



## FOCUSED ON THE FUTURE *Site Selection Services*

In business and industry, finding the ideal location for a new facility is a complex decision process with long-lasting impact, requiring knowledge beyond customary disciplines. Whether it involves finding an existing structure or identifying a site for new construction, a satisfactory result is an integration of many factors including geography, market access, governmental issues, available labor, and community attractiveness. At Corporate Logistics, we specialize in fulfilling the needs of clients who are searching for that "perfect location." Our services are individually tailored to a client's objectives and include a complete control of markets from initial consultation through to final recommendation and even on to assistance in purchasing.



East Brookfield Automotive Facility, E. Brookfield, MA



### Site Selection From a Corporate Perspective

Corporate Logistics conducts site selection from the perspective of corporate decision makers. We begin by developing a thorough understanding of the client's operations and objectives and then start to match needs with possible location opportunities. Included in our services are:

- Comprehensive location studies, conducted nationwide, identifying optimum sites for new facilities.
- Searches for existing facilities that meet client criteria.
- Long-range development programs integrating facility requirements with other components of corporate planning.

### Identifying Essential Search Criteria

Corporate Logistics can help identify essential geographic criteria that support a client's business objectives. Afterwards, we use our unique resources to search for locations that offer the best match. These include:

- Computer capabilities for gathering and analyzing data and modeling operating conditions.
- Database and library resources containing information essential to location decision making.
- A network of professional contacts throughout North America who can provide firsthand updates of local business conditions.

### Finding the Ideal Location

Once our criteria are established, Corporate Logistics begins a nationwide or region-wide scan for favorable conditions. Among the issues we address are:

- Personnel: availability, quality, cost, work ethic, labor/management relations, and presence of critical skills.
- Infrastructure: Siting buildings, transportation modes, utilities (energy, water, etc.), and telecommunications.
- Governmental issues: taxes, incentives, legislative/regulatory climate, and fiscal responsibility.
- Community attractiveness: housing, schools, image, and presence of similar professionals.



Services That Are Individually Tailored To A Client's Objectives

## Turn-Key Facilities

### *Design - Construction - Management*

- Feasibility studies; analysis of transportation requirements.
- Site assessment:
  - Land acquisition.
  - Geotechnical investigations.
  - Zoning.
  - Planning issues.
  - Environmental impact statements.
  - Permits.
  - Public hearings.
- Engineering design, plans and specifications.
- Project financing:
  - Presentations to financial institutions and potential stakeholders.
  - Identification of possible government funding sources.
- Agreements for construction or construction management.
- Construction of facility.
- Development of operations plan.
- Facility operation and maintenance.

## Construction/Operations Support

### *Serving Owners or Contractors*

#### **Contract Procurement**

- Development of RFP/RFQ.
- Development and review of contract specifications.
- Prequalification.
- Bid Protests.
- DBE issues.

#### **Extra Work Contract Claims**

- Analysis of contract ambiguities, site conditions, and methodology.
- Documentation of claims and development of appropriate back-up.
- Submission of claims; presentation at dispute review board, arbitration, or other forum.
- Settlement negotiations.

## Our Services At-a-Glance

Site selection - new or existing structures

Site assessment - land acquisition, permits, planning issues, etc.

Turn key transportation facilities - design, construction, management

Contract procurement for owners or contractors

Extra work contract claims for owners or contractors

Commuter rail agreements - serving rail authorities or bidders

Freight rail agreements - serving railroads or developers/contractors

Reviews of licences and leases

Collection of increased leases and utility maintenance costs

Site location, design, permitting and construction of rail crossings

Identification of developable parcels next to rail right-of-ways

## Contact Us

Corporate Logistics is part of the Raritan Central group of railways (Raritan Central Railway and Pennsylvania & Southern Railway). If you would like to learn more about how our services can help benefit your logistical needs, contact us or visit our website:

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**CORPORATE *logistics***

*Focused on the Future*®