



# **Report of the Citizens' Bond Oversight Committee**

**October 2021**

**Citizens' Bond Oversight Committee**

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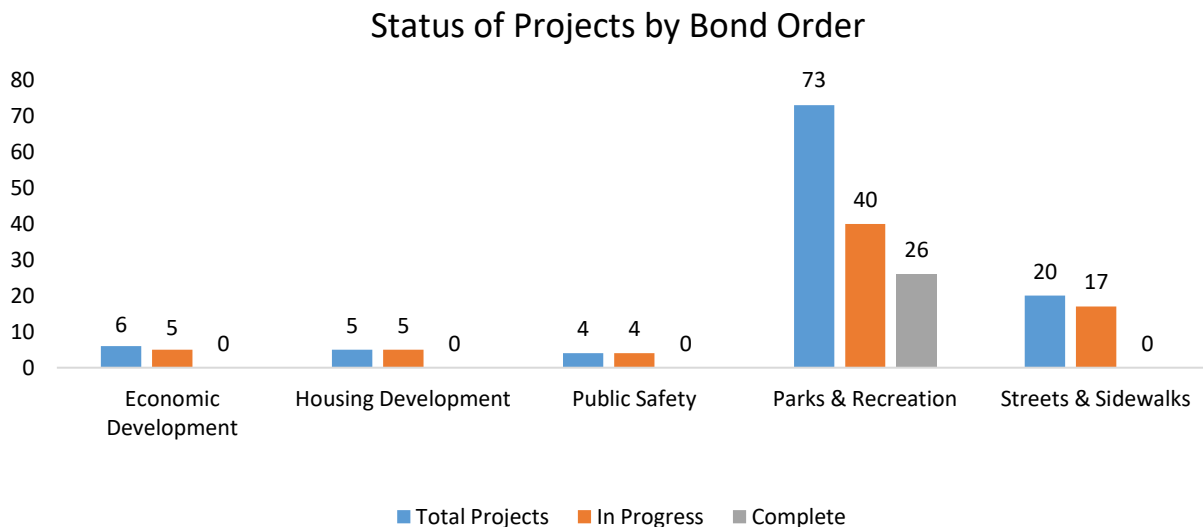
Since the passage of a \$122 million bond package on November 6, 2018, the Citizens’ Bond Oversight Committee has worked “to ensure efficiency, equity, timeliness, and accountability in the implementation of the projects” approved through the bond referendum, which includes providing regular reports to the Mayor and City Council on the progress of bond projects. This report is the Committee’s first report on the 2018 bond projects.

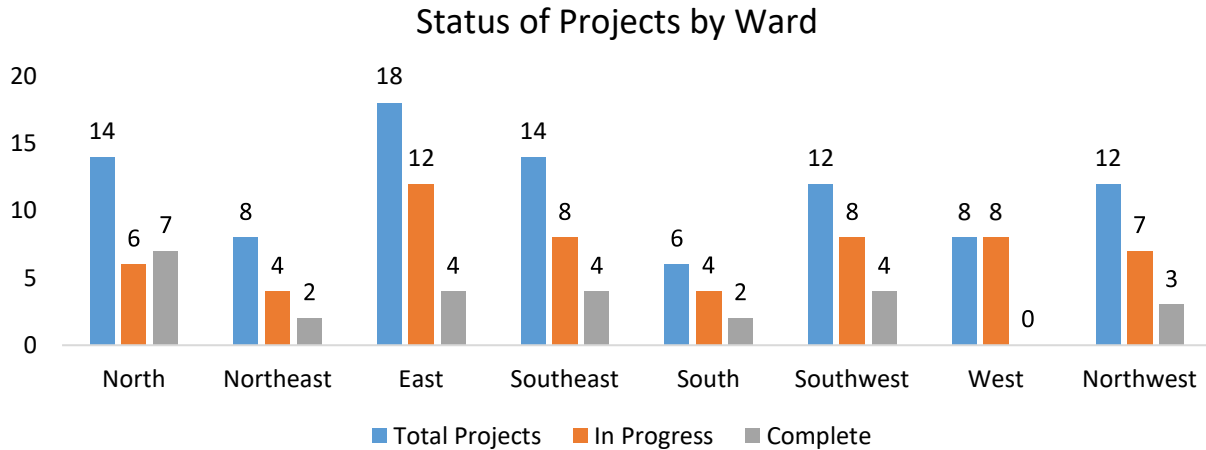
According to the resolution creating the committee, this report should indicate whether:

