



The latest on the redevelopment of the former Sears site

# Midtown Exchange NEWS

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## Ryan Companies US, Inc. Midtown Exchange Project Employment Plan Status Update: March 17, 2006

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**1. Pre-Apprentice Construction Training Program**

**Goal**  
 Ryan Companies US, Inc. and its subcontractors agree to a goal of 5% of the onsite construction hours for pre-apprentices

**Progress**  
 To date, Ryan Companies US, Inc. and its subcontractors have placed 16 pre-apprentices. Ryan has sponsored three of the 16 pre-apprentices into full apprenticeships; one apprentice carpenter and two apprentice laborers. Ryan expects additional pre-apprentices will be placed on the PPL phase of the project. To date, roughly 8,000 hours have been completed by pre-apprentices on the Midtown Exchange project. Ryan has committed to placing additional pre-apprentices on other Ryan projects within the City of Minneapolis.

**2. Resident and Neighborhood Employment**

**Goal**  
 Ryan Companies US, Inc. and its subcontractors commit to the employment of up to 30 Minneapolis residents. Priority is given to residents who are unemployed Union members from the surrounding neighborhoods as defined by zip codes 55404, 55407, 55408, and 55409 as agreed to be the Minneapolis Building and Construction Council.

**Progress**  
 To date, Ryan Companies US, Inc. and its subcontractors have hired 45 residents from the targeted zip codes

Zip Code	Qty	Employee Trade	Subcontractor	
55404	1	Pre-Apprentice	Ryan Companies US, Inc.	
	1	Resident Trainee	Hunt Electric	
	1	Laborer Apprentice	Ryan Companies US, Inc.	
	1	Laborer	Advance Masonry	
	1	Laborer	Northland Concrete / Ryan Cos.	
	1	Laborer	Ryan Companies US, Inc.	
	1	Carpenter	TCM Construction	
	2	Carpenter	Ryan Companies US, Inc.	
	1	Pre-Apprentice	Ryan Companies US, Inc.	
	1	Carpenter Apprentice	Ryan Companies US, Inc.	
55407	2	Laborer	Ryan Companies US, Inc.	
	2	Laborer	Tarraf Construction, Inc.	
	1	Laborer	TCM Construction	
	2	Carpenter	Kellington Construction	
	3	Carpenter	Ryan Companies US, Inc.	
	1	Sheet Metal Worker	Master Mechanical	
	1	Plumber	Horwitz, Inc.	
	1	Carpenter	RTL Construction	
	1	Sprinkler Fitter	Simplex Grinnell	
	4	Cleaners	PowerClean	
	55408	1	Resident Trainee	Hunt Electric
		1	Bricklayer	Advanced Masonry Restoration
		1	Laborer	Northland Concrete & Masonry

	1	Laborer	TCM Construction
	1	Iron Worker	Woody's Rebar
	1	Elevator Worker	Schindler Elevator
55409	1	Resident Trainee	Hunt Electric
	1	Sheet Metal Worker	Master Mechanical
	1	Laborer	Ryan Companies US, Inc.
	1	Carpenter	Ryan Companies US, Inc.
	1	Painter	Hamernick Decorating
	1	Plumber	Horwitz, Inc.
	2	Electrician	Hunt Electric
	1	Cement Apprentice	Ryan Companies US, Inc.
	1	Taper	RTL Construction

**3. Employment**

**Goal**

Ryan Companies US, Inc. and its subcontractors agree to workforce utilization goals that exceed established City goals in each category. Below you will find the Minneapolis Department of Civil Rights validated total project utilization through December 2005.

**Progress**

	Hours	Actual	Goal	+Over-Need
Total Project	986,469.00			
Female	67,266.50	6.82%	5%	+17,943.05
Total Skilled	793,313.80			
Minority Skilled	133,145.80	16.78%	15%	+14,148.74
Total Unskilled	193,155.26			
Minority Unskilled	40,235.00	20.83%	20%	+1,603.95

**4. Subcontracting**

**Goal**

Ryan Companies US, Inc. and its subcontractors commit to Small Underutilized Business Program goals of 13 percent for Minority Owned Businesses and 11 percent for Women Owned Businesses.

