



# **PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY**

**RFP# 2023-02  
PORT CHESTER SCHOOL CHILD  
MITIGATION STUDY UPDATE  
PROPOSAL FOR PROFESSIONAL SERVICES**

**MAY 12, 2023**

**Urbanomics**

May 12, 2023

Ms. Rosalind Cimino  
Port Chester Industrial Development Agency  
Village of Port Chester  
222 Grace Church Street, Suite 202  
Port Chester, New York 10573

Dear Ms. Rosalind:

Dear Ms. Cimino,

Urbanomics is pleased to submit this proposal to update our work previously prepared for the Port Chester Industrial Development Agency (IDA). This effort culminated in the creation of a Public School Child Generation Tool (PSCGT). The tool was loaded with US Census Bureau Public Use Microdata Sample (PUMS)-based school child multipliers by household income level, structure type and number of bedrooms as well as per capita education costs, which the IDA could use to estimate costs of development to the school district. "School child multipliers" are the accepted standard for estimating the number of school children generated by proposed actions in environmental impact statements when the effect of new development on community facilities needs to be disclosed. The results of such multipliers – that predict the probability of public versus private school student attendance for specific residences based upon unit costs – have been confirmed by empirical data on housing developments.

Almost five years have passed since the previous update and the codification of the use of the PSCGT tool in the Village's form-based code and Port Chester is still the focus of large-scale development. With so many projects under review, it is an appropriate time to revisit the multipliers used in the PSCGT to ensure that the tool reflects current conditions to the greatest extent possible.

What follows is Urbanomics' proposal as per the RFP guidelines. We are very excited about the prospect of updating and refining our previous work, especially given the dynamic development climate of Port Chester. Should you have any further questions, please contact Tina Lund at t.lund@urbanomics.org or 212-353-7464.

We look forward to speaking with you further.

Best regards,



Tina Lund, AICP  
Principal, Urbanomics

TINA LUND, AICP

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# Entity Information

## URBANOMICS, INC.

Urbanomics is a consultancy that serves businesses and governments in the areas of economics, public finance, and urban planning. Since 1984, the firm has offered public- and private-sector clients an array of economic, housing, and demographic forecasts; economic development planning studies; market studies; tax policy analyses; and program evaluations. Urbanomics' range of services includes:

- Market and financial feasibility
- Economic development
- Fiscal analysis
- Impact assessment
- Forecasting and modeling

The firm's work often incorporates geospatial analysis (ArcGIS) and is supported by customized access to major real estate property databases from Moody's Analytics, business data from with Data Axle (Infogroup), and government socioeconomic and housing databases from the US Census Bureau and HUD. Urbanomics' client list includes municipalities and state agencies, private developers, and community organizations, as well as non-profit organizations in the areas of planning, preservation, and advocacy throughout the nation and the world. As a highly specialized firm, projects are often undertaken jointly with a network of associated firms in the areas of economics and econometrics, urban and transportation planning, and architectural design.

Urbanomics, Inc. is recognized as a Women's Business Enterprise (WBE) by numerous public agencies and as a Disadvantaged Business Enterprise (DBE) with the Port Authority of New York and New Jersey.

## Business Structure

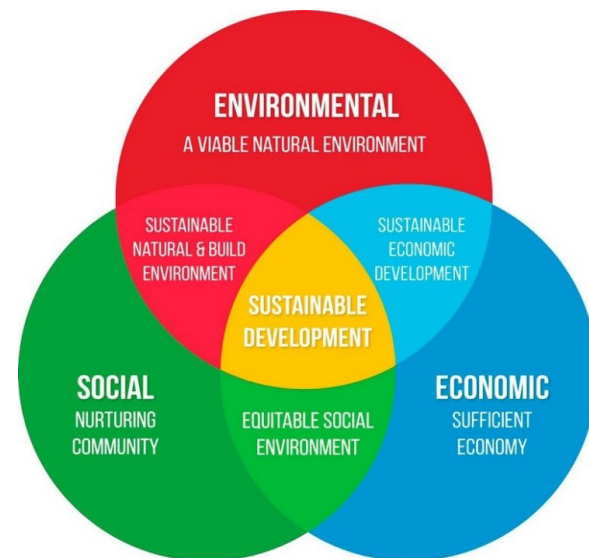
Urbanomics' Inc. is a corporation established as a partnership in 1984 and incorporated in 1992.

