilight hours. The building is a large, modern structure with a prominent glass facade on the right side and a stone-clad section on the left. The interior lights are on, creating a warm glow that is visible through the glass. The sky is a deep blue, and the foreground shows a paved area with some landscaping.

## 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



400

## Marina Heights

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

LOCATION: Tempe, AZ



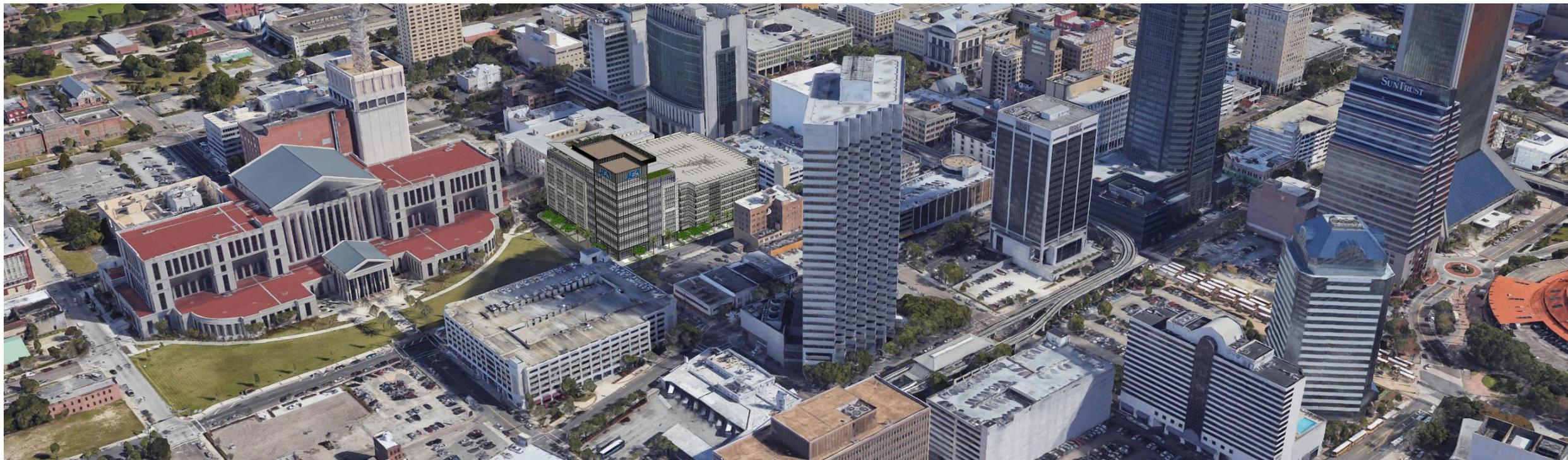
**City of Austin Planning & Development Center**

