

参考Ⅲ. VFM 算定シート

1）事業計画案

ケース		PFI 事業案																																	
事業期間		28		(整備期間＋運営期間)																															
				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	計			
従来型事業	支出	建築	一般財源	185,875	558,750	502,875	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	1,247,500			
			交付金相当分	2,250	22,500	20,250	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	45,000			
			起債元金償還（1）	0	0	0	0	20,674	21,087	21,509	21,939	22,378	22,826	23,282	23,748	24,223	24,707	25,201	25,705	26,219	26,744	27,279	27,824	28,381	28,948	29,527	30,118	30,720	31,335	0	0	564,374			
			起債利息償還（1）	0	11,288	11,288	11,288	11,288	10,874	10,452	10,022	9,583	9,136	8,679	8,214	7,739	7,254	6,760	6,256	5,742	5,218	4,683	4,137	3,581	3,013	2,434	1,843	1,241	627	0	0	172,640			
			起債元金償還（2）	0	0	0	0	0	63,876	65,154	66,457	67,786	69,141	70,524	71,935	73,373	74,841	76,338	77,864	79,422	81,010	82,630	84,283	85,969	87,688	89,442	91,231	93,055	94,916	96,815	0	1,743,750			
			起債利息償還（2）	0	0	34,875	34,875	34,875	34,875	33,597	32,294	30,965	29,610	28,227	26,816	25,378	23,910	22,413	20,887	19,329	17,741	16,121	14,468	12,782	11,063	9,309	7,520	5,696	3,835	1,936	0	533,397			
			起債元金償還（3）	0	0	0	0	0	0	0	57,488	58,638	59,811	61,007	62,227	63,472	64,741	66,036	67,357	68,704	70,078	71,480	72,909	74,367	75,855	77,372	78,919	80,498	82,108	83,750	85,425	87,133	1,569,375		
			起債利息償還（3）	0	0	0	31,388	31,388	31,388	31,388	30,238	29,065	27,869	26,649	25,404	24,135	22,840	21,519	20,172	18,798	17,396	15,967	14,509	13,021	11,504	9,957	8,378	6,768	5,126	3,451	1,743	480,061			
			起債元金償還（4）	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	0		
			起債利息償還（4）	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	0		
			起債元金償還（5）	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	0		
			起債利息償還（5）	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	0		
			起債償還額計	0	11,288	46,163	77,551	98,225	162,100	219,588	219,588	219,588	219,589	219,588	219,589	219,588	219,588	219,588	219,588	219,588	219,589	219,589	219,588	219,589	219,588	219,589	219,588	219,588	219,588	219,588	219,589	187,627	88,876	5,063,597	
			小計	188,125	592,538	569,288	77,551	98,225	162,100	219,588	219,588	219,588	219,589	219,588	219,589	219,588	219,589	219,588	219,588	219,588	219,588	219,589	219,589	219,588	219,589	219,588	219,589	219,588	219,588	219,588	219,588	219,589	187,627	88,876	6,356,097
			維持管理運営	維持管理運営費	0	0	0	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	728,500	
				小計	0	0	0	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	29,140	728,500	
			支出総額		188,125	592,538	569,288	106,691	127,365	191,240	248,728	248,728	248,729	248,728	248,729	248,728	248,729	248,728	248,728	248,728	248,729	248,729	248,728	248,729	248,728	248,729	248,728	248,728	248,728	248,728	248,729	216,767	118,016	7,084,597	
収入		交付金相当分	2,250	22,500	20,250	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	45,000				
		土地売却収入	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				
		地代収入	0	0	0	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	435,000				
		小計	2,250	22,500	20,250	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	480,000				
収入総額		2,250	22,500	20,250	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	480,000				
リスク調整（支出項目）		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	0				
支出－収入		185,875	570,038	549,038	89,291	109,965	173,840	231,328	231,328	231,328	231,329	231,328	231,329	231,328	231,328	231,328	231,328	231,329	231,329	231,328	231,329	231,328	231,329	231,328	231,329	231,328	231,328	231,329	199,367	100,616	6,604,597				
リスクフリー	2.0%	現在価値率	1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586					
収支現価計		5,219,695	収支現価	185,875	558,860	527,719	84,141	101,591	157,452	205,412	201,385	197,436	193,567	189,770	186,049	182,401	178,823	175,319	171,879	168,511	165,206	161,967	158,790	155,677	152,626	149,632	146,699	143,821	141,002	119,138	58,947	5,219,695			
※ 庁舎整備部分（現在価値化前）				185,875	570,038	549,038	60,151	80,825	144,700	202,188	202,188	202,188	202,189	202,188	202,189	202,188	202,188	202,188	202,188	202,189	202,189	202,188	202,189	202,188	202,189	202,188	202,188	202,188	202,188	202,189	170,227	71,476	5,876,097		

