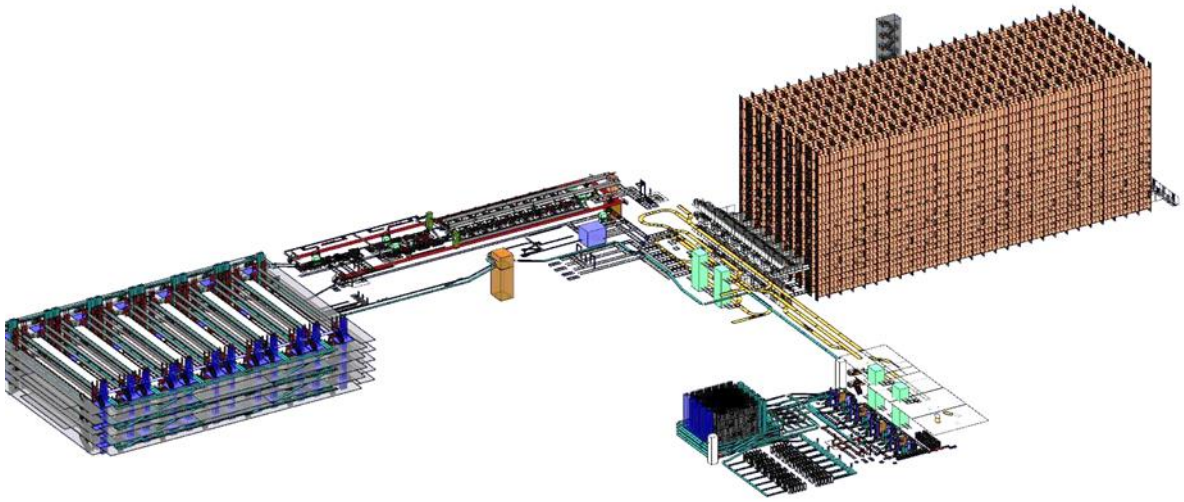
ROSSMANN



Project

Construction of an automated warehouse consisting of high bay, repacking, picking gallery, sequencer and connecting transfer installations in the Rossmann Distribution Center in Pyskowice

Tender document Logistcs Contractor

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1. Basic Terms and Conditions

1.1. Project explanation

1.1.1. Initial situation

Rossmann Supermarkety Drogerynje Polska SP.z o.o, hereinafter called Rossmann (ClientCLIENT), operates a distribution warehouse at its site in Pyskowice for the supply of defined shops within Poland. The existing warehouse is to be extended by a new extension, in which complex, fully automated storage and conveyor systems are to be integrated.



Figure 1-1: Aerial picture Rossmann warehouse, Pyskowice / Poland

Client will contract a building constructions general contractor to detail and construct the building and building technology for the new building of the logistics centre at the site. In this respect, the building constructions general contractor is basically the main contact for the Logistics Contractor at the construction / technical building equipment interface.

By building the planned expansion of the existing warehouse site, Client is creating the conditions to accommodate the planned growth in Poland and thus ensure the supply of the own drugstores.

By Q1 2027, an automated high-bay warehouse with approx. 27,000 pallet spaces in 8 aisles and a warehouse height of approx. 45 meters, a Picking Gallery with integrated automated shuttle warehouse with integrated picking zones with approx. 110,000 bin location with a height of approx. 20 metres as well as various workstations connected to the conveyor system and a connection to the existing warehouse building via a bridge between the buildings are to be built in the expansion area.

The current concept envisages the following components for the warehouse extension:

- 8-aisle high-bay warehouse with single-deep storage, 26,880 pallet spaces and a height of approx. 45 meters;

- Automated shuttle warehouse in the Picking Gallery with approx. 110,000 bin locations with integrated picking areas with approx. 9,000 pick locations over 3 levels at a height of the automated shuttle warehouse of approx. 20 meters;
- Extensive pallet conveyor technology in the form of pallet conveyor systems and an RGV system on 2 levels with connection to 36 manual workstations / 3 automated workstations with robots for repacking the pallets and for replenishing the shuttle warehouse in the Picking Gallery to supply the pick location;
- Extensive container conveyor technology for connecting the repacking workstations and the shuttle warehouse in the Picking Gallery with the pick locations on the 3 levels;
- Extensive platform constructions to ensure accessibility to the picking zones in the shuttle warehouse and the various locations for maintenance / servicing and fault processing by trained personnel;
- A connection to the existing building via a conveyor bridge between the existing and the new building and
- The integration or connection of one or more material flow computers for the automatic storage/conveyor systems to the Client WMS.

