

The following responses are provided to clarify the Request for Proposals and will be considered part of the RFP. These responses do not otherwise modify the Scope of Work or contractual requirements unless specifically stated herein. BUDGET & GRANT COMPLIANCE

1. The \$40,000 is a not-to-exceed budget inclusive of all direct costs.
- 2 The selected consultant should anticipate that the Professional Services Agreement will incorporate applicable provisions of PEDCO's Colorado CHIPS Community Support Program (CCCSP) grant agreement with OEDIT. These include maintaining records sufficient to satisfy monitoring and audit requirements, complying with applicable allowable-cost and travel requirements, and providing information necessary for PEDCO to fulfill its required reporting obligations to OEDIT.

AVAILABLE DATA AND PRIOR WORK

3. PEDCO and its project partners have assembled a substantial body of existing information that will be made available to the selected consultant at project kickoff, subject to applicable licensing, confidentiality, and data-sharing restrictions. Additional data maintained by project partners may also be made available as appropriate following consultant selection.

Available resources include:

- Previous economic development and target industry analyses, including PEDCO's **Target Industry Sector Refinement and Trends Assessment** prepared by Ady Advantage, which evaluates target industries, market trends, workforce considerations, site selector input, and business recruitment opportunities.
- Community and regional planning documents, including the **Pueblo Regional Comprehensive Plan**, supporting State of the County analyses, and related implementation materials relevant to land use, infrastructure, employment areas, transportation, utilities, and economic development.

4. PEDCO does not maintain comprehensive utility infrastructure datasets. Available utility mapping and infrastructure information maintained by partner organizations will be shared with the selected consultant, as available.

5. PEDCO is not aware of any previous advanced industry or semiconductor market studies completed specifically for Pueblo County.

STUDY FRAMING AND BENCHMARKING

6. The consultant is not expected to adopt a single predefined definition of "advanced industry." Proposers should describe the framework they intend to use and should align it with recognized state and national sources.

7. PEDCO intends for the study to evaluate Pueblo County's opportunities across the broader advanced industry ecosystem while recognizing the importance of semiconductor-related opportunities as a key area of interest under the Colorado CHIPS Community Support Program. The study should provide an objective, evidence-based assessment of the industry's segments and value-chain opportunities that best align with Pueblo County's existing assets, workforce, infrastructure, industrial base, and competitive advantages. This includes evaluating realistic opportunities within the semiconductor value chain—including manufacturing, supply chain, materials, equipment, testing, logistics, and other supporting functions—as well as complementary advanced industries where Pueblo County demonstrates competitive strengths. The intent of the study is to identify the sectors and opportunities where Pueblo County is best positioned to compete and to provide strategic recommendations for future investment and implementation.

8. PEDCO has not identified a predetermined list of peer communities for benchmarking. Proposers are encouraged to recommend an appropriate set of comparable communities based on factors such as population, workforce, industrial composition, infrastructure assets, geographic location, and advanced industry competitiveness

9. PEDCO considers water availability to be an important competitive asset and would like the study to evaluate its role in supporting advanced industry development. The assessment should utilize available information provided by local water providers and other reliable sources to characterize Pueblo County's water resources and discuss how water availability may influence target industry opportunities and site competitiveness. The study is not expected to include independent engineering analyses or verification of water capacity but should identify opportunities, constraints, and strategic considerations relevant to future advanced industry recruitment and expansion.

10. PEDCO prefers editable GIS deliverables in Esri-compatible formats. Pueblo County and Pueblo Plex does maintain base layers for parcels, utilities, zoning and rail.

11. PEDCO expects the required mapping deliverables to include professionally prepared static map sets suitable for technical analysis, strategic planning, grant applications, presentations, and future economic development marketing. Proposers are welcome to recommend interactive or web-based mapping tools, story maps, or other value-added visualization products; however, these are not required as part of the base scope of work and should be clearly identified as optional enhancements if proposed.

12. PEDCO does not require specific formatting standards for mapping deliverables. Maps should be prepared in a professional format suitable for technical planning, presentations, grant applications, and future economic development use.

13. PEDCO anticipates at least one initial on-site visit to allow the selected consultant to become familiar with Pueblo County, its assets, and key stakeholders. Beyond the initial site visit, PEDCO is receptive to a combination of virtual and in-person engagement, including stakeholder interviews, focus groups, workshops, and other outreach activities, as appropriate to the consultant's proposed methodology. PEDCO will actively assist the selected consultant in identifying, recruiting, coordinating, and hosting stakeholder participants throughout the project. Proposers should describe their recommended engagement approach and explain how it will effectively support the project's objectives within the established budget and timeline.

14. PEDCO has not established a required minimum number of interviews. The selected consultant should propose an engagement strategy that is sufficient to gather meaningful input from a representative cross-section of stakeholders, including industry, education, workforce development, local government, utilities, economic development partners, students, young professionals, and transitioning military veterans, as appropriate to the study objectives. The proposed approach should demonstrate how stakeholder engagement will inform the study's findings and recommendations while remaining within the established project budget and timeline.

15. PEDCO does not require a specific engagement format for stakeholder groups. The selected consultant is encouraged to recommend the approach—or combination of

approaches—that will generate the most meaningful and actionable insights. Interviews, focus groups, surveys, or other engagement methods are all acceptable, provided the methodology effectively captures the perspectives of students, recent graduates, young professionals, and transitioning military veterans and supports the objectives of the study. PEDCO's primary objective is to better understand the factors that influence talent attraction, retention, and workforce development, and to incorporate those findings into the Strategic Implementation Playbook.

PROPOSAL LOGISTICS

16. PEDCO has not established a page limit for proposal submissions. Proposers are encouraged to provide sufficient detail to clearly demonstrate their qualifications, proposed methodology, project approach, and ability to successfully complete the Scope of Work. Proposals should be submitted electronically in PDF format. PEDCO reserves the right to conduct interviews with one or more shortlisted firms as part of the evaluation process. The selected consultant should anticipate presenting draft and final findings, including implementation recommendations, to PEDCO's project team, Board of Directors, and key stakeholders as part of the base project budget.