PFI 事業案		年度	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		
支出	建築（Ⅰ）	割賦料	0	0	0	61,729	61,728	61,729	61,729	61,728	61,729	61,729	61,728	61,729	61,729	61,729	61,729	61,728	61,729	61,729	61,728	61,729	61,729	61,729	61,729	61,729	61,728	61,728	61,729	1,543,218		
		小計	0	0	0	61,729	61,728	61,729	61,729	61,728	61,729	61,729	61,728	61,729	61,729	61,729	61,729	61,728	61,729	61,729	61,728	61,729	61,729	61,729	61,729	61,729	61,729	61,728	61,728	61,729	1,543,218	
	建築（Ⅱ）	一般財源	30,000	3,000	3,000	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	36,000	
		交付金相当分	2,250	22,500	20,250	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	45,000	
		起債元金償還（1）	0	0	0	0	19,156	19,539	19,930	20,328	20,735	21,150	21,573	22,004	22,444	22,893	23,351	23,818	24,294	24,780	25,276	25,781	26,297	26,823	27,359	27,907	28,465	29,034	0	0	522,937	
		起債利息償還（1）	0	10,459	10,459	10,459	10,459	10,076	9,685	9,286	8,880	8,465	8,042	7,611	7,170	6,722	6,264	5,797	5,320	4,834	4,339	3,833	3,318	2,792	2,255	1,708	1,150	581	0	0	159,964	
		起債元金償還（2）	0	0	0	0	0	57,488	58,638	59,811	61,007	62,227	63,472	64,741	66,036	67,357	68,704	70,078	71,480	72,909	74,367	75,855	77,372	78,919	80,498	82,108	83,750	85,425	87,133	0	0	1,569,375
		起債利息償還（2）	0	0	31,388	31,388	31,388	31,388	30,238	29,065	27,869	26,649	25,404	24,135	22,840	21,519	20,172	18,798	17,396	15,967	14,509	13,021	11,504	9,957	8,378	6,768	5,126	3,451	1,743	0	0	480,061
		起債元金償還（3）	0	0	0	0	0	0	51,740	52,774	53,830	54,906	56,005	57,125	58,267	59,432	60,621	61,834	63,070	64,332	65,618	66,931	68,269	69,635	71,027	72,448	73,897	75,375	76,882	78,420	1,412,438	
		起債利息償還（3）	0	0	28,249	28,249	28,249	28,249	27,214	26,158	25,082	23,984	22,864	21,721	20,556	19,367	18,155	16,918	15,657	14,370	13,058	11,719	10,354	8,961	7,540	6,091	4,614	3,106	1,568	432,053		
起債元金償還（4）		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		
起債利息償還（4）		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		
起債元金償還（5）	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			
起債利息償還（5）	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			
0%	維持管理運営	起債償還額計	0	10,459	41,847	70,096	89,252	146,740	198,480	198,478	198,479	198,479	198,480	198,480	198,478	198,479	198,479	198,480	198,478	198,479	198,479	198,479	198,479	198,480	198,478	198,478	198,479	198,479	198,480	168,864	79,988	4,576,828
		小計	32,250	35,959	65,097	70,096	89,252	146,740	198,480	198,478	198,479	198,479	198,480	198,478	198,479	198,479	198,480	198,478	198,479	198,479	198,479	198,479	198,479	198,480	198,478	198,478	198,479	198,479	198,480	168,864	79,988	4,576,828
		維持管理運営費	0	0	0	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	657,800	
		小計	0	0	0	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	26,312	657,800	
収入	リカバリー	支出総額	32,250	35,959	65,097	158,137	177,292	234,781	286,521	286,518	286,520	286,520	286,520	286,521	286,519	286,520	286,520	286,520	286,519	286,520	286,519	286,520	286,520	286,521	286,519	286,520	286,519	286,520	256,904	168,029	6,858,845	
		交付金相当分	2,250	22,500	20,250	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	45,000	
		地代収入	0	0	0	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	435,000
		小計	2,250	22,500	20,250	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	480,000
支出－収入	収入総額	2,250	22,500	20,250	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	480,000	
	2.0%	30,000	13,459	44,847	140,737	159,892	217,381	269,121	269,118	269,120	269,120	269,120	269,121	269,119	269,120	269,120	269,119	269,120	269,119	269,120	269,119	269,120	269,119	269,120	269,119	269,120	269,119	269,120	239,504	150,629	6,378,845	
収支現価計	4,780,559	収支現価	30,000	13,195	43,106	132,619	147,716	196,888	238,971	234,283	229,691	225,189	220,773	216,443	212,198	208,038	203,961	199,959	196,040	192,195	188,426	184,732	181,110	177,561	174,077	170,665	167,317	164,037	143,123	88,248	4,780,559	
※ 庁舎整備部分（現在価値化前）			30,000	13,459	44,847	114,425	133,580	191,069	242,809	242,806	242,808	242,808	242,808	242,809	242,807	242,808	242,808	242,808	242,807	242,808	242,807	242,808	242,807	242,808	242,808	242,807	242,808	242,807	213,192	124,317	5,721,045	

