



Ryerson Aircraft, Inc.

Photo Taken April 1, 2017

TODAY'S AGENDA

1. Registration and Networking 3:00 PM to 3:30 PM
2. Welcome and Introductions 3:25 PM to 3:30 PM
3. Project Background and Construction 3:30 PM to 4:00 PM
4. Groups and Tour – 4:00 PM to 5:00 PM
5. Questions - 5:10PM
6. Wrap up - 5:30 PM

An Investment in Our Future

“We are excited that the right thing we are doing for Northwestern Mutual is also the right thing to do for Milwaukee.”

John Schlifske
Chairman and CEO



Driving Principles



Embody the Corporate Brand



Drive Engagement

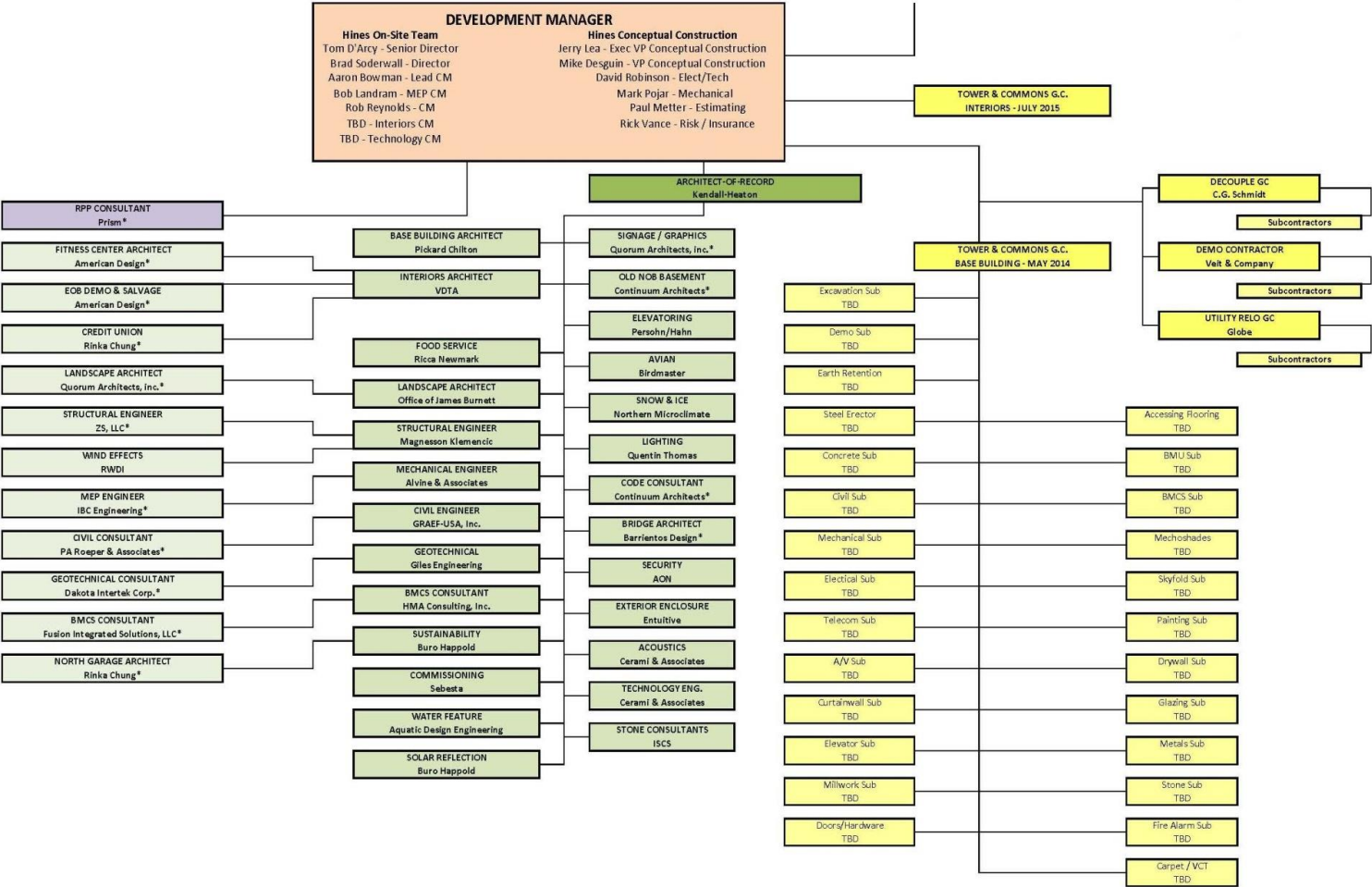


Connect with the Community

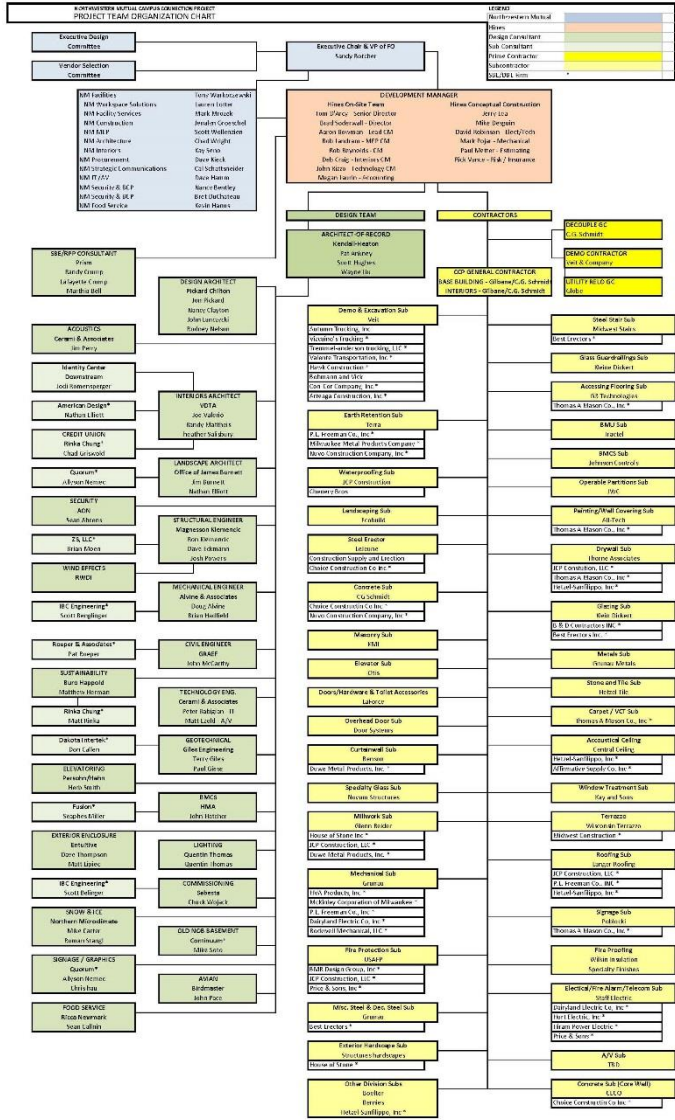
21st Century Work Environment

- Provides people what they need to deliver their best every day
- Attracts and retains talent
- Engagement
- Leverages current and upcoming technologies
- Collaboration
- Flexibility

