Central Alabama Regional Planning and Development Commission

REQUEST FOR QUALIFICATIONS

For Implementation of the Economic Development Administration (EDA) Disaster Supplemental Grant – "Autauga County I-65/US-31 Comprehensive Economic Study"

RFQ Release Date: Nov 4, 2026

Qualifications Due Date: Dec 7, 2026, at 4:00pm CST

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1. GENERAL INFORMATION

1.1 Purpose of this Request for Qualifications

The Central Alabama Regional Planning and Development Commission (CARPDC), located in Montgomery, Alabama, through this Request for Qualifications (RFQ), is seeking a qualified consulting firm to provide project management, quantitative analysis, and public information and outreach services related to an Economic Development Administration (EDA) Disaster Supplemental Grant. CARPDC has been selected as the administrator of this grant on behalf of Autauga County, Alabama and is requesting a qualified consulting firm to help implement said grant in Autauga County Alabama.

The purpose of the EDA Disaster Supplemental Grant will be to conduct a comprehensive economic development study in the I-65/US-31 corridor in Autauga County, Alabama, and then conduct outreach with local officials, residents, and businesses to develop data-driven recommendations for future investment. The comprehensive analysis will cover four (4) sections: Industry and Market, Workforce and Population, Infrastructure and Land Readiness, and Implementation and Investment. The final document should include quantitative and qualitative analysis across the four sections, with tools such as but not limited to: demographics, cost estimates, industry projections, sector analysis, investment timelines, and more. The successful consultant will bring their experience and insight into a partnership with Autauga County and CARPDC to develop a toolkit for Autauga County's stakeholders, so they may make informed decisions for the short, moderate, and long-term across this vital corridor. Due to the extensive nature of this study, CARPDC foresees the necessity of a collaborative approach with a primary firm and subcontractors.

1.2 Type of Contract and Contract Term

CARPDC prefers to award a contract to one full-service firm to serve as a partner in creating a Comprehensive Economic Development and Feasibility Study. As stated above, CARPDC foresees necessary subcontracting to complete elements of this project. The contract period will extend from when a firm is selected through the end of the grant period, which may include extensions by EDA. The current grant period ends September 1st, 2028.

1.3 Payment Procedures

Payments will be made no more than monthly, for work specified and completed and in accordance with the budget developed and approved by CARPDC and EDA.

2. TECHNICAL SPECIFICATIONS

2.1 Activities Funded Under this Request for Qualifications

This RFQ is to solicit a qualified consultant who is expected to provide a wide range of services to CARPDC for the implementation of an EDA Disaster Supplemental planning project.

The following are the expected study components and deliverables of the Comprehensive Study:

1. **Industry and Market Analysis**
    a) ***Existing Profile*****:** Primary industries in corridor and their contributions/impacts, patterns of emerging and in-decline industries, and resiliency analysis.
    b) ***Economic Feasibility Methodology*****:** Feasibility study should include data such as market demand and capture analysis, competitive supply, preliminary development and operation cost assumptions, revenue potentials, benchmarking, and sensibility/risk analysis.
    c) ***Sectors of Interest for Feasibility Study*****:** Hotel/Motel and Hospitality, Industrial and Logistics Development, Healthcare Facilities and Medical Training, Technical Education, Entertainment and Tourism
2. **Workforce and Population Analysis**
    a) ***Workforce Profile*****:** Demographic, socioeconomic, labor force, unemployment, underemployment, and educational attainment analysis for the corridor.
    b) ***Labor Demand and Skills Gap*****:** Identification of in-demand occupations, employer needs, workforce gaps, and education or training partnerships needed to support target industries.
    c) ***Commuting and Recruitment Markets:*** Analysis of commuter patterns, labor-shed areas, and viable recruitment markets for corridor employers.
3. **Infrastructure and Land Readiness Analysis**
    a) ***Land Inventory and Site Readiness*****:** Identification of available commercial and industrial land, shovel-ready potential, development constraints, ownership considerations, site access, and utility availability.
    b) ***Transportation*****:** Interchange justification study on I-65/US-31, potential transportation improvements, current and projected traffic analysis along all corridor routes, and corridor accessibility improvements.
    c) ***Utility and Infrastructure Gaps*****:** Assessment of water, sewer, electricity, broadband, stormwater, and other infrastructure limitations that may constrain targeted development.
4. **Implementation and Investment Analysis**
    a) ***Priority Project Roadmap and Timeline*****:** Prioritized list of recommended projects and growth 'hotspots', short-, medium-, and long-term actions, and responsible partners for implementation.
    b) ***Funding and Partnership Strategy*****:** Identification of EDA, federal, state, philanthropic, private, and public-private partnership opportunities to advance recommended projects.

In addition to the above study component details, a successful consultant will also be assigned to do the following tasks, including but not limited to:

- Prepare and maintain schedules and budgets for the Comprehensive Economic Study

activities;
- Prepare additional tools such as timelines, maps, charts, and tables that complement collected data;
- Host public meetings in locations in the Autauga County Corridor to facilitate public input from residents, local officials, and businesses;
- Collaborate with CARPDC and Autauga County during the planning process;
- Create a final comprehensive economic and feasibility study document;
- Any other related planning work that may arise during the planning process.

2.2 Project Management

The successful consultant, under direction from CARPDC and Autauga County, will:

1. Conduct research and planning activities in the creation of a Comprehensive Economic Development and Feasibility Study.
2. Provide CARPDC with no less than monthly invoices, as CARPDC will be administering the grant.
3. Conduct workforce, industry, education, infrastructure, and land readiness research in Autauga County's I-65/US-31 Corridor.
4. Conduct public outreach meetings with communities, industries, and decision-makers who are stakeholders along the I-65/US-31 Corridor.
5. Provide Autauga County and CARPDC with a final comprehensive study document.

