

Property And Building Fund

Fund 51 • Capital Projects Fund Type

Fund Description

The Property and Building Fund, a *capital projects fund*, is funded by transfers from the General Fund and any revenue from surplus real property sales, rental revenue, and interest earnings. The purpose of this fund is to accumulate resources dedicated for fire station site acquisition and construction costs for new or existing facilities and major facility maintenance projects. This fund is utilized for items not planned to be part of the capital bond program, as well as providing a resource between bond financings. The District intends to maintain sufficient reserves to allow construction of a fire station and purchase station land, as well as provide reserves for future major roof repairs and other sizeable building maintenance projects as scheduled in the District's ten-year facility maintenance schedule.

Budget Summary

Expenditures	2013-14 Actual	2014-15 Actual	2015-16 Budget	2016-17 Budget
Capital Outlay	\$ 224,310	\$ 596,730	\$ 5,494,000	\$10,508,916
Contingency			1,964,600	1,500,000
Total Expenditures	\$ 224,310	\$ 596,730	\$ 7,458,600	\$12,008,916

2016-17 Project Descriptions

5601 Land

51031 Station 31 West Bull Mt

Station 31 West Bull Mt New: Remaining costs after utilization of bond proceeds to purchase station property for future Station 31. The future significant operating impacts for annual station operating costs and additional firefighters is planned for after 2023 when construction may be completed. Construction of this future station is expected to be funded with future bond sale authority. 850,000

51039 Station 39 Rivergrove

Station 39 Rivergrove New: Cost to purchase land and consultant fees during due diligence period. The future significant operating budget impact planned for includes annual station operating costs and additional firefighters beginning after 2021. 850,000

51054 Station 54 Charbonneau

Station 54 Charbonneau New: Costs to purchase future station 54 site and consultant fees during due diligence period. The future significant operating budget impact planned for includes annual station operating costs and additional firefighters beginning after station construction is completed after 2025. Construction of this future station is expected to be funded with future bond sale authority. 1,100,000

51055 Station 55 Rosemont

Station 55 Rosemont New: Costs to purchase future station 55 site and consultant fees during due diligence period. The future significant operating budget impact planned for includes annual station operating costs and additional firefighters beginning after station construction is completed after 2019. Construction of this future station is expected to be funded with future local option levy proceeds. 100,000

51062 Station 62 Aloha

Station 62 Aloha New: Cost to purchase land and consultant fees during due diligence period. Because this would be a movement of an existing station with existing personnel, currently no significant operating budget impacts are anticipated. 850,000

51063 Station 63 185th

Station 63 185th New: Costs to purchase future station 63 site and consultant fees during due diligence period. The future significant operating budget impact planned for includes annual station operating costs and additional firefighters beginning after station construction is completed after 2024. Construction of this future station is expected to be funded with future bond sale authority. 850,000

Total 5601 - Land: 4,600,000

Property And Building Fund, continued

5610 Building & Bldg Improv

51055 Station 55 Rosemont

Station 55 New: Design, permitting and construction start for station 55. The operating budget impact for the twelve firefighters is planned for late in the 2016-17 year and station operating and construction costs will begin within two years. 1,858,982

51062 Station 62 Aloha

Station 62 Aloha Relocated: Design, permitting, construction start for station 62. The station is currently staffed and no future significant operating cost changes are planned. 100,000

51064 Station 64 Somerset

Station 64 Ongoing: Project costs associated with seismic upgrade. No significant operating budget impact as station is already staffed and operational. 917,227

51069 Station 69 Cooper Mountain

Station 69 Ongoing: Project costs associated with seismic upgrade. No significant operating budget impact as station is already staffed and operational. 1,004,730

51368 Vol Station 368 Skyline

Vol Station 368 Remodel: FY17 cost to remodel Station 372. No significant operating budget impact as station will remain a volunteer station and operating costs of the current station are ongoing operating expenditures. 2,027,977

Total 5610 - Building & Bldg Improv: 5,908,916

Total Property and Building Fund Capital Outlays: 10,508,916

Status of 2015-16 Service Measures

- Station 54 Complete land use approval and construction documents.

Goal(s)/Call(s) for Action: III, VI/1 and 2
 Service Type(s): Increase required
 Measured By: Land Use Approval obtained, construction documents and permit documents 90% complete.
 Status or Outcome: Site search continuing and land acquisition ongoing will roll forward to fiscal year 2016-17.

- Station 55 Complete land use approval and construction documents.

