

ABB at Innovation Campus

February 1, 2013

ABB Ltd. and Zilber Property Group have entered into a Letter of Intent to develop a three-story, Class A office building at Innovation Campus. The proposed 95,000 square-foot building will house their business operations currently located in Southeast Wisconsin. This office represents a total of 350 jobs, which includes over 100 engineers and scientists. The site is located in the western portion of Innovation Campus, situated east of I-45, between Watertown Plank Road and Swan Boulevard.

ABB

ABB (www.abb.com) is a leader in power and automation technologies that enable utility and industry customers to improve performance while lowering environmental impact. The ABB Group of companies operates in over 100 countries and employs approximately 145,000 people. ABB's Wisconsin operations are primarily involved in Low and Medium Voltage Drives, Low Voltage Products, and Power Electronics. The decision by ABB to build a new facility is based on the significant growth of these businesses at ABB's Glendale Avenue site in New Berlin, and the addition of more than 200 jobs there over the last three years. The location choice and opportunity to work with faculty and students from UWM complements a similar arrangement in Raleigh, North Carolina, where ABB has part of its business operations for North America located on the Centennial Campus at North Carolina State.

Zilber Ltd.

Headquartered in Milwaukee, Wisconsin, Zilber Ltd. is a privately-held diversified real estate company known for its multi-disciplinary capabilities. The Zilber Ltd. organization has been in business for over 60 years – investing, building, and managing real estate throughout the continental United States and Hawaiian Islands.

To date Zilber and ABB have entered into a Letter of Intent that requires Zilber to build and be the Owner of the building, and for ABB to be the Tenant. Pending the resolution of entitlement and related development issues, Zilber and ABB will enter into a binding lease agreement. Zilber has assembled an experienced and innovative team with a track record of success:

- Construction Manager – KM Development Corp.
- Architect – Eppstein Uhen Architects, Inc.
- Structural Engineer – Pierce Engineers, Inc.
- Civil Engineer – Kapur & Associates, Inc.

Innovation Campus

Innovation Campus is a public/private partnership designed to encourage research and development, economic development, and an exemplary environment for industry and academia to collaborate on projects that will create jobs in Wisconsin and provide opportunities for faculty and students to enhance their research portfolios.

The master plan for Innovation Park, which includes habitat area and a significant area for development, continues to be a collaborative effort between the UWM Foundation, the City of Wauwatosa, Milwaukee County, and other partnerships that will emerge during the future development of Innovation Campus. This plan provides important guidance for the development of the campus including existing historic buildings, development density, natural site features, native landscaping, natural habitat, access to and through the site, and sustainability.

Project Site Design

The ABB project site includes a three-story building with underground parking and an associated parking field that incorporates strategies consistent with Innovation Campus' conservation development philosophy included in the master plan guidelines. The footprint of the development site has been condensed by providing a multi-story building with some below grade parking to reduce on-grade parking. The surface parking is broken up with large planting islands and incorporates sidewalks connecting multiple areas of the site. This project contains 100 stalls of below-grade parking contained within the ABB building and 305 stalls of surface parking. Future Buildings B and C are currently planned to have additional below-grade parking under each of these buildings with some additional surface parking adjacent to each respective building. A future parking structure is planned to accommodate additional parking needs for these buildings as well as provide the potential for additional parking for other nearby buildings. Future buildings are arranged as a dense development node so as to preserve the natural habitat of the site. Pedestrian and bicyclist connectivity is provided throughout the site.

Project Building Design

The new ABB building is designed with a high performance envelope made up of brick and metal panel rainscreen walls and high performance glazing. The large windows allow for ample daylight and the ability for the occupants to connect with natural site views from most of the interior. The building is a direct reflection of the innovation and collaboration valued by ABB and the development team, both in appearance and practice, by incorporating innovation, collaboration and sustainability into the building's design. The building will be LEED certified and incorporate many green building principles including water use reduction, construction waste management, recycled material, regional product selections, low-emitting materials, and high efficiency mechanical and lighting systems.

Storm Water Management

Consistent with the goals of the master plan, the storm water runoff has been closely coordinated with the master developer and campus civil engineer to reach the zero-runoff performance goals of the campus in our development area. Porous pavement with below-grade water infiltration basins have been designed and integrated into the parking field takes into consideration the future development of Building B, C, and the parking structure. Additional storm water is designed to flow to the bio-infiltration basins provided as part of the master plan.

Landscaping

The Milwaukee County Grounds are an urban oasis providing natural habitat for a multitude of animals, birds, and insects, including a unique and important resting point for the migratory patterns of the Monarch butterfly. Our team, along with local stakeholders, desires to maintain and protect this local

habitat not only for the animal species that use the area, but for future generations to learn from and enjoy.

Our project will not only be part of this historic and ecologically significant ecosystem, but as the first of several commercial developments, will lead the re-establishment of natural habitat. We are committed to incorporate the knowledge and desires of those that know this fragile environment into all phases of the project development through their direct input into design including plant selection and placement, specification and the long term maintenance.

The ABB building landscape philosophy blends the project into the overall master plan. Around the periphery of the project, natural and butterfly-friendly seed mixes, consistent with the UWM Innovation Campus Habitat Plans, are utilized up to the building foundation and parking lot edges; ZERO mowable turf is proposed in the project. Groves of Oak, Aspen, Hawthorn, Serviceberry, and other native species around the building expand the potential roosting areas for butterflies and birds. A butterfly garden area is proposed along the south foundation, with the patio area providing a vantage point to view the habitat. The parking lot islands consist of natural, low maintenance ornamental grasses intermixed with natural tree, shrub, and perennial plantings. A planted island running along the main aisle to the building entry helps break the parking lot expanse and provide additional greenspace and pedestrian connection to the front of the building. The entry foundation plantings incorporate large swaths of native perennials, providing a clean, simple, and seasonal interest that attracts butterflies and birds.

The project is 100% native, utilizing butterfly and bird attracting species, and blending the project into the overall master plan, and incorporating suggestions from the Friends of the Monarch Trail, the UWM Foundation, Milwaukee County Parks Department, and private consultants involved in the habitat restoration plan.

Project Schedule

The original project schedule continues to track as planned and is as follows:

City Approval	February 2013 thru March 2013
Design Process	February 2013 thru May 2013
Construction	March 2013 thru April 2014
ABB Occupancy	May 1, 2014