

Hill Farms Building Update

Presented to the
Joint Meeting of the Teachers Retirement,
Wisconsin Retirement and
Employee Trust Funds Boards

Pam Henning
Assistant Deputy Secretary

December 15, 2016



Background

- Project kicked off December 2015
- Project Team:
 - Gilbane, Inc. & C.D. Smith – developer and general contractor
 - DOA-Division of Facilities Management Project Manager, Cindy Torstveit
 - ETF Project Manager, Vicki McFall

4802 SHEBOYGAN AVENUE MADISON, WISCONSIN

September 2014



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Google earth
Appendix 1, Page 3
CBRE

Details

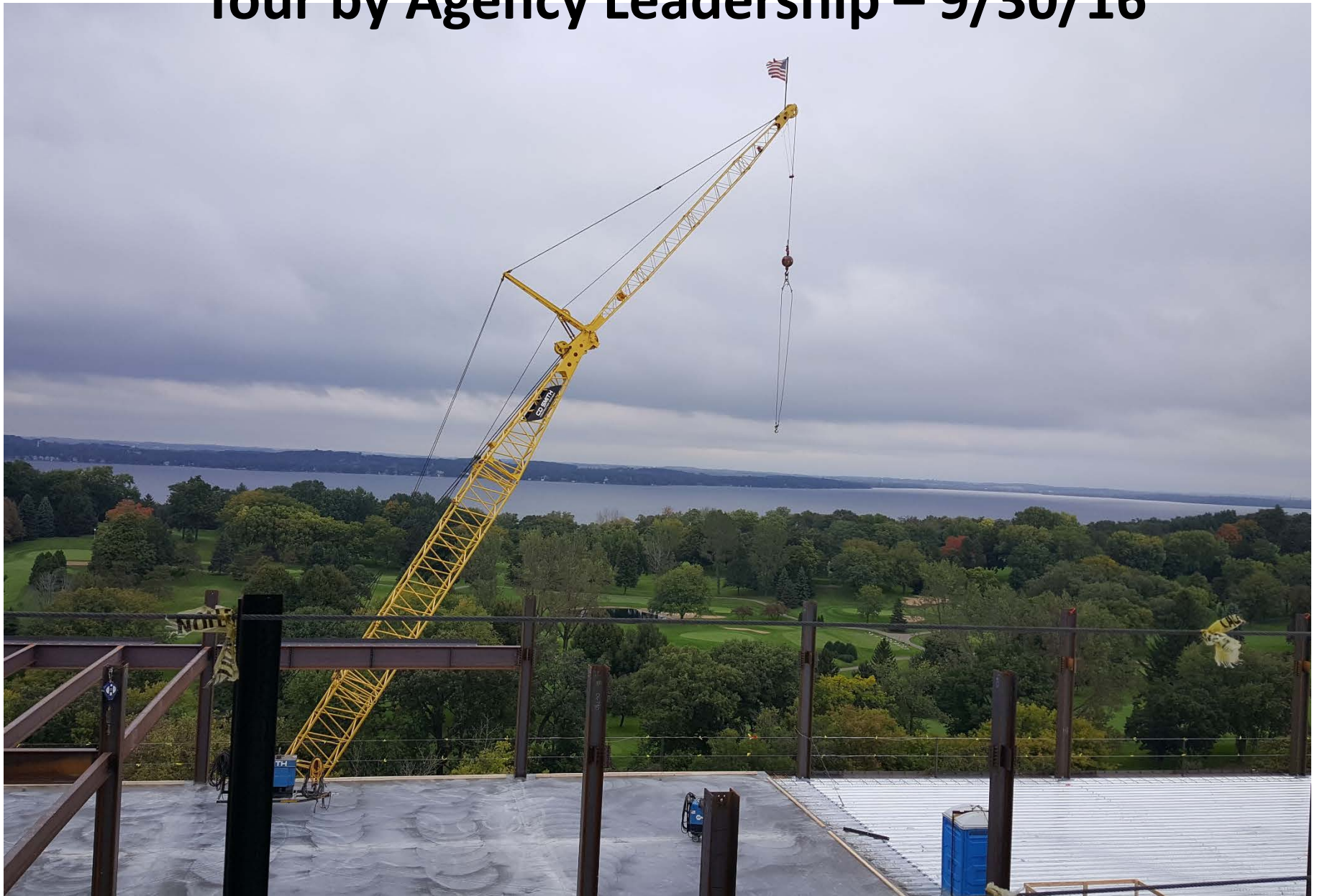
- Located at the Hill Farms site (west side of Madison off of Segoe Road and Sheboygan Avenue)
- Built on 14 acres
- 600,000 gross square foot facility
- \$177 million project
- Includes a Wellness Center, conference rooms, and central lobby
- ETF will occupy 7th, 8th & 9th floors