## Contact:

Tina Lund, AICP  
Principal  
(212)353-7464  
t.lund@urbanomics.org

## Our Values

The team is strongly committed to a community development approach that nurtures healthy, vibrant, and diverse communities. We embrace a triple bottom line (TBL) approach to community and economic development which recognizes the interrelationships between economic, environmental, and social factors. We believe that successful sustainable growth and development initiatives cannot be achieved without consideration of the impacts of social equity, environmental health, and fiscally responsible economic factors. It is a core belief of our team that TBL approaches generate both the best long-term value for our public- and private-sector clients and the finest solutions enjoyed across wide cross-sections of communities.



Source: United Nations, Social Development for Sustainable Development



# Tina Lund AICP

PRINCIPAL-IN-CHARGE | URBANOMICS



## EDUCATION

Bachelor of Fine Arts, French Literature  
Grinnell College,  
Grinnell, Iowa

Cornell University | Certificate in  
Commercial Real Estate

## MEMBERSHIPS

American Institute of Certified Planners,

American Planning Association,  
NY Metro Chapter

Past Vice President of Professional  
Development for the American Planning  
Association NY Metro Chapter

## AWARDS

American Planning Association Ponte  
Award for Economic Planning Excellence

Tina Lund has more than 20 years of experience with comprehensive development strategies, market analyses, economic and fiscal impact studies, and demographic forecasting. Having worked with municipalities, agencies, and the private sector, she has a holistic knowledge of the economic aspects of planning.

## Select Experience

### Port Chester School Mitigation

For the Village of Port Chester IDA, incorporating housing criteria such as year built, structure type, number of bedrooms, cost, public school children, and construction and education costs into a school child mitigation formula that may be used to determine uniform and fair mitigations for new development.

### North Brunswick FIA

Prepared a fiscal impact analysis for the MainStreetNB Transit Village in North Brunswick at a former Johnson & Johnson campus encompassing 1 million SF of mixed use development including 1,875 housing units.

### Xaverian High School Enrollment Forecasts

Prepared multiple single-sex and co-ed scenario enrollment forecasts for a traditionally all-boys Catholic High School and co-ed Middle School in the Bay Ridge area of Brooklyn in the context of changing neighborhood demographics.

### Brookhaven Housing Market Analysis

Principal-in-charge of a subcontract to prepare a housing demand analysis for an area housing market study. Evaluated local market dynamics, including recent and future demand of the general housing market, to determine the need for and marketability of new attached rental and for sale housing. Findings were used to inform a future Transportation Oriented Development in Brookhaven, NY.

### Great Neck Public Schools Enrollment Forecast

Principal-in-charge of 10-year enrollment forecast study for 6,000 students at Great Neck Public Schools in Long Island. Both districtwide and individual school forecasts were prepared as informed by historic trends, area demographics and development activity in the pipeline.

### Prince George's County Public Schools Master Plan Support GIS Services

Principal-in-charge of sub-contract to Perkins Eastman to provide GIS support services for a school district master plan. Provided a range of GIS services to illustrate demand for services, adequacy of facilities, utilization and performance metrics, consolidation recommendations, future growth trends, neighborhood socioeconomics, and future capital construction planning.

### Plymouth MA Facilities Study

Performed spatial analysis using Arc-GIS to distribute enrollment forecasts to the block group area by geocoding the existing population by age, adjusting for the turnover of elderly-occupied housing units and developments in the pipeline and reconfiguring the parcel level buildout forecast, which included vacant and underutilized parcels to the block geography in order to estimate where future high school students will live in an effort to plan where a new high school should be built.

### NYMTC 2055 SED Forecast Update

Principal-in-charge for the 2055 model update tasks for the County and Traffic Analysis Zone models. Work will include neighborhood level analysis of 16 population and employment variables forecasted to 2055 for New York City, Long Island, the Mid-Hudson as well as parts of New Jersey and Connecticut.

### 20 Water Street Economic & Fiscal Impact Study

Prepared cost-benefit analysis for a proposed 127-unit affordable housing development in Ossining, NY. The analysis determined that the expected tax revenues for the proposed 127-unit multifamily project would yield greater net benefits to the municipality, county, and school district than under current conditions.

### Nassau County Comprehensive Plan

Tested various distributions of expected population and employment growth in accordance with a "centers" plan, focusing on downtowns with transit access and megaprojects in the pipeline. Prepared fiscal impacts analyses of the status quo and alternative development for representative centers: a Village, a City and an unincorporated area.

