



Highland Bridge Contract Compliance Report

June 30, 2023

The Department of Human Rights and Equal Economic Opportunity is responsible for ensuring several city contract compliance requirements are met on the Highland Bridge site. The report includes information reported to the city for each project on the Highland Bridge site.

- **Prevailing wage:** The City of Saint Paul [Prevailing Wage Ordinance](#) requires individuals working on publicly assisted construction projects, to be paid the fair and prevailing wage for work performed onsite.
- **Affirmative Action and Equal Employment Opportunity:** The City of Saint Paul [Affirmative Action Ordinance](#) requires the city to monitor affirmative action and equal employment opportunity efforts of vendors working under city contracts. The workforce inclusion goals, established by the Minnesota Department of Human Rights, are 32% minority and 20% female inclusion for all hours worked onsite.
- **Vendor Outreach Program:** The City of Saint Paul [Vendor Outreach Program \(VOP\) Ordinance](#) requires the city to establish a small business assistance program that sets goals for purchasing goods and services from small, woman-owned, and minority-owned businesses enterprises (SBE, WBE, MBE). The goal is to award 25% of the subcontracting and purchasing opportunities to small business enterprises. The information below reflects payments made to S/W/MBE businesses.

Highland Bridge Infrastructure

General Contractor	Ryan Companies
Total Development Cost	\$87.2 million
Timeline	March 2020 – Sept 2023
Estimated % Complete	90%

- **Prevailing Wage**
 - Total number of onsite construction hours reported: 181,799 hours
 - Total dollar amount of wages and benefits paid to workers for work performed onsite: \$11,291,868.
 - Total number of employees working onsite: 9 2 2
- **Affirmative Action and Equal Employment Opportunity**
 - Minority workforce inclusion: 29.27%
 - Female workforce inclusion: 5.25%

- **Vendor Outreach Program**

	<u>Payments through June 2023</u>	<u>VOP % achieved through June 2023</u>
• MBE	\$ 2,738,418.00	4.34%
• SBE	\$ 2,409,066.00	3.82%
• WBE	\$ 7,318,934.00	11.61%
• Total VOP achieved	\$ 12,466,418.00	19.78%

Lot 1, Block 3 Mixed Use

General Contractor Ryan Companies
Total Development Cost \$73.4 million
Estimated % Complete 100%

- **Prevailing wage**

- Total number of onsite construction hours reported: 264,860 hours
- Total dollar amount of wages and benefits paid to workers for work performed onsite: \$17,761,750.
- Total number of employees working onsite: 1,241

- **Affirmative Action and Equal Employment Opportunity**

- Minority workforce inclusion: 32.12%
- Female workforce inclusion: 11.56%

- **Vendor Outreach Program**

<u>Payments through June 2023</u>	<u>'OP % achieved through June 2023</u>
• MBE \$ 3,088,083.87	5.28%
• SBE \$ 7,275,927.86	12.43%
• WBE \$ 6,709,451.23	11.46%
• Total VOP achieved \$ 17,073,462.96	29.17%

Highland Bridge Rowhomes – Pulte

General Contractor Pulte Homes of MN LLC
Total Development Cost \$78 million
Timeline May 2021 – May 2025
Estimated % Complete 48.6%

- **Prevailing wage**

- Total number of onsite construction hours reported: 143,799.
- Total dollar amount of wages and benefits paid to workers for work performed onsite: \$9,269,871.
- Total number of employees working onsite: 603

- **Affirmative Action and Equal Employment Opportunity**

- Minority workforce inclusion: 30.05%
- Female workforce inclusion: 00.69%

- **Vendor Outreach Program – Construction (48% complete)**

<u>Payments through June 2023</u>	<u>VOP % achieved through June 2023</u>
• MBE \$ 2,545,969.42	6.93%
• SBE \$ 2,716,110.50	7.39%
• WBE \$ 8,439,185.69	22.97%
• Total VOP achieved \$ 13,701,265.61	37.29%

- **Vendor Outreach Program – Land Development (91% complete)**

Payments through June 2023

VOP % achieved through June 2023 0%

• MBE	\$ -	
• SBE	\$ 56,094.28	4.06%
• WBE	\$ 39,150.30	2.83%
• Total VOP achieved	\$ 95,244.58	6.89%

Presbyterian Homes (Highland Bridge Lot 1, Block 6-7)

General Contractor	Ryan Companies
Total Development Cost	\$98.7 million
Estimated % Complete	100%

- **Prevailing wage**

- Total number of onsite construction hours reported: 382,891.
- Total dollar amount of wages and benefits paid to workers for work performed onsite: \$26,325,674.
- Total number of employees working onsite: 1,418.

- **Affirmative Action and Equal Employment Opportunity**

- Minority workforce inclusion: 29.65%
- Female workforce inclusion: 6.92%

- **Vendor Outreach Program**

Payments through June 2023

VOP % achieved through June 2023

• MBE	\$ 6,289,204.95	7.20%
• SBE	\$ 7,116,888.35	8.14%
• WBE	\$ 7,804,010.33	8.93%
• Total VOP achieved	\$ 21,210,103.63	24.27%

Medical Office Building (Highland Bridge Lot 1, Block 1)

General Contractor	Ryan Companies
Total Development Cost	\$21.1 million
Timeline	November 2021 – January 2023
Estimated % Complete	95%

- **Prevailing wage**

- Total number of onsite construction hours reported: hours 80,672.
- Total dollar amount of wages and benefits paid to workers for work performed onsite: \$80,672.
- Total number of employees working onsite: 726.