- (1) the timing and location of projects are equitably distributed in all areas of the City,
- (2) the projects are built in a cost-effective manner and within budget targets, and
- (3) the projects are built to acceptable standards of quality

### Timing and Location of Projects

Currently, there are 108 authorized 2018 bond projects. Of the 108 projects, 71 (65.7%) are in progress, and 26 (24.1%) have been completed. 11 projects (10.2%) are authorized but are still in planning stages and work is not yet underway. The following charts show the status of projects by bond order and by ward.





A complete list of projects and status by ward can be found in Appendix A.

### Current Budget and Spending Commitments

The appropriated budgets in the following table reflect all funds currently appropriated to the 2018 bond projects, including authorized 2018 bonds, transfers from the 2014 bonds, matching funds from NCDOT, and other City funds. Currently, nearly 90% of funds are committed to a specific project and just over 50% of funds have been spent or encumbered.

Bond Order	Appropriated	\$ Committed	% Committed	\$ Spent	% Spent
Economic Development	\$14,566,725	\$2,504,476	17.2%	\$2,504,476	17.2%
Housing	\$11,700,000	\$10,270,000	87.8%	\$10,270,000	87.8%
Public Safety Facilities	\$21,100,000	\$21,100,000	100.0%	\$5,130,393	24.3%
Parks and Recreation	\$30,350,000	\$29,848,583	98.3%	\$22,159,741	73.0%
Streets and Sidewalks	\$47,463,200	\$45,663,200	96.2%	\$22,635,554	47.7%
<b>Total</b>	<b>\$125,179,925</b>	<b>\$109,386,259</b>	<b>87.4%</b>	<b>\$62,700,164</b>	<b>50.1%</b>

Appendix B provides a summary of MWBE participation in the 2018 bond projects. To date, five completed projects have been reviewed and closed out by the MWBE program. Three of the five (60%) met or exceeded the MWBE participation goals and all five (100%) met or exceeded the contracted participation requirements.

### Quality and Scope of Projects

The Capital Projects Playbook and the Stoplight Report have been beneficial tools to understand the intended scope of the bond projects and current progress towards those goals. The biggest challenges currently facing the 2018 bond projects are schedule delays. Many of these are related to the COVID-19 pandemic – either quarantines of City and contractor staff, or more recently, pandemic-related supply chain issues delaying acquisition of materials. Despite these

challenges, the quality of completed projects has remained high, and the Committee supports any efforts made by Council and staff to publicize completion of 2018 bond projects.

We look forward to presenting this report to the City Council's Finance Committee in October.