**Progress**

Ryan Companies US, Inc. has exceeded the SUBP subcontracting goals of 13% MBE and 11% WBE. Including change orders, the MBE goal accomplishment is 14%, with WBE at 16%. Ryan has exceeded the MBE goal by 1.6 million dollars.

In March 2006, Ryan published the eighth edition of the *Midtown Exchange Spotlight: A Ryan Companies US, Inc. Publication Featuring Subcontractor Highlights*. The March 2006 edition featured Hoyt Hsiao, Vice President, Shaw-Lundquist Associates, Inc.

**5. Clean and Green**

**Goal**

The City and the Minneapolis Employment and Training Program will administer a summer youth employment program. The youth crew will be directed by the Lake Street Council and charged with cleaning and maintaining Lake Street.

**Progress**

The Lake Street Ambassadors project wrapped-up another successful year on August 12, 2005. This year, two youths worked with one supervisor to help ensure that Lake Street was once again a welcoming destination for visitors. During the summer months, the crew removed trash, reported graffiti and greeted visitors to Lake Street.

During the Summer of 2004 the Minneapolis Employment and Training Program (METP) hired six Lake Street Ambassadors, all Minneapolis high school juniors and seniors, to remove trash from the sidewalks and curbs of the Lake Street Corridor. Funded by the Lake Street Business Council and Abbot Northwestern Hospital at an initial level of \$16,500, the work area runs from Lake Calhoun to the Mississippi River and is five miles long and six blocks wide. These students communicated with local business owners and customers during their work. This successful program ended in mid-August 2004.

**6. Construction Education—Minneapolis Public Schools Initiative**

**Goal**

Ryan Companies US, Inc. will work with the Minneapolis Public Schools through the construction classes that are held at Roosevelt and North High Schools. Ryan will provide these classes with speakers to talk about job safety and OSHA standards. Ryan will also provide from the various trades and construction disciplines working on the Midtown Exchange Project, including Architecture, Engineering, and Project Management. Ryan agrees to donate to these construction classes building materials, hard hats, work gloves, hand tools, and other materials as available. Ryan will provide students and instructors with corporate office, shop, and onsite tours.

Ryan agrees to provide four mentors annually for star students in these classes. Ryan will provide network opportunities with other construction industry representatives for the high school instructors that teach these courses.

#### **Summary of 2005-2006 School Year Outreach Activities**

Thursday, February 23, 2006, Ryan Design and Minneapolis Construction co-sponsored "Introduce a Girl to Engineering Day" at Ryan's Minneapolis office. This event was part of a nationwide initiative aimed at bringing more women into the engineering professions. Ryan professionals Cherish Samuels, Tina Swanson, Joy Gjevre and Julie Halvorson hosted 16 female students of color from Minneapolis Public Schools' Technology Club for a full day of activities. The day included presentations on careers in design and construction, hands-on design, engineering and construction activities, a site tour of a Lexus car dealership renovation and a pizza lunch.

Tuesday, February 21, 2006 Ryan Site Superintendents John Swenson and Tom Rau presented a North High School's "A Day in the Life of a Site Superintendent." On Thursday, March 23, 2006, Mr. Swenson gave the same presentation at Roosevelt High School.

Wednesday, January 11 and Monday, November 21, Ryan's Safety Officer Scott Beron presented at Roosevelt and North High Schools, respectively, on construction safety. According to the instructor, the students found the presentation interesting and engaging.

On Friday, November 11, 2005 and Monday, November 21st, Ryan's Safety Officer, Scott Beron, presented at Roosevelt and North High Schools, respectively, on construction safety. According to the instructor, the students found the presentation interesting and engaging.

On Tuesday, September 20, 2005, and Thursday, September 23, 2005, Ryan Companies US, Inc., Mechanical Engineers, Brian Benson and Cherish Samuels presented at North and Roosevelt High schools respectively. On October 7, 2005, and October 25, 2005, Ryan Architects Paul Christians, Zulay Furlong and James Nutt presented at North and Roosevelt High schools respectively.