SIZE: 253,000 SF

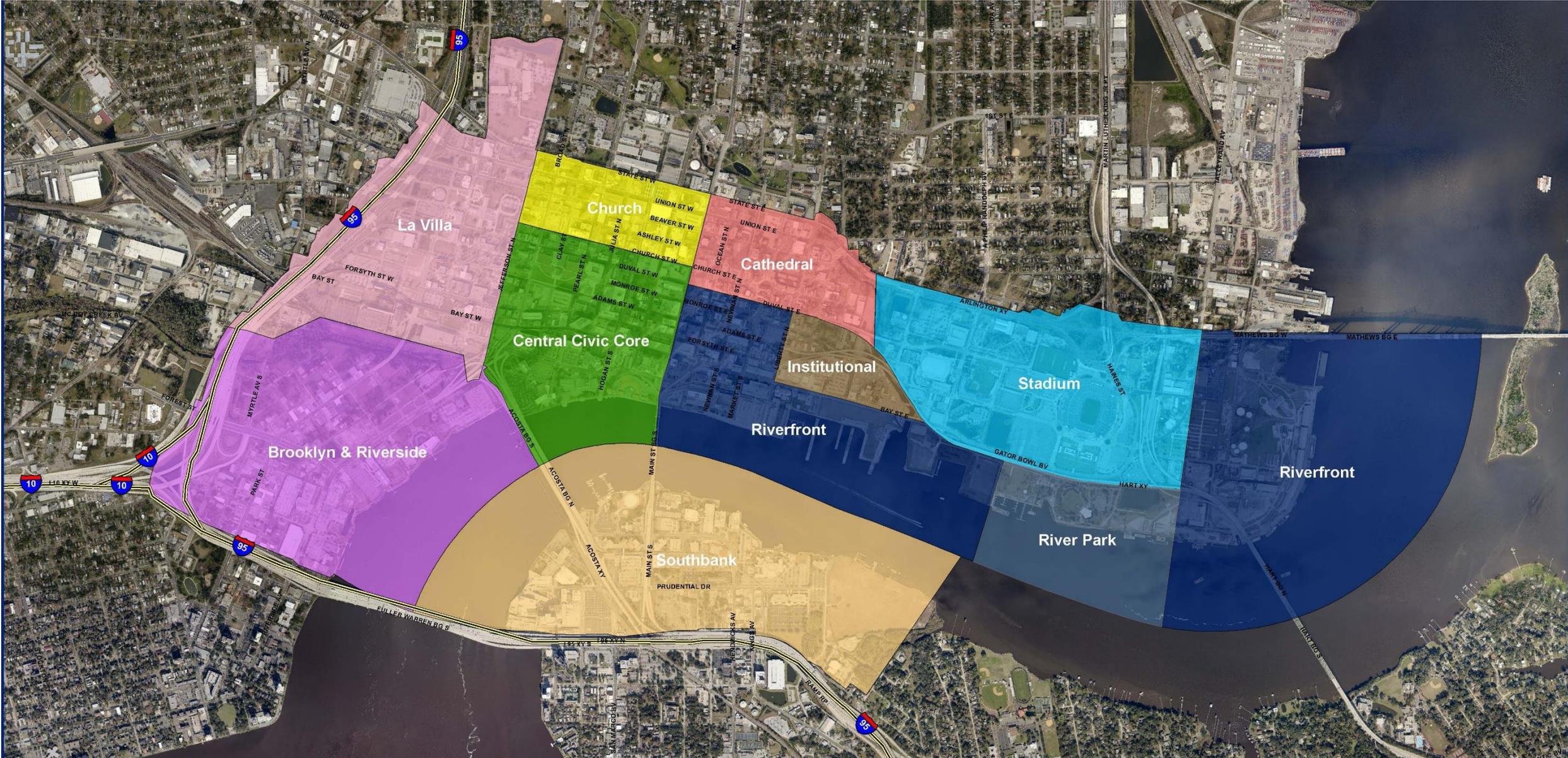
LOCATION: Austin, TX

# Block 48

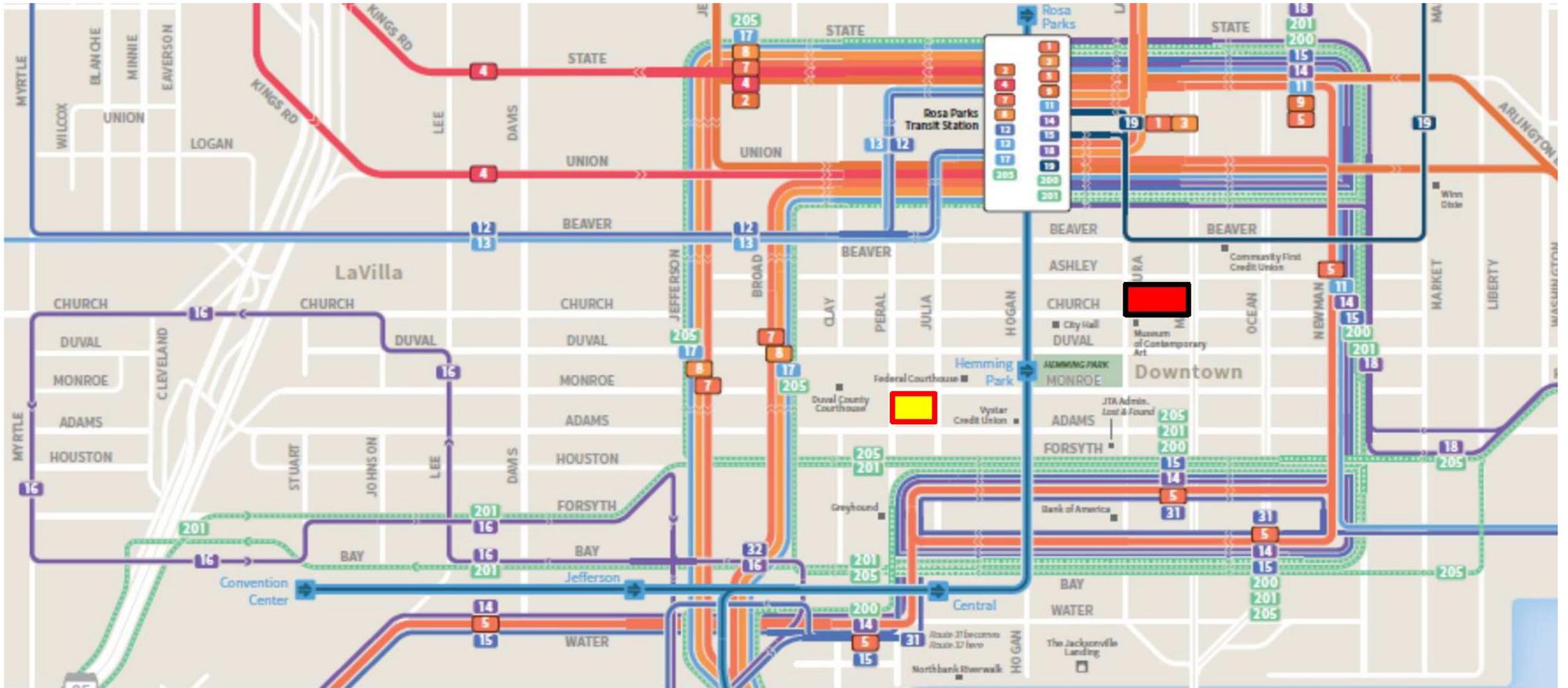
Revitalizing an urban area to a create story of transformation.