Goal(s)/Call(s) for Action: III, VI/1 and 2
 Service Type(s): Increase required
 Measured By: Land Use Approval obtained, construction documents and permit documents 90% complete.
 Status or Outcome: Site search and land acquisition complete fiscal year 2015-16. Land use approval process started.

- Complete acquisition of five to six new sites by June of 2016.

Goal(s)/Call(s) for Action: III, VI/1 and 2
 Service Type(s): Increase required
 Measured By: Land for new sites purchased. Land use analysis complete.

Status or Outcome: Land purchase for future station 38 complete fiscal year 2015-16. Site search and land acquisition underway for five additional sites projected through fiscal year 2016-17.

- Station 368 Complete remodel and seismic upgrade by October 2015.

Goal(s)/Call(s) for Action: III, VI/1 and 2

Service Type(s): Increase required

Measured By: Construction completed on schedule and on budget.

Status or Outcome: During schematic design the construction scope increased the schedule and budget revised to reflect the increased scope of work. Construction has begun.

Status of 2015-16 Change Strategies

- Define and implement continuous improvement metrics and cost accountability measures to support land acquisition and capital construction projects through fiscal year 2020.

Goal(s)/Call(s) for Action: III, VI/1 and 2

Budget Impact: Increase required

Duration: Year 1 of 5

Partner(s): Logistics, Finance, Integrated Operations, architects, engineers, contractors

Budget Description: Land use analysis and capital outlay, including purchase of land for new sites.

Status or Outcome: Staff continues to look at lessons learned and cost accountability during land acquisition and construction activities through After Action Reviews.

- Design for future single crew station to include substantial work with a new architectural firm. Communicate program needs for new model and District Fire Station Standards that will be incorporated into design and construction. Integrate architectural firm with TVF&R Capital Projects team and partners (i.e. standards, specifications, quality assurance and quality control measures).

Goal(s)/Call(s) for Action: III, VI/1 and 2

Budget Impact: Increase required

Duration: Year 1 of 1

Budget Description: The Capital Projects team will need to ensure quality control/quality assurance through this process as we spend time with a new firm establishing owner's project requirements and station standards. Complete design work and seek leadership approval.

Partner(s): Logistics, Finance, Integrated Operations, engineers, contractors

Status or Outcome: Capital Projects worked with three new architectural firms. Workshops to define Type I, II, III Station prototypes were held with key decision makers and internal and external stakeholders. Prototype designs completed and submitted for Leadership/Decision maker approval.

- Evaluate staffing model and develop related plans to ensure adequate support to plan, design and manage oversight of construction for the substantial number of capital projects planned for the next several years.

Goal(s)/Call(s) for Action: III, VI/1 and 2

Budget Impact: Increase required

Duration: Year 1 of 1

Property And Building Fund, continued

Budget Description: Evaluate and implement increase in staffing resources if appropriate.
Partner(s): Finance, Human Resources
Status or Outcome: The Capital Projects team staffing has been augmented with a salaried professional Project Manager. The Project Coordinator hired when the previous coordinator retired was promoted within TVF&R and transitioned to the Finance Department. The department manager and Human Resources are working to fill the open Project Coordinator position.

Additional 2015-16 Accomplishments

- The former Station 68 plan amendment from Institutional to Residential was completed. The property was sold for \$617,000 and the sale was completed in February 2016.
- In consideration of TVF&R's support and cooperation with Polygon Homes for obtaining development approvals TVF&R acquired additional land for the Station 71 site for \$1.00. This additional land will increase the usability of the existing lot. All public improvements to this previously undeveloped land were also completed by Polygon. This represents a substantial cost savings to TVF&R for site improvements when the construction of future Station 71 is undertaken.

2016-17 Tactics

- Complete acquisition of four new fire station sites.

Goal/Strategy: Goal 2 – Strategy – 2.2 – Tactic 2.2.1
Timeframe: 12 months
Partner(s): None
Budget Impact: Increase required
Measured By: Acquisition of four new sites completed.

- Station 55 design and construction.

Goal/Strategy: Goal 2 – Strategy – 2.2 – Tactic 2.2.2
Timeframe: 24 months
Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors
Budget Impact: Increase required
Measured By: Station 55 design and construction completed.

- Station 368 remodel.

Goal/Strategy: Goal 1 – Strategy 1.6
Timeframe: 6 months
Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors
Budget Impact: Increase required
Measured By: Station 368 remodel completed.