Campus Connection Team



Project Team



CONSTRUCTION

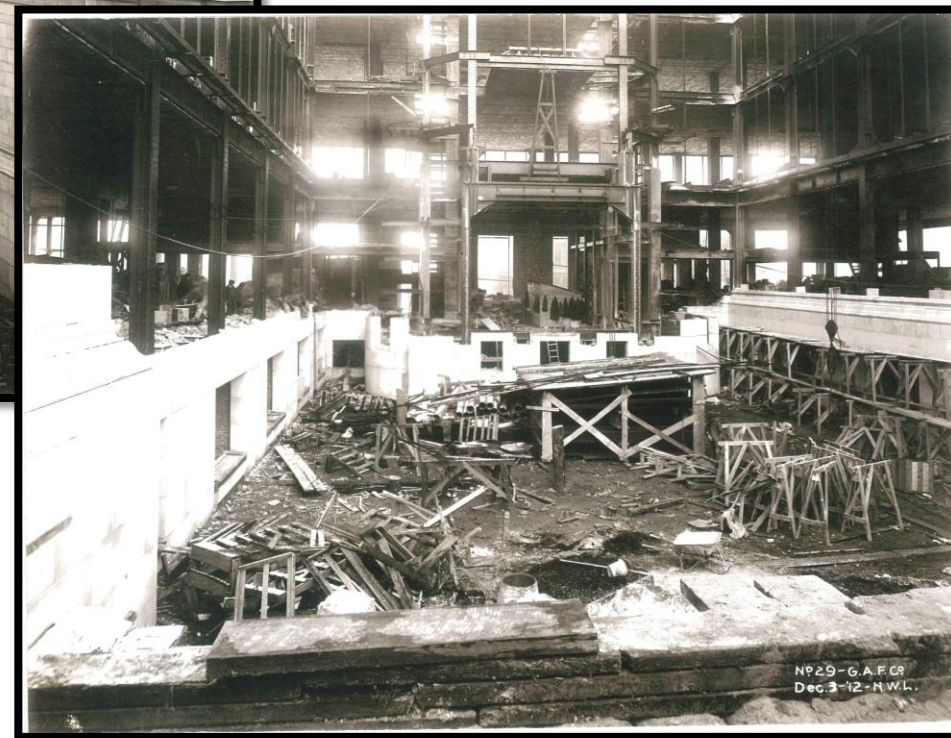
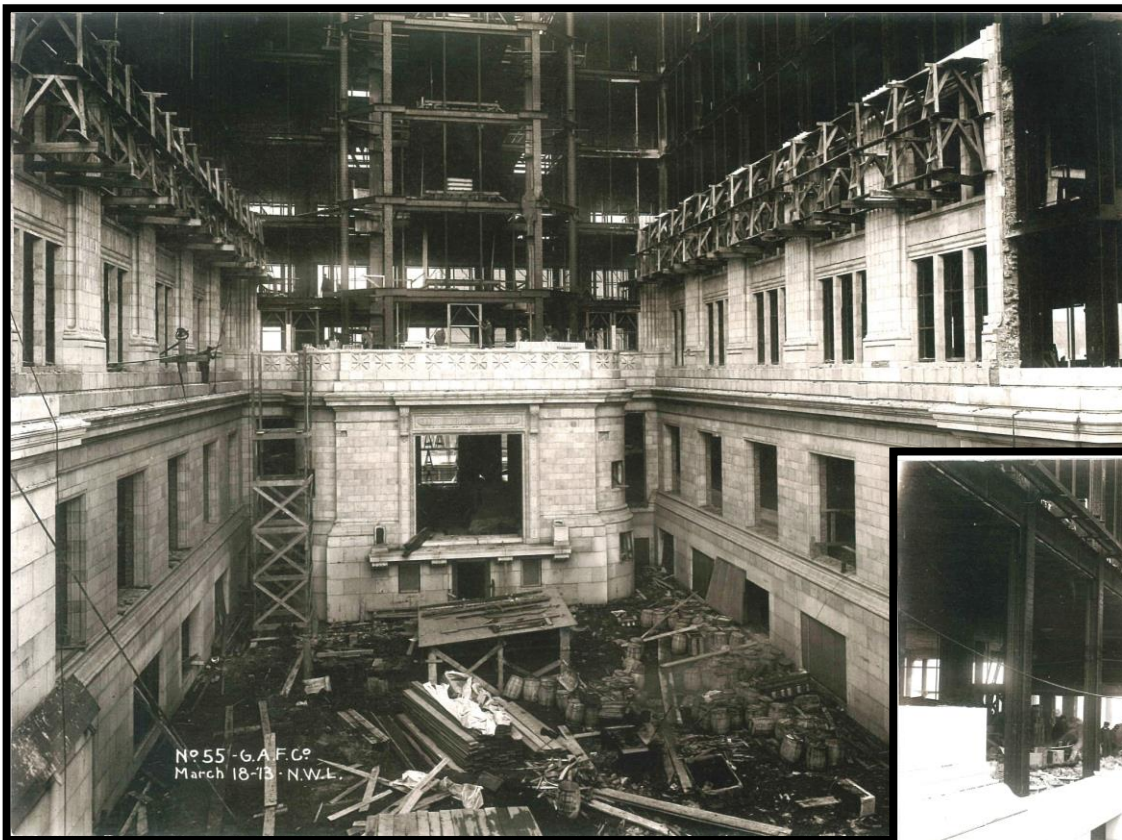
Site Plan