# Supporting a Vibrant Central Civic Core



# 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

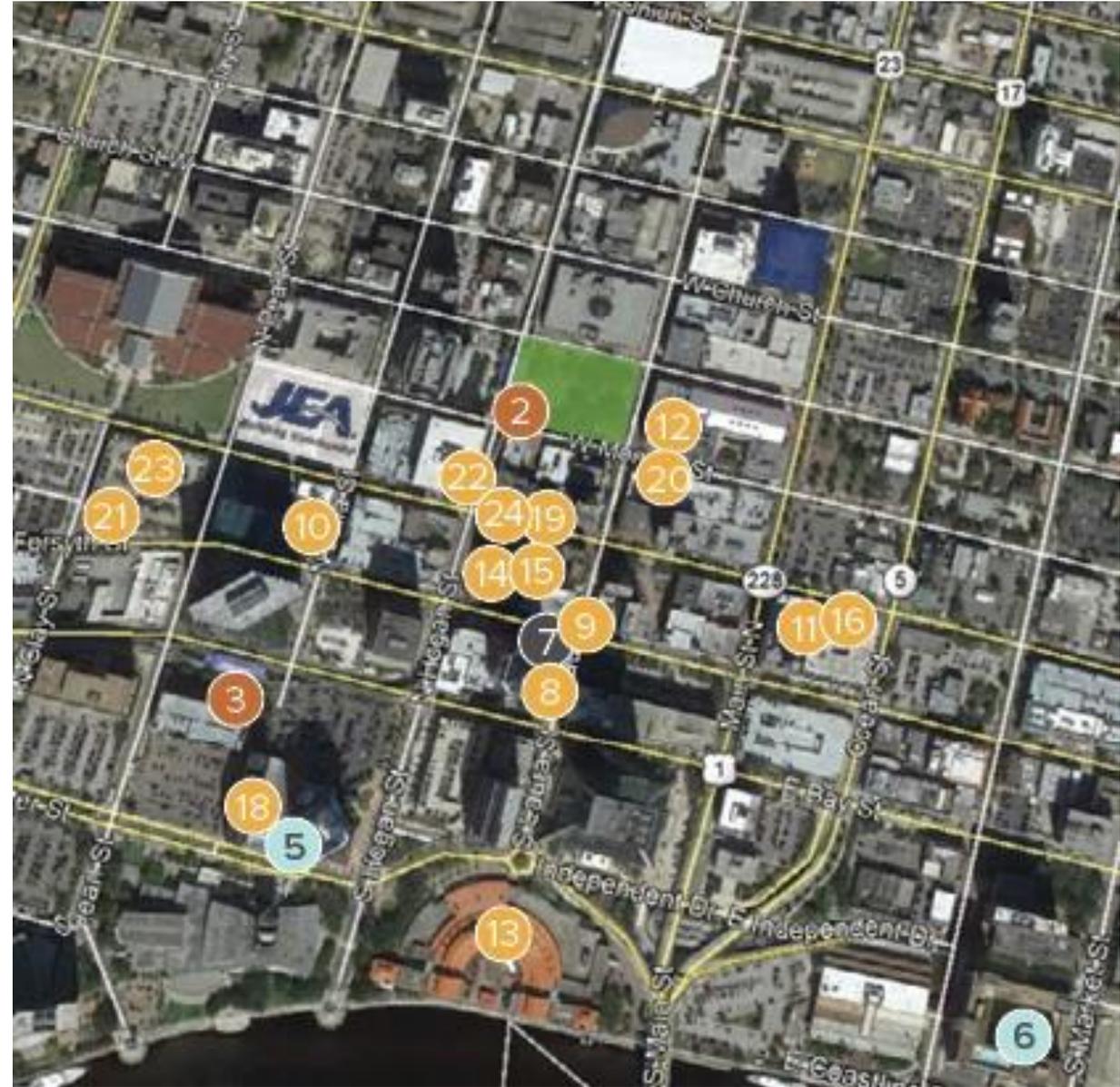
## FITNESS

- 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

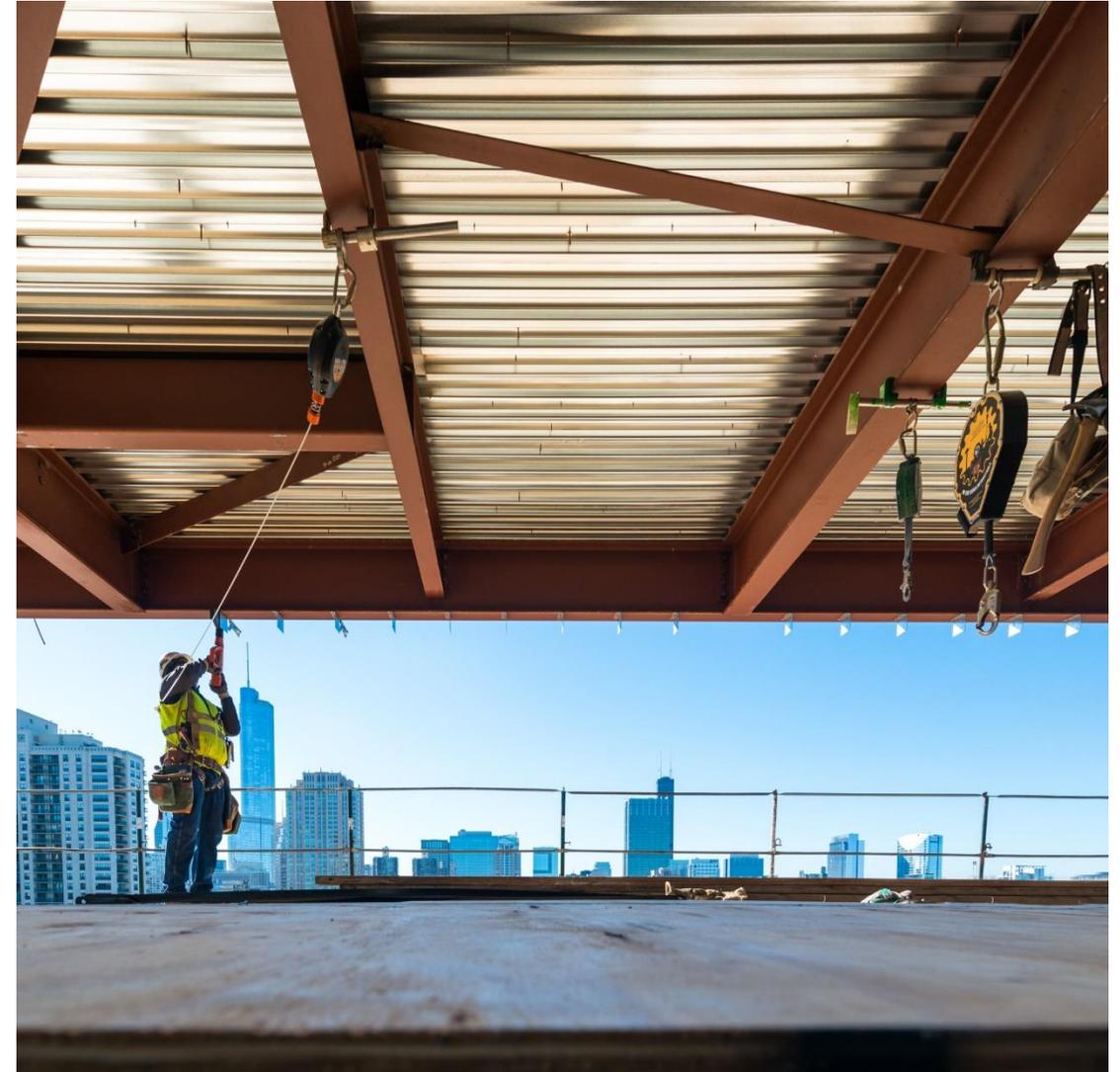


# The Heart of The Civic Core





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



