

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.

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

# 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