## Appendix A: Project Status by Ward

Ward	Bond Category	Project Name	Project Phase
-	Streets	Greenway Development	Committed
-	Streets	Streetscape Improvements - Phase I	Committed
-	Park/Rec	Playground Renovations	Construction
-	Streets	First and Second Street Two-Way Conversion	Construction
-	Streets	Street Resurfacing	Construction
-	Streets	Business 40 Corridor Improvements (US 52 to Peters Creek Parkway)	Design
-	Streets	Liberty and Main Street Two-Way Conversion	Design
-	Streets	Multi-Use Path	Design
-	Streets	Polo Road Improvements	Design
-	Econ Dev	Commercial Redevelopment in Blighted Areas	In Progress
-	Econ Dev	Undesignated Economic Development Site/Infrastructure Improvements	In Progress
-	Housing	Neighborhood Revitalization	In Progress
-	Park/Rec	Park Land Acquisition and Park Development	In Progress
-	Streets	Bicycle/Pedestrian Improvements	In Progress
-	Pub Safe	Public Safety Radio Communication System	Out to Bid
TBD	Pub Safe	Public Safety Training Complex	Site Selection
E	Park/Rec	Recreation and Parks Facility Renewal - PFM - WLGC Pro Shop & Clubhouse Exterior Painting	Committed
E	Streets	East End Corridor Area Plan - Phase I	Committed
E	Park/Rec	Recreation and Parks Facility Renewal - Indoor Basketball Court Resurfacing - WC Sims	Complete
E	Park/Rec	Recreation and Parks Facility Renewal - PFM - WLGC Pro Shop & Clubhouse Heat Pump Replacement	Complete
E	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Fourteenth Street	Complete
E	Park/Rec	Recreation and Parks Facility Renewal - Tennis Court Repairs - Fourteenth Street	Complete
E	Park/Rec	Recreation and Parks Facility Renewal - PFM - WLGC Pro Shop Shelter Roof Replacement	Construction
E	Park/Rec	Winston Lake Park Renovations - Phase II	Construction
E	Streets	Concrete Base Streets Rehabilitation - E Fifth St (from Lowery to Old Greensboro)	Design
E	Econ Dev	Commercial Redevelopment in Blighted Areas - New Walkertown Rd	In Progress
E	Housing	East Ward Neighborhood Revitalization	In Progress
E	Housing	East Ward Neighborhood Revitalization - Dreamland Park Pilot	In Progress
E	Housing	East Ward Neighborhood Revitalization - Ram's Pointe	In Progress
E	Housing	East Ward Neighborhood Revitalization - Southgate Apartments	In Progress
E	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Rupert Bell	Out to Bid
E	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Sedge Garden	Out to Bid
E	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - WC Sims	Out to Bid
E	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Winston Lake Golf Course	Out to Bid
N	Park/Rec	Recreation and Parks Facility Renewal - Indoor Basketball Court Resurfacing - MLK Rec Center	Committed
N	Park/Rec	Park Land Acquisition and Park Development - Crossnore Land Conservancy	Complete
N	Park/Rec	Park Land Acquisition and Park Development - Long Creek Park Land Acquisition	Complete
N	Park/Rec	Recreation and Parks Facility Renewal - Lighting Improvements - Hine	Complete
N	Park/Rec	Recreation and Parks Facility Renewal - PFM - Brown & Douglas Rec Center HVAC Replacement	Complete
N	Park/Rec	Recreation and Parks Facility Renewal - PFM - Greenway Park Pavilion and Restroom Roof Replaceme	Complete
N	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Hanes Hosiery	Complete
N	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - MLK	Complete
N	Park/Rec	Bethania Rural Hall Pocket Park	Construction
N	Park/Rec	Recreation and Parks Facility Renewal - PFM - MLK Rec Center Asbestos Tile Abatement and Replace	Construction
N	Park/Rec	Recreation and Parks Facility Renewal - PFM - MLK Rec Center Interior Painting	Construction
N	Park/Rec	Recreation and Parks Facility Renewal - Pool Repairs - Kimberly	Construction
N	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Brown & Douglas	Out to Bid
N	Park/Rec	Georgetown Pocket Park	Site Selection
NE	Econ Dev	Liberty Street Redevelopment - Phase 1	Committed
NE	Park/Rec	Recreation and Parks Facility Renewal - PFM - Blum Park Shelter Repairs	Committed
NE	Park/Rec	Recreation and Parks Facility Renewal - Tennis Court Repairs - Carver HS	Complete
NE	Park/Rec	Recreation and Parks Facility Renewal - Tennis Court Repairs - Mineral Springs	Complete
NE	Park/Rec	Carl Russell Community Center	Construction
NE	Park/Rec	Recreation and Parks Facility Renewal - Lighting Improvements - Sara Lee	Construction
NE	Streets	Concrete Base Streets Rehabilitation - Eighteenth St (from N Liberty to dead end)	Construction
NE	Pub Safe	Fire Station #3 Replacement	Design