# The Heart of The Civic Core



## 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.

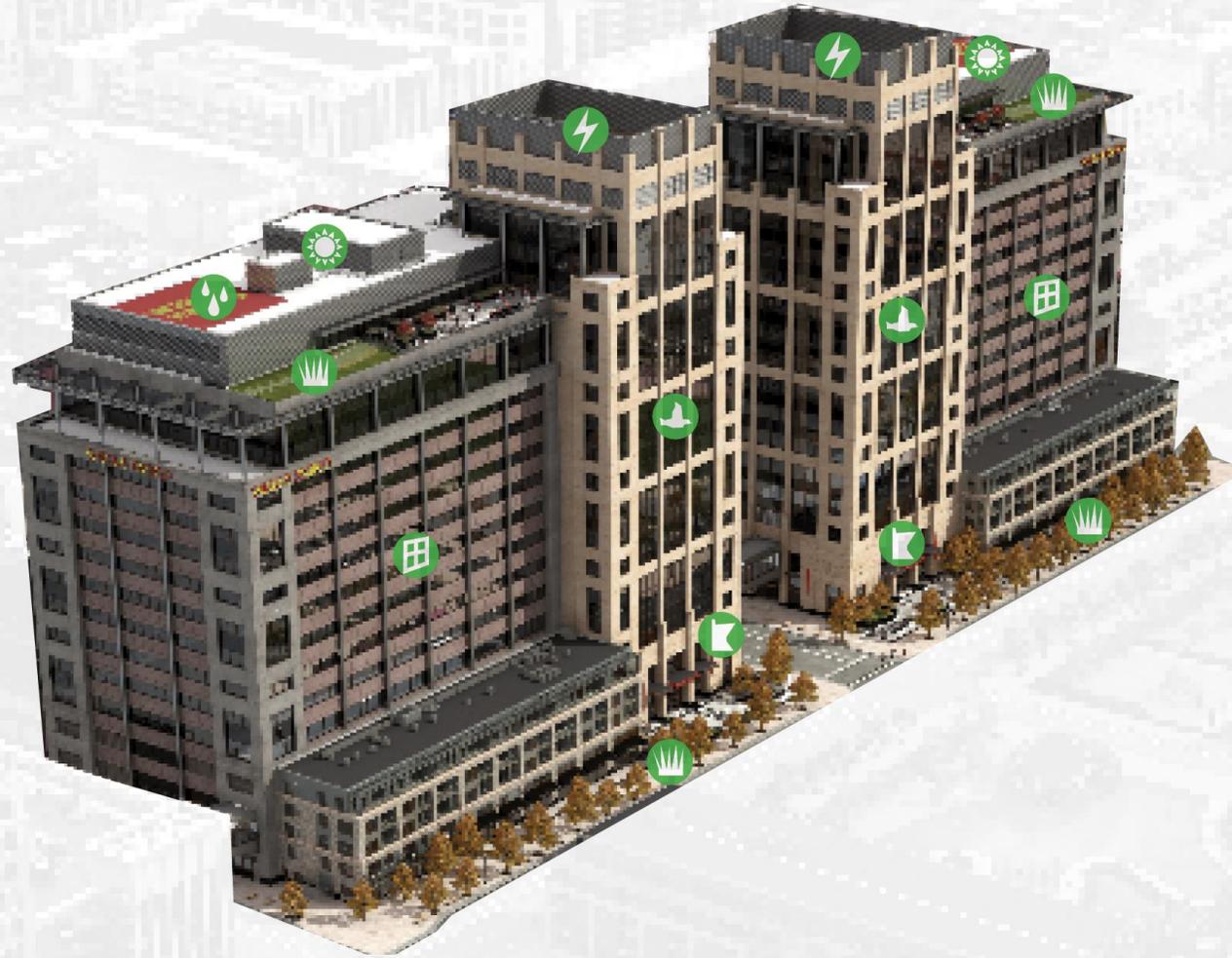


#### REDUCING USE

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



# WELLS FARGO TOWERS: LEED Platinum Office Buildings



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



