

Chapter 17

Capital Improvements Program

CAPITAL IMPROVEMENTS PROGRAM: INTRODUCTION

The City of Greensboro has administered a Capital Improvement Program (CIP) for 32 years. The CIP provides a comprehensive listing of needed public improvements, as well as estimated future revenues and operating expenditures projected on a six-year basis. The CIP process emphasizes the importance of relating the City's comprehensive plan to its fiscal capability. The CIP takes into consideration planning, design, and development costs when scheduling public improvement projects.

Specifically, the CIP is a construction/ acquisition plan for projects that require significant capital investment. The CIP, which is updated annually and adopted by the City Council, describes the City's capital project schedules and priorities for the six years following Council adoption.

Generally, capital improvement projects consist of purchasing, constructing, or renovating structures, and/or acquiring lands that have a total cost of at least \$100,000 and an estimated useful life of at least ten years. Typical CIP projects include new or improved sidewalks, roads, neighborhood renewal projects, and new City facilities, such as recreation centers, fire stations, and water treatment facilities.

FY 2001-2007 CIP totals \$409,516,255, an eight percent decrease from the adopted FY 2000-2006 CIP, which was \$429,238,805. Greensboro citizens approved bond referendums in 1985 for \$31.1 million, 1988 for \$85 million, 1990 for \$50.9 million, 1996 for \$35 million, and recently in 2000 for \$135.9 million. Of the total debt approved prior to 2000, \$2.5 million remains un-issued for communications systems and fire stations.

Table 17-1 provides a summary of major City facilities and replacement and renovation requests for 2001-2007. Program categories include Public Safety, Transportation, Environmental Protection, Culture and Recreation, and General Government.

In November 2000, the citizens of Greensboro approved eight bond issues. These issues, shown in Table 17-2, included \$71.8 million for street improvements, \$2 million for public transportation, \$2.8 million for neighborhood development, \$34.2 million for parks and recreation facilities, \$9.6 million for fire stations, \$7.1 million for law enforcement facilities, \$5 million for library facilities, and \$3.5 million for the Natural Science Center.

Bond-financed and other major capital projects completed, or in progress, include street and bridge projects, fire station replacement, water and sewer system upgrades, renovations of existing facilities, and landfill expansion.

The six-year Capital Improvement Plan (CIP) includes funds for projects that will be undertaken during 2001-2007. These projects will be funded primarily with the proceeds of a authorized or proposed bond sales, state and federal grants, and enterprise fund revenues.

CAPITAL IMPROVEMENTS PROGRAM: SUMMARY HIGHLIGHTS

The Capital Improvements Program (CIP) is a construction/ acquisition plan for projects that require significant capital investment. The CIP, which is updated annually and adopted by the City Council, describes the City's capital project schedules and priorities for the six years following Council adoption.

Major Capital Projects, FY 2001-2007

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Bond Referenda, 1985-2000

Greensboro citizens approved bond referendums in 1985 for \$31.1 million, 1988 for \$85 million, 1990 for \$50.9 million, 1996 for \$35 million, and recently in 2000 for \$135.9 million. Of the total debt approved prior to 2000, \$2.5 million remains unissued for communications systems and fire stations.

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Capital Projects Completed or In Progress

Bond-financed and other major capital projects completed, or in progress, include street and bridge projects, fire station replacement, water and sewer system upgrades, renovations of existing facilities, and landfill expansion.

- Replacement of Fire Station Number 18 is complete, at an estimated cost of \$1.5 million. In addition, a \$14.5 million Public Safety Training Facility is being funded from general obligation bond proceeds issued in 1998. This project is under construction and has an anticipated completion date of 2002.
- Renovations of existing City facilities are underway, including \$2.1 million for heating and lighting upgrades and remodeling of current office space. In addition, the City acquired a property in its southeastern section to be used for expansion of the Municipal Service Center and other operations. Water Resources staff will move to the new site, which is also a potential site for a new police substation. Work has also begun on upgrades to the Historical Museum's heating and ventilation system at an estimated cost of \$1.3 million.
- Three new police service centers are planned in support of the police service district concept. The first center on Maple Street opened in FY 1999-00. The other two were included in the 2000 bond referendum.

- Over \$7.5 million in signal improvements and roadway and bridge projects were accomplished during FY 1999-00. Completed projects include street widening and improvements on Lake Brandt Road and Lawndale Drive to the City limits, Horsepen Creek Road at Drawbridge Parkway, Stanley Road, and Hilltop Road. Four additional transportation-related projects, including widening on New Garden Road, were authorized and planned for construction. The New Garden Road project began construction in January 2001.
- Expansion of the Osborne Wastewater Treatment plant, estimated at a total cost of \$40 million, was completed in June 2001 for an additional 10 million gallons per day (mgd). The project has increased the plant's sewage treatment capacity to 30 mgd. Phase IV will increase the plant's sewage treatment capacity to 40 mgd and is expected to be completed in February 2003.
- Improvements to the Lake Daniel Reservoir, at an estimated cost of \$5.7 million are now complete. A water tank feeder main on Battleground Avenue was also completed and will improve water availability and distribution. Pursuant to the City's agreement with the City of Reidsville to purchase up to 5 mgd of water, construction of a new water main in the northern corridor is complete and improvements to the Reidsville Water Treatment plant are underway.
- In accordance with state regulations, the City's Phase II landfill site on White Street was closed and capped in December 1997. The City concurrently opened a new 25-acre lined cell as part of the Phase III expansion. Cell two began accepting waste in June 2001 and cell three is scheduled to begin filling in 2005. This expansion is being financed by \$16 million of Special Obligation Bonds issued in May 1997. The City intends to increase various fees and charges related to the operation of its solid waste system over the next few years to provide a source of funds to pay the related debt service.

