

Global Headquarters and Manufacturing South Harbor Campus in Milwaukee's Harbor District



Komatsu's History in Milwaukee

1884 - Alonzo Pawling and Henry Harnischfeger found Pawling & Harnischfeger Machine and Pattern Shop off South First Street in Walker's Point.

1914 – The company becomes Harnischfeger Corporation and starts to build a legacy in surface mining equipment

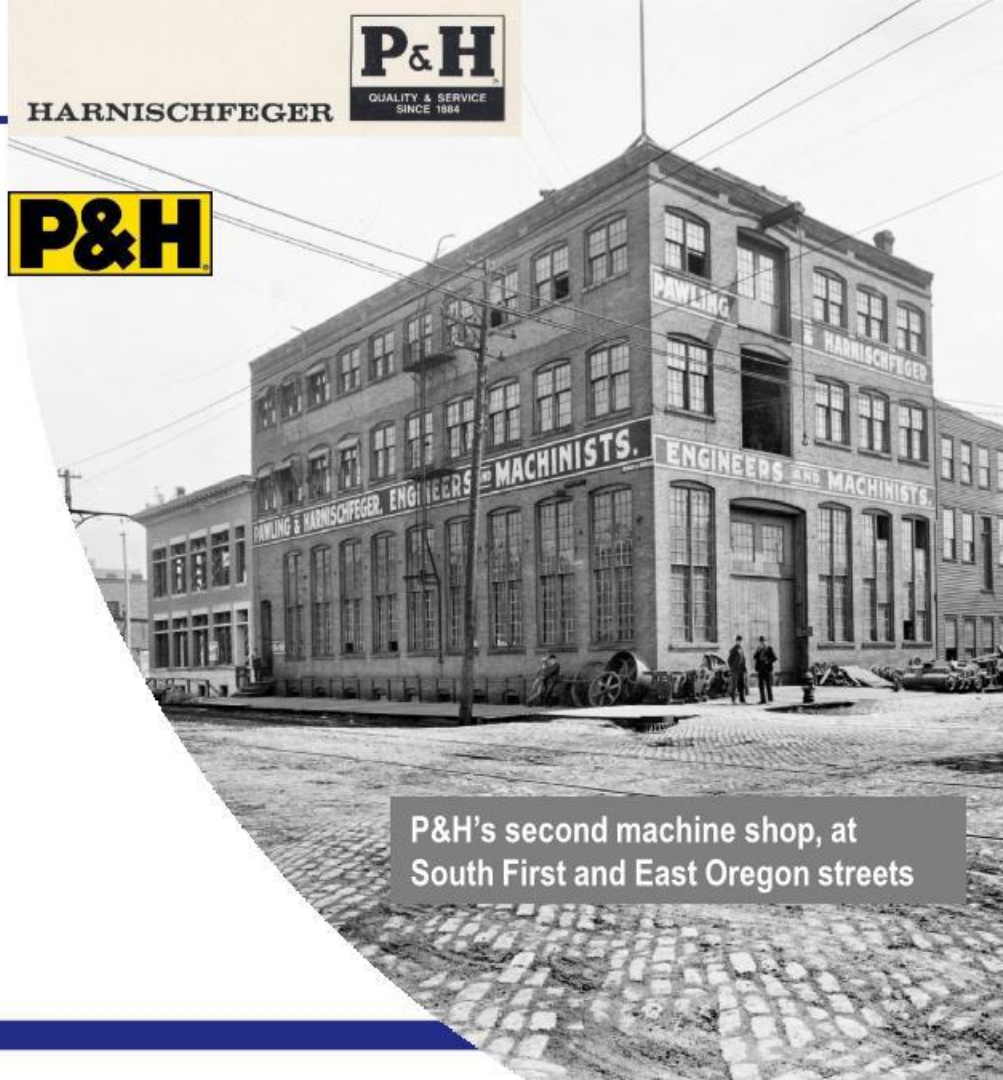
1994 – Harnischfeger Corp. purchases PA-based Joy Mining, the leader in underground mining equipment

2012 – P&H and Joy officially rebrand as Joy Global, based in Milwaukee

2017 – Komatsu acquires Joy Global and renames it Komatsu Mining Corp.

