

FACILITIES AUDIT, REDEVELOPMENT SCENARIOS AND FINANCIAL ANALYSIS FOR MUNICIPAL WELLNESS INFRASTRUCTURE PROJECTS IN THE TOWN OF HAPPY VALLEY-GOOSE BAY

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Happy Valley - Goose Bay Wellness Facilities

Table 1 Financial Analysis Summary

27-Apr-14

- 1a Maintain status quo all facilities
- 1b Maintain status quo with redeveloped CAF arena
- 2a New aquatics centre and gym facility, maintain Broomfield Arena and Curling Club
- 2b New aquatics centre and gym facility, maintain Broomfield Arena and construct an extension for curling
- 3a New wellness centre to replace all existing facilities on Town land
- 3b New wellness centre to replace all existing facilities in Town Centre development
- 4a Phased development of new wellness centre to replace all existing facilities on Town land
- 4b Phased development of new wellness centre to replace all existing facilities in Town Centre development

Financial Assumptions

Projection period	30 years
Municipal borrowing rate/discount rate	5.0%
Debt repayment period	20 years on a straight line basis
Inflation rate on capital costs	6.0% beginning in projection year 0
Inflation rate on net operating costs	2.0% beginning in projection year 0
Construction costs	Class D estimates including site development and contingency allowances
HST rate	13%
HST rebate amount	100%
Net HST	0%
Capital grants	70% of capital costs
Capital reserve contribution	1.5% of capital costs

Results	Scenario 1a	Scenario 1b	Scenario 2a	Scenario 2b	Scenario 3a	Scenario 3b	Scenario 4a	Scenario 4b
Construction costs	\$15,795,150	\$17,866,150	\$36,293,625	\$36,997,575	\$45,123,625	\$45,123,625	\$53,313,665	\$53,313,665
Consulting costs	\$2,226,834	\$2,524,348	\$4,180,962	\$4,200,169	\$4,209,690	\$4,209,690	\$5,526,748	\$5,526,748
Furniture and equipment costs	\$0	\$100,000	\$200,000	\$200,000	\$600,000	\$600,000	\$475,000	\$475,000
Subtotal	\$18,021,984	\$20,490,498	\$40,674,587	\$41,397,744	\$49,933,315	\$49,933,315	\$59,315,413	\$59,315,413
Less capital grants	-\$12,615,389	-\$14,343,349	-\$28,472,211	-\$28,978,421	-\$34,953,321	-\$34,953,321	-\$41,520,789	-\$41,520,789
Net HST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$5,406,595	\$6,147,149	\$12,202,376	\$12,419,323	\$14,979,995	\$14,979,995	\$17,794,624	\$17,794,624
Sale of land and buildings	-\$697,480	-\$237,538	-\$1,191,638	-\$1,466,118	-\$1,466,118	-\$1,466,118	-\$1,466,118	-\$1,466,118
Purchase of land	\$0	\$0	\$0	\$0	\$0	\$3,593,625	\$0	\$3,593,625
Total Capital cost before inflation	\$4,709,115	\$5,909,611	\$11,010,738	\$10,953,205	\$13,513,877	\$17,107,502	\$16,328,506	\$19,922,131
Total Capital after inflation	\$6,795,894	\$8,117,589	\$13,284,296	\$12,646,785	\$15,352,969	\$20,338,847	\$19,907,685	\$25,099,877
NPV of Capital Costs	\$4,995,549	\$6,278,210	\$12,144,228	\$11,829,181	\$14,720,244	\$19,137,256	\$17,928,322	\$21,518,658
NPV of Operating Costs	\$16,949,754	\$19,700,862	\$26,031,418	\$26,311,595	\$26,690,421	\$26,507,088	\$30,093,895	\$29,058,718
Total NPV	\$21,945,302	\$25,979,071	\$38,175,645	\$38,140,777	\$41,410,665	\$45,644,344	\$48,022,217	\$50,577,376

Happy Valley - Goose Bay Wellness Facilities
Table 2: Cash Flow Summary

Notes

Figures do not include inflation
Refer to Table 1 for assumptions regarding capital grant amount and debt service costs
Refer to Table 3 for assumptions about timing.

