

State of Arkansas Economic Development Commission

Professional Services for Site Improvement Evaluation and Site Economic Impact Analysis

AEDC-22-0002

Written Questions and Answers

	<b>Question Subject</b>	<b>Question Text</b>	<b>ANSWER</b>
1	Section 1.4 and 3.2.D.	Is it anticipated that interviews will be in-person or virtual?	The interviews will be virtual.
2	Section 2.4.A.	Has AEDC already identified the 40 sites? If so, do some communities have more than one site?	The sites are not identified. A community application process is in place. This process will close on April 15. Yes, communities could have more than one site.
3	Section 2.4.B.	Item states "AEDC may identify several additional sites to have evaluated by contractor." Is there a maximum number of sites that contractor would evaluate? For example, AEDC would add no more than 10 additional for an absolute maximum of 50 sites.	There is not a maximum number of sites. The number of sites evaluated will be determined by community applications and the cost per site from the contractor.
4	Section 2.4.C.	Does AEDC anticipate that this Economic Impact Analysis will be completed by contractor in-house or that the contractor will utilize a 3rd party Economic Impact Analysis software (such as Implan, EMSI, JobsEQ, etc.) that contractor will then analyze?	We anticipate a contractor will utilize third party software and analyze the results. The contractor should show what the third-party model tells us about projected regional impact and/or labor shed results.
5	Section 2.4.C.	Who will determine the "targeted, suitable industry" for a site? Contractor, AEDC, Community?	Determination of a targeted, suitable industry will be collaborative with input from the community with guidance from the contractor.
6	Section 2.4.D.	Who will determine the sites (10-30) selected for the Economic Impact Analysis?	AEDC will determine the sites for Economic Impact Analysis.
7	Official Solicitation Price Sheet	What is the budget for this project?	The total project budget shall not exceed \$726,000.
8	Section 2.2	Could AEDC please clarify what is the intended ultimate purpose of the site evaluation and economic impact analysis? Is AEDC required by statute to perform the site evaluation and/or economic impact analysis as described in the RFP? Will the results of the evaluations be to include sites within the Competitive Communities Initiative?	The purpose is to identify sites that have strong potential, analyze the challenges of the site, and create a roadmap for improving the site to be shovel ready for targeted industry projects. AEDC is not required by statute to perform site evaluations. No, the results will not be used to determine inclusion with CCI.

9	Section 2.2	Can AEDC please provide a grouping of what the initial targeted industries and/or industrial or commercial uses might be?	The initial targeted industries will be determined through collaboration between selected communities and the contractor. AEDC will not pre-determine a targeted industry on behalf of a community. The end use of the sites will be industrial. AEDC as an agency has 9 statewide targeted industries for projects and economic development efforts. They are: Technology, Aerospace and Defense, Food and Beverage, Distribution and Logistics, Timber, Metals, Firearms and Ammunition, Transportation Equipment, and Corporate and Shared Services. Because this grant program will focus on industrial sites, we anticipate a focus on: Aerospace and Defense, Food and Beverage, Distribution and Logistics, Timber, Metals, Firearms and Ammunition, and Transportation Equipment as targeted industries.
10	Section 2.4.C	We note that Page 8 of 15 in the RFP references up to 40 Sites in Arkansas that may be within the scope of this project. Can AEDC please provide a list of each Site that may be included within the scope?	No. The application process for participating communities is being run in parallel with this RFP. This project seeks statewide participation with at least one site from each Planning and Development District.
11	Section 2.4.C	For purposes of supporting the economic impact analysis, will AEDC provide information to Contractor regarding the expected industry or commercial use that each site it targeted for?	Yes. AEDC can help; however, as stated before, each site's targeted industry will be best determined through collaborative discussion between the community's representative and the contractor.
12	Section 2.4.C	In terms of the economic impact analysis, is AEDC primarily interested in quantifying the financial impacts of a prospective industrial or commercial user for each Site? Is the analysis required to consider other externalities, such as socioeconomic or environmental impacts?	AEDC is primarily interested in financial impacts. Socioeconomic or environmental impacts are not required. Some socioeconomic information would be welcome, but it is not required

13	Section 2.4.C	For purposes of supporting the economic impact analysis, will AEDC provide expected detailed construction-related capital expenditures and expected operating expenditures for each targeted industry or commercial use? If not, will AEDC require Contractor to develop these expected expenditures?	AEDC will provide estimated capital expenditures and will work in collaboration with the community and contractor.
14	Section 2.4.C	For purposes of the economic impact analysis, will AEDC provide for each Site an estimate of the total direct employment supported by the targeted industrial user of the Site, including split between full-time and part-time employment?	AEDC will provide estimated employment projections and will work in collaboration with the community and the contractor.
15	Section 2.4.D	Page 9 of 15 of the RFP indicates that certain presentations of the report findings will be required. Can AEDC please clarify who is the required audience of these presentations?	The audience for these community presentations will likely be community and economic development professionals and other community stakeholders.
16	Section 2.4.D	Page 9 of 15 of the RFP indicates that a presentation of the report findings will be held for each community. Can you please clarify specifically how many individual report presentations AEDC expects Contractor to make?	The number of presentations would match the number of communities being analyzed. Some communities may have more than one site and would have only one presentation for multiple sites.
17	Section 2.4.D	Is AEDC able to provide its expected budget for this project?	See answer to Question 7
18	Section 3.1	Is any consideration given or are points awarded in the procurement process to Bidders who involve minority-owned or women-owned business?	No.