While most other aspects of a facility can be changed over time, site selection is an irrevocable decision. SSOE begins every site selection by building a relationship with the client to develop a strong understanding of their business and what they have planned for the future site—down to the details. That puts us in a position to determine the “must haves” and “nice-to-haves” of a site. We then pair that with our extensive network of relationships with state and local governments and knowledge of available sites throughout the world, all while maintaining strict confidentiality.

Our experts take a holistic view to each site evaluation, looking at the labor market, environmental considerations, access to transportation, access to utilities, soil conditions, amount of cut and fill required, air quality, various codes, and permit (federal, state, and local) requirements. Our experience in designing and overseeing construction provides valuable insights—uncovering unforeseen issues with sites for specific types of facilities. We’re especially adept at guiding clients in selecting sites outside their country of origin. No matter where you plan to locate, the only bias SSOE has is towards its client’s best interests.

Bottom line—there is a lot at stake in site selection. We’ll critically assess and analyze the information gathered and prepare a detailed report which will serve as a valuable resource for you to use to make sound business decisions regarding capital investment. SSOE’s thorough and knowledgeable approach turns risk into reward for clients with a level of service that more than pays for itself.
### PROJECT INQUIRY

- Determine search criteria
- Work with client team to reach consensus on key project objectives and criteria
- Develop a client-specific site selection checklist

- Understand driving force
  - Do you have a firm completion date driven by market demand or an expiring lease, or is cost more of a determining factor?

- Establish a project timeline and milestones

### LOCATION AND SITE ANALYSIS

- Narrow the field of options by using the approved site criteria:
  - **Consider geographic variables** such as workforce availability and wages, education environment, proximity to supply chain / logistics (rail, port, interstate, etc.), taxes, real estate, utilities, incentives, quality of life, climate, availability of materials, quality of site (soil earthwork efforts, wetlands, air permit)
  - **Assess risk** (natural disaster, political, social / safety, economic and currency, regulatory, timing, environmental)
  - **Determine potential site constraints** (future expansion limitations, required permitting, environmental issues, zoning)

### DECISION

- Feasibility
- Final negotiations
- Permits
- Research local partnerships
- RFP development
- Finalize incentives and financing

### DESIGN AND CONSTRUCTION

- Site master planning
- Programming
- Schematic design
- Energy consulting
- Facility design (A/E)
- Site preparation and development
- Utilities
- Manufacturing process design
- LEED® services
- Traffic engineering
- Facility construction
- Equipment installation and relocation

### START-UP AND OPERATIONS

- Relocation support
- BIM facility management
- Development and training
- Owner operations manual, maintenance, and warranties
- Post occupancy support
- Labor force issues
- Recruitment
- Building commissioning
- Property management

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**SITE SELECTION AT SSOE**

As a global project delivery firm, we look at site selection from the vantage point of complete project development—we have developed projects for many types of markets and understand the characteristics that make a site suitable to your specific building type. We consider factors that other site selection firms may not — factors that can reduce your time, cost, and risk.