### Avenues The World School Siting Study

Prepared socioeconomic profiles of potential catchment areas defined by travel time isochrones for multiple potential sites. Analyzed socioeconomic data including households with children by income, school type and parental educational attainment.

### Port Chester Public Schools Enrollment Forecast

Principal-in-charge of enrollment forecast with task work including a series of comparative districtwide enrollment forecasts by grade over a ten-year projection period. The forecast was supported by a school child impact analysis of construction activity recently completed and in the pipeline.

### Northern Virginia Community College

Prepared a regional demographic and subsequent enrollment forecast for the Northern Virginia Community College, as part of the Annadale Campus Master Plan, with consideration of niche populations including those returning to the workforce and veterans taking advantage of educational initiatives. The project involves the environmental scan for the campus, including industry best practices and potential programs to fulfill unmet workforce demand.

### Ridge at Danbury Market Scan

Principal-in-charge of subcontract to prepare market scan and fiscal impacts analysis for the reuse of the Matrix Corporate Center, a historic 1.3 million SF office complex. Evaluated area demand for housing, office/coworking, retail and hotel uses.

### UMUC Demographic and Real Estate Assessment

Prepared a geospatial analysis of current and potential (local labor force by industry) faculty and staff places of residence in the context of UMUC's facilities within a 50-mile radius of the Adelphi campus to provide a better understanding of staff space needs as well as informing potential plans for shared space.

# Peter Furst AICP

PROJECT MANAGER | URBANOMICS



Mr. Furst is an urban planning and economics consultant specializing in integrating large datasets with geospatial analysis to solve complex problems for government, non-profit institutions, and the private sector. He has a broad range of experience in socioeconomic forecasting, cost-benefit studies, and market analysis to inform decision-making in government, transportation, real estate, education, environmental protection, and industry-specific matters from health care to construction and the entertainment sector.

## Select Experience

### Port Chester School Mitigation

For the Village of Port Chester IDA, incorporating housing criteria such as year built, structure type, number of bedrooms, cost, public school children, and construction and education costs into school child demographic multipliers for use in a school child mitigation formula that was used to determine uniform and fair mitigations for new development.

### Demographic Study of the Jersey City Public Schools

Forecasted PK-12 enrollment by grade for the school district's 38 schools over a five year projection period. Prepared school child generation forecasts for recently completed and proposed housing development projects. Mapped attendance zone boundaries and prepared boundary recommendations to balance enrollment growth with school facility capacity in future school years.

### NYMTC 2055 Socioeconomic Forecast Update

For the 2055 model update, tasks include preparation of methodology and trend analysis white papers, data collection review and modeling updates for 16 population and employment variables forecasted to 2055 for the 31-county New York metropolitan region including New York City, Long Island, the Mid-Hudson as well as parts of New Jersey and Connecticut at the county and TAZ level.

### Prince George's County Public Schools Master Plan Support GIS Services

In support of a 130,000 student school district master plan, provided a range of GIS services to illustrate demand for services, adequacy of facilities, utilization and performance metrics, consolidation recommendations, future growth trends, neighborhood socioeconomics, and future capital construction planning.

### Cheshire, CT Public Schools Facilities Master Plan

Assisted in the preparation of student enrollment forecasts and distributed new housing demand on an annual basis from 2013 to 2035 at the parcel level using COGCNV's buildout analysis and Urbanomics' 2015-2025 housing demand forecast. Mapped future dwelling unit construction by school attendance zone over a 10 year period.

### Port Chester Public Schools Enrollment Forecast

Prepared a series of comparative districtwide enrollment forecasts by grade over a ten year projection period. Forecast was supported by a school child impact analysis of construction activity recently completed and in the pipeline.

### Norwalk 95/7 Fiscal Impacts Analysis

Estimated school children to be generated and fiscal costs to the school district for proposed and alternative development scenarios of an 80 acre site adjacent to Interstate 95 and Route 7 in Norwalk, CT.

### Brookhaven Housing Market Analysis

Evaluated local market dynamics, including recent and future demand of the general housing market, to determine the need for and marketability of new attached rental and for sale housing. Findings will inform a future Transportation Oriented Development (TOD) near the Bellport Train Station in Brookhaven, New York.

### Notre Dame High School Enrollment Forecast

Prepared a 10 year enrollment forecast along with a white paper on trends affecting enrollment including socioeconomic trends within a 40 minute drive area for Notre Dame High School in West Haven, CT. Evaluated past attrition and retention rates of the client school and prepared an enrollment analysis of competitive private schools in the region by student age, race-ethnicity and school type.