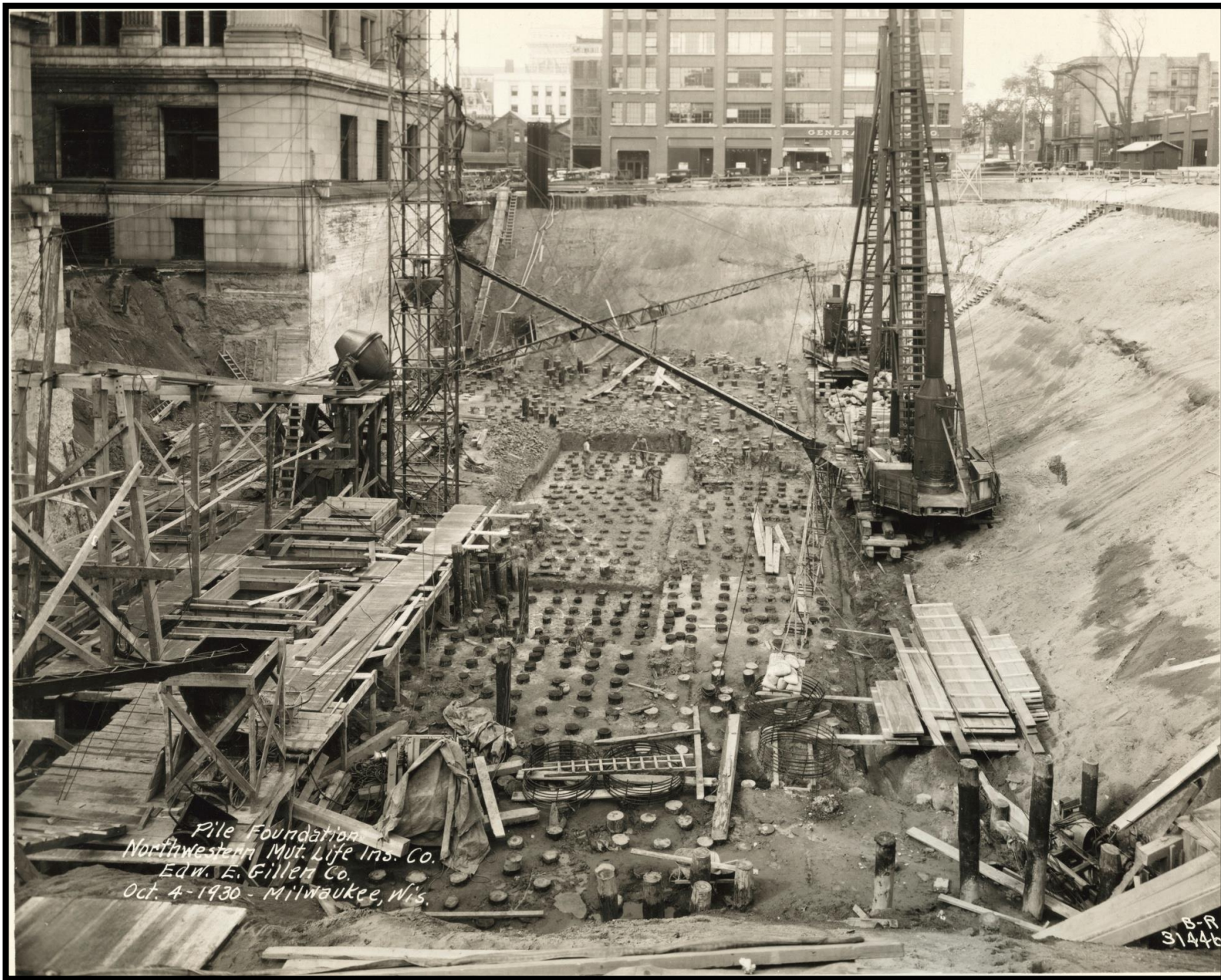


Bridging the Old with the New









Pile Foundation
Northwestern Mut. Life Ins. Co.
Edw. E. Gillen Co.
Oct. 4-1930 - Milwaukee, Wis.