Property and Building Fund, continued

<i>Historical Data</i>			<i>Budget for Next Year 2016-17</i>			
Actual Second Preceding Year 2013-14	Actual First Preceding Year 2014-15	Adopted Budget This Year 2015-16	Resources	Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Board
\$ 8,260,339	\$ 9,669,124	\$10,436,546	Beginning Fund Balance	\$11,943,655	\$11,943,655	\$11,393,655
47,870	52,891	45,000	Working Capital Earnings from	42,000	42,000	42,000
1,000,000	1,153,922	4,101,085	Temporary Investments	6,110,138	6,110,138	6,110,138
585,225	5,000		Transfers from Other Funds			
\$ 9,893,434	\$10,880,937	\$14,582,631	Surplus Property			
			Total Resources	\$18,095,793	\$18,095,793	\$17,545,793
Requirements						
Capital Outlay						
Training Center						
Future						
Station 31						
Station 33						
Station 35						
Station 38						
Station 39						
Station 52						
Station 54						
Station 55						
Station 56						
Station 57						
Station 59						
Station 60						
Station 61						
Station 62						
Station 63						
Station 64						
Station 67						
Station 69						
Station 71						
North Operating Center						
Central Operating Center						
Station 372						
Facilities						
Total Capital Outlay						
Contingency						
Reserved for Future Expenditures						
Total Requirements						
\$ 224,310	596,730	5,494,000	9,553,560	9,553,560	10,508,916	
		1,964,600	1,500,000	1,500,000	1,500,000	
9,669,124	10,284,207	7,124,031	7,042,233	7,042,233	5,536,877	
\$ 9,893,434	\$10,880,937	\$14,582,631				
			\$18,095,793	\$18,095,793	\$17,545,793	



Capital Projects Fund

Fund 52 • Capital Projects Fund Type

Fund Description

This fund is utilized to account for the proceeds of general obligation bonds. The District received voter approval at the November 2006 election to issue a series of general obligation bonds totaling \$77,500,000 to fund emergency response vehicles land purchases, station construction and seismic remodeling projects, and other items. The District issued the bonds in phases from 2007 through 2015 to meet construction and apparatus purchase needs.

Budget Summary

Expenditures	2013-14 Actual	2014-15 Actual	2015-16 Budget	2016-17 Budget
Capital Outlay	\$ 6,113,416	\$ 5,216,198	\$12,561,200	\$ 5,558,474
Materials and Services		51,585		
Contingency			389,100	
Total Expenditures	\$ 6,113,416	\$ 5,267,783	\$12,950,300	\$ 5,558,474

2016-17 Project Descriptions

5601 Land

52031 Station 31 West Bull Mt

Station 31 West Bull Mt	New: Cost to purchase land and consultant fees during due diligence period for future Station 31. The future significant operating impact for annual station operating costs and additional firefighters is planned for years after 2023 when construction may be completed. Construction of this future station is expected to be funded with future bond sale authority.	295,460
Total 5601 - Land:		295,460

5610 Building & Bldg Improv

52064 Station 64 Somerset

Station 64 Somerset	New: Design, land use, permitting and completion of construction for seismic remodel and upgrade. Operating costs are not expected to change significantly as the station is currently staffed and operated.	2,564,875
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52069 Station 69 Cooper Mountain

Station 69 Cooper Mountain	New: Design, land use, permitting and start of construction for seismic remodel and upgrade. Operating costs are not expected to change as station is currently staffed and operated.	2,698,139
Total 5610 - Building & Bldg Improv:		5,263,014
Total Capital Projects Fund Capital Outlays:		5,558,474

Capital Projects Fund, continued

Status of 2015-16 Service Measures

- Station 62 – complete design, permitting and start of seismic upgrades and construction during fiscal year 2015-16.

Goal(s)/Call(s) for Action: III, VI/1 and 2
Service Type(s): Essential
Measured By: Design complete, permits obtained, construction started.
Status or Outcome: Project was canceled when construction documents were 90% complete.

- Station 64 – complete design, permitting and start of seismic upgrades and construction during fiscal year 2015-16.

Goal(s)/Call(s) for Action: III, VI/1 and 2
Service Type(s): Essential
Measured By: Design complete, permits obtained, construction started.
Status or Outcome: During schematic design the construction scope increased the schedule and budget revised to reflect the increased scope of work. Construction has begun.

- Station 69 – complete design, permitting and start of seismic upgrades and construction during fiscal year 2015-16.

Goal(s)/Call(s) for Action: III, VI/1 and 2
Service Type(s): Essential
Measured By: Design complete, permits obtained, construction started.
Status or Outcome: During schematic design the construction scope increased the schedule and budget revised to reflect the increased scope of work. Construction has begun.

