

AT A GLANCE – TWINPAD ARENA AND LIBRARY COMPARATORS

	45 th St./Robinson Rd. Library Stand Alone	Main St/Glenwood Dr. Library Stand Alone	Stonebridge Blvd Library Stand Alone	Veterans Way Twinpad Stand Alone	544 River Rd. W. Twinpad Stand Alone	544 River Rd. W. Library and Twinpad
Acres	2.8	2.3	2.63	9.1	11.1	11.1
Purchase Price	\$2,800,000 for 2.8 acre parcel or \$4,599,100 for 4.1 acre parcel.	Town owned	\$1,289,600	Town owned	\$5,435,000	\$5,435,000
Price per acre	\$1,000K Or \$1,000K for larger portion.	Staff estimate current market value of \$2.8M.	\$490K	Total property MPAC assessed value \$477K	\$490K	\$490K
Square footage of new building	30,000-sq.ft.	30,000-sq.ft.	30,000-sq.ft.	122,000-sq.ft.	122,000-sq.ft.	155,000-sq.ft.
Parking requirements (current)	97	97	97	378	406	484
Parking Provided	150	109	215	473	490	598
Operating and Capital efficiencies	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Geotechnical	\$100,000	\$25,000	\$65,000	\$80,000	\$305,000	\$375,000
Environmental Preparation	tbd	\$0	\$0	tbd	tbd	tbd
Special Considerations	\$222,000	\$750,000	n/a	tbd	n/a	n/a
Electrical	\$0	\$0	\$50,000	\$250,000	\$0	\$0
Gas	\$0	\$0	\$0	\$600,000	\$0	\$0
Telecommunications	\$0	\$0	\$50,000	\$50,000	\$0	\$0

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Water	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Waste water	\$0	\$0	\$0	\$75,000	\$0	\$0
Storm water	\$50,000	\$40,000	\$0	\$75,000	\$75,000	\$85,000
Total Costs	\$3,172,000 for 2.8 acre parcel or \$4,971,000 for 4.1 acre parcel	\$815,000	\$1,454,600	\$1,155,000	\$5,865,000	\$5,945,000
	Geotechnical costs and road improvement costs are subject to increase with larger parcel	Estimated value of property not included as town owns the site. Staff estimate current market value of \$2.8M.		Estimated value of property not included as town owns the site. Total property MPAC assessed value \$477K		

- ❖ Existing utilities are in the road right away. Connection costs assumed the same across all sites unless noted differently.
- ❖ Total cost of land and external servicing. Internal site works assumed equal unless noted otherwise.



Visit www.letstalkwasagabeach.ca to learn more about these sites.