### 20 Water Street Economic & Fiscal Impact Study

Prepared fiscal impact analysis for a proposed 127-unit affordable housing development in Ossining, NY. The analysis determined that the expected tax revenues for the proposed 127-unit multifamily project would yield greater net benefits to the municipality, county, and school district than under current conditions.

### Pavion Student Impacts Study

Estimated school children to be generated for various apartment configurations of a planned 135 unit rental building in Nyack, NY. Evaluated local school district fiscal impacts from several development scenarios.

### East Farmingdale Form-Based Code

Prepared an economic market analysis and detailed socioeconomic development impact metrics to evaluate development impacts within a site area surrounding the Republic Airport LIRR station, taking into account local and regional sustainability and quality of life indicators relative to economic, health and transportation conditions.

### White Plains Linen Market Study & Peekskill LWRP Plan

Prepared a housing market analysis and contributed to re-use recommendations and fiscal analyses for the proposed redevelopment of the White Plains Linen factory in the City of Peekskill. Prepared an inventory of waterfront land uses and socioeconomic analysis for the City's Local Waterfront Revitalization Program Plan.

### Xaverian High School Enrollment Forecast

Provided project support for an enrollment forecast of a private school in Brooklyn, New York. Geospatially illustrated trends, issues, and opportunities affecting the school's student capture rate in New York City.

### Glen Cove BOA

Assisted with modeling fiscal cost-benefits and prepared a comprehensive profile of housing, socioeconomic and retail conditions of several neighborhood areas for the reuse of several strategic sites in close proximity to the Glen Street LIRR station in Glen Cove, NY.

### Connecticut Housing Finance Authority Affordable Housing Inventory Study

Assisted with the preparation of a data-rich and highly illustrative housing inventory and gaps analysis report. Task work included quantitative analyses of the current inventory, forecasting of demand for both homeownership and rental housing, and measurement of the existing "gap" of unmet need for affordable housing across a range of income levels and geographic areas.

RELEVANT PROJECT REPORTS

# PORT CHESTER IDA SCHOOL MULTIPLIERS

Port Chester, New York

**CLIENT**

Village of Port  
Chester Industrial  
Development Agency

**CONTACT**

Frank Ferrara, Chairman  
Village of Port Chester IDA  
222 Grace Church St.  
Port Chester, NY 10573  
FFerrara-IDA@  
PortChesterNYIDA.org

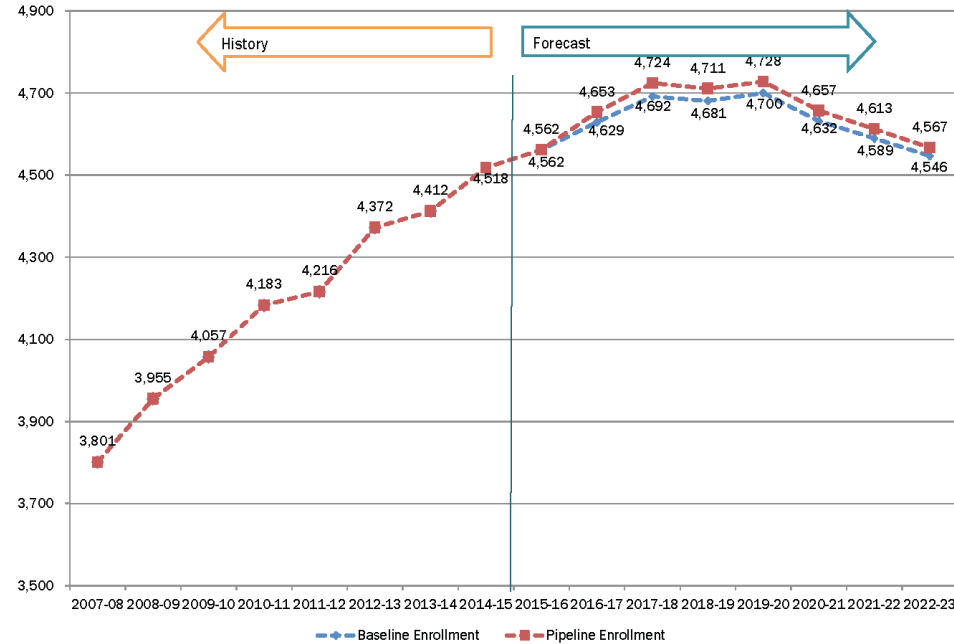
**SERVICES**

School Child Generation  
Forecasting/Modeling  
Fiscal Impacts

Urbanomics was contracted by the Port Chester Industrial Development Agency to create a tool that could be used to assist the IDA in assessing the school child generation potential of developments coming before the Board for PILOT approval given countervailing enrollment trends and facilities already beyond capacity. As part of the study, Urbanomics analyzed past trends and projected future enrollment for the Port Chester Rye Union Free School District, worked with the District to determine soft and hard education costs, developed customized public school child multipliers, and combined these elements to create a “Mitigation Formula” spreadsheet tool.