B-R
31446





**1932
South Building
&
North Building**



March of 2014



The Big Pour

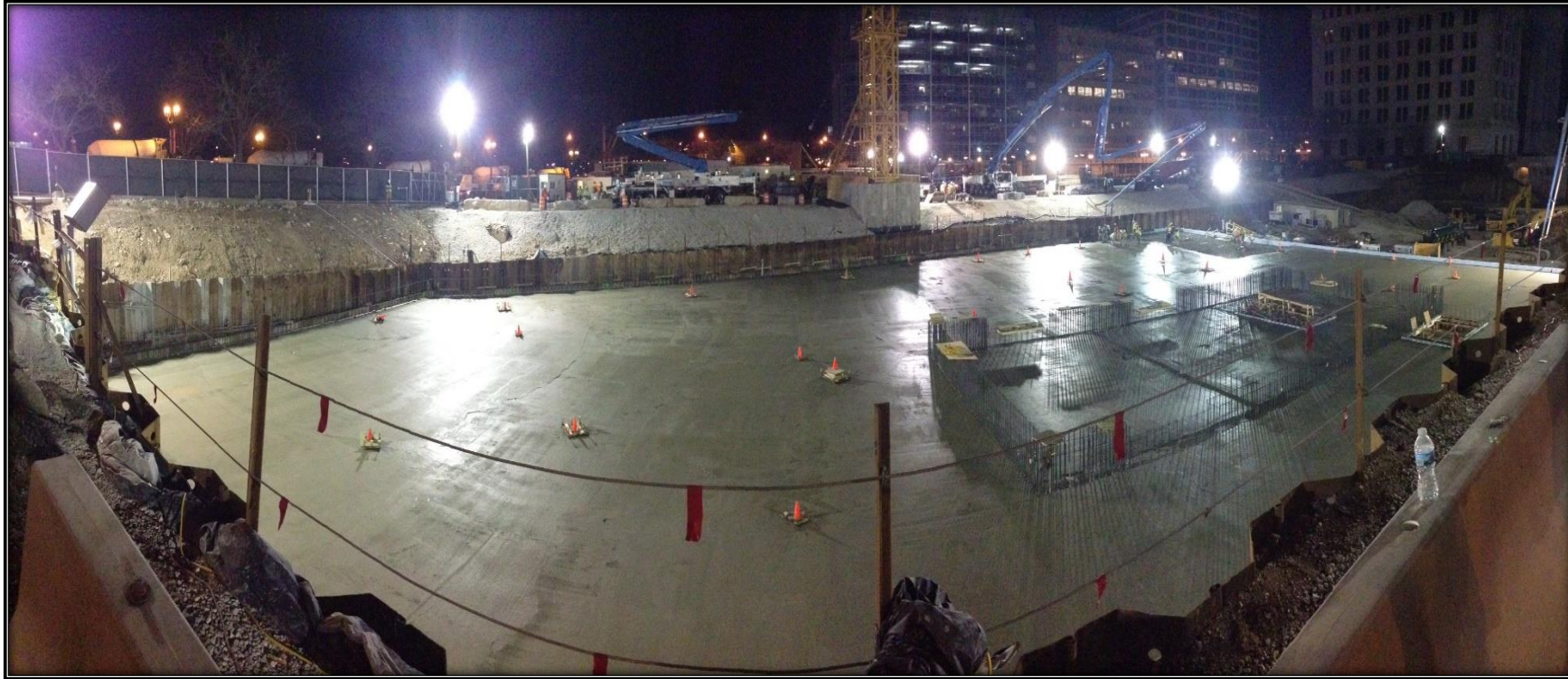




The *largest continuous concrete pour* completed *in Wisconsin*



Mat Foundation Complete

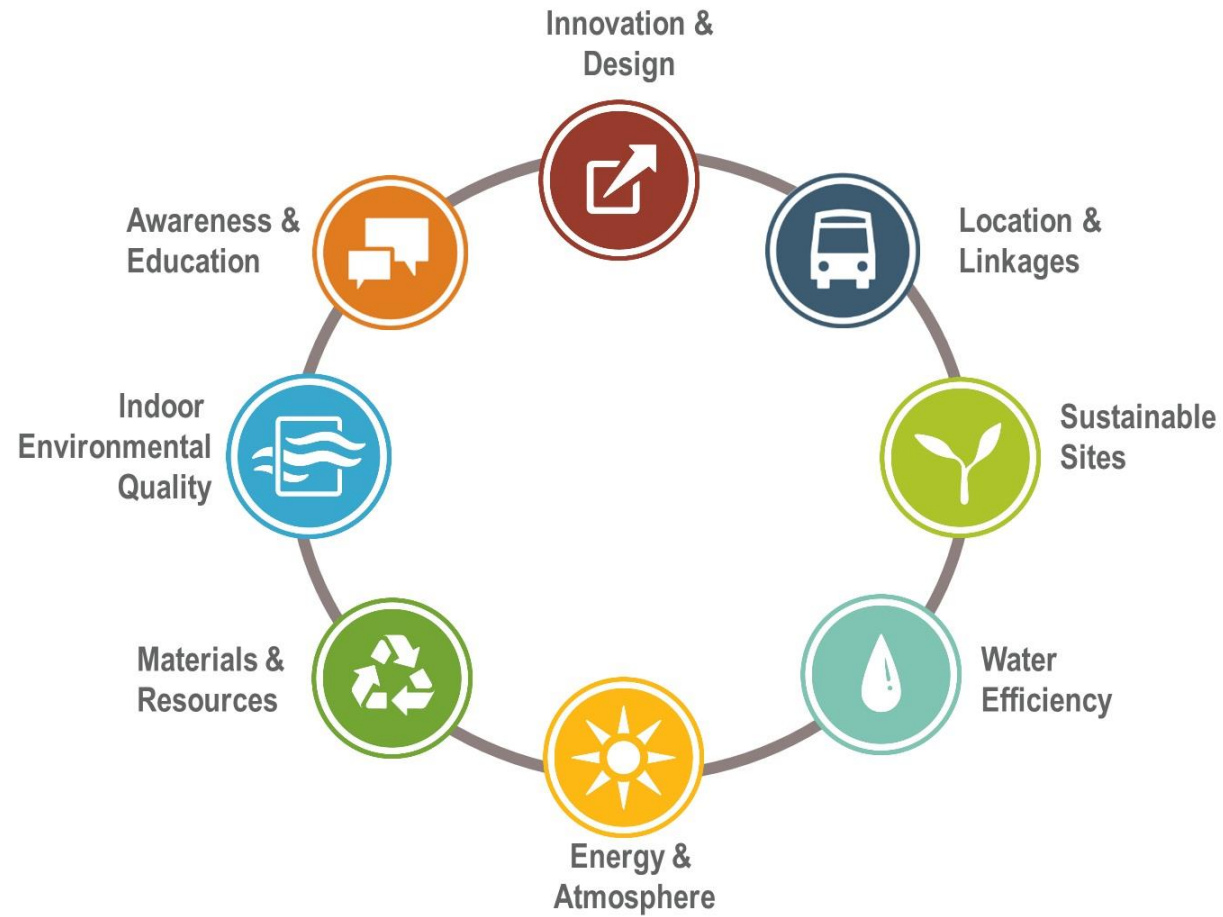


Mat Fo



SUSTAINABILITY

LEED v3 Gold Certification - Pending



Sustainable Efforts

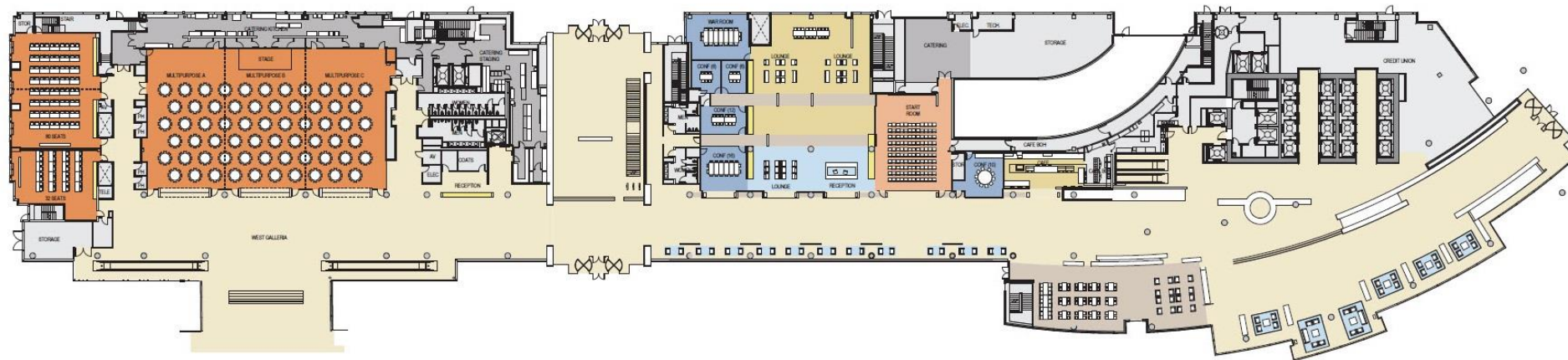
- Diverting 5200 tons of construction waste from landfill.
- Reduce water consumption of the building by over 1,972 thousand-gallons per year.
- Installed drought-resistant plants that reduce water use by the irrigation system by 50%.
- The building envelope, lighting and HVAC systems were designed to improve energy efficiency and reduce the cost of energy by 24% over ASHRAE 90.1-2007.
- To enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants exceeded the requirements of ASHRAE Standard 62.1-2007, by 10%.