- Station 70 – complete construction/tenant improvements by September 2015.

Goal(s)/Call(s) for Action: III, VI/1 and 2
Service Type(s): Essential
Measured By: Construction completed on schedule and on budget.
Status or Outcome: Construction completed on schedule and on budget.

Status of 2015-16 Service Measures, continued

- Complete purchase of one or two new sites by June of 2016.

Goal(s)/Call(s) for Action: III, VI/1 and 2
 Service Type(s): Essential
 Measured By: Land for new site purchased. Land use analysis complete.
 Status or Outcome: Site search and land acquisition for additional sites projected through fiscal year 2016-17.

Status of 2015-16 Change Strategies

- The Capital Projects team will evaluate and develop staffing plans to successfully plan, design and manage oversight of a substantial number of capital projects planned for the next several years.

Goal(s)/Call(s) for Action: III, VI/1 and 2
 Budget Impact: Increase required
 Duration: Year 1 of 1
 Budget Description: Evaluate and implement additional staffing resources if appropriate.
 Partner(s): Finance, Human Resources
 Status or Outcome: The Capital Projects team staffing has been augmented with a salaried professional Project Manager. The Project Coordinator hired when the previous coordinator retired, was promoted within TVF&R and transitioned to the finance department. The department manager and Human Resources are working to fill the open Project Coordinator position.

Additional 2015-16 Accomplishments

- TVF&R received \$92,097 of the \$777,000 grant funds awarded under the Seismic Rehabilitation Grant Program for design phase work on Station 64.
- TVF&R received \$77,633 of the \$576,000 grant funds awarded under the Seismic Rehabilitation Grant Program for design phase work on Station 69.

2016-17 Tactics

- Complete acquisition of three new sites for Stations 31, 39 and 62.

Goal/Strategy: Goal 2 – Strategy – 2.2 – Tactic 2.2.1
 Timeframe: 12 months
 Partner(s): None
 Budget Impact: Increase required
 Measured By: Site acquisitions completed.

- Complete Station 64 seismic upgrade and architectural remodel.

Goal/Strategy: Goal 1 – Strategy 1.6
 Timeframe: 24 months
 Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors
 Budget Impact: Increase required
 Measured By: Seismic upgrade complete remodel completed.

Capital Projects Fund, continued

2016-17 Tactics, continued

- Complete Station 69 seismic upgrade and architectural remodel.

Goal/Strategy: Goal 1 – Strategy 1.6
Timeframe: 18 months
Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors
Budget Impact: Increase required
Measured By: Station 69 seismic complete remodel completed.

- Complete Station 55 and 62 design and construction.

Goal/Strategy: Goal 2 – Strategy – 2.2 – Tactic 2.2.1
Timeframe: 24 months
Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors
Budget Impact: Increase required
Measured By: Station 55 and 62 construction 90% completed.

Capital Projects Fund, continued

Historical Data			Budget for Next Year 2016-17		
Actual Second Preceding Year 2013-14	Actual First Preceding Year 2014-15	Adopted Budget This Year 2015-16	Resources	Proposed by Budget Officer	Approved by Budget Committee
\$14,211,991	\$ 8,141,197	\$12,935,300	Beginning Fund Balance	\$ 5,725,000	\$ 5,725,000
	5,514,167		Working Capital		\$ 4,952,184
31,478	16,866	15,000	Proceeds from Debt Issuance		
	35,050		Earnings from		
11,143	229,932		Temporary Investments	6,290	6,290
\$14,254,613	\$13,937,211	\$12,950,300	Surplus Property	600,000	600,000
			Miscellaneous		600,000
			Total Resources	\$ 6,331,290	\$ 6,331,290
					\$ 5,558,474
			Requirements		
			Materials and Services		
\$ 5,407,800	\$ 4,396,937	\$ 8,600,000	Buildings and Improvements	\$ 5,263,014	\$ 5,263,014
184,621	2,867	2,000,000	Land and Improvements	1,068,276	1,068,276
520,995	816,394	1,961,200	Fire Apparatus		295,460
6,113,416	5,267,783	12,561,200	Total Expenditures	6,331,290	6,331,290
		389,100	Contingency		5,558,474
8,141,197	8,669,428		Reserved for Future Expenses		
\$14,254,613	\$13,937,211	\$12,950,300	Total Requirements	\$ 6,331,290	\$ 6,331,290
					\$ 5,558,474

