

TABLE 8 - Project costs Updated to 1998 Values		
Total Project Costs	1986	1998
Wastewater Plant Construction	\$90,000	\$121,699
Sanitary Collection System	\$500,000	\$676,105
Access Road Construction	\$100,000	\$135,221
Parkway Extension	\$1,000,000	\$1,352,210
Water System Improvements	\$910,000	\$1,230,511
Industrial Wastewater Plant	\$10,000,000	\$13,522,099
Outfall Modification	\$500,000	\$676,105
Sewer Line Construction	\$630,000	\$851,892
Wastewater Plant Expansion	\$90,000	\$121,699
Water System Improvements - Phase	\$2,300,000	\$3,110,083
Mitigation Activities	\$30,000	\$40,566
Docking Facility Construction - Phase	\$5,000,000	\$6,761,050
Docking Facility Construction - Phase	\$4,300,000	\$5,814,503
Rail Corridor Preparation	\$2,930,000	\$3,961,975
Marshalling Yard Site Preparation	\$2,000,000	\$2,704,420
Access Road Construction	\$750,000	\$1,014,157
Mitigation Activities	\$1,000,000	\$1,352,210
TOTALS	\$32,130,000	\$43,446,506

Update of Costs to 1998 Values - Administration

The 1986 plan did not include administrative costs. Costs of administering the renewal plan are most appropriately covered from Agency revenues, or these costs become a burden on the City's general fund revenues. Administrative costs will be covered within the total maximum indebtedness for the North Bay Urban Renewal Area.

B. Estimate of Total Cost to Complete Project Activities and Date of Completion

The costs shown in Table 8 of this First Amendment are 1998 costs. Anticipated annual tax increment revenues, and anticipated revenues from other sources will not be sufficient to carry out all project activities in 1998. Project activities instead will be undertaken as revenues become available, either through short or longer term borrowings. The need to phase project activities will lead to further inflation of project costs. Recent construction cost increases shown in the Engineering News Record are in the 2.4% range. The 1998 costs from Table 8 are therefore further increased by 2.4% annually, until revenues and borrowings are sufficient to cover all project activity costs.

Tables 5, 6, and 7 of the Report on the Plan are hereby deleted and replaced by a new Table 9. Table 9 shows the estimated total principal cost to complete all remaining activities in the North Bay Urban Renewal Area.