

RESPONSE PACKAGE

Questions from January 29, 2018 Committee of the Whole Capital Needs Workshop

TABLE OF CONTENTS

BONDS AND GROWTH

Past Bonds and Population Growth.....	1
Relationship between Consistent Bonds and Community Growth	1

PAST BONDS

2014 Bond Status – with and without Street Resurfacing.....	4
2014 Bond Spending by Ward	5
Housing and Economic Development Investments.....	6

2018 PROPOSED BOND PROJECTS

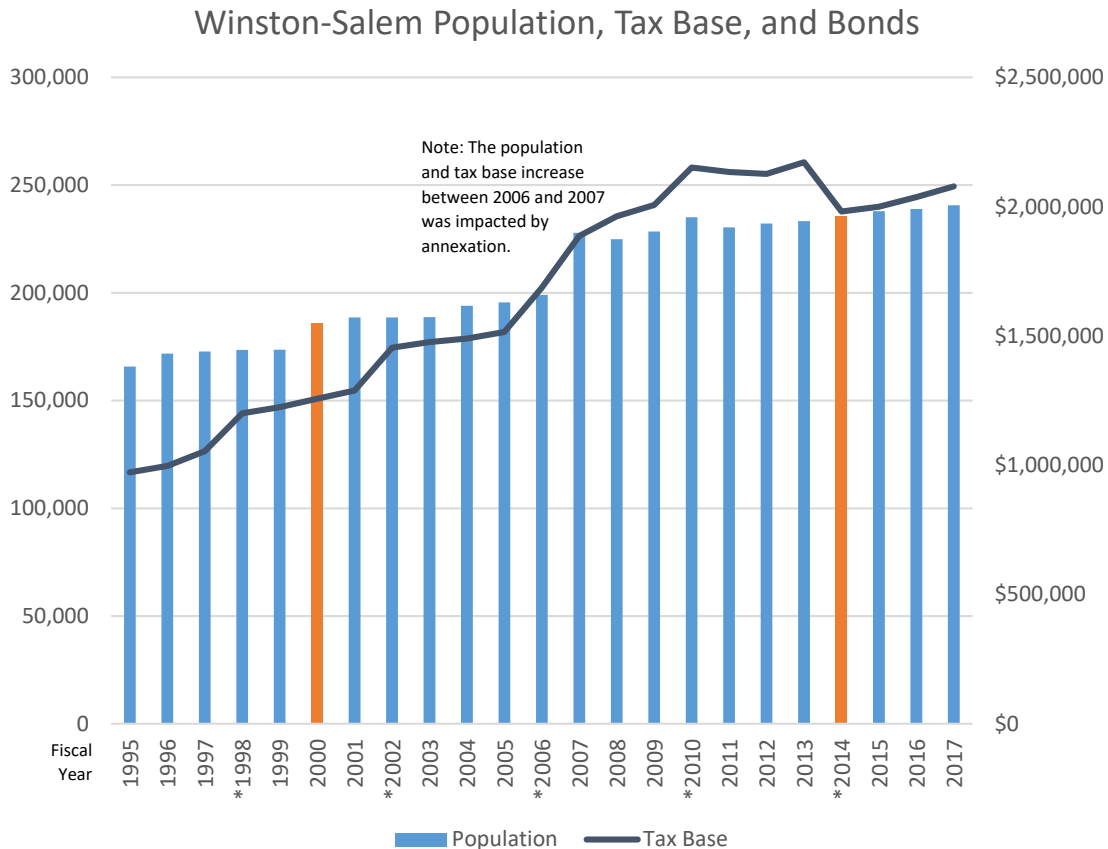
Salem Lake Phase II Project Scope and Itemized Cost Estimate.....	10
Quarry Park Phase II Project Scope and Itemized Cost Estimate	11
East End Area Plan Project Timing.....	12
2-Way Conversion Projects.....	13
Liberty/Main Conversion Itemized Cost Estimate.....	13
First/Second Conversion Itemized Cost Estimate	14
Polo Road Improvements Itemized Cost Estimate	15
Greenways	16
Map of Existing Greenways and Trails by Ward.....	16
Little Creek Greenway Phase II Estimate.....	17

Bonds and Growth

During the January 29th meeting, Council Members posed two related questions regarding the relationship between bonds and growth:

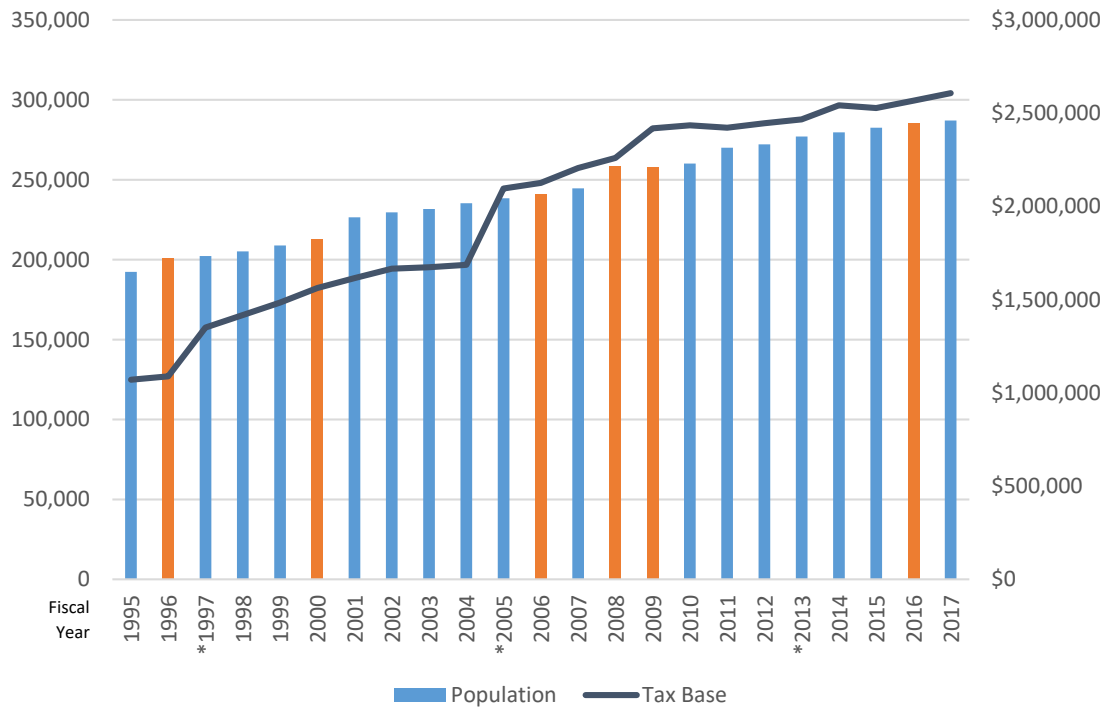
1. What is the return on investment for the 2000 and 2014 bonds in terms of population growth?
How does this compare to population growth in Raleigh and Durham?
2. Is there a relationship between consistent bond packages and community growth?