その他の整備パターン【パターン①】

ケース		PF1 パターン1																															
事業期間		28 (整備期間＋運営期間)																															
		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	計			
従来型事業		年度	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	計		
支出	建築	一般財源	280,560	825,600	743,040	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	1,849,200		
		交付金相当分	15,850	158,500	142,650	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	317,000		
		起債元金償還（1）	0	0	0	0	31,826	32,463	33,112	33,774	34,450	35,139	35,842	36,559	37,290	38,036	38,796	39,572	40,364	41,171	41,994	42,834	43,691	44,565	45,456	46,365	47,292	48,238	0	0	868,829		
		起債利息償還（1）	0	17,377	17,377	17,377	17,377	16,740	16,091	15,429	14,753	14,064	13,361	12,644	11,913	11,167	10,407	9,631	8,839	8,032	7,209	6,369	5,512	4,638	3,747	2,838	1,911	965	0	0	265,768		
		起債元金償還（2）		0	0	0	0	100,674	102,688	104,741	106,836	108,973	111,152	113,375	115,643	117,956	120,315	122,721	125,176	127,679	130,233	132,837	135,494	138,204	140,968	143,787	146,663	149,596	152,588	0	0	2,748,299	
		起債利息償還（2）		0	54,966	54,966	54,966	54,966	52,953	50,899	48,804	46,667	44,488	42,265	39,997	37,684	35,325	32,919	30,465	27,961	25,407	22,803	20,146	17,436	14,672	11,853	8,977	6,044	3,052	0	0	840,681	
		起債元金償還（3）			0	0	0	90,607	92,419	94,267	96,153	98,076	100,037	102,038	104,079	106,160	108,283	110,449	112,658	114,911	117,209	119,554	121,945	124,384	126,871	129,409	131,997	134,637	137,329	2,473,472			
		起債利息償還（3）			0	49,469	49,469	49,469	49,469	47,657	45,809	43,924	42,000	40,039	38,038	35,997	33,916	31,793	29,627	27,418	25,165	22,867	20,522	18,131	15,693	13,205	10,667	8,079	5,439	2,747	756,609		
		起債元金償還（4）				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	
		起債利息償還（4）				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	
		起債元金償還（5）					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
		起債利息償還（5）						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
		起債償還額計	0	17,377	72,343	121,812	153,638	254,312	344,920	344,919	344,919	344,920	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,920	344,919	344,919	344,919	295,716	140,076	7,953,658		
		小計	296,410	1,001,477	958,033	121,812	153,638	254,312	344,920	344,919	344,919	344,920	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,919	344,920	344,919	344,919	344,919	295,716	140,076	10,119,858		
	0%	維持管理運営	維持管理運営費	0	0	0	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	813,750	
			小計	0	0	0	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	813,750	
	収入		支出総額	296,410	1,001,477	958,033	154,362	186,188	286,862	377,470	377,469	377,469	377,470	377,469	377,469	377,469	377,469	377,469	377,469	377,469	377,469	377,469	377,469	377,469	377,470	377,469	377,469	377,469	377,469	328,266	172,626	10,933,608	
		交付金相当分	15,850	158,500	142,650	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	317,000		
		土地売却収入	0	0	151,000	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	151,000		
		地代収入	0	0	0	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	435,000		
		小計	15,850	158,500	293,650	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	903,000		
収入総額		15,850	158,500	293,650	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	903,000		
リスク調整（支出項目）			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	
		支出－収入	280,560	842,977	664,383	136,962	168,788	269,462	360,070	360,069	360,069	360,070	360,069	360,069	360,069	360,069	360,069	360,069	360,069	360,069	360,069	360,069	360,069	360,069	360,070	360,069	360,069	360,069	310,866	155,226	10,030,608		
リカブレート	2.0%	現在価値率	1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586			
収支現価計	7,883,981	収支現価	280,560	826,446	638,585	129,062	155,935	244,060	319,731	313,462	307,315	301,292	295,383	289,589	283,911	278,344	272,889	267,535	262,293	257,147	252,106	247,162	242,316	237,566	232,908	228,341	223,862	219,473	185,767	90,941	7,883,981		
※ 庁舎整備部分（現在価値化前）			280,560	842,977	664,383	104,412	136,238	236,912	327,520	327,519	327,519	327,520	327,519	327,519	327,519	327,519	327,519	327,519	327,519	327,519	327,519	327,519	327,519	327,519	327,520	327,519	327,519	327,519	278,316	122,676	9,216,858		

PFI パターン1		年度	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		
支出	建築（Ⅰ）	割賦料	0	0	0	83,295	83,295	83,295	83,295	83,295	83,294	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,294	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,295	2,082,373		
		小計	0	0	0	83,295	83,295	83,295	83,295	83,295	83,294	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,294	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,295	83,295	2,082,373		
	建築（Ⅱ）	一般財源	30,000	3,000	3,000	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	36,000	
		交付金相当分	14,490	144,900	130,410	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	289,800	
		起債元金償還（1）	0	0	0	0	29,193	29,777	30,373	30,980	31,600	32,232	32,876	33,534	34,205	34,889	35,586	36,298	37,024	37,765	38,520	39,290	40,076	40,878	41,695	42,529	43,380	44,247	0	0	796,947	
		起債利息償還（1）	0	15,939	15,939	15,939	15,939	15,355	14,760	14,152	13,532	12,900	12,256	11,598	10,928	10,244	9,546	8,834	8,108	7,368	6,612	5,842	5,056	4,255	3,437	2,603	1,753	885	0	0	243,780	
		起債元金償還（2）		0	0	0	0	90,607	92,419	94,267	96,153	98,076	100,037	102,038	104,079	106,160	108,283	110,449	112,658	114,911	117,209	119,554	121,945	124,384	126,871	129,409	131,997	134,637	137,329	0	0	2,473,472
		起債利息償還（2）		0	49,469	49,469	49,469	49,469	47,657	45,809	43,924	42,000	40,039	38,038	35,997	33,916	31,793	29,627	27,418	25,165	22,867	20,522	18,131	15,693	13,205	10,667	8,079	5,439	2,747	0	0	756,609
		起債元金償還（3）		0	0	0	0	0	81,546	83,177	84,840	86,537	88,268	90,033	91,834	93,671	95,544	97,455	99,404	101,392	103,420	105,488	107,598	109,750	111,945	114,184	116,468	118,797	121,173	123,597	2,226,121	2,473,472
		起債利息償還（3）		0	44,522	44,522	44,522	44,522	42,892	41,228	39,531	37,800	36,035	34,234	32,398	30,524	28,613	26,664	24,676	22,648	20,580	18,470	16,318	14,123	11,884	9,601	7,271	4,895	2,482	680,945	2,473,472	
起債元金償還（4）			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	
起債利息償還（4）						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
起債元金償還（5）					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	
起債利息償還（5）					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	