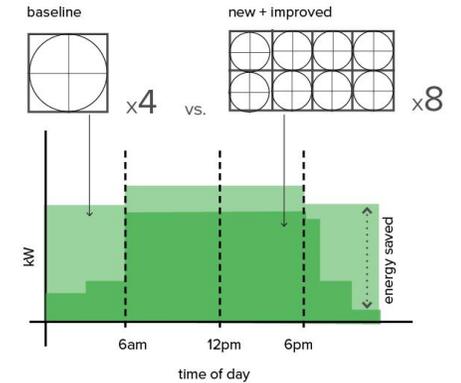
### HIGH-TECH, LOW ENERGY

16 > 1

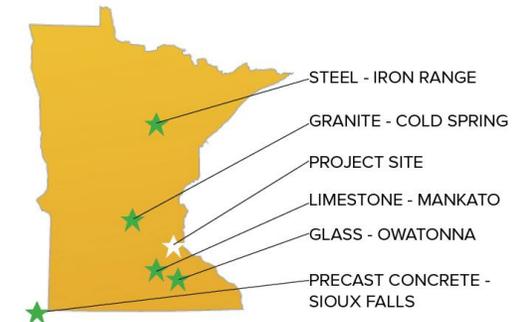
The standard mechanical system uses 1 fan per unit to heat and cool a building. The innovative new system installed at Wells Fargo uses 12-16 smaller fans per unit, linked to the occupancy sensors and the BAS.