Green Roof



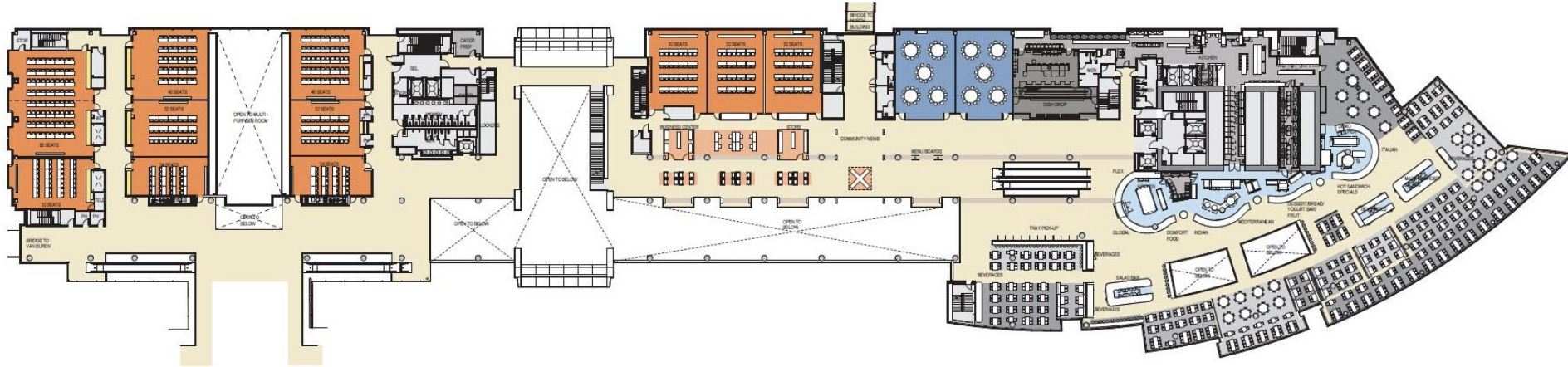
FLOOR PLANS

Floor Layout

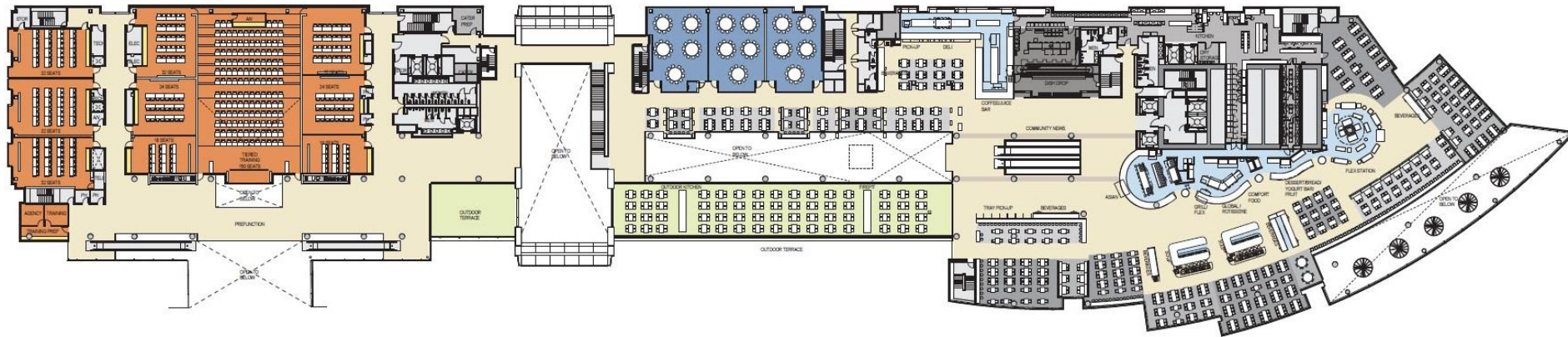


Commons Level 1

Floor Layouts



Commons Level 2



Commons Level 3

Fitness Center



Top of Tower



TOWER WORKPLACE & FURNITURE

New Work Place Philosophies

- We have eliminated rules around eligibility for space throughout our campuses. Department heads will decide how to allocate space regardless of level or title.
- Space is not a reward for performance, but rather designed to enable good performance and enhanced agility.
- Size and space ratios may vary depending on the constraints of each building and business model, but the general concepts apply to each program.
