

## DC Design/Build Projects

A multi-functional team is recommended for new DC projects with representatives from functions like Distribution, Engineering, Finance, Procurement, and Legal. The team's responsibilities may include:

1. Understanding the project objectives.
2. Establishing the project timeline.
3. Answering questions about the facility:
  - A. Where should it be built?
  - B. What building design should be used?
  - C. Who should build the warehouse? Send a **Request for Capabilities**. Each respondent gets an opportunity to present their abilities and describe their experience with the features that are important to your operation like:
    - Construction of type of warehouse you are considering

- Ability and history of on-time, on-budget completion
  - Financing capabilities and strength
  - Architectural and Engineering (A&E) philosophy and capabilities
  - Percentage of subcontracted vs. self performed work
  - Safety records
4. Design/Build or standard A&E/Construction?
  5. Who should own the building and how should it be financed?
  6. Who should operate the building?
  7. What Warehouse Management System (WMS) should be used in the new facility?

## Selection Matrix for Contractor Evaluations

Weights can be predetermined but kept as a blind measure to the evaluation team. Scores are tallied after the presentations and the team selects the top contractors to continue in the bidding process. Each final candidate receives a design spec and told how much time they have to develop a proposal.

XXX DC	Vendor A			Vendor B			Vendor C		
Evaluation Criteria	weight	score	total	weight	score	total	weight	score	total
<b>Financial</b>									
Experience									
Flexibility									
Bonding									
References									
<b>Experience</b>									
Conventional MH									
Mechanized MH									
Large footprint bldgs									
Equipment Suppliers									
Operators									
<b>Resources</b>									
Civil/Structural/Architectural									
Mechanical/Refrigeration									
Fire Protection									
Electrical/Control									
Trades/Subcontractors									
Union Shop/Merit Shop									
<b>Execution</b>									
Safety Record									
Cost Control									
Turnover/Training/Startup									
<b>Core Values</b>									
Hit Deadline (0 or -)									