3）その他の整備パターン【パターン②】

ケース		PFI パターン2																															
事業期間		28		(整備期間＋運営期間)		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			
従来型事業		年度	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	計		
支出	建築	一般財源	329,560	955,600	860,040	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	2,145,200		
		交付金相当分	15,850	158,500	142,650	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	317,000		
		起債元金償還（１）	0	0	0	0	37,211	37,956	38,715	39,489	40,279	41,084	41,906	42,744	43,599	44,471	45,360	46,268	47,193	48,137	49,099	50,081	51,083	52,105	53,147	54,210	55,294	56,400	0	0	1,015,831		
		起債利息償還（１）	0	20,317	20,317	20,317	20,317	19,572	18,813	18,039	17,249	16,444	15,622	14,784	13,929	13,057	12,168	11,260	10,335	9,391	8,428	7,446	6,445	5,423	4,381	3,318	2,234	1,128	0	0	310,734		
		起債元金償還（２）		0	0	0	0	0	114,960	117,260	119,605	121,997	124,437	126,925	129,464	132,053	134,694	137,388	140,136	142,939	145,797	148,713	151,688	154,721	157,816	160,972	164,192	167,475	170,825	174,241	0	3,138,298	
		起債利息償還（２）		0	62,766	62,766	62,766	62,766	60,467	58,122	55,730	53,290	50,801	48,262	45,673	43,032	40,338	37,590	34,788	31,929	29,013	26,039	23,005	19,910	16,754	13,535	10,251	6,901	3,485	0	959,979		
		起債元金償還（３）			0	0	0	0	103,464	105,534	107,644	109,797	111,993	114,233	116,518	118,848	121,225	123,649	126,122	128,645	131,218	133,842	136,519	139,249	142,034	144,875	147,772	150,728	153,742	156,817	2,824,468		
		起債利息償還（３）				0	56,489	56,489	56,489	56,489	54,420	52,309	50,157	47,961	45,721	43,436	41,106	38,729	36,304	33,831	31,309	28,736	26,112	23,435	20,704	17,919	15,079	12,181	9,226	6,211	3,136	863,978	
		起債元金償還（４）					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	
		起債利息償還（４）					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
		起債元金償還（５）					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
		起債利息償還（５）					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
		起債償還額計	0	20,317	83,083	139,572	176,783	291,743	395,208	395,209	395,208	395,209	395,208	395,208	395,208	395,208	395,208	395,207	395,208	395,207	395,208	395,207	395,208	395,208	395,207	395,207	395,207	395,209	395,207	395,208	337,679	159,953	9,113,288
		小計	345,410	1,134,417	1,085,773	139,572	176,783	291,743	395,208	395,209	395,208	395,209	395,208	395,208	395,208	395,208	395,208	395,207	395,208	395,207	395,208	395,207	395,208	395,208	395,207	395,207	395,207	395,209	395,207	395,208	337,679	159,953	11,575,488
	維持管理運営	維持管理運営費	0	0	0	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	775,000	
		小計	0	0	0	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	775,000	
	支出総額			345,410	1,134,417	1,085,773	170,572	207,783	322,743	426,208	426,209	426,208	426,209	426,208	426,208	426,208	426,208	426,207	426,208	426,207	426,208	426,207	426,208	426,207	426,208	426,207	426,209	426,207	426,209	426,207	368,679	190,953	12,350,488
収入		交付金相当分	15,850	158,500	142,650	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	317,000		
		土地売却収入	0	0	369,000	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	369,000		
		地代収入	0	0	0	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	337,500		
		小計	15,850	158,500	511,650	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	1,023,500		
	収入総額			15,850	158,500	511,650	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	1,023,500		
リスク調整（支出項目）			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		
支出－収入			329,560	975,917	574,123	157,072	194,283	309,243	412,708	412,709	412,708	412,709	412,708	412,708	412,708	412,708	412,707	412,708	412,707	412,708	412,707	412,708	412,707	412,708	412,707	412,707	412,707	412,709	412,707	412,708	355,179	177,453	11,326,988
リスクアリート	2.0%	現在価値率	1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586			
収支現価計			8,874,175	収支現価	329,560	956,779	551,830	148,012	179,488	280,091	366,472	359,288	352,242	345,338	338,565	331,925	325,416	319,036	312,783	306,645	300,637	294,740	288,961	283,295	277,740	272,296	266,955	261,724	256,588	251,558	212,248	103,963	8,874,175
※ 庁舎整備部分（現在価値化前）			329,560	975,917	574,123	126,072	163,283	278,243	381,708	381,709	381,708	381,709	381,708	381,708	381,708	381,708	381,707	381,708	381,708	381,707	381,708	381,708	381,707	381,708	381,708	381,707	381,707	381,709	381,707	381,708	324,179	146,453	10,551,988