The chart below shows how the population of Winston-Salem has changed since 1995. Years when a bond referendum passed are shown in orange. Years when a property revaluation went into effect are noted with an asterisk. Overall, the city's population has grown by 45% since 1995 and averaged about 1.75% growth per year. Since the 2000 bond, the city's growth rate has averaged 1.89% per year. Since the 2014 bond, the rate has been 0.78%.

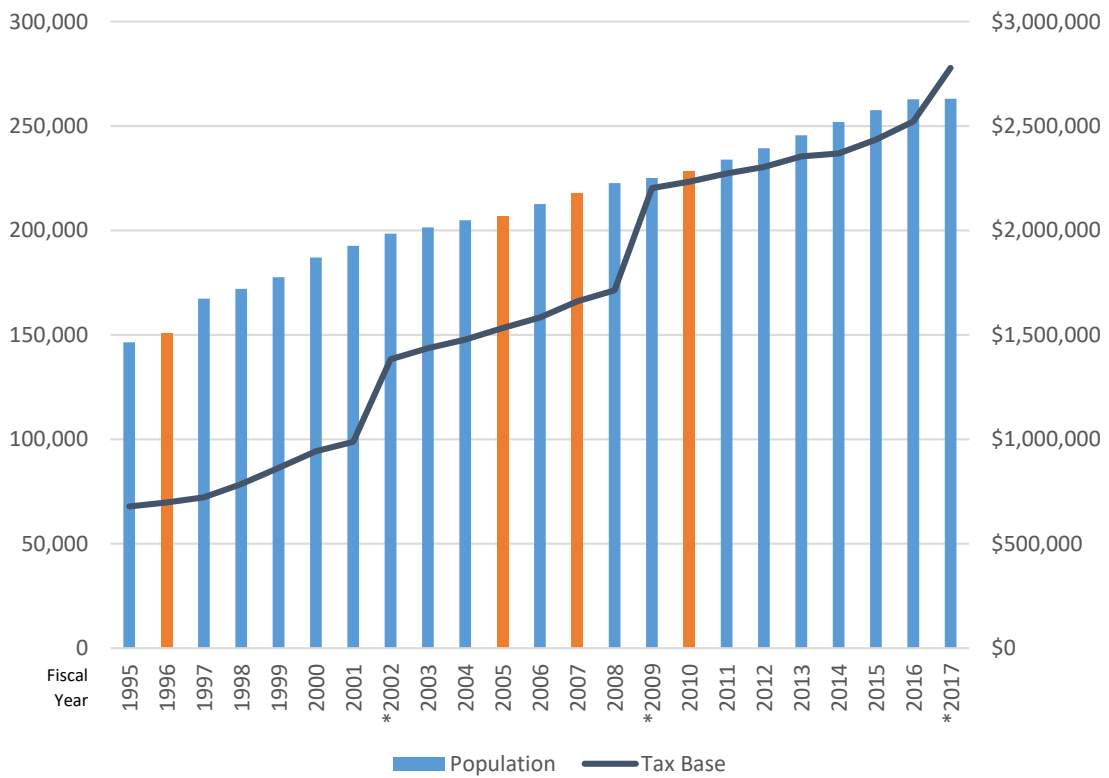


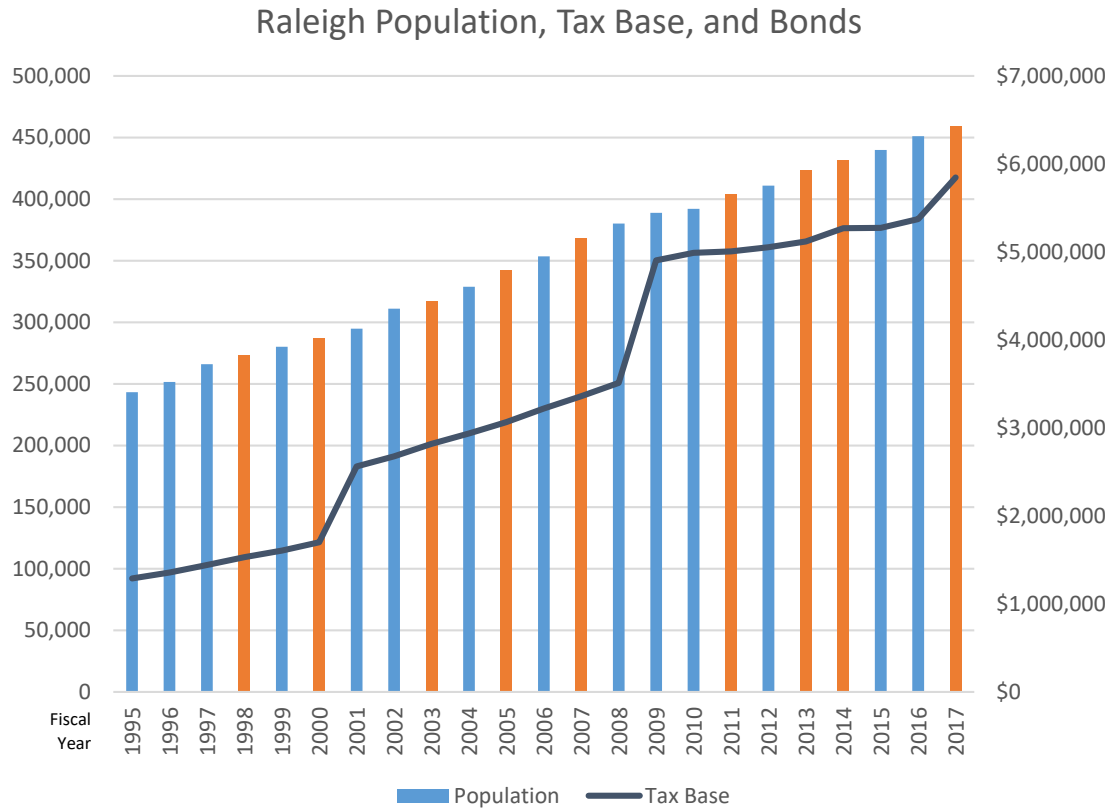
Next, the same data is shown for Greensboro, Raleigh, and Durham. Years when bonds were passed in a jurisdiction are shown in orange; years when a property revaluation went into effect are noted with an asterisk.