Scenario 1a: Maintain the Status Quo

	2015 Yr 1	2016 Yr 2	2017 Yr 3	2018 Yr 4	2019 Yr 5	2020 Yr 6	2021 Yr 7	2022 Yr 8	2023 Yr 9	2024 Yr10
Capital costs										
Buildings										
Municipal contribution	1,461,969	1,935,713	327,704	0	0	0	590,306	576,492	0	0
Grant contribution	<u>3,411,260</u>	<u>4,516,664</u>	<u>764,644</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,377,382</u>	<u>1,345,147</u>	<u>0</u>	<u>0</u>
Total building cost	4,873,228	6,452,377	1,092,348	0	0	0	1,967,688	1,921,639	0	0
Land										
Sales	-423,000	0	-274,480	0	0	0	0	0	0	0
Purchases	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	-423,000	0	-274,480	0	0	0	0	0	0	0
Total buildings and land	4,450,228	6,452,377	817,868	0	0	0	1,967,688	1,921,639	0	0
Ongoing costs										
Debt service										
Principal	55,065	163,814	166,475	166,475	166,475	166,475	210,855	256,797	256,797	256,797
Interest	<u>55,065</u>	<u>161,060</u>	<u>156,039</u>	<u>147,716</u>	<u>139,392</u>	<u>131,068</u>	<u>167,124</u>	<u>202,524</u>	<u>189,684</u>	<u>176,844</u>
Total debt service	110,131	324,874	322,514	314,190	305,867	297,543	377,979	459,321	446,481	433,641
Operating costs	632,841	630,646	630,646	647,687	647,687	647,687	647,687	647,687	647,687	647,687
Subtotal debt service and operating costs	742,971	955,520	953,160	961,878	953,554	945,230	1,025,667	1,107,008	1,094,168	1,081,328
Capital reserve contributions	199,922	199,922	199,922	236,927	236,927	236,927	236,927	236,927	236,927	236,927
Total ongoing costs	942,894	1,155,442	1,153,082	1,198,805	1,190,481	1,182,157	1,262,594	1,343,935	1,331,095	1,318,256
Total cost to Municipality										
Buildings	1,461,969	1,935,713	327,704	0	0	0	590,306	576,492	0	0
Land	-423,000	0	-274,480	0	0	0	0	0	0	0
Ongoing	<u>942,894</u>	<u>1,155,442</u>	<u>1,153,082</u>	<u>1,198,805</u>	<u>1,190,481</u>	<u>1,182,157</u>	<u>1,262,594</u>	<u>1,343,935</u>	<u>1,331,095</u>	<u>1,318,256</u>
	1,981,862	3,091,155	1,206,307	1,198,805	1,190,481	1,182,157	1,852,900	1,920,427	1,331,095	1,318,256

Scenario 1b: Maintain the Status Quo with Redeveloped CAF Arena

	2015 Yr 1	2016 Yr 2	2017 Yr 3	2018 Yr 4	2019 Yr 5	2020 Yr 6	2021 Yr 7	2022 Yr 8	2023 Yr 9	2024 Yr10
Capital costs										
Buildings										
Municipal contribution	1,994,884	2,143,352	327,704	0	0	0	590,306	576,492	0	0
Grant contribution	<u>4,654,730</u>	<u>5,001,154</u>	<u>764,644</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,377,382</u>	<u>1,345,147</u>	<u>0</u>	<u>0</u>
Total building cost	6,649,614	7,144,505	1,092,348	0	0	0	1,967,688	1,921,639	0	0
Land										
Sales	-237,538	0	0	0	0	0	0	0	0	0
Purchases	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	-237,538	0	0	0	0	0	0	0	0	0
Total buildings and land	6,412,076	7,144,505	1,092,348	0	0	0	1,967,688	1,921,639	0	0
Ongoing costs										
Debt service										
Principal	93,139	213,553	233,068	233,068	233,068	233,068	277,448	323,390	323,390	323,390
Interest	<u>93,139</u>	<u>208,896</u>	<u>217,733</u>	<u>206,080</u>	<u>194,427</u>	<u>182,773</u>	<u>215,500</u>	<u>247,569</u>	<u>231,400</u>	<u>215,230</u>
Total debt service	186,279	422,449	450,801	439,148	427,494	415,841	492,948	570,959	554,790	538,620
Operating costs	632,841	630,646	787,021	804,062	804,062	804,062	804,062	804,062	804,062	804,062
Subtotal debt service and operating costs	819,119	1,053,095	1,237,822	1,243,210	1,231,557	1,219,903	1,297,010	1,375,022	1,358,852	1,342,683
Capital reserve contributions	199,922	199,922	199,922	267,992	236,927	236,927	236,927	236,927	236,927	236,927
Total ongoing costs	1,019,042	1,253,017	1,437,744	1,511,202	1,468,484	1,456,831	1,533,937	1,611,949	1,595,779	1,579,610
Total cost to Municipality										
Buildings	1,994,884	2,143,352	327,704	0	0	0	590,306	576,492	0	0
Land	-237,538	0	0	0	0	0	0	0	0	0
Ongoing	<u>1,019,042</u>	<u>1,253,017</u>	<u>1,437,744</u>	<u>1,511,202</u>	<u>1,468,484</u>	<u>1,456,831</u>	<u>1,533,937</u>	<u>1,611,949</u>	<u>1,595,779</u>	<u>1,579,610</u>
	2,776,388	3,396,368	1,765,449	1,511,202	1,468,484	1,456,831	2,124,244	2,188,441	1,595,779	1,579,610

Scenario 2a: Construct a New Aquatics and Gym Facility; Maintain the Broomfield Arena and Curling Club