PFI		パターン2	年度	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		
支出	建築（Ⅰ）	割賦料		0	0	0	86,106	86,106	86,106	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	2,152,642	
		小計		0	0	0	86,106	86,106	86,106	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	86,106	86,105	2,152,642	
	建築（Ⅱ）	一般財源		30,000	3,000	3,000	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	36,000	
		交付金相当分		14,490	144,900	130,410	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	289,800	
		起債元金償還（Ⅰ）		0	0	0	0	0	34,040	34,720	35,415	36,123	36,846	37,582	38,334	39,101	39,883	40,680	41,494	42,324	43,170	44,034	44,915	45,813	46,729	47,664	48,617	49,589	50,581	51,593	0	929,247	
		起債利息償還（Ⅰ）		0	18,585	18,585	18,585	18,585	17,904	17,210	16,501	15,779	15,042	14,290	13,524	12,742	11,944	11,130	10,301	9,454	8,591	7,710	6,812	5,895	4,961	4,008	3,035	2,043	1,032	0	284,248		
		起債元金償還（Ⅱ）			0	0	0	0	103,464	105,534	107,644	109,797	111,993	114,233	116,518	118,848	121,225	123,649	126,122	128,645	131,218	133,842	136,519	139,249	142,034	144,875	147,772	150,728	153,742	156,817	0	2,824,468	
		起債利息償還（Ⅱ）			0	56,489	56,489	56,489	56,489	54,420	52,309	50,157	47,961	45,721	43,436	41,106	38,729	36,304	33,831	31,309	28,736	26,112	23,435	20,704	17,919	15,079	12,181	9,226	6,211	3,136	0	863,978	
		起債元金償還（Ⅲ）				0	0	0	0	93,118	94,980	96,880	98,817	100,794	102,810	104,866	106,963	109,102	111,284	113,510	115,780	118,096	120,458	122,867	125,324	127,831	130,387	132,995	135,655	138,368	141,136	2,542,021	
		起債利息償還（Ⅲ）				0	50,840	50,840	50,840	50,840	48,978	47,078	45,141	43,165	41,149	39,092	36,995	34,856	32,654	30,448	28,196	25,962	23,690	21,418	19,146	16,874	14,602	12,330	10,058	7,786	5,514	3,242	
		起債元金償還（Ⅳ）				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	
		起債利息償還（Ⅳ）					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
		起債元金償還（Ⅴ）						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
		起債利息償還（Ⅴ）						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
	起債償還額計		0	18,585	75,074	125,914	159,954	263,417	356,537	356,535	356,537	356,536	356,537	356,536	356,537	356,535	356,536	356,535	356,536	356,537	356,537	356,537	356,537	356,535	356,536	356,537	356,535	356,536	356,536	303,911	143,959	8,221,540	
	小計		44,490	166,485	208,484	125,914	159,954	263,417	356,537	356,535	356,537	356,536	356,537	356,535	356,536	356,535	356,536	356,535	356,536	356,537	356,537	356,537	356,537	356,535	356,536	356,537	356,535	356,536	356,536	303,911	143,959	8,547,340	
0%	維持管理運営	維持管理運営費		0	0	0	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	695,000	
	小計		0	0	0	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	695,000	
	支出総額		44,490	166,485	208,484	239,820	273,860	377,323	470,443	470,440	470,443	470,441	470,443	470,443	470,442	470,440	470,442	470,440	470,442	470,441	470,443	470,442	470,441	470,442	470,440	470,442	470,440	470,442	470,441	257,864	11,394,982		
収入		交付金相当分		14,490	144,900	130,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	289,800		
		地代収入		0	0	0	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	337,500	
		小計		14,490	144,900	130,410	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	677,300	
		収入総額		14,490	144,900	130,410	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	677,300	
	支出－収入		30,000	21,585	78,074	226,320	260,360	363,823	456,943	456,940	456,943	456,941	456,943	456,943	456,942	456,942	456,942	456,941	456,943	456,943	456,942	456,941	456,942	456,942	456,943	456,940	456,942	456,941	404,317	244,364	10,767,682		
リカバリー	2.0%	現在価値率		1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586		
収支現価計	8,061,614	収支現価		30,000	21,162	75,042	213,266	240,534	329,525	405,752	397,794	389,996	382,350	374,853	367,501	360,295	353,230	346,306	339,512	332,859	326,330	319,933	313,659	307,508	301,481	295,569	289,773	284,090	278,520	241,612	143,163	8,061,614	
		※ 庁舎整備部分（現在価値化前）		30,000	21,585	78,074	198,520	232,560	336,023	429,143	429,140	429,143	429,141	429,143	429,143	429,143	429,142	429,140	429,142	429,141	429,143	429,143	429,142	429,141	429,142	429,143	429,140	429,142	429,142	376,517	216,564	10,072,682	