Greensboro Population, Tax Base, and Bonds



Durham Population, Tax Base, and Bonds

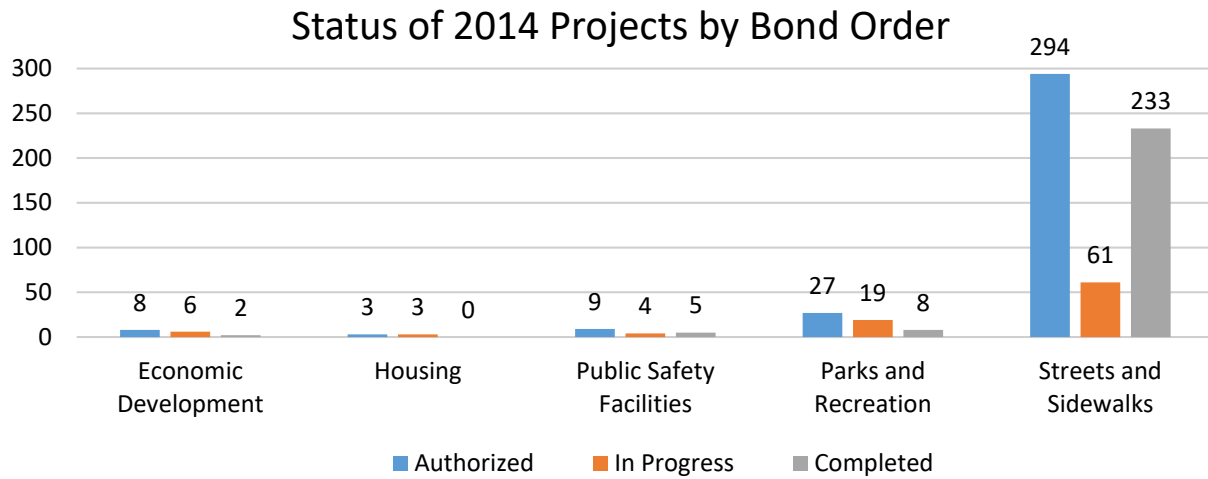




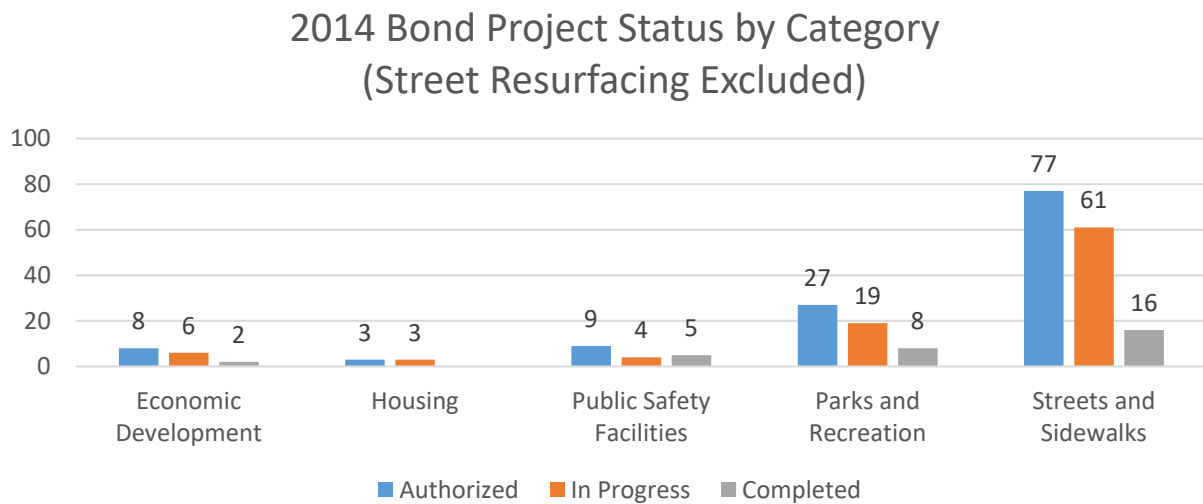
The table below shows the percent changes in population and tax base in each jurisdiction from 1995 to 2017.