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Capital costs										
Buildings										
Municipal contribution	3,205,072	5,349,415	2,468,801	0	0	0	423,161	423,161	0	0
Grant contribution	<u>7,478,501</u>	<u>12,481,969</u>	<u>5,760,537</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>987,375</u>	<u>987,375</u>	<u>0</u>	<u>0</u>
Total building cost	10,683,573	17,831,384	8,229,338	0	0	0	1,410,535	1,410,535	0	0
Land										
Sales	-423,000	0	-237,538	0	-531,100	0	0	0	0	0
Purchases	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	-423,000	0	-237,538	0	-531,100	0	0	0	0	0
Total buildings and land	10,260,573	17,831,384	7,991,800	0	-531,100	0	1,410,535	1,410,535	0	0
Ongoing costs										
Debt service										
Principal	147,450	447,980	580,853	580,853	1,291,585	580,853	612,667	646,390	646,390	646,390
Interest	<u>147,450</u>	<u>440,607</u>	<u>551,082</u>	<u>522,039</u>	<u>457,460</u>	<u>392,881</u>	<u>395,652</u>	<u>398,741</u>	<u>366,422</u>	<u>334,102</u>
Total debt service	294,900	888,587	1,131,935	1,102,893	1,749,045	973,734	1,008,319	1,045,131	1,012,812	980,492
Operating costs										
	632,841	630,646	647,687	889,687	889,687	889,687	889,687	889,687	889,687	889,687
Subtotal debt service and operating costs	927,740	1,519,233	1,779,623	1,992,580	2,638,732	1,863,422	1,898,007	1,934,819	1,902,499	1,870,180
Capital reserve contributions	199,922	199,922	199,922	544,404	544,404	544,404	544,404	544,404	544,404	544,404
Total ongoing costs	1,127,662	1,719,156	1,979,545	2,536,984	3,183,137	2,407,826	2,442,411	2,479,223	2,446,903	2,414,584
Total cost to Municipality										
Buildings	3,205,072	5,349,415	2,468,801	0	0	0	423,161	423,161	0	0
Land	-423,000	0	-237,538	0	-531,100	0	0	0	0	0
Ongoing	<u>1,127,662</u>	<u>1,719,156</u>	<u>1,979,545</u>	<u>2,536,984</u>	<u>3,183,137</u>	<u>2,407,826</u>	<u>2,442,411</u>	<u>2,479,223</u>	<u>2,446,903</u>	<u>2,414,584</u>
	3,909,734	7,068,571	4,210,808	2,536,984	2,652,037	2,407,826	2,865,572	2,902,384	2,446,903	2,414,584

Scenario 2b: Construct a New Aquatics and Gym Facility; Maintain the Broomfield Arena and Construct Curling Club Addition

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Capital costs										
Buildings										
Municipal contribution	3,779,538	5,276,838	2,542,811	0	0	0	309,253	309,253	0	0
Grant contribution	<u>8,818,921</u>	<u>12,312,623</u>	<u>5,933,227</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>721,590</u>	<u>721,590</u>	<u>0</u>	<u>0</u>
Total building cost	12,598,459	17,589,461	8,476,038	0	0	0	1,030,843	1,030,843	0	0
Land										
Sales	-423,000	0	-274,480	-237,538	0	0	0	-531,100	0	0
Purchases	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	-423,000	0	-274,480	-237,538	0	0	0	-531,100	0	0
Total buildings and land	12,175,459	17,589,461	8,201,558	-237,538	0	0	1,030,843	499,743	0	0
Ongoing costs										
Debt service										
Principal	177,896	474,349	609,430	909,316	609,430	609,430	632,680	615,001	615,001	615,001
Interest	<u>177,896</u>	<u>465,454</u>	<u>576,818</u>	<u>531,352</u>	<u>485,886</u>	<u>455,415</u>	<u>448,193</u>	<u>398,880</u>	<u>368,130</u>	<u>337,380</u>
Total debt service	355,793	939,804	1,186,248	1,440,669	1,095,317	1,064,845	1,080,874	1,013,881	983,131	952,381
Operating costs										
	632,841	630,646	653,211	912,252	912,252	912,252	912,252	912,252	912,252	912,252
Subtotal debt service and operating costs	988,634	1,570,450	1,839,459	2,352,921	2,007,569	1,977,097	1,993,126	1,926,133	1,895,383	1,864,633
Capital reserve contributions	86,208	86,208	141,408	554,964	554,964	554,964	554,964	554,964	554,964	554,964
Total ongoing costs	1,074,841	1,656,657	1,980,867	2,907,884	2,562,532	2,532,061	2,548,090	2,481,096	2,450,346	2,419,596
Total cost to Municipality										
Buildings	3,779,538	5,276,838	2,542,811	0	0	0	309,253	309,253	0	0
Land	-423,000	0	-274,480	-237,538	0	0	0	-531,100	0	0
Ongoing	<u>1,074,841</u>	<u>1,656,657</u>	<u>1,980,867</u>	<u>2,907,884</u>	<u>2,562,532</u>	<u>2,532,061</u>	<u>2,548,090</u>	<u>2,481,096</u>	<u>2,450,346</u>	<u>2,419,596</u>
	4,431,379	6,933,495	4,249,198	2,670,346	2,562,532	2,532,061	2,857,342	2,259,249	2,450,346	2,419,596

Scenario 3a: New Complete Wellness Centre to Replace all Existing Facilities on Town Owned Land

