

Assumptions:

1. ACFA 20 year rate - as of August 1st - 3.204%
2. 20 year borrowing
3. Increase is based off 2017 Approved Municipal Operating Budget - 97,498,100
4. Building lifecycle cost is 2% of construction cost.

1. \$19.5M Community Branch Library with design and land			2. \$15.5M Community Branch Library with no design and land		
	Amount	Tax Increase		Amount	Tax Increase
Building Borrowing Cost	1,335,552		1.4%	1,061,592	1.1%
Annual Operating Cost	1,259,000		1.3%	1,259,000	1.3%
Building Lifecycle Cost	268,000		0.3%	268,000	0.3%
Total			3.0%		2.7%
3. \$20.5M Single Sheet Arena at Servus Place			4. \$20.5M Stand Alone Arena with no Land		
	Amount	Tax Increase		Amount	Tax Increase
Building Borrowing Cost	1,404,041		1.4%	1,404,041	1.4%
Annual Operating Cost	279,000		0.3%	279,000	0.3%
Building Lifecycle Cost	410,000		0.4%	410,000	0.4%
Total			2.1%		2.1%
5. \$13.7M Pool Expansion at Servus Place			6. \$35M Stand Alone Aquatics Facility with no land		
	Amount	Tax Increase		Amount	Tax Increase
Building Borrowing Cost	938,311		1.0%	2,397,144	2.5%
Annual Operating Cost	310,000		0.3%	1,596,607	1.6%
Building Lifecycle Cost	274,000		0.3%	700,000	0.7%
Total			1.6%		4.8%

Plebisite Calculations - Debt

1. \$19.5M Community Branch Library with design and land assumptions

Building Costs

- Land costs are \$1M per acre, assuming 2 acres for new branch library
- Design is assumed at \$2M
- \$19.5M consists of \$17.5M approved in charter OA-005 plus \$2M for land.
- \$500K to come from the Library Board, does not change tax increase

Annual Operating Costs

- Based off figures given from IR635.2017

Building Lifecycle Costs

- 2% of construction costs

2. \$15.5M Community Branch Library with no design and land assumptions

Building Costs

- \$15.5M consists of \$17.5M approved in charter OA-005 less \$2M for design
- \$500K to come from the Library Board, does not change tax increase

Annual Operating Costs

- Based off figures given from IR635.2017

Building Lifecycle Costs

- 2% of construction costs

3. \$20.5M Single Sheet Arena at Servus Place assumptions

Building Costs

- Based on consultants report which identified a single sheet arena at Servus Place.

Annual Operating Costs

- Based on current net cost to operate an arena, less lifecycle costs.

Building Lifecycle Cost

- 2% of construction costs

4. \$20.5M Stand Alone Arena with no land Assumptions

Building Costs

- Based on conversations with consultants who have built similar facilities in Alberta over the last 24 months.
- \$20.5M does not include land.

Annual Operating Costs

- Based on current net cost to operate an arena, less lifecycle costs.

Building Lifecycle Cost

- 2% of construction costs.

5. \$13.7M Pool Expansion at Servus Place

Building Costs

- Based on consultants report to expand the pool at Servus Place.

Annual Operating Costs

- Based on current cost estimates to operate an expanded aquatics facility at Servus Place less lifecycle.

Building Lifecycle Cost

- 2% of construction costs.

6. \$35M Stand Alone Aquatics Facility

Building Costs

- Based on conversations with consultants who have built similar facilities in Alberta over the last 24 months.
- \$35M Does not include land.

Annual Operating Costs

Based on current net costs to operate a pool similar to Fountain Park stand alone pool, less lifecycle costs

Building Lifecycle Cost

- 2% of construction costs