The key component of the formula is the public school child multipliers. The child generation rate standard for developers prepared for the Rutgers Center for Urban Policy Research in 2006 were not reflecting activity in Port Chester, which differs economically, demographically, and in terms of recent development patterns from the rest of Westchester County and New York State. To create better and more up to date multipliers, Urbanomics ran several iterations of cross-tabulations of school child generation using the Census Public Use Microdata Sample for the American Community Survey given various affordability levels, tenure, structure and unit types. The results were compared to a sample of known school child generation in a recently constructed development in order to determine the best fit between the estimates and reality.

Urbanomics was retained to update the mitigation costs and multipliers in 2019 for incorporation into the Village's form-based Code.



# GREAT NECK PUBLIC SCHOOLS ENROLLMENT FORECAST

Great Neck, New York

## CLIENT

Great Neck Public Schools

## CONTACT

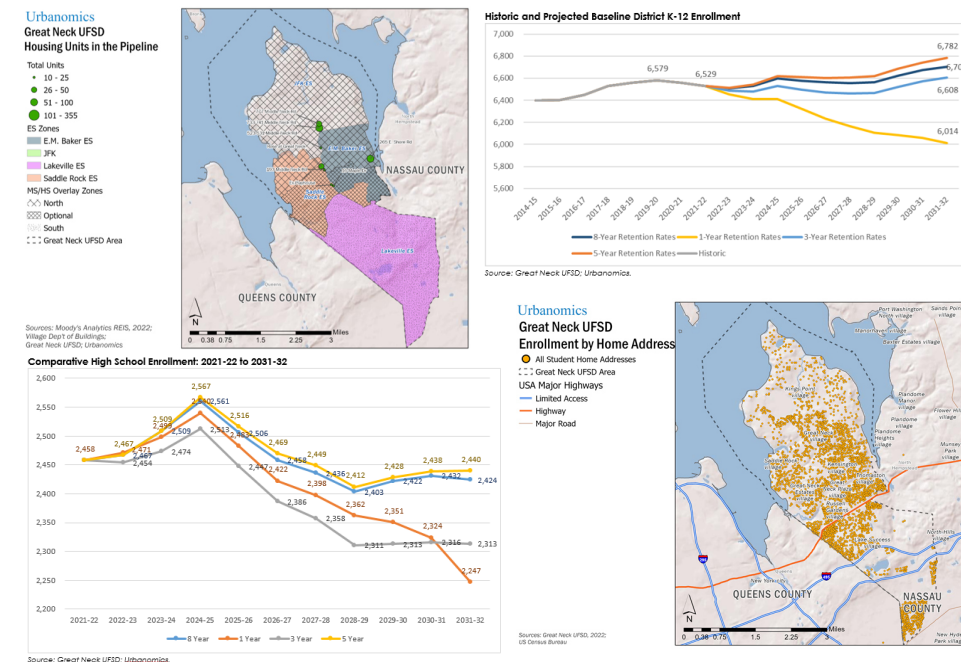
Dr. Stephen C. Lando  
Assistant Superintendent for Secondary Education  
Great Neck Public Schools  
345 Lakeville Road  
Great Neck, NY 11020  
slando@greatneck.k12.ny.us  
(516) 441-4009

Urbanomics was retained by the Great Public Schools (8,100 students) to develop enrollment forecast for both the district as a whole and its 10 individual schools by year and grade level for K to 12 enrollment, including unclassified elementary school students, over ten years beginning with School Year 2023-2024 and concluding with School Year 2032-2033. The enrollment projections included both a baseline forecast based on the historic trend as well as a consensus forecast informed by both historic enrollment and housing development activity recently completed, in the pipeline, proposed, or potentially induced by proposed municipal zoning modifications.

Additionally, the study included an evaluation of local private school enrollment trends, the district's optional attendance overlay zone, school child generation rates of recent construction, and student place of residence trends.