On June 16, 2005, two construction interns from Minneapolis North High School each started 10 week summer construction internships with Ryan Companies. This summer internship program is collaboration between the City of Minneapolis, the Minneapolis Urban League, and selected Minneapolis Public High Schools. On Monday, July 25, 2005, a planning meeting is scheduled for the 2005-06 school year with Ryan personnel and Ethan Laubach and Brian Nutter of North and Roosevelt High Schools.

To date, including the 2004-2005 presentations, Ryan has provided 17 speakers. Seven presentations have been completed at North High and three at Roosevelt.

#### **Summary of 2004-2005 School Year Outreach Activities**

In November 2004, Jack Hunter, Ryan Director of Design, spoke at North and on February 22, 2005, three Architects of Color spoke at North High. This group included Ryan Architects Paul Christians and Zulay Furlong and Paul Bauknight of Bauknight & Associates. On Monday, March 14, 2005, a Ryan Architect, James Nutt presented at Roosevelt. On Monday, April 18, 2005, Ryan Mechanical Engineers, Brian Benson and Cherish Samuels, spoke at North High. On Wednesday, May 6, 2005, Ryan Project Managers, Neil Johnson, Tim Campbell and Arthur Gardner, Jr. presented on the "day in the life a project manager" at North High.

To date, six of the ten participating speakers have been professionals of color; four African-Americans and two Latinos. Of the 10 professionals two have been females of color; an architect and a mechanical engineer. All of the Ryan professionals who have participated in this outreach activity have all returned pleased and satisfied with the experience. Two site tours have been completed, on Thursday, March 3, 2005 and the second on Thursday, May 19, 2005.

On Saturday, April 9, 2005, North High School student Gregory Hair competed in and won the local SkillsUSA Carpentry Competition. With a Ryan sponsorship, Mr. Hair will be go to the SkillsUSA National Competition in Kansas City, Missouri in July 2005. Mr. Hair will also be employed at Ryan over the summer as a construction intern. Ryan's Design Department will employ an intern from North High this summer.

### **7. Employment Opportunities with Midtown Exchange Tenants**

#### **Goal**

Ryan Companies US, Inc. will provide the name and phone information of every tenant who signs a lease in the Midtown Exchange Project to the City and METP. METP will work with the Midtown Workforce Oversight Committee to pursue discussions with these tenants about employment opportunities.

#### **Progress**

METP staff has negotiated Job Linkage Agreements with Allina and Sheraton@ Minneapolis Midtown Hotel that provide five-year job projections and selection of a neighborhood workforce organization for job placement and training. Staff has also arranged for Sheraton Minneapolis Midtown Hotel to utilize office space in the Workforce Center for hiring activities. Staff has talked with Global Market about hiring and training activities. Global Market will sign a Job Linkage agreement in late summer or early fall.

Neighborhood Development Center, the developer of Midtown Global Market, signed a Job Linkage Agreement on September 19, 2005. Construction of retail space is proceeding and a Grand Opening, which will include over 50 small ethnic businesses, is scheduled for June 3, 2006.

The Sheraton Minneapolis Midtown Hotel held a job fair on September 26-27, 2005, from 9:00 AM to 4:00 PM at

the South Minneapolis Workforce Center, 777 East Lake Street. With the assistance of Goodwill Easter Seals over 950 job applicants were interviewed for positions at the Midtown Exchange Hotel. Sheraton conducted second and third interviews and began hiring in November 2005. The Sheraton Midtown Hotel opened for business in December 2005 and hired 42 new employees who all earned a wage equal to or greater than the area's living wage of \$10.23 per hour. 26 of these new employees live in Minneapolis.

Allina Health System began occupying approximately 255,000 square feet of the main Midtown Exchange building in December 2005. Full occupancy is expected by June 2006 and will total 411,000 square feet and involve the relocation of 1850 Allina employees.

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Midtown Exchange News is an interactive public forum on key issues in the redevelopment of the former Sears site in south Minneapolis hosted by the City of Minneapolis Department of Planning and Economic Development, the Green Institute, the Midtown Community Works Partnership, the Minneapolis Neighborhood Revitalization Program, and Ryan Companies, Inc.  
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