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Capital costs										
Buildings										
Municipal contribution	3,144,702	5,427,557	5,607,557	342,826	457,351	0	0	0	0	0
Grant contribution	<u>7,337,639</u>	<u>12,664,301</u>	<u>13,084,301</u>	<u>799,928</u>	<u>1,067,152</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total building cost	10,482,341	18,091,858	18,691,858	1,142,755	1,524,503	0	0	0	0	0
Land										
Sales	-423,000	3,593,625	0	0	-805,580	0	-237,538	0	0	0
Purchases	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	-423,000	3,593,625	0	0	-805,580	0	-237,538	0	0	0
Total buildings and land	10,059,341	21,685,483	18,691,858	1,142,755	718,923	0	-237,538	0	0	0
Ongoing costs										
Debt service										
Principal	144,250	449,170	783,105	753,894	784,496	1,121,448	784,496	784,496	784,496	784,496
Interest	<u>144,250</u>	<u>441,958</u>	<u>753,434</u>	<u>685,068</u>	<u>677,975</u>	<u>621,903</u>	<u>565,830</u>	<u>526,605</u>	<u>487,381</u>	<u>448,156</u>
Total debt service	288,500	891,128	1,536,539	1,438,962	1,462,471	1,743,351	1,350,326	1,311,102	1,271,877	1,232,652
Operating costs	632,841	630,646	630,646	828,446	828,446	837,000	837,000	837,000	837,000	837,000
Subtotal debt service and operating costs	921,341	1,521,774	2,167,185	2,267,408	2,290,917	2,580,351	2,187,326	2,148,102	2,108,877	2,069,652
Capital reserve contributions	0	0	0	642,534	642,534	676,854	676,854	676,854	676,854	676,854
Total ongoing costs	921,341	1,521,774	2,167,185	2,909,942	2,933,451	3,257,205	2,864,181	2,824,956	2,785,731	2,746,506
Total cost to Municipality										
Buildings	3,144,702	5,427,557	5,607,557	342,826	457,351	0	0	0	0	0
Land	-423,000	3,593,625	0	0	-805,580	0	-237,538	0	0	0
Ongoing	<u>921,341</u>	<u>1,521,774</u>	<u>2,167,185</u>	<u>2,909,942</u>	<u>2,933,451</u>	<u>3,257,205</u>	<u>2,864,181</u>	<u>2,824,956</u>	<u>2,785,731</u>	<u>2,746,506</u>
	3,643,043	10,542,957	7,774,742	3,252,769	2,585,222	3,257,205	2,626,643	2,824,956	2,785,731	2,746,506

Scenario 3b: New Complete Wellness Centre to Replace all Existing Facilities in Town Centre Development

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Capital costs										
Buildings										
Municipal contribution	0	3,144,702	5,427,557	5,607,557	342,826	457,351	0	0	0	0
Grant contribution	<u>0</u>	<u>7,337,639</u>	<u>12,664,301</u>	<u>13,084,301</u>	<u>799,928</u>	<u>1,067,152</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total building cost	0	10,482,341	18,091,858	18,691,858	1,142,755	1,524,503	0	0	0	0
Land										
Sales	-423,000	0	0	0	-805,580	0	-237,538	0	0	0
Purchases	<u>0</u>	<u>3,593,625</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	-423,000	3,593,625	0	0	-805,580	0	-237,538	0	0	0
Total buildings and land	-423,000	14,075,966	18,091,858	18,691,858	337,175	1,524,503	-237,538	0	0	0
Ongoing costs										
Debt service										
Principal	0	378,559	701,775	1,055,745	1,024,782	1,057,220	1,414,389	1,057,220	1,057,220	1,057,220
Interest	<u>-22,419</u>	<u>378,559</u>	<u>682,847</u>	<u>1,001,729</u>	<u>917,978</u>	<u>899,177</u>	<u>828,457</u>	<u>757,738</u>	<u>704,877</u>	<u>652,016</u>
Total debt service	-22,419	757,118	1,384,621	2,057,474	1,942,760	1,956,397	2,242,846	1,814,958	1,762,097	1,709,236
Operating costs	632,841	630,646	630,646	630,646	828,446	828,446	837,000	837,000	837,000	837,000
Subtotal debt service and operating costs	610,422	1,387,764	2,015,267	2,688,120	2,771,206	2,784,843	3,079,846	2,651,958	2,599,097	2,546,236
Capital reserve contributions	0	0	0	642,534	642,534	676,854	676,854	676,854	676,854	676,854
Total ongoing costs	610,422	1,387,764	2,015,267	3,330,654	3,413,740	3,461,697	3,756,701	3,328,812	3,275,951	3,223,090
Total cost to Municipality										
Buildings	0	3,144,702	5,427,557	5,607,557	342,826	457,351	0	0	0	0
Land	-423,000	3,593,625	0	0	-805,580	0	-237,538	0	0	0
Ongoing	<u>610,422</u>	<u>1,387,764</u>	<u>2,015,267</u>	<u>3,330,654</u>	<u>3,413,740</u>	<u>3,461,697</u>	<u>3,756,701</u>	<u>3,328,812</u>	<u>3,275,951</u>	<u>3,223,090</u>
	187,422	8,126,092	7,442,825	8,938,211	2,950,986	3,919,048	3,519,163	3,328,812	3,275,951	3,223,090

Scenario 4a : Phased Construction of Complete Wellness Centre to Replace all Existing Facilities on Town Owned Land