Building Occupants

(FTE Estimates - 1774)

- Transportation (1004)
- Employee Trust Funds (270)
- Public Service Commission (153)
- Safety and Professional Services (150)
- Financial Institutions (93)
- Hearings and Appeals Division (68)
- Administration-Facilities Management (10)
- Higher Educational Aids Board (10)
- Wisconsin Employment Relations Commission (9)
- Educational Approval Board (7)

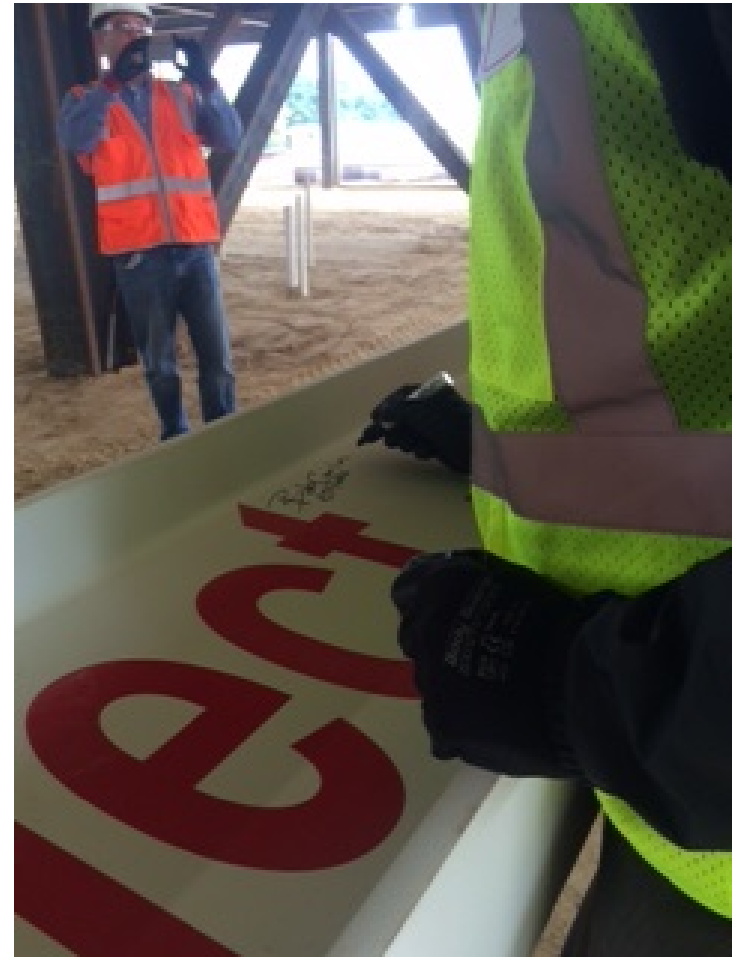
Tour by Agency Leadership – 9/30/16