- General workplace guidelines are supplemented with team guidelines that are developed by the team to address their work requirements, style and etiquette.

Key Design Principles of Tower

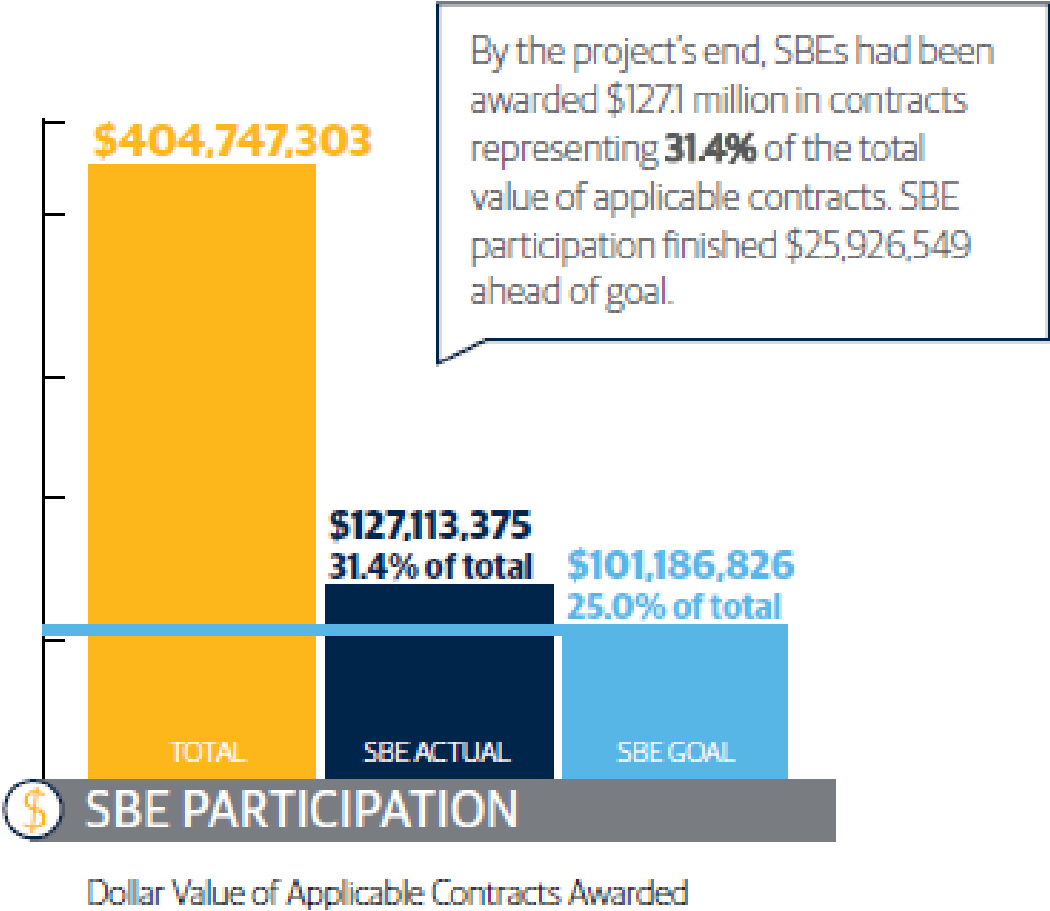
- Designed for maximum long-term efficiency and flexibility to adapt to changing work environment needs
- Employees have access to a variety of “owned” spaces and “shared” spaces and can choose where and how to work based on individual need
- Spaces are engaging
- Workstations are user configurable for layout, height, ergonomics and accessory placement.
- Size and number workstations and work spaces based on programming commitments around occupancy. General baseline for spaces:

Typical Tower Floorplan

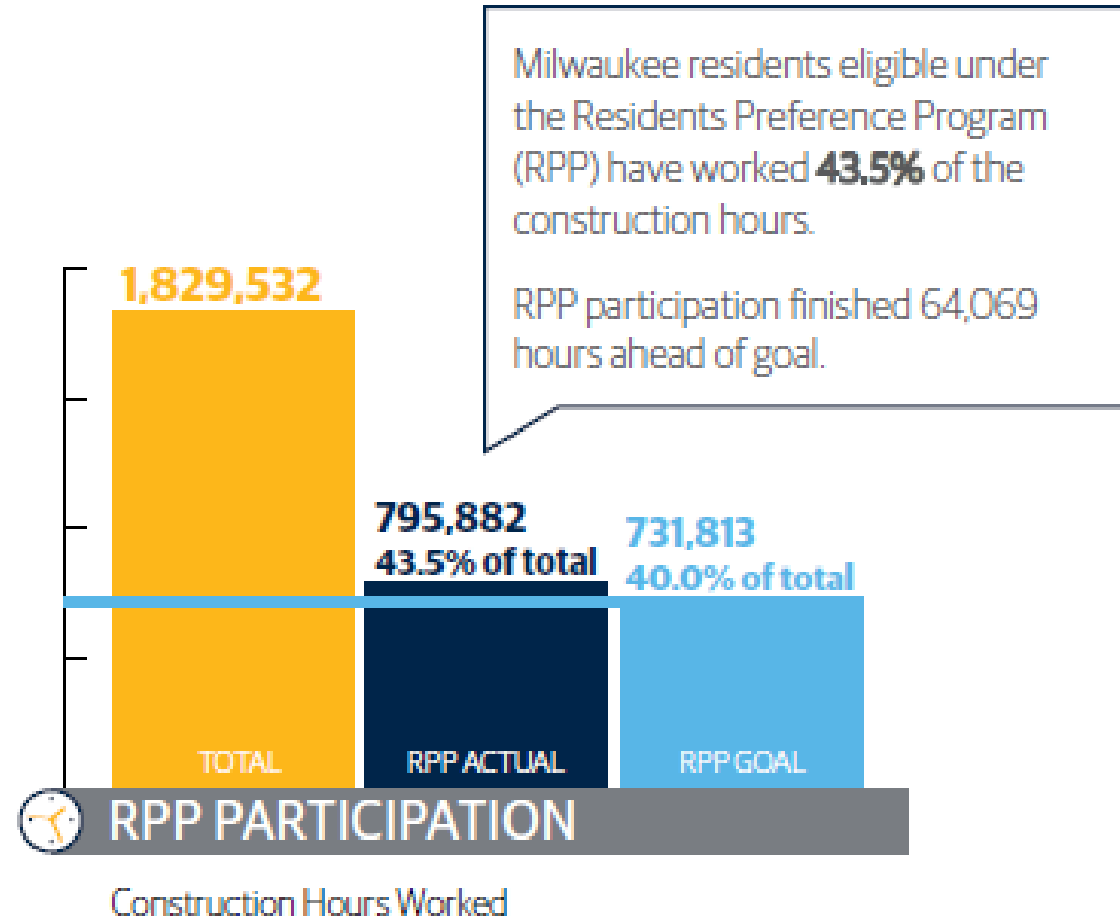


COMMUNITY ENGAGEMENT

Engage the Community: Small Business Enterprise Highlights



Engage the Community: Residents Preference Program Highlights



Duwe Metal Products / Benson Industries





SAFETY

Life Safety is Priority #1

- Activities

- Custom Orientation
- Short Service Worker
- IIF Training (Caring Culture)
- OSHA Partnership
- December 16th – 500 Days | Lunch
- Principals Safety Ace Award

- Commitment – “LEADERSHIP”

- Contributing to Total Site Safety (Looking Out For Each Other)
- Speaking-Up | Participating
- Dedicated Safety Management
- STA Process – Lessons Learned
- Housekeeping – Treat as Your Home...
- Milwaukee Building Trades Leadership

“MINDSET ON INCIDENTS”



Safety Metrics:

Site Inductees | Orientations: **1500**
(550 on-site daily average)

Safe Work Days: **560**

Safe Work Hours (appx): **650,000**

of Near Miss Incidents: **12**

of Recordable Incidents: **9**

of Recordable Lost Time Incidents: **None**

FUN FACTS



35 Stories

550 ft. Tall

1.1 M Square Feet

1,488 Total Workers

600 Workers Daily

188 Wisconsin Vendors / Contractors

FUN FACTS



- 500,000 SF OF GLASS
- 1.3M SF OF DRYWALL
- 3570 PANES OF GLASS
- 200,000 SF OF STONE
- 45,000 CY OF CONCRETE
- 11M SF OF METAL DECKING
- 2M MAN HOURS
- 200 MILES OF DATA CABLING

Thank You