4）その他の整備パターン【パターン③】

ケース		PFI パターン3																																		
事業期間		28		(整備期間＋運営期間)																																
				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	計				
支出	従来型事業	建築	一般財源	241,560	695,600	626,040	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	1,563,200			
			交付金相当分	15,850	158,500	142,650	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	317,000		
			起債元金償還（１）	0	0	0	0	27,541	28,091	28,653	29,226	29,811	30,407	31,015	31,635	32,268	32,914	33,572	34,243	34,928	35,627	36,339	37,066	37,807	38,563	39,335	40,121	40,924	41,742	0	0	0	751,828			
			起債利息償還（１）	0	15,037	15,037	15,037	15,037	14,486	13,924	13,351	12,766	12,170	11,562	10,942	10,309	9,664	9,005	8,334	7,649	6,951	6,238	5,511	4,770	4,014	3,242	2,456	1,653	835	0	0	0	229,980			
			起債元金償還（２）		0	0	0	0	86,388	88,116	89,878	91,675	93,509	95,379	97,287	99,232	101,217	103,241	105,306	107,412	109,561	111,752	113,987	116,267	118,592	120,964	123,383	125,851	128,368	130,935	0	0	0	2,358,300		
			起債利息償還（２）		0	47,166	47,166	47,166	47,166	45,438	43,676	41,878	40,045	38,175	36,267	34,321	32,337	30,312	28,248	26,141	23,993	21,802	19,567	17,287	14,962	12,590	10,171	7,703	5,186	2,619	0	0	0	721,382		
			起債元金償還（３）			0	0	0	0	77,749	79,304	80,890	82,508	84,158	85,841	87,558	89,309	91,095	92,917	94,776	96,671	98,605	100,577	102,588	104,640	106,733	108,867	111,045	113,266	115,531	117,842	0	0	2,122,470		
			起債利息償還（３）			0	42,449	42,449	42,449	42,449	40,894	39,308	37,691	36,040	34,357	32,640	30,889	29,103	27,281	25,423	23,527	21,594	19,622	17,610	15,558	13,466	11,331	9,154	6,933	4,667	2,357	0	0	649,241		
			起債元金償還（４）				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	
			起債利息償還（４）				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	
			起債元金償還（５）					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
			起債利息償還（５）						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
			起債償還額計	0	15,037	62,203	104,652	132,193	218,580	296,329	296,329	296,328	296,330	296,329	296,329	296,328	296,330	296,328	296,329	296,329	296,330	296,330	296,330	296,329	296,329	296,330	296,329	296,330	296,329	296,330	296,330	296,330	253,752	120,199	6,833,201	
			小計	257,410	869,137	830,893	104,652	132,193	218,580	296,329	296,329	296,328	296,330	296,329	296,329	296,328	296,330	296,328	296,329	296,329	296,330	296,330	296,330	296,329	296,329	296,330	296,329	296,330	296,329	296,330	296,330	296,330	253,752	120,199	8,713,401	
	0%	維持管理運営	維持管理運営費	0	0	0	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	813,750			
			小計	0	0	0	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	813,750			
	収入		支出総額	257,410	869,137	830,893	137,202	164,743	251,130	328,879	328,879	328,878	328,880	328,879	328,879	328,878	328,880	328,879	328,879	328,880	328,880	328,880	328,879	328,879	328,880	328,879	328,880	328,879	328,880	286,302	152,749	9,527,151				
交付金相当分			15,850	158,500	142,650	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	317,000			
土地売却収入			0	0	151,000	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	151,000			
地代収入			0	0	0	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	435,000			
	収入総額	小計	15,850	158,500	293,650	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	903,000				
		15,850	158,500	293,650	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	903,000			
リスク調整（支出項目）				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			
支出－収入			241,560	710,637	537,243	119,802	147,343	233,730	311,479	311,479	311,478	311,480	311,479	311,478	311,480	311,478	311,479	311,479	311,480	311,480	311,480	311,479	311,479	311,479	311,480	311,479	311,480	311,479	311,480	268,902	135,349	8,624,151				
リスクアリート	2.0%	現在価値率	1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586						
収支現価計	6,768,347	収支現価	241,560	696,701	516,382	112,892	136,123	211,696	276,584	271,161	265,843	260,634	255,522	250,510	245,597	240,783	236,063	231,432	226,897	222,447	218,086	213,809	209,616	205,508	201,478	197,528	193,653	189,856	160,690	79,296	6,768,347					
※ 庁舎整備部分（現在価値化前）			241,560	710,637	537,243	87,252	114,793	201,180	278,929	278,929	278,928	278,930	278,929	278,929	278,928	278,930	278,928	278,929	278,929	278,930	278,930	278,930	278,929	278,929	278,930	278,929	278,930	278,929	278,930	236,352	102,799	7,810,401				

PFI パターン3		年度	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		
支出	建築（Ⅰ）	割賦料	0	0	0	69,152	69,153	69,153	69,152	69,153	69,153	69,153	69,152	69,153	69,153	69,153	69,153	69,153	69,152	69,153	69,153	69,153	69,153	69,153	69,153	69,153	69,153	69,153	69,153	1,728,821		
		小計	0	0	0	69,152	69,153	69,153	69,152	69,153	69,153	69,153	69,152	69,153	69,153	69,153	69,153	69,153	69,153	69,152	69,153	69,153	69,153	69,153	69,153	69,153	69,153	69,153	69,153	1,728,821		
		建築（Ⅱ）	一般財源	30,000	3,000	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,000	
	交付金相当分	14,490	144,900	130,410	0	0	0																							289,800		
	起債元金償還（Ⅰ）	0	0	0	0	25,336	25,843	26,360	26,887	27,424	27,973	28,532	29,103	29,685	30,279	30,884	31,502	32,132	32,775	33,430	34,099	34,781	35,477	36,186	36,910	37,648	38,401	0	0	691,647		
	起債利息償還（Ⅰ）	0	13,833	13,833	13,833	13,833	13,326	12,809	12,282	11,744	11,196	10,636	10,066	9,484	8,890	8,284	7,667	7,037	6,394	5,739	5,070	4,388	3,692	2,983	2,259	1,521	768	0	0	211,567		
	起債元金償還（Ⅱ）		0	0	0	0	77,749	79,304	80,890	82,508	84,158	85,841	87,558	89,309	91,095	92,917	94,776	96,671	98,605	100,577	102,588	104,640	106,733	108,867	111,045	113,266	115,531	117,842	0	0	2,122,470	
	起債利息償還（Ⅱ）		0	42,449	42,449	42,449	42,449	40,894	39,308	37,691	36,040	34,357	32,640	30,889	29,103	27,281	25,423	23,527	21,594	19,622	17,610	15,558	13,466	11,331	9,154	6,933	4,667	2,357	0	0	649,241	
	起債元金償還（Ⅲ）			0	0	0	0	69,974	71,374	72,801	74,257	75,742	77,257	78,802	80,378	81,986	83,626	85,298	87,004	88,744	90,519	92,329	94,176	96,060	97,981	99,940	101,939	103,978	106,057	1,910,222		
	起債利息償還（Ⅲ）			0	38,204	38,204	38,204	36,805	35,378	33,921	32,436	30,921	29,376	27,800	26,193	24,553	22,881	21,175	19,434	17,660	15,849	14,003	12,119	10,198	8,238	6,239	4,201	2,121	584,317			
	起債元金償還（Ⅳ）			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	
	起債利息償還（Ⅳ）				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
	起債元金償還（Ⅴ）					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
	起債利息償還（Ⅴ）					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
			起債償還額計	0	13,833	56,282	94,486	119,822	197,571	267,545	267,546	267,546	267,545	267,544	267,545	267,545	267,545	267,545	267,545	267,547	267,546	267,547	267,546	267,545	267,547	267,546	267,547	267,546	267,547	267,546	267,545	228,378
0%		小計	44,490	161,733	189,692	94,486	119,822	197,571	267,545	267,546	267,546	267,545	267,544	267,545	267,545	267,545	267,545	267,547	267,546	267,547	267,546	267,545	267,547	267,546	267,547	267,546	267,547	267,546	267,545	228,378	108,178	
	維持管理運営	維持管理運営費	0	0	0	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	726,000	
		小計		0	0	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	726,000	
		支出総額	44,490	161,733	189,692	192,678	218,015	295,764	365,737	365,739	365,739	365,738	365,736	365,738	365,738	365,738	365,738	365,740	365,739	365,739	365,739	365,739	365,738	365,740	365,739	365,740	365,739	365,738	326,571	206,371	8,950,085	
収入		交付金相当分	14,490	144,900	130,410	0	0	0																							289,800	
		地代収入	0	0	0	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	435,000	
		小計	14,490	144,900	130,410	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	724,800	
		収入総額	14,490	144,900	130,410	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	724,800	
	支出－収入	30,000	16,833	59,282	175,278	200,615	278,364	348,337	348,339	348,338	348,336	348,338	348,338	348,338	348,338	348,338	348,340	348,339	348,339	348,339	348,339	348,338	348,340	348,339	348,338	348,340	348,339	348,338	309,171	188,971	8,225,285	
リカバリー	2.0%	現在価値率	1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586		
収支現価計	6,160,470	収支現価	30,000	16,503	56,980	165,168	185,338	252,123	309,313	303,250	297,304	291,475	285,757	280,154	274,661	269,276	263,998	258,820	253,748	248,770	243,893	239,110	234,421	229,828	225,320	220,903	216,569	212,322	184,754	110,711	6,160,470	
		※ 庁舎整備部分（現在価値化前）	30,000	16,833	59,282	146,238	171,575	249,324	319,297	319,299	319,299	319,298	319,296	319,298	319,298	319,298	319,298	319,300	319,299	319,299	319,299	319,299	319,298	319,300	319,299	319,300	319,299	319,298	280,131	159,931	7,499,285	