[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



N PEARL ST

MONROE ST W

ADAMS ST

N JULIA ST



NORTH



N Pearl Street

Adams Street

JEA JEA



W Monroe Street

Pearl Street

N Pearl Street

Adams Street



N Pearl Street

Adams Street

JEA

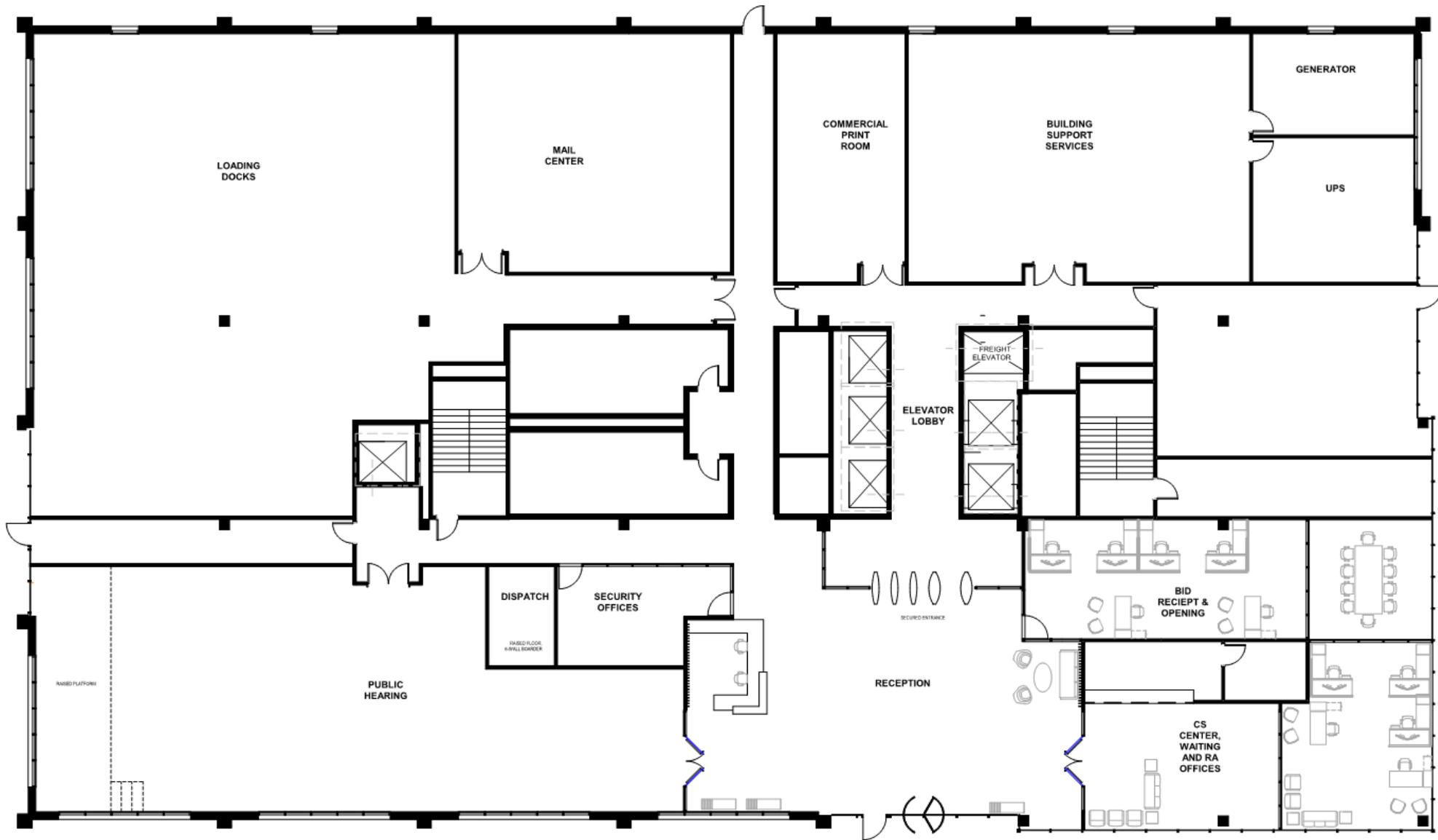
JEA



N Pearl Street

Adams Street

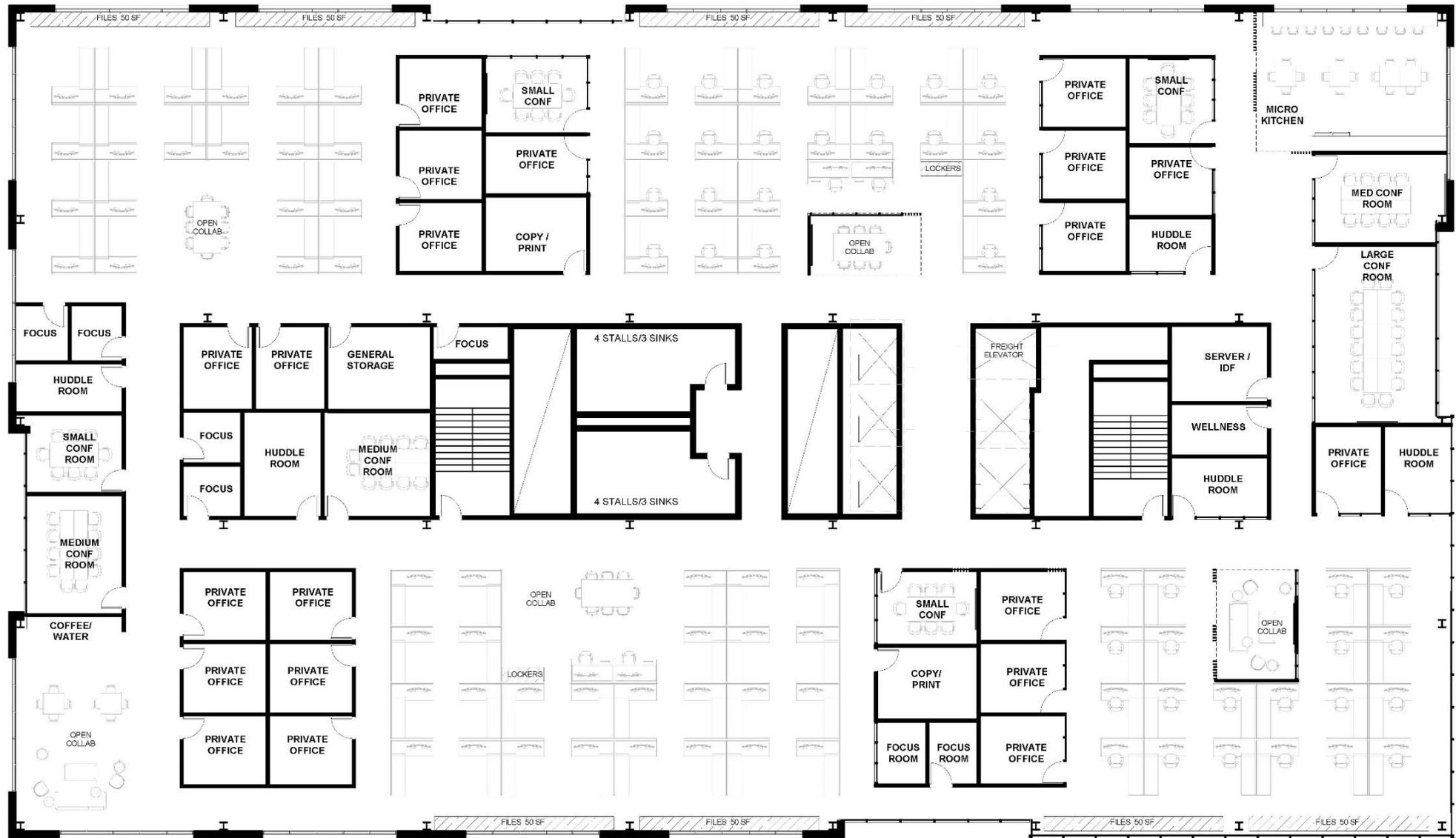