## Appendix A: Project Status by Ward

Ward	Bond Category	Project Name	Project Phase
NW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Grace Court Gazebo Rotten Wood Replacement	Committed
NW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Winston Square Park Stucco Repair	Committed
NW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Bethabara Park - Butner House	Complete
NW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Hanes Park Storage Building Roof Repairs	Complete
NW	Park/Rec	Recreation and Parks Facility Renewal - Pool Repairs - Polo Park	Complete
NW	Park/Rec	Hanes Park - Phase II	Construction
NW	Park/Rec	Recreation and Parks Facility Renewal - Old Town Drainage Improvements	Construction
NW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Bethabara Park Maintenance Storage Building Roof Rep	Construction
NW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Bethabara Park Wood Shop Roof Replacement & Exteri	Construction
NW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Polo Rec Center Roof Replacement	Construction
NW	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Old Town	Out to Bid
NW	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Polo Park	Out to Bid
S	Park/Rec	Hobby Park Improvements	Complete
S	Park/Rec	Park Land Acquisition and Park Development - South Ward Pocket Park Land Acquisition	Complete
S	Park/Rec	Strollway Renovations	Construction
S	Park/Rec	Washington Park Renovations	Construction
S	Pub Safe	Fire Station #13	Construction
S	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Georgia Taylor	Out to Bid
SE	Park/Rec	Recreation and Parks Facility Renewal - PFM - Rec Maintenance Warehouse Electrical Panel Repair/Re	Committed
SE	Park/Rec	Recreation and Parks Facility Renewal - PFM - Rec Maintenance Warehouse HVAC Replacement	Committed
SE	Park/Rec	Recreation and Parks Facility Renewal - PFM - Reynolds Park Picnic Shelters #1, #2, & #3 Roof Replace	Complete
SE	Park/Rec	Recreation and Parks Facility Renewal - PFM - Sprague Street Rec Center Roof Replacement	Complete
SE	Park/Rec	Recreation and Parks Facility Renewal - Pool Repairs - Reynolds Park	Complete
SE	Park/Rec	WR Anderson Rec Center Gym Renovations	Complete
SE	Park/Rec	Quarry Park Development - Phase II	Construction
SE	Park/Rec	Recreation and Parks Facility Renewal - Indoor Basketball Court Resurfacing - Sprague Street	Construction
SE	Park/Rec	Recreation and Parks Facility Renewal - Pool Repairs - Sprague Street Splashpad Conversion	Construction
SE	Park/Rec	Salem Lake Park Improvements - Phase II	Construction
SE	Park/Rec	Easton Park Restrooms	Design
SE	Econ Dev	Southeast Ward Economic Development	In Progress
SE	Park/Rec	Park Land Acquisition and Park Development - Belview Recreation Center	In Progress
SE	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Sprague Street	Out to Bid
SW	Park/Rec	Recreation and Parks Facility Renewal - Lighting Improvements - Little Creek	Complete
SW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Little Creek Rec Center Shelter Roof Replacement	Complete
SW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Miller Park Restroom and Shelters #1 & #10 Roof Repla	Complete
SW	Park/Rec	Recreation and Parks Facility Renewal - Pool Repairs - Bolton	Complete
SW	Park/Rec	Recreation and Parks Facility Renewal - Indoor Basketball Court Resurfacing - Miller Park	Construction
SW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Little Creek Rec Center Roof Replacement	Construction
SW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Miller Park Rec Center New Gym HVAC Replacement	Construction
SW	Park/Rec	Recreation and Parks Facility Renewal - PFM - Miller Park Rec Center Old Gym Lighting Replacement	Construction
SW	Streets	Salem Creek Greenway Pedestrian Pathway	Design
SW	Streets	Little Creek Greenway	Land Acquisition
SW	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Little Creek	Out to Bid
SW	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - Miller Park	Out to Bid
W	Streets	Concrete Base Streets Rehabilitation - Arbor Rd (from Robinhood to Country Club)	Design
W	Streets	Concrete Base Streets Rehabilitation - Bitting Rd (from Club Park to Westview)	Design
W	Streets	Concrete Base Streets Rehabilitation - Fairfax Dr (from Windsor to dead end)	Design
W	Streets	Concrete Base Streets Rehabilitation - Lynn Ave (from Windsor to Greenwich)	Design
W	Streets	Concrete Base Streets Rehabilitation - Windsor Rd (from Plymouth to Fairfax)	Design
W	Streets	Concrete Base Streets Rehabilitation - Woodbine Rd (from Westover to Buena Vista)	Design
W	Econ Dev	Commercial Redevelopment in Blighted Areas - College Village	In Progress
W	Park/Rec	Recreation and Parks Facility Renewal - Security Improvements - South Fork	Out to Bid