This invitation to tender is a functional invitation to tender for automated storage/conveyor technology and the associated control technology based on joint planning by Client and Metroplan.

With this tender, Client defines the currently planned scope of supply and services of a general contractor for the logistics systems and asks potential general contractors for corresponding offers with this tender.



Figure 1-2: Architeture picture Rossmann warehouse, Pyskowice / Poland

1.1.2. Goals and intentions of Client

The success of the project and thus the achievement of objectives is decisively determined by:

- the functional efficiency, operational safety and reliability of the material flow technology (storage / conveyor / control technology), the MFS from Logistics Contractor and the WMS from Client; as well as the construction systems / building technology delivered by Client;
- the fulfilment of the required capacities and total throughputs;
- the continuous availability of the technical systems with 3-shift performance operation for the automated systems; this in conjunction with the MFC and WMS;
- the education / training and instruction of the operator personnel in the operation and maintenance of the storage / conveyor and control technology and the MFS;
- the timely completion of all systems (storage / conveyor / control technology incl. MFS and interface to the WMS from Client for the start of trial operation.

Client decided, considering its objectives and intentions, the complexity of the planned measure and the execution of the new construction project within a defined schedule as well as the importance of this measure for the entrepreneurial success, to have the further planning and execution of the logistics systems carried out by an independent contractor within the scope of a contract for work and services.

The functional tender is therefore designed as a general contractor tender.

1.1.3. Time Schedule

The following is an overview of the time schedule:

Issue of the tender document	**01.07.2024**
Submission of the offer	23.08.2024
Commencement of Negotiation Rounds	**03.10.2024**
Contracting	**14.11.2024**
Start testing on site	06.08.2026
Go-Live and starting Ramp-up phase	**28.01.2027**
Final acceptance	12.04.2027

The tender procedure is split into two Stages:

Stage 1- Tender calculation period, finalised by issue of the offer by bidders. In the next steps offer analysis, comparison and scoring is carried out by Rossman and Metroplan. On this basis Bidders are invited to one meeting in order to discuss technical aspects of their offer. Date and place will be confirmed by the Client at a later stage however it is planned to take place between 03.10.2024 and 08.11.2024. Following the technical clarifications Rossmann will decide on inviting bidders to the second stage.

Stage 2- Understood as the second and final negotiation round. Only three bidders will be invited to this round, and the main focus of the meeting is commercial and financial negotiations. Stage 2 ends with signing of the contract.

Client reserves the right to change the procedure and the schedule shown in the tender process. Neither Client nor the companies employed by Client can be held liable for any resulting consequences.

1.1.4. Responsibility of the Logistics Contractor

Within the scope of his tender preparation and the contract for work and services, the contractor as supplier has the following responsibilities and duties for all parts of the tender or for selected major trades:

- The contractor shall plan and deliver the systems and installations in the most reliable and best quality, in accordance with the state of the art at the time the order is placed and in accordance with public law and the special regulations applicable in Poland. Changes in the state of the art and requirements which are already known or foreseeable at the time the order is placed must be considered by the contractor at its own expense. Should the state-of-the-art change during the performance of the contract without this being known or foreseeable at the time the order was placed, the contractor shall immediately upon becoming aware of the change inform the Client of this and evaluate the alternative execution together with the Client.
- As the Logistic Contractor of the overall task or for the selected major trades, he assumes sole responsibility and at his own risk for his scope of supply and services in addition to the planning and execution tasks of the warehouse / control technology required for the realization of the project, all coordination and implementation monitoring, start-up as well as test and training tasks.
- The contractor shall accept the order according to its scope of delivery in full knowledge of the consequences for the Client of the technology and systems to be delivered / installed by them and in full knowledge of the problems and tasks which it must solve, insofar as this is recognizable from the tender documents. However, this restriction does not release the contractor from his obligation to draw the necessary conclusions from the documents and the further process and to derive detailed plans from them.
- In the event of execution latitude or interpretation problems, the ideas and intentions from the Client shall have unrestricted priority, unless the contractor has brought about clarification during the preparation of the offer. If the ideas and intentions of the Client are not clearly recognizable to the contractor, the contractor shall immediately talk with the Client about clarification. Sentence 1 shall only apply to points which have not been clarified in the construction discussion, implementation planning, detailed planning etc.