2018 – Komatsu announces plans to invest in new Milwaukee headquarters

HARNISCHFEGER

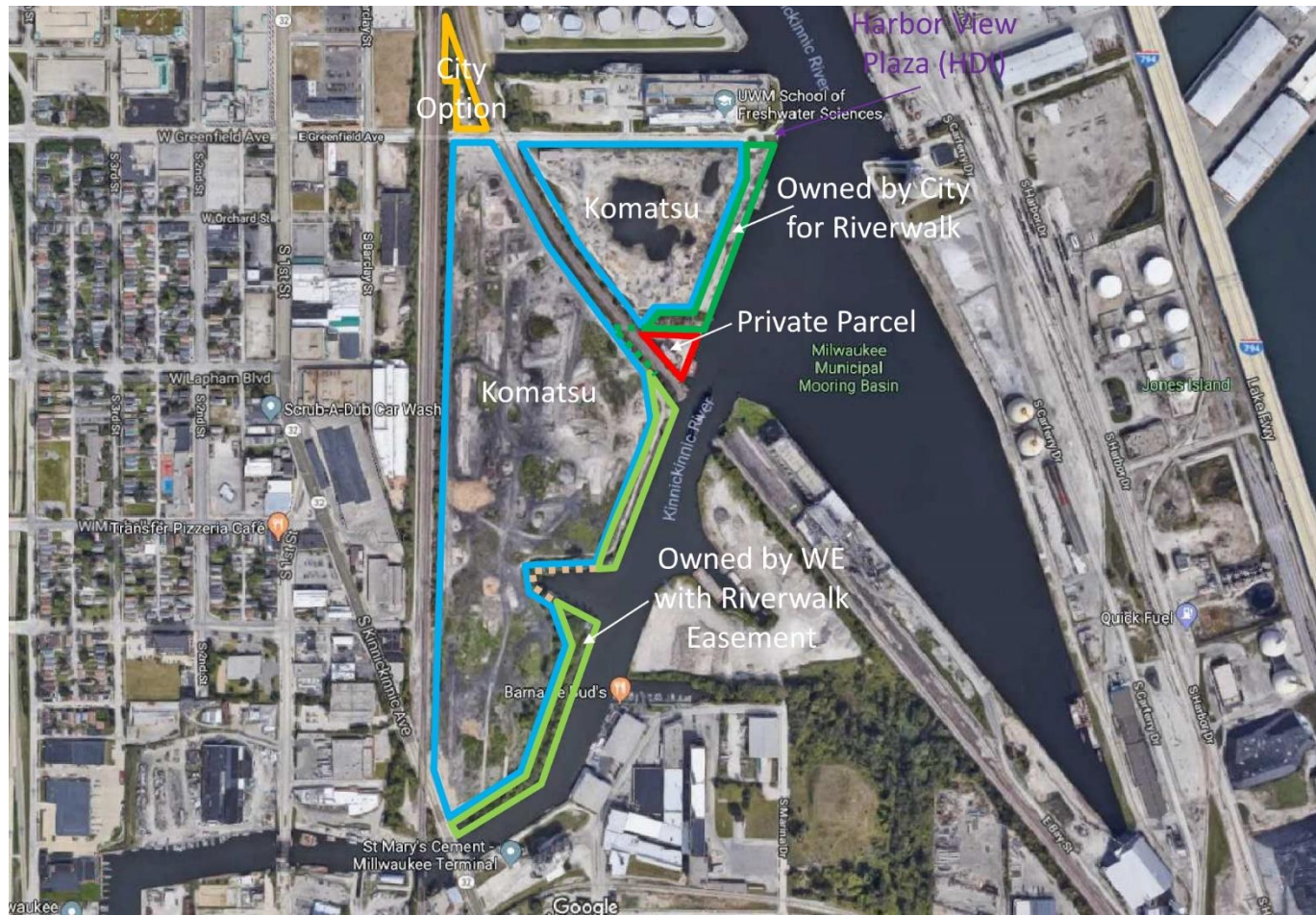


P&H's second machine shop, at South First and East Oregon streets



South Harbor Campus: Key Facts

- Komatsu is building a new office and manufacturing campus in Milwaukee's Harbor District
- The new campus will include:
 - Machine, heat treat and fabrication shops
 - Advanced technology, robotics, engineering and R&D labs
 - A large office complex and data solutions center
 - A modern training and conference center
 - A customer experience center and company store
 - Shovel and truck machine monument (highlighting the company's equipment for the community)
- Preconstruction is going on now with site mobilization scheduled for Spring 2020 and project completion in 2022.
- The project will be located off Greenfield Avenue, with a planned city Riverwalk adjacent to the campus