### Appendix B: MWBE Participation Summary

Project	Desig			Construction		
	Goal	Contract	Final	Goal	Contract	Final
Public Safety Training Complex						
Fire Station #3 Replacement	10%	15%				
Fire Station #13	10%	35%		19% / 13%	3% / 6%	
Bethania Rural Hall Pocket Park						
Georgetown Pocket Park						
Recreation and Parks Facility Renewal - Security Improvements						
Recreation and Parks Facility Renewal - Tennis Court Repairs				1% / 10%	1.2% / 19.0%	1.3% / 23%
Recreation and Parks Facility Renewal - Pool Repairs				10%	0%	0%
Recreation and Parks Facility Renewal - Old Town Drainage Improvement	10%	10%		17% / 10%	8.1% / 19.7%	
Winston Lake Park Renovations - Phase II	10%	11.20%		15% / 11%	1.7% / 8.5%	
Salem Lake Park Improvements - Phase II	10%	3%		9% / 6%	9.1% / 6.1%	
Quarry Park Development - Phase II	10%	10%		9% / 7%	5.7% / 3.5%	
Washington Park Renovations	10%	10%		17% / 10%	8.1% / 19.7%	
Playground Renovations - Brushy Fork & Winston Lake	10%	10%	10%	6% / 6%	6% / 2.7%	7% / 3%
Playground Renovations - Lockland, Reynolds, & Skyland	10%	85%		11% / 7%	0% / 8.1%	
Carl Russell Community Center	10%	20%		8% / 5%	0% / 14.4%	
Hanes Park - Phase II	10%	80%		12% / 7%	3.5% / 26%	
WR Anderson Rec Center Gym Renovations	10%	58%		18% / 11%	18.6% / 45.8%	
Easton Park Restrooms	10%	10%				
Strollway Renovations						
Hobby Park Improvements	10%	90%	90%	9% / 7%	12.3% / 19.8%	13% / 20%
Street Resurfacing (Contract #1)				5% / 5%	5% / 5.1%	5.5% / 8.2%
Street Resurfacing (Contract #2)				5% / 5%	5.1% / 5.7%	
Concrete Base Streets Rehabilitation						
Polo Road Improvements						
Liberty and Main Street Two-Way Conversion	10%	90%				
Business 40 Corridor Improvements (US 52 to Peters Creek Parkway)						
First and Second Street Two-Way Conversion	10%	90%		6% / 4%	6% / 4%	
Multi-Use Path						
Streetscape Improvements - Phase I						
Bicycle/Pedestrian Improvements						
East End Corridor Area Plan - Phase I						
Little Creek Greenway						
Salem Creek Greenway Pedestrian Pathway	10%	85%				