Jurisdiction	Population Growth (1995-2017)	Tax Base Growth (1995-2017)	# of Bonds (1995-2017)
Winston-Salem	45.2%	113.7%	2
Greensboro	49.2%	143.5%	6
Durham	79.7%	309.7%	4
	88.6%	353.2%	9

2014 Bond Status – with and without Street Resurfacing



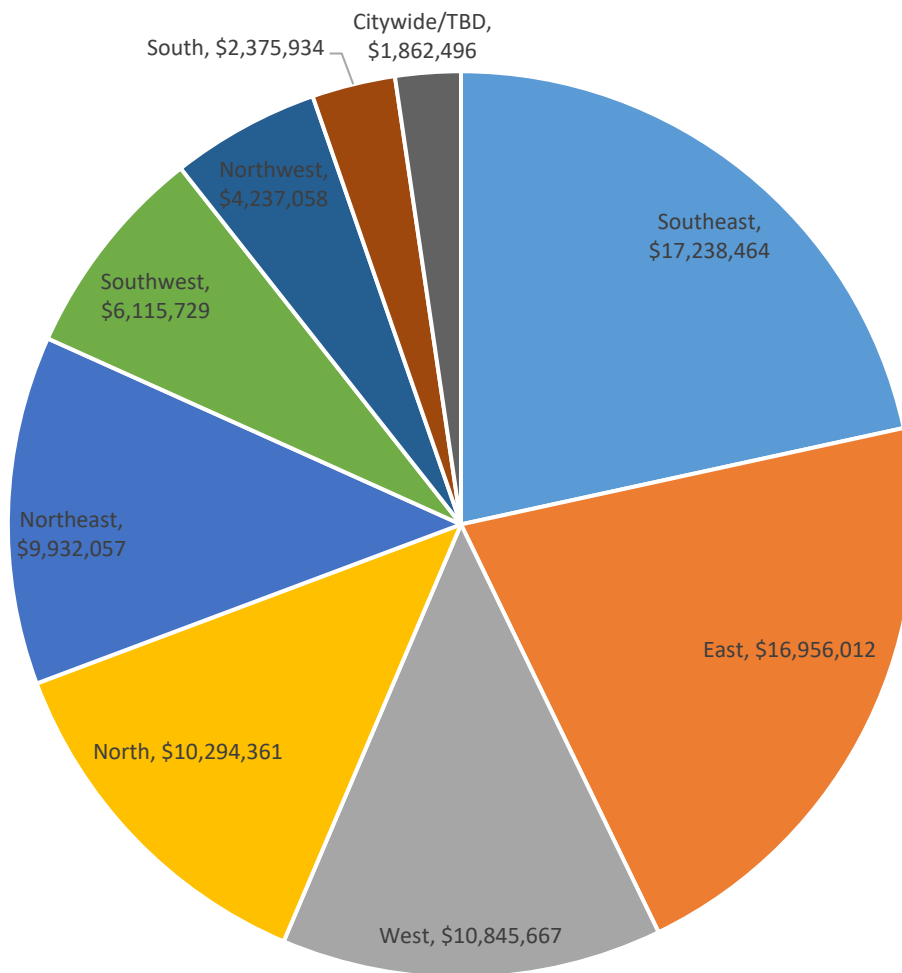
The chart above describing the status of the 2014 bonds was included in the January 29th meeting presentation. A request was made to recreate this chart with street resurfacing projects removed. The number of street resurfacing projects is much higher than the other categories, skewing the chart. The recreated chart with street resurfacing projects removed is below.



2014 Bond Spending by Ward

2014 Bond Allocations by Ward was shown as part of the January 29th meeting presentation. A request was made to provide a similar chart showing spending by ward. This chart is below. The remaining funding to be spent for 2014 bond projects is \$70,037,551. Please see the 2014 Bond Update Addendum for additional information on the status of these projects.

2014 Bond Projects
Spending to Date by Ward

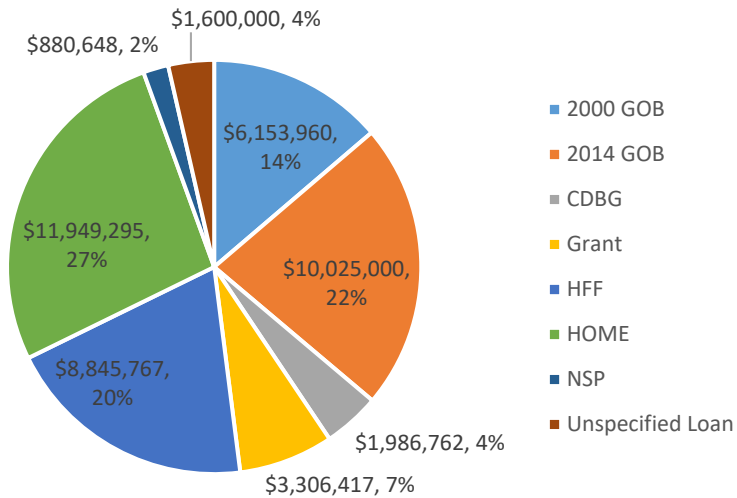


Housing and Economic Development Investments

Council Member Montgomery requested the following information regarding City investments in Housing and Economic Development over the last 20 years.

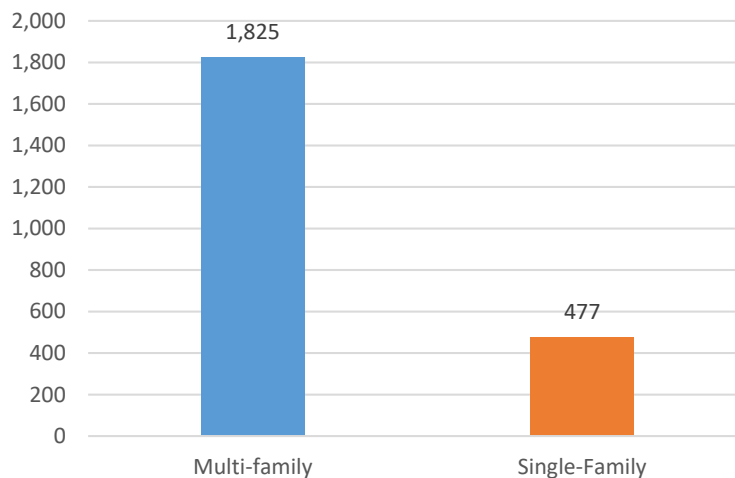
Since 2000, the city has invested \$44.7 million in over 60 project locations resulting in 2,302 single- or multi-family housing units. The chart below shows the breakdown of funds by source.