Upon acceptance of the order, the contractor shall be responsible for compliance with the following objectives pursued by the Client, which shall be included in the contract for work and services as warranted characteristics for his scope of delivery and performance:

- The functionality of the entire storage / control technology and the interface to WMS from the Client;
- The selection of products, components etc. in solid, wear-resistant industrial quality that meet functional requirements;

- The fulfilment of the requirements and services specified in the tender in the sense of minimum performance in detail as well as the overall system throughput under the specified requirements;
- The mastery and independent regulation of the interfaces of all trades involved (technology, IT (especially WMS), structural / technical trades, ongoing operation (if applicable));
- The operational safety and reliability of the storage / control technology, MFS and the interface between MFS and WMS from the Client;
- as well as,
    - ease of operation and maintenance;
    - the low susceptibility to repairs;
    - ease of cleaning;
    - accident safety;
    - environmental compatibility;
    - high energy efficiency and
    - adherence to the milestone schedule for the turnkey completion of the tendered scope of supply and services.

The parties agree that this tender document, including its annexes, contains quality agreements, but no quality guarantees. However, the contractor shall be liable for the conduct of the suppliers and subcontractors contracted in by him in the performance of the duties assigned to them as for their own conduct. This also applies in particular to defects in the products and services of suppliers and subcontractors.

In order to achieve the named objectives and responsibilities before, the contractor shall assume the following risks and imponderables with the contract for work and services still to be concluded:

- Services which have not yet been defined based on the available planning depth on which the present call for tenders is based, but which are nevertheless required for the preparation of the contractual services;
- Weather conditions at the time of execution in connection with the delivery of materials etc.;
- Transport to and from the installation site;
- Restrictions that may arise as a result of coordination with building construction and technical building technology companies;
- Restrictions arising from the maintenance of ongoing operations (if applicable);
- All wage- and material price increases up to completion of the overall system and successful overall acceptance by the Client;
- Delays due to longer delivery times or wrong deliveries;
- Conditions imposed by official institutions (relevant institutions in Poland), insofar as these are related to the scope of the contractor's services and were foreseeable at the time the contract was awarded.

1.1.5. Planning status

Client has commissioned Metroplan Polska Sp.zo.o to carry out the planning of the logistics systems and to functionally tender the logistic systems, including the hardware and software for material flow control and interface to WMS from Client as well as the automated storage and conveyor technology. Metroplan's main contact throughout the tender proceedings is Agata Marciniak (contact details: mobile: +48 882 348 224, email: agata.marciniak@metroplan.com.pl), however all communication during offer calculation phase is handled via a designated email address: Rossmann.D2027@metroplan.com.pl . The planning status is documented in the form of the available functional tender documents.

The following documents shall be made available to the contractor in the form of a file for the purpose of preparing the offer. The contractor shall work through these in detail:

- Tender book as a complete document with the chapters:
    - Chapter 1: Basic terms and conditions;
    - Chapter 2: Introduction to the material flow concept;
    - Chapter 3: Processes in the warehouse;
    - Chapter 4: Scope of delivery automated systems
    - Chapter 5: Information Technology for new warehouse;
    - Chapter 6: Implementing conditions and miscellaneous;
    - Chapter 7: Appendix
- Appendix as individual documents with their components:
    - Drawings
    - Special norms of Rossmann
    - General Terms and conditions of Purchase Rossmann / draft of contract
    - Occupational health and safety requirements of Rossmann
    - Price list
    - …
    - …

1.1.6. Conditions for submitting an offer and submissions

1.1.6.1. General Remarks

Client does not incur any costs or other obligations for the preparation and submission of offers.

The contractor is obligated not to pass on the information obtained from the tender to third parties. The information may only be passed on to third parties with written consent of the Client.

1.1.6.2. Information obligation on site

The contractor shall visit the current warehouse location at Pyskowice as well as at Lodz and familiarise himself in detail with the requirements for the systems / load carriers / processes / strategies, etc. The knowledge gained in this way must be taken into account in the preparation of the quotation, the pricing as well as in the determination of the delivery and execution deadlines.