- **Affirmative Action and Equal Employment Opportunity**

- Minority workforce inclusion: 30.89%
- Female workforce inclusion: 7.62%

- **Vendor Outreach Program**

Payments t

VOP % achieved through June 2023

• MBE	\$ 242,038.76	1.55%
• SBE	\$ 449,849.12	2.87%
• WBE	\$ 1,350,397.18	8.62%
• Total VOP achieved	\$ 2,042,285.006	13.04%

Lunds & Byerlys (Highland Bridge Lot 1, Block 3)

General Contractor Ryan Companies
 Total Development Cost \$7.4 million
 Timeline January 2022 – May 2022
 Estimated % Complete 100%

- **Prevailing Wage**
 - Total number of onsite construction hours reported: 33,572.
 - Total dollar amount of wages and benefits paid to workers for work performed onsite: \$2,425,584.
 - Total number of employees working onsite: 257
- **Affirmative Action and Equal Employment Opportunity**
 - Minority workforce inclusion: 27.63%
 - Female workforce inclusion: 9.33%

- **Vendor Outreach Program**

	<u>Payments through June 2023</u>	<u>VOP % achieved through June 2023</u>
• MBE	\$ 360,353.72	6.5%
• SBE	\$ 218,018.86	3.93%
• WBE	\$ 681,763.66	12.29%
• Total VOP achieved	\$ 1,260,136.24	22.72%

M Health Fairview (Highland Bridge Lot 1, Block 1 – medical office building tenant buildout)

General Contractor Ryan Companies
 Total Development Cost \$4.4 million
 Timeline September 2022 – February 2023
 Estimated % Complete 94%

- **Prevailing Wage**
 - Total number of onsite construction hours reported: 19,949.
 - Total dollar amount of wages and benefits paid to workers for work performed onsite: \$1,428,523.
 - Total number of employees working onsite: 184
- **Affirmative Action and Equal Employment Opportunity**
 - Minority workforce inclusion: 43.74%
 - Female workforce inclusion: 22.92%

- **Vendor Outreach Program**

	<u>Payments t</u>	<u>VOP % achieved through June 2023</u>
• MBE	\$ 247,700.64	7.52%
• SBE	\$ 310,332.07	9.43%
• WBE	\$ 351,632.35	10.68%
• Total VOP achieved	\$ 909,665.06	27.63%

The Lumin (Highland Bridge Lot 2, Block 3)

General contractor Ryan Companies
 Total Development Cost \$15.1 million
 Timeline September 2022 – September 2023
 Estimated % Complete 49%

- **Prevailing Wage**

- Total number of construction hours: 35,581.
- Total dollar amount of wages and benefits paid to workers for work performed onsite: \$2,476,032.
- Total number of workers working onsite: 385.

- **Affirmative Action and Equal Employment Opportunity**

- Minority workforce inclusion: 19.11%
- Female workforce inclusion: 5.34%

- **Vendor Outreach Program**

	<u>Payments th</u>	<u>VOP % achieved through June 2023</u>
• MBE	\$ 783,491.04	15.51%
• SBE	\$ 56,920.49	1.13%
• WBE	\$ 483,465.28	9.57%
• Total VOP achieved	\$ 1,323,876.81	26.21%

Nellie Francis Court (Highland Bridge Lot 2, Block 1)

General contractor Ryan Companies
 Total Development Cost \$16.4 million
 Timeline November 2022 – January 2024
 Estimated % Complete 13%

- **Prevailing Wage**

- Total number of construction hours: 14,352.
- Total dollar amount of wages and benefits paid to workers for work performed onsite: \$1,025,945.
- Total number of workers working onsite: 236

- **Affirmative Action and Equal Employment Opportunity**

- Minority workforce inclusion: 17.47%
- Female workforce inclusion: 4.07%

- **Vendor Outreach Program**

	<u>Payments th</u>	<u>VOP % achieved through June 2023</u>
• MBE	\$ 14,430.73	1.24%
• SBE	\$ 11,324.68	0.97%
• WBE	\$ 153,791.06	13.17%
• Total VOP achieved	\$ 179,546.47	15.37%

Restoring Waters (Highland Bridge Lot 2, Block 1)

General contractor Ryan Companies
 Total Development Cost \$17.2 million

Timeline December 2022 – January 2024
Estimated % Complete 18%

- **Prevailing Wage** – The Minnesota Department of Housing and Finance Agency is monitoring prevailing wage compliance on the Restoring Waters Project.

- **Vendor Outreach Program**

	<u>Payments th</u>	<u>VOP % achieved through June 2023</u>
• MBE	\$ 12,499.21	0.61%
• SBE	\$ 7,834.61	0.38%
• WBE	\$ 195,153.15	9.47%
• Total VOP achieved	\$ 215,486.97	10.45%

For more information about city contract compliance programs, please visit www.stpaul.gov/hreeo.