## SERVICES

Demographics  
Forecasting/Modeling



# NYMTC LONG-TERM DEMOGRAPHIC & SOCIOECONOMIC FORECASTING SERIES, 2002-30, 2010-35 & 2015-55

New York Metropolitan Area

## CLIENT

New York State Department of Transportation

## CONTACT

Larisa Morozovskaya  
NYMTC  
25 Beaver Street  
Suite 201  
New York, NY 10004  
Larisa.Morozovskaya@dot.state.ny.us

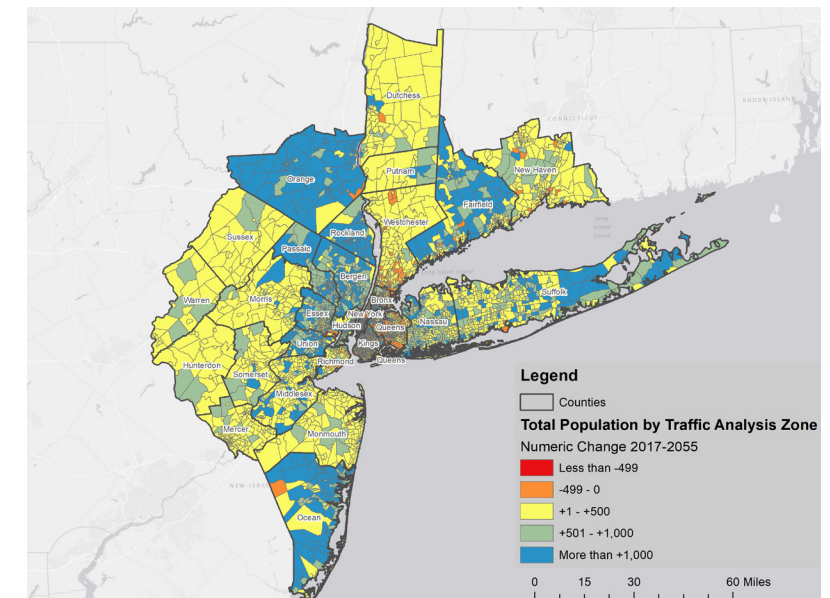
## SERVICES

Forecasting/Modeling  
Geospatial Analysis

Serving as prime contractor to the New York State Department of Transportation for the 2002-2030 and 2010-2035 forecast series, Urbanomics prepared long-term demographic and socioeconomic forecasts for the New York Metropolitan Transportation Council (NYMTC), the official metropolitan planning organization for New York City and its suburban counties. Because of widespread commutation, the forecasts were extended beyond the NYMTC territory to include the entire 31-county metropolitan region and are cross accepted by all state and local agencies in the region for purposes of assuring that all long term transportation investments receiving federal transportation funding are guided by the same projections of growth and distribution in population, employment, labor force, households, income and housing needs.

In advance of a complete land use model and a uniform zoning code for the 28-county, tri-state region, Urbanomics developed an interim model for determining land suitable for development using spatial analysis for the distribution of county-level socioeconomic forecasts. Raster analysis models were created for NYC and seven suburban counties, reflecting both existing and planned environmental determinants for either fostering or restricting growth. Added to this framework were restrictions and incentives on land development that come in the form of policy and planning initiatives, such as special preservation districts. Inputs to the models varied by availability and included, but were not limited to: zoning, historical town centers, proximity to rail hubs, protected parks and recreation areas (federal, state, county and local), wetlands, historic districts, agricultural districts, and vacant land.

Most recently, Urbanomics was under subcontract to WSP Global to prepare the 2015-2055 Demographic and Socioeconomic Forecast series, which were approved in October 2020. The latest scope of work included a technical memorandum on technology, workforce, and environmental trends like to impact transportation demand.



# Proposed Work Plan

## PROPOSED WORK PLAN & SCHEDULE

### Task 1: Assessment of PSCGT Tool

Urbanomics will update the PSCGT's public school child multipliers using the latest available PUMS data (2021) by tenure, number of units, bedroom mix, and cost/rent level (affordable, workforce, market rate). Where sample size allows, the data extract will be limited to newly constructed housing within the past ten years to better reflect modern housing construction characteristics in terms of size and amenities.

### Task 2: Assessment of Site-Specific Impacts

Urbanomics will collect information on recently (past five years) constructed developments in Port Chester by tenure, structure type and number of bedrooms. The characteristics of these new developments will be entered into the updated PSCGT to provide an estimate of public school children in each development.

The new estimates will be compared to the actual number of public school students in each new development as derived from the District's enrollment data by student home address.