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Capital costs										
Buildings										
Municipal contribution	3,617,838	3,066,913	3,126,913	1,926,119	3,399,092	2,200,397	457,351	0	0	0
Grant contribution	<u>8,441,622</u>	<u>7,156,131</u>	<u>7,296,131</u>	<u>4,494,278</u>	<u>7,931,216</u>	<u>5,134,260</u>	<u>1,067,152</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total building cost	12,059,460	10,223,044	10,423,044	6,420,397	11,330,308	7,334,657	1,524,503	0	0	0
Land										
Sales	-423,000	0	0	-531,100	0	-274,480	0	-237,538	0	0
Purchases	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	-423,000	0	0	-531,100	0	-274,480	0	-237,538	0	0
Total buildings and land	11,636,460	10,223,044	10,423,044	5,889,297	11,330,308	7,060,177	1,524,503	-237,538	0	0
Ongoing costs										
Debt service										
Principal	169,326	341,626	527,836	615,895	843,332	979,930	1,014,314	1,392,914	1,014,314	1,014,314
Interest	<u>169,326</u>	<u>333,159</u>	<u>502,288</u>	<u>563,955</u>	<u>760,598</u>	<u>855,029</u>	<u>840,417</u>	<u>770,771</u>	<u>701,126</u>	<u>650,410</u>
Total debt service	338,653	674,785	1,030,124	1,179,850	1,603,931	1,834,959	1,854,731	2,163,685	1,715,440	1,664,724
Operating costs	632,841	630,646	630,646	908,996	908,996	908,996	1,073,796	1,082,350	1,082,350	1,082,350
Subtotal debt service and operating costs	971,493	1,305,431	1,660,770	2,088,846	2,512,927	2,743,955	2,928,527	3,246,035	2,797,790	2,747,074
Capital reserve contributions	0	0	0	359,996	359,996	359,996	684,801	719,121	719,121	719,121
Total ongoing costs	971,493	1,305,431	1,660,770	2,448,842	2,872,923	3,103,951	3,613,328	3,965,156	3,516,910	3,466,195
Total cost to Municipality										
Buildings	3,617,838	3,066,913	3,126,913	1,926,119	3,399,092	2,200,397	457,351	0	0	0
Land	-423,000	0	0	-531,100	0	-274,480	0	-237,538	0	0
Ongoing	<u>971,493</u>	<u>1,305,431</u>	<u>1,660,770</u>	<u>2,448,842</u>	<u>2,872,923</u>	<u>3,103,951</u>	<u>3,613,328</u>	<u>3,965,156</u>	<u>3,516,910</u>	<u>3,466,195</u>
	4,166,331	4,372,344	4,787,683	3,843,862	6,272,015	5,029,868	4,070,679	3,727,618	3,516,910	3,466,195

Scenario 4b : Phased Construction of Complete Wellness Centre to Replace all Existing Facilities in Town Centre Development

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Capital costs										
Buildings										
Municipal contribution	1,803,966	1,813,872	3,066,913	3,126,913	1,926,119	3,399,092	1,857,571	342,826	457,351	0
Grant contribution	<u>4,209,255</u>	<u>4,232,367</u>	<u>7,156,131</u>	<u>7,296,131</u>	<u>4,494,278</u>	<u>7,931,216</u>	<u>4,334,331</u>	<u>799,928</u>	<u>1,067,152</u>	<u>0</u>
Total building cost	6,013,221	6,046,239	10,223,044	10,423,044	6,420,397	11,330,308	6,191,902	1,142,755	1,524,503	0
Land										
Sales	0	-423,000	0	0	-531,100	0	-274,480	0	-237,538	0
Purchases	<u>0</u>	<u>3,593,625</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total land	0	3,170,625	0	0	-531,100	0	-274,480	0	-237,538	0
Total buildings and land	6,013,221	9,216,864	10,223,044	10,423,044	5,889,297	11,330,308	5,917,422	1,142,755	1,286,965	0
Ongoing costs										
Debt service										
Principal	95,610	375,639	558,276	755,659	849,002	1,090,086	1,209,105	1,236,425	865,056	1,236,425
Interest	<u>95,610</u>	<u>370,859</u>	<u>534,714</u>	<u>704,183</u>	<u>759,742</u>	<u>958,376</u>	<u>1,022,891</u>	<u>989,757</u>	<u>946,504</u>	<u>903,251</u>
Total debt service	191,220	746,498	1,092,990	1,459,842	1,608,744	2,048,462	2,231,996	2,226,182	1,811,560	2,139,676
Operating costs	632,841	630,646	630,646	630,646	908,996	908,996	908,996	1,073,796	1,073,796	1,082,350
Subtotal debt service and operating costs	824,061	1,377,144	1,723,636	2,090,488	2,517,740	2,957,458	3,140,992	3,299,978	2,885,356	3,222,026
Capital reserve contributions	0	0	0	0	359,996	359,996	359,996	684,801	684,801	719,121
Total ongoing costs	824,061	1,377,144	1,723,636	2,090,488	2,877,736	3,317,454	3,500,988	3,984,778	3,570,156	3,941,147
Total cost to Municipality										
Buildings	1,803,966	1,813,872	3,066,913	3,126,913	1,926,119	3,399,092	1,857,571	342,826	457,351	0
Land	0	3,170,625	0	0	-531,100	0	-274,480	0	-237,538	0
Ongoing	<u>824,061</u>	<u>1,377,144</u>	<u>1,723,636</u>	<u>2,090,488</u>	<u>2,877,736</u>	<u>3,317,454</u>	<u>3,500,988</u>	<u>3,984,778</u>	<u>3,570,156</u>	<u>3,941,147</u>
	2,628,027	6,361,640	4,790,549	5,217,401	4,272,755	6,716,546	5,084,079	4,327,605	3,789,969	3,941,147