Adams Street



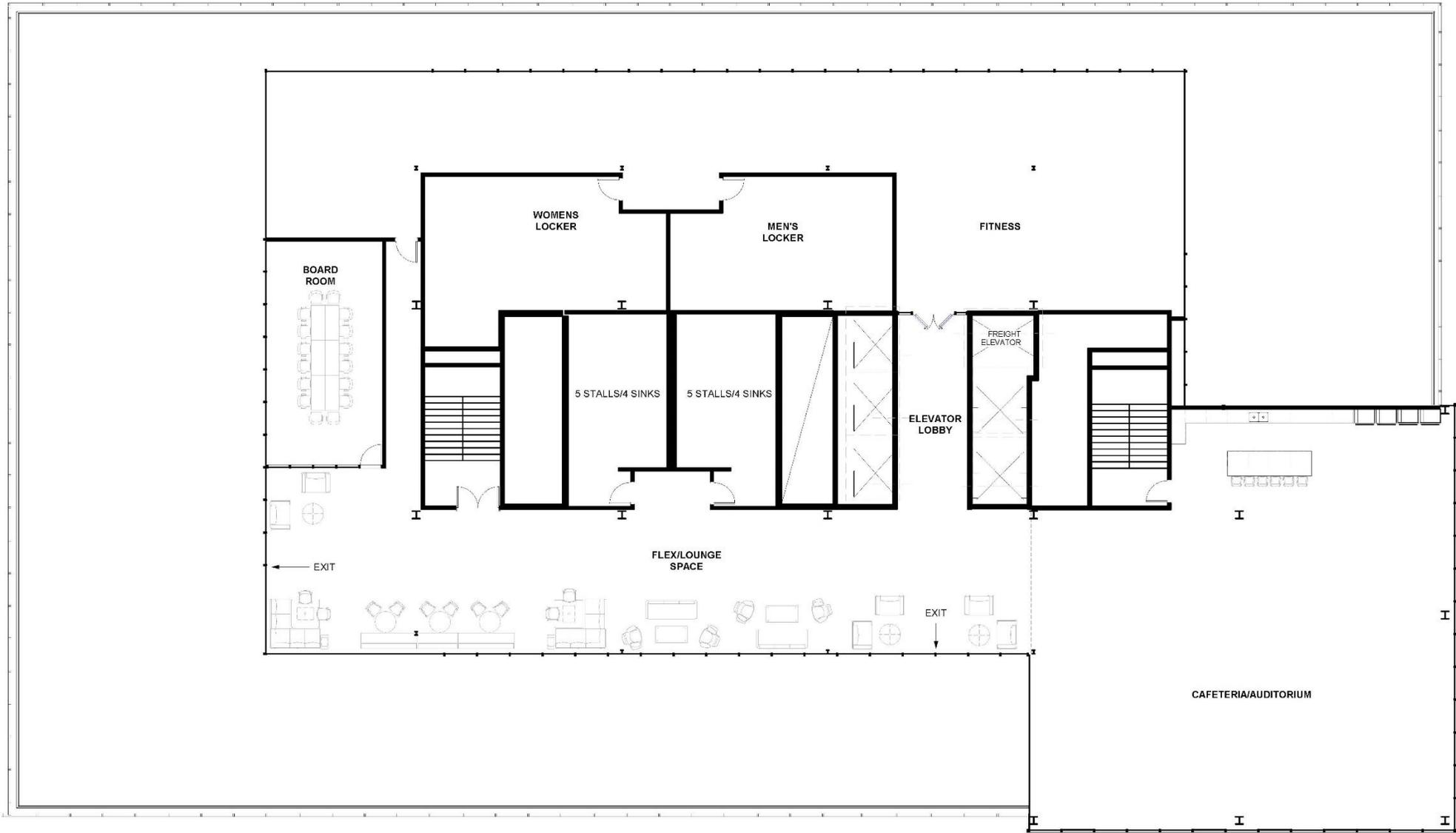
Level 1 Plan



Level 2 Plan



Typical Level Plan



Level 9 Plan

# The Heart of The Civic Core





**Thank you!**