Housing Investments by Funding Source



Approximately 80% of the units supported by City investment are multi-family units. The remaining 20% are single-family dwellings.

Units by Dwelling Type



The table on the next page contains a complete list of housing investments since 2000.

Project Name	Ward	Investment Type	Amount	# Units (total)	Single/Multifamily
All Other Habitat for Humanity Development	Citywide	HOME	\$481,605	32	Single-Family
First Time Homebuyer's Assistance	Citywide	2000 GO Bond	\$1,189,406		Single-Family
Home Owner Assist Production Infrastructure	Citywide	2000 GO Bond	\$2,497,884		Single-Family
Transforming Urban Residential Neighborhoods (TURN)	Citywide	2014 GO Bond	\$4,000,000	12	Single-Family
757 North	East	2014 GO Bond	\$1,250,000	115	Multifamily
Alder's Point: HHGI	East	HOME	\$716,000	100	Multifamily
Camden Station	East	HFF	\$350,000	50	Multifamily
East End Revitalization	East	HOME/HFF	\$224,186	0	Single-Family
Excelsior Street	East	CDBG	\$190,558	2	Single-Family
Fifth Street Apartments II	East	HOME	\$331,859	8	Multifamily
		HFF	\$196,141		
Forest Ridge Apartments/Kensington Village	East	Grant	\$3,306,417	142	Multifamily
		2000 GO Bond	\$500,000		
		HFF	\$199,583		
		CDBG	\$50,000		
Goler Heights	East	HFF	\$834,400	8	Single-Family
Goler Heights	East	CDBG	\$170,000	2	Single-Family
Goler Manor	East	HOME	\$200,000	79	Multifamily
Graham Avenue	East	HFF	\$312,284	3	Single-Family
Happy Hill - Southside CDC	East	CDBG/HFF	\$354,064	3	Single-Family
Happy Hill #2	East	2000 GO Bond	\$130,219	18	Single-Family
		HOME	\$361,297		
Old Greensboro Road	East	HOME	\$411,827	21	Single-Family
Providence Place: HHGI	East	HOME	\$484,000	56	Multifamily
Smith Farms	East	HOME/NSP	\$402,180	18	Single-Family
Summit Square	East	CDBG	\$460,000	96	Multifamily
		HFF	\$355,299		
Tenth Street - Andrews Heights	East	2000 GO Bond	\$192,407	4	Single-Family
Ujima CDC Emmanuel Retirement Village	East	2014 GO Bond	\$2,500,000	42	Multifamily
University Court	East	HOME	\$100,000	12	Multifamily
Abington Gardens of Winston-Salem	North	HOME	\$400,000	96	Multifamily
Arbor Oaks: KP III	North	HOME	\$2,100,000	76	Multifamily
Azalea Terrace: KP I	North	Unspecified Loan	\$800,000	100	Multifamily
Azalea Terrace: KP II	North	Unspecified Loan	\$800,000	170	Multifamily
Burton Street Apartments	North	HOME	\$132,000	10	Multifamily
Drayton Pines	North	CDBG	\$500,000	44	Multifamily
Esquire Place	North	HFF	\$706,103	18	Single-Family
		HOME	\$28,000		
Glenn Oaks	North	HOME	\$918,000	45	Single-Family
Hunt Park	North	HOME	\$550,000	60	Multifamily
Neil Place Redevelopment Area	North	HFF	\$337,261	33	Single-Family
Neil Place Redevelopment Area	North	HOME	\$115,434	6	Single-Family
Old Cherry #2	North	2000 GO Bond	\$787,000	23	Single-Family
		HOME	\$443,200		
Old Cherry Redevelopment Area	North	HOME	\$216,445	14	Single-Family
Old Cherry Redevelopment Area	North	HFF	\$89,749	3	Single-Family
The Enclave	North	NSP	\$403,958	68	Multifamily
		HOME	\$400,000		
Y-Stair Apartments	North	2000 GO Bond	\$432,044	13	Multifamily
		HFF	\$350,000		
		CDBG	\$87,500		
Bowen Park	Northeast	HOME	\$59,200	4	Single-Family
Liberty Patterson #2	Northeast	HFF	\$257,252	3	Single-Family
		2000 GO Bond	\$75,000		
Liberty Patterson Redevelopment Area	Northeast	HOME	\$268,250	18	Single-Family
New Hope Manor	Northeast	2014 GO Bond	\$1,600,000	80	Multifamily
Trent Hill	Northeast	HOME/NSP	\$551,199	19	Single-Family
Holly Avenue	Northwest	HFF	\$754,206	3	Single-Family
Chatham Mill Apartments	NW	HFF	\$750,000	166	Multifamily
Griffith Commons	South	HOME	\$200,000	74	Multifamily
Hunters Hill	South	HOME	\$175,180	12	Multifamily
Orchard Creek Apts	South	2000 GO Bond	\$350,000	64	Multifamily
		HOME	\$200,000		
Rockwood at Oliver's Crossing	South	HOME	\$400,000	64	Multifamily
		HFF	\$150,000		
Salem Pointe	South	HFF	\$351,519	16	Single-Family
Edwards Street	Southeast	HOME	\$268,000	13	Single-Family
Greeley	Southeast	HOME	\$287,000	13	Single-Family
Ridgewood	Southeast	HOME/HFF	\$220,000	2	Single-Family
Ridgewood (Partners for Homeownership)	Southeast	HFF	\$2,270,621	73	Single-Family
		HOME	\$32,000		
Ridgewood (Unity Builders)	Southeast	HOME/HFF	\$364,447	3	Single-Family
Ridgewood Place	Southeast	2014 GO Bond	\$675,000	1	Single-Family
Ridgewood Place	Southeast	HOME	\$260,000	16	Single-Family
Swaim Woods (Habitat for Humanity)	Southeast	HOME	\$237,552	14	Single-Family
Vespers II	Southeast	HOME	\$260,000	28	Multifamily
Sunbridge	Southwest	CDBG	\$351,672	14	Single-Family
		HOME	\$31,440		

Since 1990, the City has invested \$146,148,189 in over 180 economic development sites and projects. Return on investment in terms of jobs and tax base is currently available for some of these projects, totaling \$101,850,668 in investments. From this subset of projects, over 80,500 jobs were created or retained and nearly \$198 million was added to the tax base. A complete listing of projects and investment amounts is on the following page.