Happy Valley - Goose Bay Wellness Facilities
Table 3: Capital Cost Summary

Construction		Construction Costs	Consulting Fees	F&E Costs	Total
Broomfield essential upgrades	Years 1 & 2	\$3,276,790	\$375,810	\$0	\$3,652,600
	Years 7 & 8	\$1,817,200	\$221,174	\$0	\$2,038,374
	Year 20	\$653,180	\$98,613	\$0	\$751,793
	Total	\$5,747,170	\$695,597	\$0	\$6,442,767
Curling Club essential upgrades	Years 1 & 2	\$2,095,500	\$265,121	\$0	\$2,360,621
	Years 7 & 8	\$608,300	\$102,813	\$0	\$711,113
	Year 20	\$272,250	\$50,683	\$0	\$322,933
	Total	\$2,976,050	\$418,617	\$0	\$3,394,667
Labrador Training Centre	Years 1 & 2	\$2,468,730	\$352,732	\$0	\$2,821,462
	Years 7 & 8	\$1,276,000	\$193,375	\$0	\$1,469,375
	Year 20	\$860,200	\$144,320	\$0	\$1,004,520
	Total	\$4,604,930	\$690,427	\$0	\$5,295,357
CAF conversion to gym and soccer		\$2,071,000	\$297,514	\$100,000	\$2,468,514
New Fire Hall		\$2,467,000	\$422,193	\$0	\$2,889,193
New Pool & Fitness Facility		\$25,103,405	\$2,644,555	\$200,000	\$27,947,960
Curling Club as extention to Broomfield		\$3,680,000	\$437,824	\$0	\$4,117,824
New Wellness Centre		\$42,835,625	\$3,830,432	\$600,000	\$47,266,057
Broomfield conversion to Fire Hall		\$2,288,000	\$379,258	\$0	\$2,667,258
New Wellness Phase 1 (aquatics and gym)		\$23,999,750	\$2,492,577	\$200,000	\$26,692,327
New Wellness Phase 2 (arena and curling)		\$21,653,625	\$2,013,982	\$275,000	\$23,942,607

Scenario							
1a	1b	2a	2b	3a	3b	4a	4b
X	X	X	X			X	X
X	X	X	X				
X	X	X	X				
X	X	X				X	X
X	X	X					
X	X	X					
X	X						
X	X						
	X						
X	X	X	X				
		X	X				
			X				
				X	X		
				X	X	X	X
						X	X
						X	X

Land Sales	Selling Price	Less selling costs	Net recovery
Curling Club	\$292,000	-\$17,520	\$274,480
Fire Hall old	\$252,700	-\$15,162	\$237,538
Labrador Training Centre	\$565,000	-\$33,900	\$531,100
CAF Arena	\$450,000	-\$27,000	\$423,000

			X	X	X	X	X
X	X	X	X	X	X	X	X
		X	X	X	X	X	X
X		X	X	X	X	X	X

Land Purchase	Purchase Price
Town Centre Site	\$3,593,625

					X		X
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Scenario 2a: Construct a New Aquatics and Gym Facility; Maintain the Broomfield Arena and Curling Club

Building	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Broomfield Arena	essential upgrades and repairs to maintain safety and functionality	\$5,747,170	30%	28%					16%	16%		10%	100%
Consulting fee		\$695,597	27%	27%					16%	16%		14%	100%
Curling Club	essential upgrades and repairs to maintain safety and functionality	\$2,976,050	35%	30%					11%	11%		13%	100%
Consulting fee		\$418,617	32%	32%					13%	13%		12%	100%
Fire Hall new	build new	\$2,467,000		60%	40%								100%
Consulting fee		\$422,193		75%	25%								100%
Pool + Gym facility	build new	\$25,103,405	25%	50%	25%								100%
Consulting fee		\$2,644,555	50%	25%	25%								100%
F&E for new pool + gym facility	purchase	\$200,000			100%								100%
		\$40,674,587	\$10,683,573	\$17,831,384	\$8,229,338	\$0	\$0	\$0	\$1,410,535	\$1,410,535	\$0	\$1,109,221	0

Sales and Purchases	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Fire Hall old	sell	-\$237,538			100%								100%
Labrador Training Centre	sell	-\$531,100					100%						100%
CAF Arena	sell	-\$423,000	100%										100%
		-\$1,191,638	-\$423,000	\$0	-\$237,538	\$0	-\$531,100	\$0	\$0	\$0	\$0	\$0	0

Scenario 2b: Construct a New Aquatics and Gym Facility; Maintain the Broomfield Arena and Construct Curling Club Addition

Building	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Broomfield Arena	essential upgrades and repairs to maintain safety and functionality	\$5,747,170	30%	28%					16%	16%		10%	100%
Consulting fee		\$695,597	27%	27%					16%	16%		14%	100%
Curling Club new	build new as extention to Broomfield	\$3,680,000	75%	25%									100%
Consulting fee		\$437,824	75%	25%									100%
Fire Hall new	build new	\$2,467,000		50%	50%								100%
Consulting fee		\$422,193		75%	25%								100%
Pool + Gym facility	build new	\$25,103,405	25%	50%	25%								100%
Consulting fee		\$2,644,555	50%	25%	25%								100%
F&E for new pool + gym facility	purchase	\$200,000			100%								100%
		\$41,397,744	\$12,598,459	\$17,589,461	\$8,476,038	\$0	\$0	\$0	\$1,030,843	\$1,030,843	\$0	\$672,101	0

Sales and Purchases	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Curling Club	sell	-\$274,480			100%								100%
Fire Hall old	sell	-\$237,538				100%							100%
Labrador Training Centre	sell	-\$531,100								100%			100%
CAF Arena	sell	-\$423,000	100%										100%
		-\$1,466,118	-\$423,000	\$0	-\$274,480	-\$237,538	\$0	\$0	\$0	-\$531,100	\$0	\$0	0

Scenario 3a: New Complete Wellness Centre to Replace all Existing Facilities on Town Land