Category	1985	1988	1990	1996	2000	Total
Transportation	7,500	75,000	0	0	73,750	156,250
Parks & Recreation	10,850	0	0	0	34,200	45,050
Coliseum	0	0	25,670	0	0	25,670
Libraries	0	0	16,055	0	5,020	21,075
Public Safety	795	0	0	25,000	16,630	42,425
Housing	2,900	4,000	2,000	9,000	0	17,900
Neighborhood Redevelopment	0	6,000	7,130	1,000	2,800	16,930
Cultural Facilities	7,600	0	0	0	3,500	11,100
Public Facilities	1,500	0	0	0	0	1,500
Total	31,145	85,000	50,855	35,000	135,900	337,900

Source: Greensboro Finance Dept., 2000. Of total debt approved prior to 2000, \$2.5 million remains unissued for communications systems and fire stations.

Individual Bond Items	Individual Item Cost	Subtotal
Transportation - Streets		
Roadway Improvements	\$51,500,000	
Sidewalks/ Bikeways	\$5,300,000	
Resurfacing/ Signal Replacement	\$6,000,000	
Streetscape Projects	\$8,950,000	\$71,750,000
Transportation		
Transit		\$2,000,000
Housing & Community Development		
Neighborhood Development		\$2,800,000
Parks & Recreation Facilities		
Barber Park Recreation Center	\$8,800,000	
Barber Park Pavilion Roof Replacement	\$4,200,000	
Southwest GSO Recreation Center	\$4,800,000	
Keeley Park	\$6,590,000	
HVAC Installation in Recreation Centers	\$2,922,000	
Parks ADA Compliance for Restrooms	\$2,257,000	
Other	\$4,631,000	\$34,200,000
Library Facilities		
Benchmark Square Branch Relocation	\$2,467,260	
Guilford College Branch Relocation	\$2,552,740	\$5,020,000
Fire Stations		
Fire Station 11 Replacement	\$2,250,000	
Lake Jeanette Fire Station	\$2,500,000	
Horsepen Creek Road Fire Station	\$2,300,000	
Grandover Fire Station	\$2,500,000	\$9,550,000
Police - General		
Law Enforcement/ General Facilities		\$7,080,000
Other Facilities		
Natural Science Center		\$3,500,000
Grand Total		\$135,900,000

Source: Greensboro Budget & Finance Dept., 2000.

Table 17-3: City of Greensboro Capital Improvements Program Summary FY 2001-2007							
Expenditures	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	TOTAL
Public Safety	2,075,000	7,582,490	3,355,000	2,430,000	10,195,000	1,475,000	27,112,490
Transportation	63,034,885	32,932,345	14,377,000	11,275,000	11,270,000	14,020,000	146,909,230
Economic & Community Development	8,586,775	8,200,000	6,350,000	4,235,850	2,850,000	2,700,000	32,922,625
Environmental Protection	44,256,745	30,476,250	22,052,290	22,305,645	15,282,180	5,450,000	139,823,110
Culture & Recreation	9,450,385	11,424,815	12,501,540	9,080,000	5,208,560	2,933,500	50,598,800
General Government	2,000,000	6,237,500	2,912,500	500,000	500,000	0	12,150,000
TOTAL	129,403,790	96,853,400	61,548,330	49,826,495	45,305,740	26,578,500	409,516,255
Funding Sources							
General Fund	2,662,625	2,220,000	2,940,000	2,785,000	2,804,800	2,105,000	15,517,425
Enterprise Funds	24,255,835	11,100,595	9,180,000	7,510,000	5,950,000	5,950,000	63,946,430
Street & Sidewalk Funds	1,440,000	1,440,000	1,540,000	1,200,000	1,200,000	1,200,000	8,020,000
Powell Bill/ State Funds	6,040,000	7,225,000	5,795,000	6,555,000	5,540,000	5,470,000	36,625,000
Authorized Bonds	25,049,385	34,688,805	28,251,040	20,965,000	12,614,760	20,163,500	141,732,490
Unauthorized Bonds	0	0	1,850,000	1,860,000	9,704,000	1,000,000	14,414,000
Revenue Bonds	21,999,000	23,956,000	13,472,290	15,295,645	9,832,180	0	84,555,115
Grants/ Other	20,051,945	11,568,000	6,000,000	3,235,850	1,850,000	1,700,000	44,405,795
TOTAL	101,498,790	92,198,400	69,028,330	59,406,495	49,495,740	37,588,500	409,216,255

Source: City of Greensboro Capital Improvements Program, 2001-2007, Greensboro Budget & Finance Dept., 2001.