3. QUALFICATION REQUIREMENTS

3.1 General Expectations

Consultants are asked to submit qualifications describing their capacity to manage projects and their experience with similar projects. The qualifications should include a clear outline of how the firm would help CARPDC produce a Comprehensive Economic and Feasibility Study for Autauga County's I-65/US-31 Corridor. A map of the corridor is attached at the end of this RFQ. A sample document provided to CARPDC is encouraged. Consideration should be given to expertise in market and workforce analysis, infrastructure and land-use studies, community outreach, research, and quality of planning documents created. Any known subcontractors for any portion of this project should also be stated in the qualifications documents with their respective expertise.

3.2 Qualifications

Qualifications should be prepared on standard-sized paper and should be provided electronically. The qualifications shall include the following information in the order presented below:

> **Business Information.** This section shall include the firm's name, areas of expertise, a brief history of the firm, size, office locations, and business addresses. The name, address, and telephone number of a contact person and/or prospective project manager regarding the qualifications shall be included.
>
> **Project Approach.** A description of the project and how the consulting firm will manage the EDA grant. This section shall include the applicant's approach to community outreach activities, planning, organization, and management. Based on past experience, please provide CARPDC with a cost estimate for the firm's expected work on this project.

Experience and Capabilities. The relevant management and technical experience and capabilities of the consulting firm shall be defined. Any known subcontractors for any portion of this project should be stated here with their respective expertise. Please also use this section to provide CARPDC with any other pertinent information to help us make a decision.

3.3 General Process

An RFQ Review Committee composed of Autauga County key personnel, local stakeholders, and CARPDC staff will review all submitted qualifications. The RFQ Review Committee will review the qualifications with the following criteria in mind: economic development and planning expertise, study approach, proposed cost of project, ability to facilitate public outreach, and approach to developing local context.

- Economic Development and Planning Expertise 30%
- Project Approach, Methodology, and Work Plan 25%
- Proposed Cost/Range of associated costs 20%
- Public Outreach and Engagement Capacity 15%
- Understanding of project area and stakeholders 10%

The RFQ Review Committee will conduct interviews with qualification submitters (in-person or virtual, to be confirmed prior to interview time) on the week of December 14, 2026. All qualifications submitters will be expected to participate in the interview process. Failure to do so will result in disqualification of the RFQ packet.

3.4 Terms and Conditions

The process of selecting organizations to provide consultation services for CARPDC requires the accumulation of comprehensive and accurate information to ensure that a knowledgeable, objective decision can be made. CARPDC reserves the right to accept or reject any or all qualifications or portions thereof without stated cause. Upon selection of a finalist, CARPDC by its proper officials shall attempt to negotiate and reach a final agreement with the finalist.

3.5 RFQ Time Schedule

A tentative timeline for completion of this request for qualifications is outlined below.

1. Nov 4, 2026: Formal announcement date and release to the public of RFQ.
2. Dec 7, 2026 by 4:00 p.m.: Deadline for submittal of qualifications.
3. Week of Dec 14, 2026: Interviews with Qualification Submitters
4. Dec 28, 2026: Notification of intent to award.
5. Dec 30, 2026: Award approval.

Qualifications are due and must be received in the CARPDC office on or before Dec 7, 2026, by 4:00 PM (CST) at the following address:

Central Alabama Regional Planning and Development Commission
Attention: Planning Division
430 South Court Street
Montgomery, Alabama 36104

Qualifications may also be emailed to: bsanders@carpdc.com

Qualifications will be reviewed following a qualifications-based selection process. CARPDC will then negotiate the scope of services for implementation. Review agents from the Autauga County Commission will also have a role in negotiation and final consideration, being the grant awardee and primary beneficiary. If CARPDC, for any reason, is unable to reach a final agreement with the finalist, CARPDC then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable qualifications and so on until an agreement can be reached with the finalist.

3.6 Notification of Award

CARPDC plans to select a consultant by approximately Dec 30, 2026.

3.7 Late Submittals

Qualifications received after the deadline will not be considered.

4. VENDOR REQUIREMENTS

4.1 Equal Employment Opportunity

The consultant agrees to comply with all federal, state, and local laws, resolutions, ordinances, rules, regulations, and executive orders pertaining to unlawful discrimination on account of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, sexual preference, disability, or age. When required by law or requested by CARPDC, the consultant shall furnish a written affirmative action plan.

STUDY AREA

Autauga County I-65/US-31 Corridor

0 0.5 1 2 MILES

1 INCH EQUALS 1 MILES

LEGEND

- INTERSTATE 65
- US 31
- 5 MILE BUFFER
- PRATTVILLE

ROADS & WATER

- RAILWAY
- ROAD
- WATER
- PARCELS
- COUNTIES

SOURCES: MAP DATA © OPENSTREETMAP CONTRIBUTORS, MICROSOFT, ESRI COMMUNITY MAPS CONTRIBUTORS, MAP LAYER BY ESRI

CENTER: 86°30'39"W 32°34'26"N

USER: VIVIAN READER

CURRENT TIME: 10/23/2026 2:06 PM

CITY OF PRATTVILLE

Charles D. Kelley Wildlife Management Area

Pine Level

Prattville Airport

AUTAUGA COUNTY

ELMORE COUNTY