Economic Development Investments since 1990

Project Name	Amount
Brookstown Development Partners, LLC	\$20,012,252
Dell	\$18,926,250
Economic Development Sites and Infrastructure	\$13,732,246
Caterpillar, Inc.	\$13,298,436
RUCA (FY09-18)	\$5,193,970
Wachovia Corporation Headquarters	\$4,976,000
WFU - PTRP	\$4,848,060
Airport Business Park	\$4,286,429
Whitaker Park Development Authority	\$4,000,000
Whitaker Business Park	\$4,000,000
Wake Forest Innovation Quarters	\$4,000,000
WFU Health Sciences - PTRP	\$3,100,000
Nissen Building	\$3,044,447
Downtown Development	\$3,000,000
Bailey Power Plant	\$3,000,000
One West Fourth St. (Magnolia)	\$2,557,550
WSBI - UCBP/Spec Building	\$2,500,000
Herbalife	\$2,250,000
Inmar	\$1,750,000
Lowe's Companies	\$1,532,738
City Hall South/Wingate Hotel	\$1,386,000
120 West Fourth Street	\$1,252,050
Siecor	\$1,233,333
Small Business Loans (FY09-18)	\$1,126,171
Hydroponics/Aquaponics Job Training Facility	\$1,125,110
Up Front Incentives for Dell	\$1,000,000
Union Cross Business Park (new)	\$1,000,000
Union Cross Bus. Pk. (expansion)	\$1,000,000
Pepsi Bottling Ventures, LLC	\$1,000,000
Lee Company	\$880,000
Patterson/Glenn RUCA	\$866,246
PTRP Open Space	\$800,000
Revitalizing Urban Commercial Areas (RUCA) Projects	\$772,654
Union Cross Business Park Spec Building	\$533,640
Union Cross Business Park	\$502,900
WSBI - UCBP/Enterprise Park Blvd.	\$500,000
Union Cross Business Park Infrastructure Improvements	\$500,000
Sara Lee (retent. & expans.)	\$500,000
Mast General	\$500,000
Bottling Group, LLC (Pepsi)/WFU (Bellomy)	\$500,000
Sara Lee/Oak Summit (expansion)	\$485,000
Southern National	\$476,500
Corning	\$435,300
Sara Lee/Annapolis Dr. (new)	\$425,000
Fourth St Parking Lot	\$406,191
Building Rehabilitation Loans (FY09-18) (9 projects)	\$376,884
Pepsi Cola	\$365,000
Southeast Gateway Community Development	\$360,840
The Clearing House Payments Co.	\$356,209
USAir	\$300,000
Fourteenth St./New Walkertown Rd. RUCA	\$260,000
Fourth & Broad	\$252,963
Wachovia Credit	\$250,000
Smurfit-Stone Container Corporation	\$235,000
Piedmont Triad Research Park	\$212,500
Liberty Hardware	\$212,500
WPDA - KCS	\$200,000
Union Cross/W-S Business, Inc. (expans.)	\$200,000
Downtown Property Maintenance/Storage	\$190,181
One Park Vista Infrastructure	\$158,200
United Furniture Industries	\$150,000
Sara Lee Knit	\$150,000
Johnson Development	\$150,000
Herbalife Phase II	\$150,000
BE Aerospace (retent. & expans.)	\$150,000
Bekaert Textiles (new)	\$125,000
Industrial Development	\$123,000
GET Interactive, Inc.	\$120,000
Adele Knits (expansion)	\$120,000
Bekaert Textiles (expansion)	\$113,852
Brookwood Business Park	\$106,500
Tengion, Inc.	\$105,000
Old Greensboro Rd./Barbara Jane Ave. RUCA	\$101,100
Exhibit Works	\$100,000
Miscellaneous Downtown Development	\$98,581
Ridgewood Park	\$94,000
Central Air Conditioning Dist	\$93,580
Eastside Office Park	\$84,074
Premier Design Builders, Inc. (new)	\$80,000
Polyvies	\$75,891
Champion Products	\$75,000
Azzat Amir	\$75,000
Jennico 2	\$65,000
Hilltop House, LLC	\$65,000
Plymouth Printing	\$42,850
Lydall, Inc. (new)	\$40,000
Tara Corporation	\$36,462
Amp Company (expansion)	\$35,000
Piedmont Propulsion	\$31,500
Flower City Printing (new)	\$30,000
US Airways	\$29,250
TMC Automation (new)	\$25,000
Dize Company	\$25,000
Ilco-Unican (expansion)	\$20,000
Cluett Corporation	\$20,000
Civic Plaza	\$18,000
Stolle Technologies, Inc. (new)	\$15,000
BE Aerospace (expansion)	\$15,000
Texwipe Company	\$14,675
Brookstown Development Project	\$11,486
Downtown Streetscape Improvements	\$10,658
Somar	\$10,000
Luda Site Economic Development	\$3,000

Salem Lake Phase II Project Scope and Itemized Cost Estimate

The table below shows a revised project scope and itemized cost estimate for Salem Lake Park Improvements – Phase II based on the revised funding level of \$3,700,000.

