



Two MarketPointe — Bloomington, Minnesota
Architect: Ryan Companies US, Inc.

Building GREEN

Express spoke with Bob Cutshall, Vice President, Corporate Construction, and Will Jensen, Vice President, Architecture and Engineering, to learn about Ryan's sustainable design and construction.

EXPRESS: The LEED (Leadership in Energy and Environmental Design) rating system and “green building” have been in the news a lot lately. What is Ryan’s approach to environmental and sustainability issues.

WJ: It has always been a company focus to build the highest quality structures that consider operational efficiency and long-term value. Ryan has a diverse portfolio of LEED projects, and encourages employees to know and embrace this building standard, to the point where we want 50% of our project managers to be LEED accredited

by the end of this fiscal year (March 31, 2008) and 75% of our architects and engineers.

BC: We have also established a Ryan Green Building Committee to conduct internal training programs that help the company stay on a “green” path, including setting minimum sustainability standards for all projects. Also in this fiscal year, Ryan has set another goal: 10% of Ryan projects will be designed and built in accordance with LEED standards. Next year, the goal increases to 20%, and the next to 30%.

EXPRESS: What are some of the challenges to implementing LEED?

WJ: I don’t think LEED is any more challenging than other design-build projects. Design-build and LEED are based on integrated design —

understanding that every design decision has an impact on cost, schedule and performance. As an integrated team, we always strive to infuse as much value and quality into our buildings as possible. LEED is just another set of criteria for doing that.

BC: Sometimes the customer can be the challenge. For build-to-suit projects for third-party owners, they can see how the decisions that cost them money now can save them more money down the road. On some development projects, tenants can have a more difficult time seeing the value. While most LEED projects have been built on the east and west coasts, midwest companies are starting to specify green building options as well. They’re recognizing air and water quality, natural light and alternative transportation options can have a great impact on their workforce.

EXPRESS: Why would someone chose Ryan for a LEED project?

WJ: Ryan’s experience with LEED and

sustainability is found in every sector of our business. From construction projects to operational sustainability to innovative design, we’ve been working on LEED projects in some of the most environmentally progressive states, and can put that experience to work on our next project.

BC: Our design-build integrated project delivery really sets Ryan apart. We have the flexibility to work closely with our customers and tailor a solution that meets all of their project goals.



HNI Corporation — Muscatine, Iowa
Architect: Gensler, Inc. and OPN Architects, Inc.



NCA-CASI — Tempe, Arizona
Architect: EMC2 Group



The Towers at Bressi Ranch — Carlsbad, California
Architect: Smith Consulting Architects