Bob signing beam to be placed at top of the North Tower











18 Oct 16

December 2016 Construction Photos











ZK

A. HERN
800.632.4374
www.gilman.com

SMITH

SMITH GILL

RESERVED PARKING



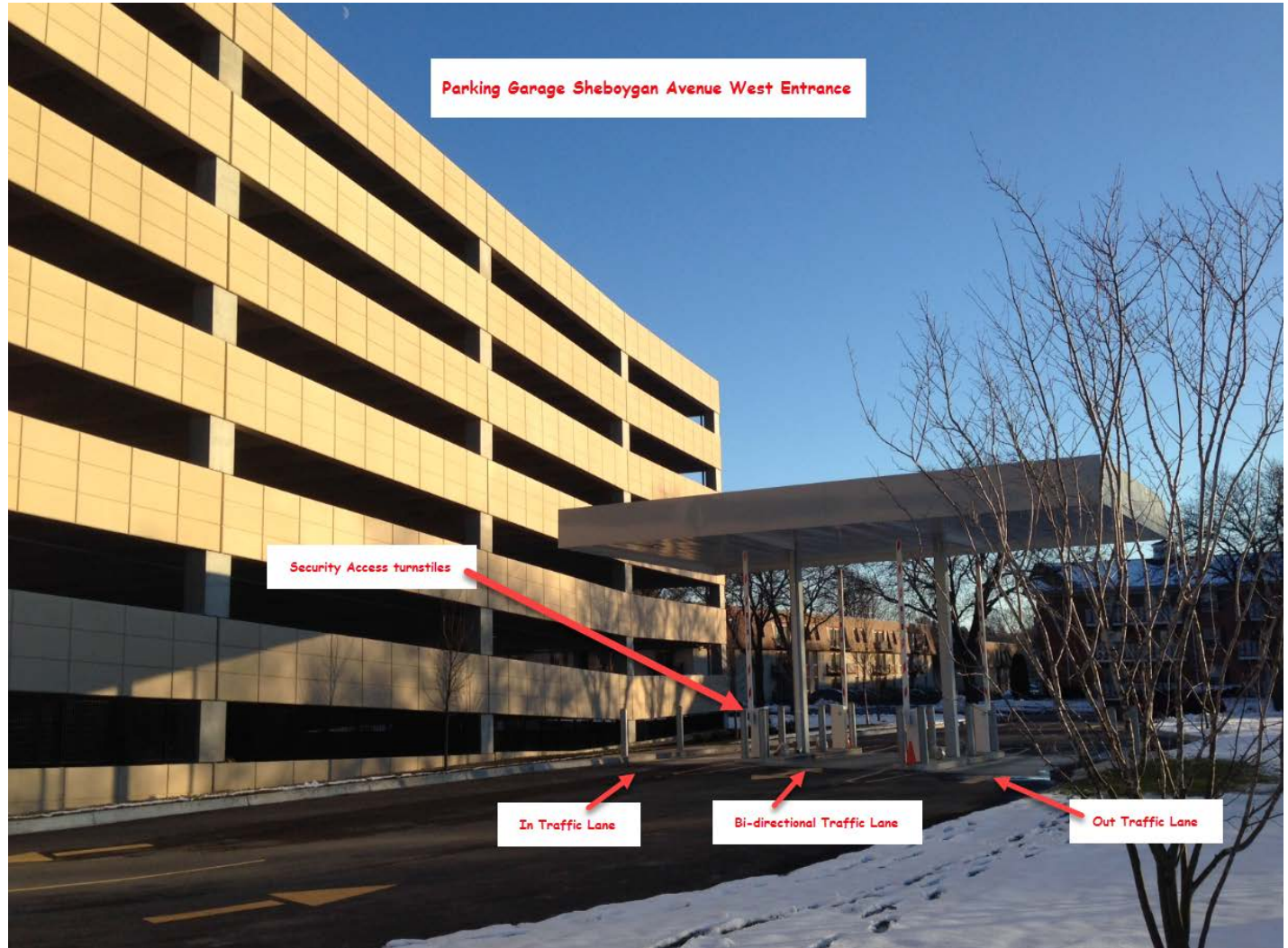


Final Proposed Hill Farms Building



Parking Structure

- 1700 stalls
- 2 entrances
- \$75.00 per month
- Bike (100 covered & 100 outside)
- 100 Visitor
- Fleet, Van and Handicap covered stalls