The enrollment data will be used to test and calibrate the multipliers, but cannot be used to create the multipliers because the School District does not keep records on the number of bedrooms in each enrolled child's home, whereas the number of bedrooms is the greatest contributing factor to school child generation rates.)

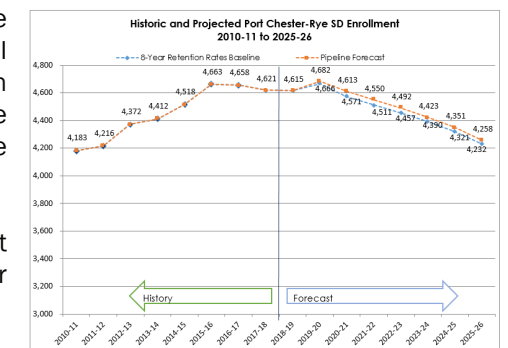
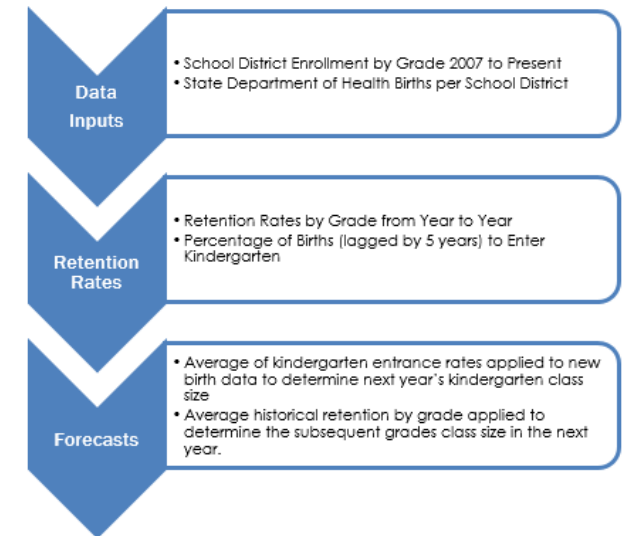
### Task 3: Assessment of Existing Enrollment Studies and Forecasts



In order to understand likely future enrollment without the impacts of the proposed development, Urbanomics will examine both local and regional enrollment studies and forecasts. These will include the District's own forecasts as well as the numerous enrollment and impact studies that have been prepared for Westchester County, such as any BOCES reports and the impacts study prepared for *Welcome Home Westchester* (WHW).

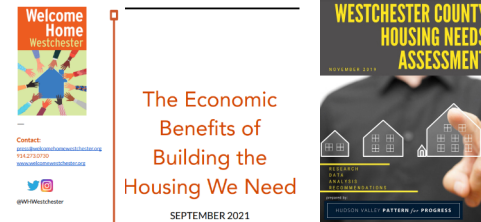
These studies are not likely to change the multipliers, but will provide context and, in the case of the WHW, report, an additional point of comparison for impacts.

### Task 4: Assessment of Existing Planning Studies and Forecasts





Urbanomics will also do a review of existing planning studies and forecasts (including the NYMTC 2055 forecasts prepared by Urbanomics) to assess Port Chester's share of expected regional growth apart from those projects already in the pipeline. This data will not alter the PSCGT, but will provide another piece of information regarding longer term trends the Village, the IDA, and the District may use when considering development proposals.



**Task 5: Update Mitigation Costs Component of PSCGT**

Urbanomics will consult with the District to identify any capital investments that are planned or could be required given the accepted forecasts of enrollment to determine the potential capital cost impacts for an "additional" child. We will also determine the most accurate and recent costs per child of education. The results will be used to update the fair share mitigation price.



**Task 6: Review Codified Measures**

Urbanomics will review the codified measure and modify as required to reflect the results of the multiplier and cost updates.

**Task 7: Report Preparation**

Urbanomics will prepare a flash report, documenting the work performed in this scope as well as the conclusions. In presentation form, the report may be adjusted for length to meet the requirements of the venue and audience.

**Task 8: Meeting Attendance**

Urbanomics staff will attend up to three (3) meetings with the Village, the IDA, and/or the school district to present the results of this study, inclusive of the cost listed in the price proposal. Additional meetings will be attended on a per-meeting cost basis.

WESTCHESTER CLIENTS,  
POTENTIAL CONFLICTS OF INTEREST, &  
LITIGATION STATEMENT

# Proposed Schedule

The expected timeline for this work is four months as shown in the following graphic. The proposed timeline assumes that both data needs are met and reviews from key stakeholders are completed in a timely manner.

