

From: Jeff Carr <jbc@epreconomics.com>
Sent: Tuesday, March 17, 2020 3:55 PM
To: Heidi Britch-Valenta <hbvalenta@highgatevt.org>; Bob Chase <rac@epreconomics.com>
Cc: Nathan Masse <nam@epreconomics.com>
Subject: RE: USDA Rural Business Development Grant Appl
Importance: High

Hi Heidi:

Here is our estimate...would be present say within 5 years of development-construction for all these buildings—assuming the configuration presented by NAICS.

For Heidi Britch-Valenta							
7 lots 40,000 square foot bldgs on each lot (Potential with municipal Water-WasteWater)							
Building Number							
	Projected NAICS		Workers/1,000 Sq. Foot [1]	Building Size	Direct Jobs	Indirect Jobs	Total Jobs
	1 NAICS-48-49	Warehousing	0.6	40,000	23.6	13.9	37.5
	2 NAICS 561	Admin-Supp. Serv.	3.5	40,000	138.9	38.9	177.8
	3 NAICS 561	Admin-Supp. Serv.	3.5	40,000	138.9	38.9	177.8
	4 NAICS 332	Fab. Metal Mfg.	2.5	40,000	99.2	74.4	173.6
	5 NAICS 333	Mach. Mfg.	2.5	40,000	99.2	70.4	169.6
	6 NAICS 311	Beverage Mfg.	2.5	40,000	99.2	147.8	247.0
	7 NAICS 312	Food Mfg.	2.5	40,000	99.2	189.4	288.6
Total Jobs					698.1	573.7	1,271.8
Notes:							
[1] See 2018 Office Experience Exchange Report; September 18, 2018"							
[2] "Estimating Office Space Per Worker;" Norm Miller PhD., University of San Diego; May 01, 2012							
Estimate Provided By Economic & Policy Resources, Inc.							

WBR,

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