With his offer, the contractor shall indicate the prerequisites for the Client property in Pyskowice (e.g. access, accessibility) and the building for the connection with the production (door size for the insertion of parts) as well as the technical building equipment (electricity, lighting etc.).

By submitting an offer, the contractor has confirmed to the Client that he is aware of all information required for the manufacture, assembly and commissioning of the offered system. Later additional claims of the contractor due to ignorance of the local or technical conditions will not be accepted.

1.1.7. Obligation of the Logistics Contractor

The obligations of the Logistics Contractor in the course of the preparation of his offer are:

- The review of the tender documents for correctness and completeness as well as for deviations among each other and the conformity with the relevant public law regulations and the objectives / intentions of the Client; compensation for this review is not granted;
- Subsequent additional claims of the contractor due to ambiguities or contradictions in the tender documents will therefore not be accepted;
- If the Logistics Contractor discovers contradictory statements in the tender documents or if he is unable to assume warranty for intended constructions / plants / plant components or if he discovers possible performance gaps, the contractor shall document this at the latest when submitting the tender;
- The Logistics Contractor is also be obligated to notify in writing any concerns regarding selected technical designs and control / IT technical specifications upon submission of the offer;
- In the event of any gaps in execution / interpretation, the contractor shall clarify the matter before submitting his offer.

Without corresponding “notes” documented in separate letters / comments, the Client assumes that the services are presented and described fully and correctly in the sense of the intentions of the Client and that they have been offered or calculated accordingly by the Logistics Contractor.

1.1.8. Optional and alternative offers

At various points in the tender, optional offers regarding the technical design of components or functions are requested; these are to be calculated and documented according to the specifications.

Alternative offers that go beyond this are permissible and welcome so long as the required functions, strategies and qualities are not negatively influenced and there are no economic or time-related disadvantages for the Client.

Alternative offers must be shown, evaluated in terms of costs and documented separately as an additional offer. Any related subsidiary offers are possible under the following conditions:

- Alternative solutions must not impair or extend the execution and set deadlines;
- The required qualities, strategies, processes and functions must be fully guaranteed;
- The specifications on the part of the interface to the WMS cannot be changed;
- The Logistics Contractor must ensure that the algorithms and strategies, technical control processes and functions are at least equivalent to this tender;

- The alternative proposals submitted should reduce the maintenance and/or operating costs or significantly improve or simplify the functions.
- If the alternative solutions do not reduce the maintenance and/or operating cost, but reduce the investment cost, these should also be considered.

All system, dimensional and plan changes resulting from a change / an alternative offer and the resulting consequences for the other systems (warehouse management, buildings, building services engineering, etc.) as well as for the system functions must be pointed out with the submission of the offer.

All services in connection with the preparation and implementation of the alternatives are to be determined in advance; complete services are to be provided in the sense of this functional tender.

The prices must be calculated in such a way that all associated technical and commercial expenses and consequences related to e.g. function, availability, maintainability etc. are covered when the alternative is commissioned.

The contractor must expect that no, some or all alternatives will be ordered. The Logistics Contractor may not demand the commissioning of alternatives.

1.1.9. Form and Submission of the Offer

Date of the offer submission is the **07.10.2019; 12 o'clock**

Incomplete or late offers will not be considered; the same applies to offers where pricing / delivery and service conditions do not comply with the requirements / the form of the tender documents.

The offer must be submitted in English.

The later work contract is executed in **Polish and English**. The contracting party is Rossmann Supermarkety Drogerynje Polska Sp.z o.o

The offer shall be sent in a substantiated form to the email address you see in chapter 1.1.10

The documents to be submitted / completed with the offer are:

- Signed and scanned declaration of the contractor pursuant
- The contractor is requested to complete the required contractor information in accordance with the requirement;
- Rough timetable;
- Information on possible subcontractors of the contractor for individual subsystems;
- Special proposals, contractor alternatives, comments, supplementary planning documents as well as additionally request documents must be attached separately to the offer; the assignment to the tender must be clearly marked;
- Structures and function modules for the systems offered.

The offer must be signed in a legally binding manner.

1.1.10. Address and contact person

During the offer preparation by the contractor, the following contact email address is available:

Rossmann.D2027@metroplan.com.pl