5）その他の整備パターン【パターン④】

ケース		PFI パターン④																																
事業期間		28		(整備期間＋運営期間)																														
				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	計		
従来型事業		年度		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	計		
支出	建築	一般財源	238,680	666,800	600,120	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	1,505,600		
		交付金相当分	15,850	158,500	142,650	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	317,000		
		起債元金償還（１）	0	0	0	0	27,224	27,769	28,324	28,890	29,468	30,058	30,659	31,272	31,897	32,535	33,186	33,850	34,527	35,217	35,922	36,640	37,373	38,120	38,883	39,660	40,454	41,263	0	0	743,191			
		起債利息償還（１）	0	14,864	14,864	14,864	14,864	14,319	13,764	13,197	12,620	12,030	11,429	10,816	10,191	9,553	8,902	8,238	7,561	6,871	6,166	5,448	4,715	3,968	3,205	2,428	1,634	825	0	0	227,336			
		起債元金償還（２）	0	0	0	0	0	83,223	84,887	86,585	88,317	90,083	91,885	93,722	95,597	97,509	99,459	101,448	103,477	105,547	107,658	109,811	112,007	114,247	116,532	118,863	121,240	123,665	126,138	0	2,271,900			
		起債利息償還（２）	0	0	45,438	45,438	45,438	45,438	43,774	42,076	40,344	38,578	36,776	34,938	33,064	31,152	29,202	27,213	25,184	23,114	21,003	18,850	16,654	14,414	12,129	9,798	7,421	4,996	2,523	0	694,955			
		起債元金償還（３）	0	0	0	0	0	74,901	76,399	77,927	79,485	81,075	82,696	84,350	86,037	87,758	89,513	91,303	93,129	94,992	96,892	98,830	100,806	102,822	104,879	106,976	109,116	111,298	113,524	2,044,708				
		起債利息償還（３）	0	0	40,894	40,894	40,894	40,894	39,396	37,868	36,310	34,720	33,098	31,445	29,758	28,037	26,282	24,491	22,665	20,803	18,903	16,965	14,988	12,972	10,916	8,818	6,679	4,496	2,270	0	625,456			
		起債元金償還（４）	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	0		
		起債利息償還（４）	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	0		
		起債元金償還（５）	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	0	0	
		起債利息償還（５）	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	0	0	
		起債償還額計	0	14,864	60,302	101,196	128,420	211,643	286,544	286,543	286,544	286,544	286,542	286,544	286,544	286,544	286,544	286,544	286,543	286,543	286,544	286,544	286,544	286,543	286,543	286,543	286,544	286,543	286,544	244,455	115,794	6,607,546		
		小計	254,530	840,164	803,072	101,196	128,420	211,643	286,544	286,543	286,544	286,544	286,542	286,544	286,544	286,544	286,544	286,544	286,543	286,543	286,544	286,544	286,544	286,543	286,543	286,543	286,544	286,543	286,544	244,455	115,794	8,430,146		
収入	維持管理運営	維持管理運営費	0	0	0	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	813,750			
		小計	0	0	0	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	32,550	813,750		
		支出総額	254,530	840,164	803,072	133,746	160,970	244,193	319,094	319,093	319,094	319,094	319,092	319,094	319,094	319,094	319,094	319,093	319,093	319,094	319,094	319,093	319,093	319,093	319,094	319,093	319,094	277,005	148,344	9,243,896				
		交付金相当分	15,850	158,500	142,650	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	317,000		
		土地売却収入	0	0	369,000	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	369,000		
		地代収入	0	0	0	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	350,000		
		小計	15,850	158,500	511,650	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	1,036,000		
		収入総額	15,850	158,500	511,650	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	1,036,000		
		リスク調整（支出項目）	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	0		
		支出－収入	238,680	681,664	291,422	119,746	146,970	230,193	305,094	305,093	305,094	305,094	305,094	305,092	305,094	305,094	305,094	305,094	305,093	305,093	305,094	305,094	305,094	305,093	305,093	305,093	305,094	305,093	305,094	263,005	134,344	8,207,896		
		リスクフリーレート 2.0%	現在価値率	1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586			
		収支現価計	6,398,502	収支現価	238,680	668,297	280,106	112,839	135,778	208,493	270,914	265,602	260,395	255,290	250,284	245,373	240,564	235,847	231,225	226,688	222,245	217,885	213,615	209,426	205,319	201,294	197,346	193,478	189,682	185,964	157,167	78,707	6,398,502	
		※ 庁舎整備部分（現在価値化前）			238,680	681,664	291,422	87,196	114,420	197,643	272,544	272,543	272,544	272,544	272,544	272,544	272,542	272,544	272,544	272,544	272,543	272,543	272,544	272,544	272,544	272,543	272,543	272,544	272,543	272,543	272,544	230,455	101,794	7,394,146