Building	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Wellness Centre	build new including arena, curling, acquatics, gymnasium	\$42,835,625	20%	40%	40%								100%
Consulting fee		\$3,830,432	50%	25%	25%								100%
F&E for new wellness centre	purchase	\$600,000			100%								100%
Broomfield Arena	convert to a fire hall	\$2,288,000				40%	60%						100%
Consulting fee		\$379,258				60%	40%						100%
		\$49,933,315	\$10,482,341	\$18,091,858	\$18,691,858	\$1,142,755	\$1,524,503	\$0	\$0	\$0	\$0	\$0	0

Sales and Purchases	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Curling Club	sell	-\$274,480				100%							100%
Labrador Training Centre	sell	-\$531,100				100%							100%
CAF arena	sell	-\$423,000	100%										100%
Fire Hall	sell	-\$237,538						100%					100%
		-\$1,466,118	-\$423,000	\$0	\$0	-\$805,580	\$0	-\$237,538	\$0	\$0	\$0	\$0	0

Scenario 3b: New Complete Wellness Centre to Replace all Existing Facilities in the Town Centre Development

Building	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Wellness Centre	build new including arena, curling, acquatics, gymnasium	\$42,835,625		20%	40%	40%							100%
Consulting fee		\$3,830,432		50%	25%	25%							100%
F&E for new wellness centre	purchase	\$600,000				100%							100%
Broomfield Arena	convert to a fire hall	\$2,288,000					40%	60%					100%
Consulting fee		\$379,258					60%	40%					100%
		\$49,933,315	\$0	\$10,482,341	\$18,091,858	\$18,691,858	\$1,142,755	\$1,524,503	\$0	\$0	\$0	\$0	0

Sales and Purchases	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Land for Wellness Centre	purchase	\$3,593,625		100%									100%
Fire Hall	sell	-\$237,538							100%				100%
Curling Club	sell	-\$274,480					100%						100%
Labrador Training Centre	sell	-\$531,100					100%						100%
CAF Arena	sell	-\$423,000	100%										100%
		\$2,127,507	-\$423,000	\$3,593,625	\$0	\$0	-\$805,580	\$0	-\$237,538	\$0	\$0	\$0	0

Scenario 4a: Phased Construction of Complete Wellness Centre to Replace all Existing Facilities on Town Land

Building	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Broomfield Arena	basic investment to keep operations running	\$3,276,790	100%										100%
Consulting fee		\$375,810	100%										100%
Curling Club	basic investment to keep operations running	\$2,095,500	100%										100%
Consulting fee		\$265,121	100%										100%
Wellness Centre Phase 1	build new aquatics & gymnasium	\$23,999,750	20%	40%	40%								100%
Consulting fee		\$2,492,577	50%	25%	25%								100%
F&E for aquatics and gym	purchase	\$200,000			100%								100%
Wellness Centre Phase 2	build new arena & curling	\$21,653,625				25%	50%	25%					100%
Consulting fee		\$2,013,982				50%	25%	25%					100%
F&E for arena and curling	purchase	\$275,000						100%					100%
Broomfield Arena	convert to a fire hall	\$2,288,000						40%	60%				100%
Consulting fee		\$379,258						60%	40%				100%
		\$59,315,413	\$12,059,460	\$10,223,044	\$10,423,044	\$6,420,397	\$11,330,308	\$7,334,657	\$1,524,503	\$0	\$0	\$0	0

Sales and Purchases	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Labrador Training Centre	sell	-\$531,100				100%							100%
Fire Hall	sell	-\$237,538							100%				100%
Curling Club	sell	-\$274,480						100%					100%
CAF Arena	sell	-\$423,000	100%										100%
		-\$1,466,118	-\$423,000	\$0	\$0	-\$531,100	\$0	-\$274,480	\$0	-\$237,538	\$0	\$0	0

Scenario 4b: Phased Construction of Complete Wellness Centre to Replace all Existing Facilities in Town Centre Development

Building	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Broomfield Arena	basic investment to keep operations running	\$3,276,790	100%										100%
Consulting fee		\$375,810	100%										100%
Curling Club	basic investment to keep operations running	\$2,095,500	100%										100%
Consulting fee		\$265,121	100%										100%
Wellness Centre Phase 1	build new aquatics & gymnasium	\$23,999,750		20%	40%	40%							100%
Consulting fee		\$2,492,577		50%	25%	25%							100%
F&E for aquatics and gym	purchase	\$200,000				100%							100%
Wellness Centre Phase 2	build new arena & curling	\$21,653,625					25%	50%	25%				100%
Consulting fee		\$2,013,982					50%	25%	25%				100%
F&E for arena and curling	purchase	\$275,000							100%				100%
Broomfield Arena	convert to a fire hall	\$2,288,000								40%	60%		100%
Consulting fee		\$379,258								60%	40%		100%
		\$59,315,413	\$6,013,221	\$6,046,239	\$10,223,044	\$10,423,044	\$6,420,397	\$11,330,308	\$6,191,902	\$1,142,755	\$1,524,503	\$0	0

Sales and Purchases	Action	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 20	ck
Land for New Wellness Centre	purchase	\$3,593,625		100%									100%
Labrador Training Centre	sell	-\$531,100					100%						100%
Fire Hall	sell	-\$237,538									100%		100%
Curling Club	sell	-\$274,480							100%				100%
CAF Arena	sell	-\$423,000		100%									100%
		\$2,127,507	\$0	\$3,170,625	\$0	\$0	-\$531,100	\$0	-\$274,480	\$0	-\$237,538	\$0	0