Improvement Description	Itemized Cost
Replace shoreline bulkhead and address areas of failure due to sink holes.	\$800,000
Demolish and replace lakefront pavement. Required as part of bulkhead replacement. Also includes improvements to the area such as new seating, trash/recycling receptacles, lighting, kayak storage, and boat slips.	\$1,500,000
Construct new boat launch ramp to meet current standards for ease of access and ADA compliance	\$150,000
Renovate existing storage shed, creating an open-air facility that can alternatively be used for outdoor seating and picnic facilities along the lake front. Needs to be completed at the same time as bulkhead construction due to location of the structure	\$500,000
Construct new picnic shelters and pedestrian seating at “The Point,” near the playground.	\$750,000
Total	\$3,700,000

Quarry Park Phase II Project Scope and Itemized Cost Estimate

The table below shows a revised project scope and itemized cost estimate for Quarry Park Development – Phase II based on the revised funding level of \$3,100,000.

	Itemized Cost
Construct interactive playground and splash pad to make the park a destination for families.	\$1,500,000
Expand parking lot to handle usage growth.	\$150,000
Purchase and installation of additional infrastructure and site furnishings included but not limited to lighting of pedestrian walkways, pedestrian seating, picnic tables, grills, water fountains, etc.	\$450,000
Construct picnic shelters and pavilions.	\$1,000,000
Total	\$3,100,000

East End Area Plan Project Timing

According to the City's DOT, the timing of the Business 40 project and the bond-funded East End Area Plan – Phase I (Fifth Street Streetscaping) should not result in both roadways being closed at the same time. Business 40 is currently scheduled to close from the fall of 2018 through summer of 2020. The portion of Business 40 closest to the East End Area Plan – Phase I project (Church Street) will reopen in fall 2019. If the bond package passes referendum, construction drawings and site plans for the East End Area Plan – Phase I project will need to be drawn up before work can begin. DOT estimates that this process would allow time for Business 40, at least through Church Street, to reopen before construction on Fifth Street would begin.

Liberty/Main Conversion Cost Breakdown

Below is an itemized estimate of the costs to complete the Liberty/Main Two-Way Conversion provided by the City's Department of Transportation.

Item No.	Item Description	Amount	
1	Mobilization	\$25,000.00	
2	Grading	\$123,000.00	
3	Milling Asphalt Pavement, 1.5" Depth	\$47,350.00	
4	Asphalt Concrete Base Course, B25.0C (8")	\$22,525.00	
5	Asphalt Concrete Intermediate Course, I19.0C (4")	\$2,811.00	
6	Asphalt Concrete Surface Course, 9.5C (3")	\$1,729.00	
7	Asphalt Concrete Surface Course, 9.5C (1.5")	\$105,123.00	
8	Asphalt Binder for Plant Mix, Grade PG64-22	\$17,733.00	
9	Asphalt Binder for Plant Mix, Grade PG70-22	\$112,309.00	
10	2'-6" Concrete Curb and Gutter	\$43,810.00	
11	4" Concrete Sidewalk	\$30,000.00	
12	Concrete Curbramp	\$32,605.00	
13	Monolithic Concrete Islands (keyed in)	\$42,625.00	
14	Thermoplastic Pavement Marking Lines, 4", 120 mils	\$15,421.00	
15	Thermoplastic Pavement Marking Lines, 8", 90 mils	\$920.00	
16	Thermoplastic Pavement Marking Lines, 24", 120 mils	\$8,189.00	
17	Thermoplastic Pavement Marking Symbols, 90 mils	\$5,638.00	
18	Thermoplastic Pavement Marking Symbols, 120 mils	\$1,910.00	
19	Erosion Control	\$39,500.00	
20	Traffic Control	\$74,000.00	
21	Traffic Signal Modification/Upgrade	\$1,425,000.00	
NOTES: 5% Mobilization 15% Traffic Control 8% Erosion Control 25% Grading Unit Prices based upon NCDOT Division 9 2014 Bid Averages		Subtotal	\$2,177,198.00
		15% Escalation	\$326,580.00
		35% Contingency	\$762,019.00
		Subtotal	\$3,265,797.00
		Right-of-Way	\$0.00
		10% Design & Planning	\$330,000.00
		Engineers Estimate	\$3,595,797.00

First/Second Conversion Cost Breakdown

Below is an itemized estimate of the costs to complete the First/Second Two-Way Conversion provided by the City's Department of Transportation.

Item No.	Item Description	Amount	
1	Mobilization	\$16,000	
2	Grading	\$79,000	
3	Milling Asphalt Pavement, 1.5" Depth	\$36,746	
4	Asphalt Concrete Base Course, B25.0C (8")	\$12,750	
5	Asphalt Concrete Intermediate Course, I19.0C (4")	\$2,594	
6	Asphalt Concrete Surface Course, 9.5C (3")	\$1,556	
7	Asphalt Concrete Surface Course, 9.5C (1.5")	\$81,609	
8	Asphalt Binder for Plant Mix, Grade PG64-22	\$11,822	
9	Asphalt Binder for Plant Mix, Grade PG70-22	\$85,710	
10	2'-6" Concrete Curb and Gutter	\$20,052	
11	4" Concrete Sidewalk	\$27,150	
12	Concrete Curbramp	\$10,247	
13	Monolithic Concrete Islands (keyed in)	\$3,575	
14	Thermoplastic Pavement Marking Lines, 4", 120 mils	\$8,698	
15	Thermoplastic Pavement Marking Lines, 8", 90 mils	\$441	
16	Thermoplastic Pavement Marking Lines, 24", 120 mils	\$5,033	
17	Thermoplastic Pavement Marking Symbols, 90 mils	\$5,126	
18	Thermoplastic Pavement Marking Symbols, 120 mils	\$1,910	
19	Erosion Control	\$25,500	
20	Traffic Control	\$47,500	
21	Traffic Signal Modification/Upgrade	\$1,125,000	
NOTES: 5% Mobilization 15% Traffic Control 8% Erosion Control 25% Grading Unit Prices based upon NCDOT Division 9 2014 Bid Averages		Subtotal	\$1,608,017
		15% Escalation	\$241,203
		35% Contingency	\$562,806
		Subtotal	\$2,412,026
		Right-of-Way	\$65,000
		10% Design & Planning	\$250,000
		Engineers Estimate	\$2,727,026

Polo Road Improvements Itemized Cost Estimate

Below is an itemized estimate of the cost to complete the entire Polo Road Improvements project as originally recommended by the WFU Study. The City's DOT broke costs into three categories – pedestrian improvements, roadway improvements to support expanded pedestrian use, and other roadway improvements.