Month:	1	2	3	4
PREPARATION OF THE MITIGATION FORMULA AND STRATEGY				
Kickoff Meeting				
Task 1: Update of School Child Generation/Mitigation				
Task 2: Site-Specific Testing				
Task 3: Enrollment Study Review				
Task 4: Planning Study Review				
Task 5: Update Mitigation Costs				
Task 6: Review Code				
Task 7: Report				

- Key:**  
 Key Deliverables   
 Project Meetings   
 Meetings with School Administration

# Westchester County Clients and Potential Conflict of Interest

Urbanomics is currently working on several projects in Westchester County. Following is a list of clients and project location.

- Urstadt Biddle – Ossining
- Rose Development – Harrison
- Mount Pleasant IDA – Mount Pleasant
- Municipal Housing Authority of the City of Yonkers – Yonkers
- New Rochelle LINC & DO-8 Environmental Impact Statement–New Rochelle
- White Plains Comprehensive Plan– White Plains

**Conflicts of Interest:** There are no conflicts of interest.

## Litigation Statement

Urbanomics, Inc., its affiliate BFJ Planning, nor any officer or principal has not been involved in any material litigation over the past 3 years.

PROOF OF INSURANCE



# CERTIFICATE OF LIABILITY INSURANCE

12/1/2023

DATE (MM/DD/YYYY)  
3/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


<b>PRODUCER</b> Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	<b>CONTACT NAME:</b> _____	
	<b>PHONE (A/C, No, Ext):</b> _____	<b>FAX (A/C, No):</b> _____
<b>E-MAIL ADDRESS:</b> _____		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> Ironshore Specialty Insurance Co		25445
<b>INSURER B:</b> The Cincinnati Casualty Company		28665
<b>INSURER C:</b> The Cincinnati Insurance Company		10677
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**COVERAGES**      **CERTIFICATE NUMBER:** 18285233      **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____	N	N	ECO0633020	12/1/2022	12/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/>	N	N	EBA0672169	12/1/2022	12/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$	N	N	ECO0633020	12/1/2022	12/1/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ XXXXXXXX
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	EWC0560097	1/1/2023	12/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	<b>PROFESSIONAL LIABILITY</b>	N	N	PEO904087	3/28/2023	3/28/2024	\$1,000,000 PER CLAIM; \$1,000,000 AGGREGATE

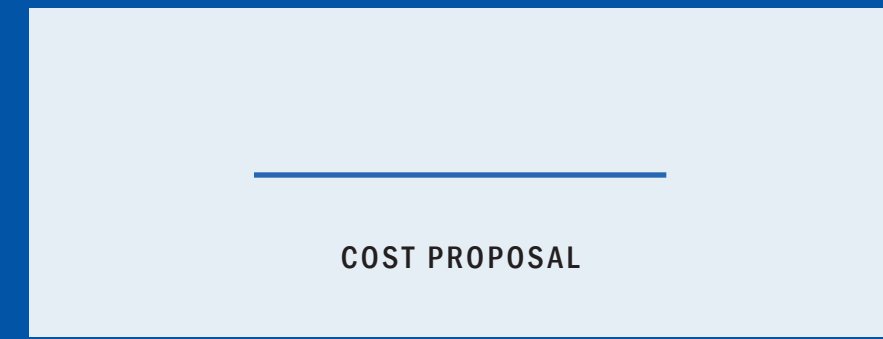
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
RE: EVIDENCE OF COVERAGE.

<b>CERTIFICATE HOLDER</b>  18285233 EVIDENCE OF COVERAGE	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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# Cost Proposal

The following table outlines the costs of service for all tasks within the proposed scope of work. All fees are inclusive of out-of-pocket expenses. Billing for monthly services will be delivered approximately 15 days following the last day of each billing calendar month of service and due within 30 days of receipt.

Task #	Title	Cost
Task 1:	Update PSCGT Multipliers	\$10,000
Task 2:	Site-Specific Testing	\$2,500
Task 3:	Enrollment Study Review	\$1,500
Task 4:	Planning Study Review	\$1,500
Task 5:	Update Mitigation Costs	\$2,500
Task 6:	Review Code	\$1,500
Task 7:	Report	\$1,500
Task 8*:	Three (3) Meetings	\$2,000
<b>Total:</b>		<b>\$23,000</b>

\*Additional meetings to be attended on a \$500 per basis.