Happy Valley - Goose Bay Wellness Facilities
 Table 6: Operating Cost

		Revenue	Expense				Net	Scenario								Assumptions			
			Salaries	Energy	Other	Total		1a	1b	2a	2b	3a	3b	4a	4b	Area (sf)	Energy psf	Other psf	Revenue multiplier
Existing	Broomfield	\$157,000	\$441,350	\$47,000	\$102,400	\$590,750	-\$433,750	X	X	X	X			x	x	\$35,270	\$1.33	\$2.90	
	Curling Club	\$38,600	\$2,400	\$14,200	\$21,600	\$38,200	\$400	X	X	X				x	x	\$12,028	\$1.18	\$1.80	
	Labrador Training Centre	\$65,000	\$170,000	\$20,000	\$59,600	\$249,600	-\$184,600	X	X							\$16,026	\$1.25	\$3.72	
	CAF Arena	\$0	\$0	\$1,695	\$500	\$2,195	-\$2,195									\$21,500	\$0.08	\$0.02	
	Fire Hall	\$0	\$0	\$7,696	\$5,000	\$12,696	-\$12,696									\$2,954	\$2.61	\$1.69	
		\$260,600	\$613,750	\$90,591	\$189,100	\$893,441	-\$632,841												
New	CAF Arena redeveloped for gym and soccer	\$35,000	\$100,000	\$26,875	\$64,500	\$191,375	-\$156,375		X							\$21,500	\$1.25	\$3.00	
	New Fire Hall	\$0	\$0	\$8,746	\$20,991	\$29,737	-\$29,737	X	X		X					\$6,997	\$1.25	\$3.00	
	New Pool + Fitness Facility	\$97,500	\$255,000	\$107,640	\$161,460	\$524,100	-\$426,600				X					\$53,820	\$2.00	\$3.00	150%
	Curling Club addition to Broomfield	\$38,600	\$2,400	\$19,455	\$38,910	\$60,765	-\$22,165				X					\$12,970	\$1.50	\$3.00	100%
	New Wellness Centre	\$390,900	\$613,750	\$269,500	\$323,400	\$1,206,650	-\$815,750					X	X			\$107,800	\$2.50	\$3.00	150%
	Broomfield converted to Fire Hall	\$0	\$0	\$6,250	\$15,000	\$21,250	-\$21,250					X	X	X	X	\$5,000	\$1.25	\$3.00	
	Wellness Centre Phase 1 (aquatics and gym)	\$97,500	\$255,000	\$122,180	\$183,270	\$560,450	-\$462,950						X	X		\$61,090	\$2.00	\$3.00	150%
	Wellness Centre Phase 2 (arena and curling)	\$293,400	\$611,350	\$140,100	\$140,100	\$891,550	-\$598,150						X	X		\$46,700	\$3.00	\$3.00	150%

		Cash Flow by Year																														
		Base	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Scenario 3a: New Complete Wellness Centre to Replace all Existing Facilities on Town Owned Land																																
Existing	Broomfield	433,750	433,750	433,750	433,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Curling Club	-400	-400	-400	-400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Labrador Training Centre	184,600	184,600	184,600	184,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CAF Arena	2,195	2,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Old Fire Hall	12,696	12,696	12,696	12,696	12,696	12,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New	New Wellness Centre	815,750	0	0	0	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750
	Broomfield converted to Fire Hall	21,250	0	0	0	0	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250
Capital reserve contribution		632,841	630,646	630,646	630,646	828,446	828,446	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000
Total operating before inflation		632,841	630,646	630,646	1,470,980	1,470,980	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854
Total operating after inflation		645,497	656,124	669,247	1,592,236	1,624,081	1,704,846	1,738,943	1,773,722	1,809,196	1,845,380	1,882,288	1,919,933	1,958,332	1,997,499	2,037,449	2,078,198	2,119,762	2,162,157	2,205,400	2,249,508	2,294,498	2,340,388	2,387,196	2,434,940	2,483,639	2,533,311	2,583,978	2,635,657	2,688,370	2,742,138	
NPV		26,690,421																														

		Cash Flow by Year																														
		Base	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Scenario 3b: New Complete Wellness Centre to Replace all Existing Facilities in Town Centre Development																																
Existing	Broomfield	433,750	433,750	433,750	433,750	433,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Curling Club	-400	-400	-400	-400	-400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Labrador Training Centre	184,600	184,600	184,600	184,600	184,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CAF Arena	2,195	2,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Old Fire Hall	12,696	12,696	12,696	12,696	12,696	12,696	12,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New	New Wellness Centre	815,750	0	0	0	0	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	815,750	
	Broomfield converted to Fire Hall	21,250	0	0	0	0	0	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	
Capital reserve contribution		632,841	630,646	630,646	630,646	828,446	828,446	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	837,000	
Total operating before inflation		632,841	630,646	630,646	1,273,180	1,470,980	1,505,300	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	1,513,854	
Total operating after inflation		645,497	656,124	669,247	1,378,131	1,624,081	1,695,213	1,738,943	1,773,722	1,809,196	1,845,380	1,882,288	1,919,933	1,958,332	1,997,499	2,037,449	2,078,198	2,119,762	2,162,157	2,205,400	2,249,508	2,294,498	2,340,388	2,387,196	2,434,940	2,483,639	2,533,311	2,583,978	2,635,657	2,688,370	2,742,138	
NPV		26,507,088																														