Global Headquarters and Manufacturing South Harbor Campus

in Milwaukee's Harbor District

Maximizing **safety**, **sustainability**, and **efficiency**:

- Approx. \$285M investment
- Approx. 180,000 SF office; approx. 410,000 SF manufacturing
- Includes a training facility and a customer experience center
- City of Milwaukee public Harbor Walk (adjacent)
- Sustainable facilities
- Reduce energy consumption by 75%
and water consumption by 80%
- Modern facilities that enhance engagement
- Education partnerships to train workforce

GOALS:

- A remarkable workplace for our future in Milwaukee
- Create new family-sustaining jobs
- Prioritize technology & sustainability with a goal of NET-ZERO EMISSIONS

KOMATSU MINING – MILWAUKEE SOUTH HARBOR PROJECT

BIDDING SCHEDULE

3rd BID PACKAGE BIDDING

End of JANUARY / FEBRUARY 2020

**Foundations & Structural Steel for
approx. 410,000 SF Industrial Building and
approx. 170,000 SF Office Building;**

**Core & Shell for Industrial Building,
Office Building and Pre-Cast Parking Deck
& Connector Bridge;**

**Masonry, Interior Pre-Cast Wall Panels,
Roof Davit System, Fabric Crane Door**

4th BID PACKAGE BIDDING

MARCH / MAY 2020

All Concrete Foundations

5th BID PACKAGE BIDDING

APRIL/MAY 2020

Industrial Buildings MEPs and Finishes;

**Parking Deck, Office Building & Connector Bridge,
Enclosure & Finishes**

KOMATSU MINING – MILWAUKEE SOUTH HARBOR PROJECT

PROJECT REQUIREMENTS:

- **On-Site Union Labor** – Hunzinger is a union contractor and signatory to Carpenters, Masons, Cement Finishers and Laborers
- **Hunzinger subcontracts with union signatory firms**
- **Certified Payroll project with weekly LCP Tracker reporting required throughout the project**
- **Bid Bonds are not required for all bids**
- **Payment and Performance Bonds may be required**
- **OWNER CONTROLLED INSURANCE PROGRAM (OCIP)** has been arranged for and is being administered by the Owner and their OCIP representative. The OCIP is an insurance program that insures all eligible and enrolled Contractors, Subcontractors, and other Owner designated parties, for Work performed on the Project Site
- **Safety Full PP&E required**
- **Komatsu brand requirement for construction equipment**

HOW TO ENGAGE WITH HUNZINGER CONSTRUCTION CO.

Sign up for notices via isqft at www.isqft.com

There is no cost to set up a subcontractor profile so that you can begin receiving bidding notices from Hunzinger.

Complete an AIA 305 Qualification Statement and return it to:

JOAN ZEPECKI

Diversity & Inclusion Coordinator

Hunzinger Construction Company

21100 Enterprise Avenue

Brookfield, WI 53045

jzepecki@hunzinger.com

262-797-0797

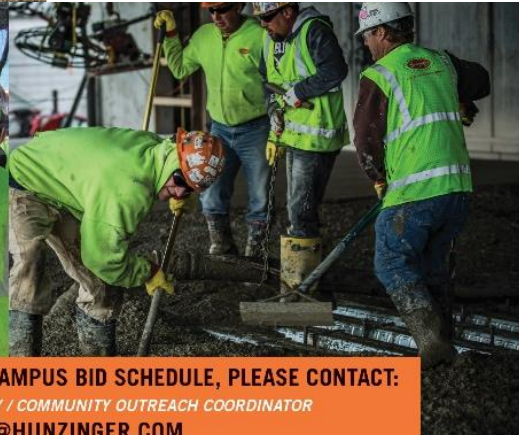
**WE ARE
PROUD
OF OUR
COMMITMENT
TO DIVERSITY
& INCLUSION**



MILWAUKEE | DENVER



eppstein uhen : architects



FOR KOMATSU SOUTH HARBOR CAMPUS BID SCHEDULE, PLEASE CONTACT:
JOAN ZEPECKI DIVERSITY / COMMUNITY OUTREACH COORDINATOR
[JZEPECKI@HUNZINGER.COM](mailto:jzepecki@hunzinger.com)



KOMATSU MINING - MILWAUKEE SOUTH HARBOR PROJECT