

# BUSINESS FACILITIES INFRASTRUCTURE CHECKLIST

SPONSORED BY THE NORTH DAKOTA DEPARTMENT OF COMMERCE

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## GENERAL

- Determine which infrastructure is in place, and which infrastructure needs to be planned, scheduled, and funded.
- Determine whether the cost of services and infrastructure improvements is competitive.
- Determine whether the local infrastructure will meet the needs of your company's projected growth.
- Determine whether the site falls within an Enterprise Zone, or other tax-benefit renewal zone.

## ENERGY

- Determine the the available capacity of energy and gas service providers.
- Determine whether the site has a choice of providers.
- Determine the expected impact of a natural disaster to service levels.
- Determine whether dual energy sources are available, or can become available.
- Determine how many utility outages (electricity or natural gas) there have been in the service area per year during the past five years.

## TELECOMMUNICATIONS/DATA

- Familiarize yourself with the service provider and its reliability, cost competitiveness, and technology.
- Canvas other users in the service territory to get their opinion of this provider.
- Determine whether the facility can handle the level of telecommunication/Internet connection your company requires.

## SECURITY

- Determine the response time of emergency responders in the immediate area, and whether they have adequate access to your site.
- Determine the risk of flood, earthquake, and hurricane in the area, and whether the facility (or proposed facility) is equipped to withstand natural disaster.
- Determine the risk of terrorism, and whether a local terrorist act response plan is in place.

## ROADS, TRANSPORTATION, & MASS TRANSIT

- Identify the transportation needs of your facility.
- Identify traffic flow impediments to and from the site. Confirm that you have at least two points of ingress and egress to facilitate emergency vehicle access.
- Study the traffic patterns in the area.
- Confirm access to major highways or railways, if needed.
- If you need short-line rail access, determine whether that will be permitted.

## ENVIRONMENTAL

- Assess whether the project is located in a protected area, or an area that contains endangered species.
- Determine whether the project will affect the area's ecology.
- Carefully review the general land for any unusual features, such as sinking sand spots.
- Determine whether the project will affect the living conditions of people living nearby (sight, sound, smell, traffic, health, etc.).
- Determine whether the noise and/or vibration of the project will comply with local standards.
- Determine whether stormwater will need to be detained or retained on your site.
- Confirm that the site is free of disposed wastes from previous uses.
- Determine whether local providers can provide enough water to your facility, and whether the treatment options for wastewater are in place.

## LABOR

- Determine whether the educational infrastructure in the surrounding area is sufficient.
- Determine whether the quality-of-life infrastructure in the area—parks, arts, and commerce—is sufficient.
- Determine whether a sufficient labor force will be available.
- Familiarize yourself with local wages, labor policies, and employment regulations.
- Determine whether the local economic development agency has an established retention department or a dedicated retention director.
- Determine whether the community has an HR managers' forum to discuss local labor issues.

## CONTRIBUTING EXPERTS

- Jan Dickinson, Founder, Dickinson Consulting
- Mike Hickey, President, Hickey and Associates
- Dennis Mingyar, Economic Development Director, Buckeye Power
- Jackson Myers, Senior Consultant, Site Selection Group LLC
- Stuart Prior, Executive Vice President, Americas Product Sales and Marketing, COO Latin America and Brazil, Thyssenkrupp Elevator
- Frank Sherwood, VP, Corporate Services, The Staubach Company
- Eric Stravriotis, VP, Strategic Consulting, Jones LaSalle Americas Inc.
- Jerry Szatan, Founder and Principal, Szatan & Associates

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