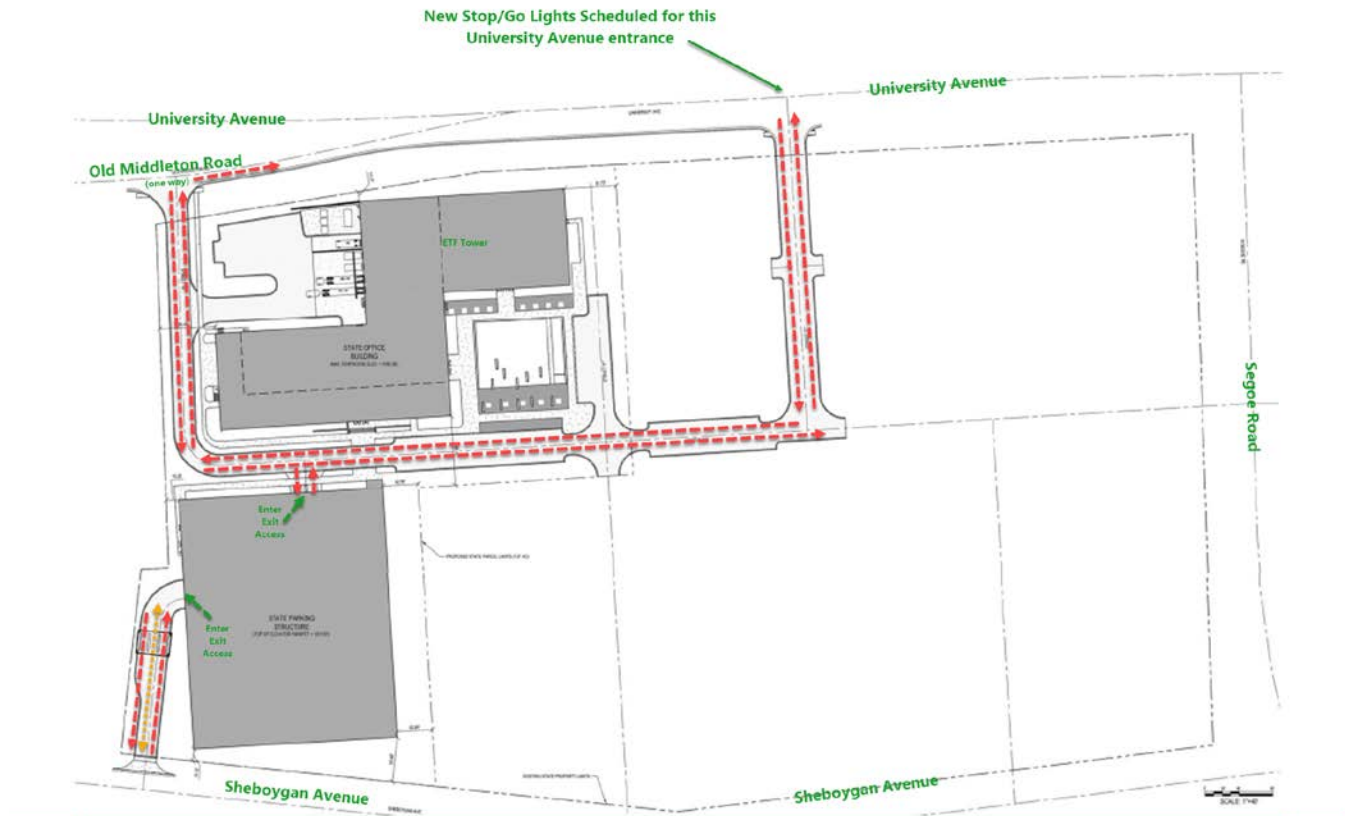




Final Proposed Parking Structure



HILL FARMS SITE MAP WITH TRAFFIC PATTERNS



Reflects Traffic Pattern



Reflects bi-directional traffic lane based on time of day.
AM Traffic 2 lanes going in
PM Traffic 2 lanes going out

New Features – Reception Area

- 7 private counseling rooms
- Large dedicated group counseling conference room
- Self-service kiosk
- Additional security features
- Electronic displays



ETF's 8th Floor Public Access Areas

Completed To Date

- Designed floor layout for offices, cubicles and conference rooms
- Reviewed over 120 pages of construction designs – electrical, voice/data, furniture
- Submitted biennial budget request for one-time infrastructure, incidentals and move costs

Communications

- Bulletin Boards at Badger and Rimrock Buildings – each floor
- *The ETF Community* articles
- Executive Team staff Section meetings
- FAQ on internal website
- DOA newsletter – started October

Hill Farms Project Updates

Images and News for the upcoming Hill Farms State Office Building

Projected Completion 2018



Corner View

Hallway View



Site View



Main Building



Parking Structure

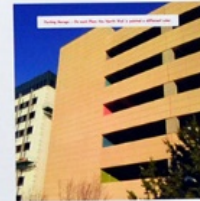


Street Level Rendering



Potential Plaza Rendering

HILL FARMS REDEVELOPMENT SITE PICTURES - 12/06/16



2015 - 2019 STRATEGIC PLAN

Our Mission
To develop and deliver quality benefits and services to our customers while safeguarding the integrity of the Trust.

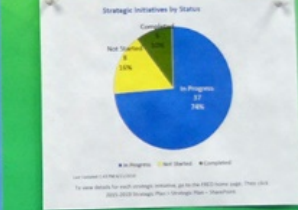
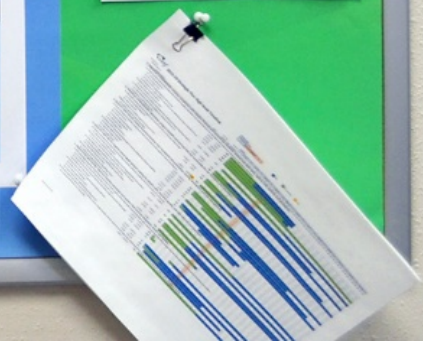
Our Vision
We will be a leader among public employee benefit systems by focusing on the well-being of our members through financial stewardship, high-quality and valued services, innovative solutions, and customer engagement.

Our Values
Integrity • Respect • Quality • People

Strategic Focus Areas & Goals



Strategic Plan Updates

Project Schedule

- December/January 2017 – Finalizing furniture specifications and layouts
- February 2017 – DOT staff use parking facility
- Late Summer 2018 – ETF moves into new Hill Farms building
- Fall/Winter 2018 – Demolish current DOT facility; new private development begins