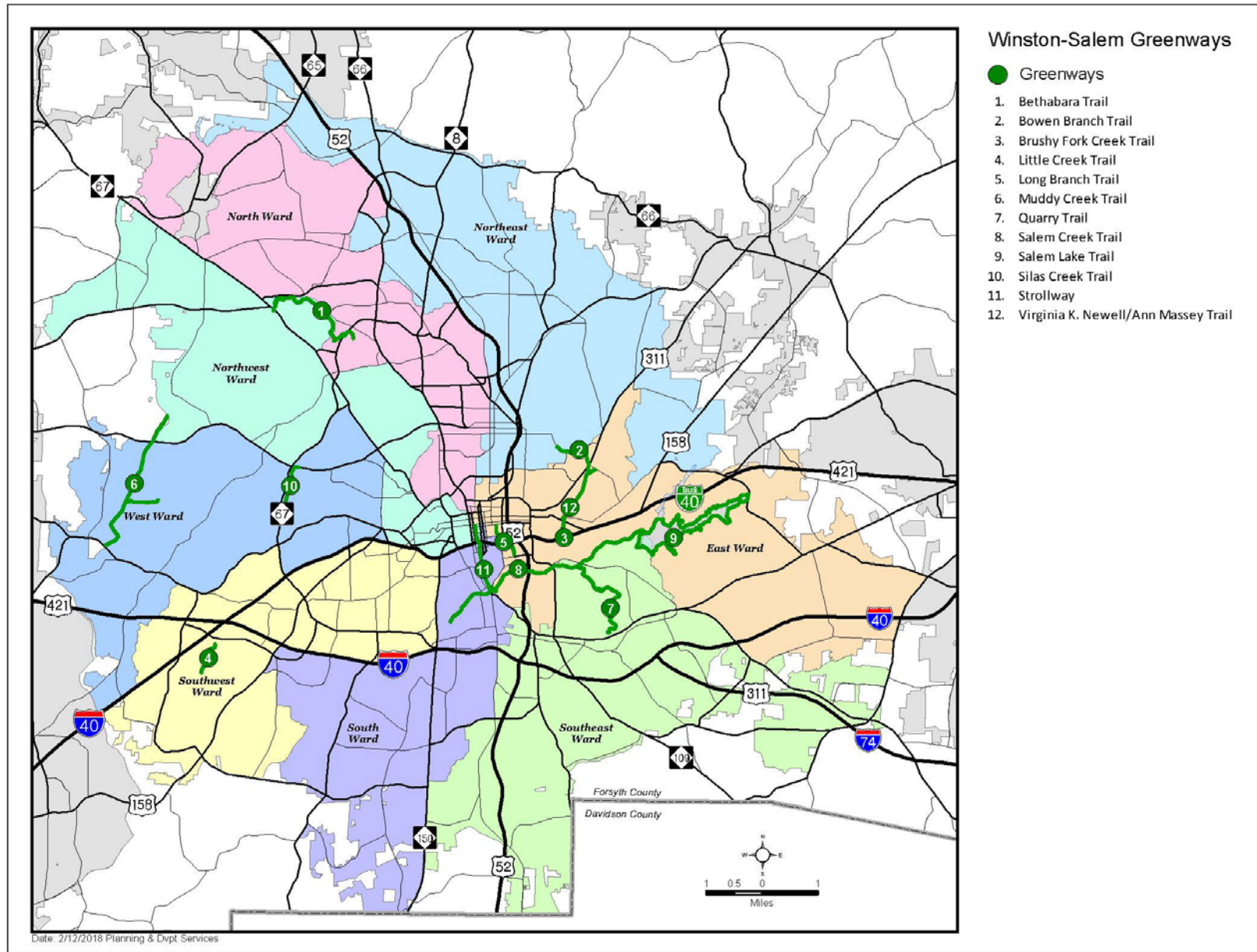
	Amount
Pedestrian Improvements (primarily benefitting WFU)	\$228,600
Pedestrian-Supportive Roadway Improvements, including traffic calming and roundabouts (primarily benefitting WFU)	2,304,600
Other Roadway Improvements (little direct benefit to WFU/primarily benefitting City)	5,316,800
Grand Total	\$7,850,000

The Staff Recommended Bond Package includes \$3,670,000 in funding for the Polo Road Improvements project. The scope proposed by the City's DOT for this amount includes:

- Pedestrian crossing improvements at the intersection of Reynolda Road & Polo Road, including pedestrian signals, crosswalks, curb ramps, and signs.
- Center median on Polo Road from Reynolda Road to Long Drive
- Pedestrian refuge crossings at the two intersections of Friendship Circle & Polo Road
- Roundabouts at the intersections of Long Drive & Polo Road, and Polo Ridge Court & Polo Road
- Bicycle lanes on Polo Road from Polo Ridge Court to University Parkway

Current Greenways and Trails by Ward

The map below shows all current city greenways and trails by ward.



Little Creek Greenway Extension Itemized Project Estimate

Below is an itemized estimate of the costs to complete the Little Creek Greenway Extension provided by the City's Department of Transportation.

Description: Construct approximately 3,538 linear feet of ten (10') foot wide greenway connecting the end of the existing Little Creek Greenway to Somerset Drive.

Total Linear Feet: 3,538

Bridges: TBD

Cost per Linear Foot: \$424

Item	Amount
Construction	\$726,000
Right of Way	\$337,000
Planning and Engineering	\$137,000
Subtotal	\$1,200,000
Admin (10%)	\$120,000
Inflation (15%)	\$180,000
Grand Total	\$1,500,000