

ATTACHMENT A

Assumptions:

- 20 year amortization at 4.58% @ June 4, 2024
- Degree of certainty on probable project cost varies by project
- Assumes all debt servicing funded from property taxes
- Excludes additional borrowing that may be required for other projects or any potential cost sharing on RCMP Detachment
- Does not include impact on operational budgets - i.e. new South End Community Centre, Fire Station etc

Estimated cost per Household for the Typical Home Valued at \$783,808

Project	Projected Borrowing	Total Increase ^{1,2}	Cost per \$100,000 ^{1,2}
Nanaimo Operations Centre (Public Works Yard)	\$ 90,000,000	\$ 139	\$ 18
RCMP Detachment	\$ 270,000,000	\$ 418	\$ 53
South End Community Centre	\$ 150,000,000	\$ 232	\$ 30
Waterfront Walkway - Departure Bay	\$ 40,000,000	\$ 62	\$ 8
Future Fire Station	\$ 30,000,000	\$ 46	\$ 6
Beban Master Plan Implementation	\$ 70,000,000	\$ 108	\$ 14
Beban Main Complex Sustainment	\$ 30,000,000	\$ 46	\$ 6
Wellcox Secondary Access	\$ 12,617,000	\$ 20	\$ 2
VICC Sustainment	\$ 50,000,000	\$ 77	\$ 10

¹Based on 2024 1% of taxes, average Class 1 change, and for complete borrowing

²Rounded to nearest dollar

Projected Debt Servicing - First Ten Years³

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Nanaimo Operations Centre (NOC)	55,600	810,800	2,124,200	4,151,400	6,055,200	7,271,900	7,271,900	7,271,900	7,271,900	7,271,900
RCMP Detachment	-	-	-	763,300	8,998,400	18,447,100	21,815,800	21,815,800	21,815,800	21,815,800
South End Community Centre	-	671,300	4,422,700	8,461,600	12,119,900	12,119,900	12,119,900	12,119,900	12,119,900	12,119,900
Waterfront Walkway - Departure Bay	-	134,300	922,800	2,134,500	3,232,000	3,232,000	3,232,000	3,232,000	3,232,000	3,232,000
Future Fire Station	-	-	-	-	-	-	76,500	884,300	1,692,500	2,424,000
Beban Master Plan Implementation	-	-	107,200	1,238,100	2,369,500	3,581,500	4,631,900	5,655,900	5,655,900	5,655,900
Beban Main Complex Sustainment	-	-	-	114,500	1,326,800	2,424,000	2,424,000	2,424,000	2,424,000	2,424,000
Wellcox Secondary Access	-	-	12,400	138,300	288,000	1,019,400	1,019,400	1,019,400	1,019,400	1,019,400
VICC Sustainment	-	-	-	-	1,500	350,500	2,218,700	4,040,000	4,040,000	4,040,000
	55,600	1,616,400	7,589,300	17,001,700	34,391,300	48,446,300	54,810,100	58,463,200	59,271,400	60,002,900

³Rounded to nearest hundred