PFI パターン④		年度	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	
支出	建築（Ⅰ）	割賦料	0	0	0	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,477	54,476	54,476	54,477	54,476	54,476	54,476	54,476	1,361,902	
		小計	0	0	0	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,476	54,477	54,476	54,476	54,477	54,476	54,476	54,476	54,476	1,361,902	
	建築（Ⅱ）	一般財源	30,000	3,000	3,000	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	36,000
		交付金相当分	14,490	144,900	130,410	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	289,800
		起債元金償還（１）	0	0	0	0	25,051	25,552	26,063	26,584	27,116	27,658	28,212	28,776	29,351	29,938	30,537	31,148	31,771	32,406	33,054	33,716	34,390	35,078	35,779	36,495	37,225	37,969	0	0	683,869
		起債利息償還（１）	0	13,677	13,677	13,677	13,677	13,176	12,665	12,144	11,612	11,070	10,517	9,953	9,377	8,790	8,191	7,581	6,958	6,322	5,674	5,013	4,339	3,651	2,949	2,234	1,504	759	0	0	209,187
		起債元金償還（２）	0	0	0	0	74,901	76,399	77,927	79,485	81,075	82,696	84,350	86,037	87,758	89,513	91,303	93,129	94,992	96,892	98,830	100,806	102,822	104,879	106,976	109,116	111,298	113,524	0	0	2,044,708
		起債利息償還（２）	0	0	40,894	40,894	40,894	40,894	39,396	37,868	36,310	34,720	33,098	31,445	29,758	28,037	26,282	24,491	22,665	20,803	18,903	16,965	14,988	12,972	10,916	8,818	6,679	4,496	2,270	0	625,456
		起債元金償還（３）	0	0	0	0	0	67,411	68,759	70,134	71,537	72,967	74,427	75,915	77,434	78,982	80,562	82,173	83,817	85,493	87,203	88,947	90,726	92,540	94,391	96,279	98,204	100,169	102,172	1,840,242	
		起債利息償還（３）	0	0	0	36,805	36,805	36,805	36,805	35,457	34,081	32,679	31,248	29,789	28,300	26,782	25,233	23,652	22,042	20,399	18,722	17,013	15,269	13,490	11,675	9,824	7,936	6,011	4,047	2,043	562,913
		起債元金償還（４）	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
		起債利息償還（４）	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
		起債元金償還（５）	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
		起債利息償還（５）	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
		起債償還額計	0	13,677	54,571	91,376	116,427	191,328	258,739	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,740	258,739	258,738	258,739	258,737	220,010	104,215	5,966,375
小計	44,490	161,577	187,981	91,376	116,427	191,328	258,739	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,739	258,738	258,740	258,739	258,738	258,739	258,737	220,010	104,215	6,292,175		
0%	維持管理運営	維持管理運営費	0	0	0	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	726,000	
		小計	0	0	0	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	29,040	
		支出総額	44,490	161,577	187,981	174,892	199,943	274,844	342,255	342,255	342,254	342,255	342,254	342,255	342,254	342,255	342,254	342,255	342,254	342,255	342,254	342,255	342,257	342,255	342,255	342,255	342,254	342,255	342,253	303,526	187,731
収入	交付金相当分	交付金相当分	14,490	144,900	130,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	289,800	
		地代収入	0	0	0	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	350,000
		小計	14,490	144,900	130,410	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	639,800
	収入総額	14,490	144,900	130,410	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	639,800
支出－収入	30,000	16,677	57,571	160,892	185,943	260,844	328,255	328,255	328,254	328,255	328,256	328,254	328,255	328,254	328,255	328,254	328,255	328,254	328,255	328,254	328,257	328,255	328,255	328,255	328,254	328,255	328,253	289,526	173,731	7,740,277	
リカバリー	2.0%	現在価値率	1.00000	0.98039	0.96117	0.94232	0.92385	0.90573	0.88797	0.87056	0.85349	0.83676	0.82035	0.80426	0.78849	0.77303	0.75788	0.74301	0.72845	0.71416	0.70016	0.68643	0.67297	0.65978	0.64684	0.63416	0.62172	0.60953	0.59758	0.58586	
収支現価計	5,797,583	収支現価	30,000	16,350	55,336	151,612	171,783	236,254	291,481	285,766	280,162	274,671	269,283	264,003	258,825	253,751	248,777	243,896	239,117	234,427	229,830	225,325	220,906	216,576	212,328	208,166	204,083	200,080	173,015	101,782	5,797,583
※ 庁舎整備部分（現在価値化前）			30,000	16,677	57,571	131,852	156,903	231,804	299,215	299,215	299,214	299,215	299,214	299,216	299,214	299,215	299,214	299,214	299,214	299,215	299,214	299,217	299,215	299,215	299,215	299,214	299,215	299,213	260,486	144,691	7,014,277

参考Ⅳ. モデルプランイメージスケッチ

