





## 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	2016-17 Actual	2017-18 Actual	2018-19 Adopted Budget	2019-20 Adopted Budget
Capital Outlay	\$ 6,369,399	\$ 13,088,302	\$ 13,072,000	\$ 15,987,000
Contingency			2,052,771	1,418,126
<b>Total Expenditures</b>	<b>\$ 6,369,399</b>	<b>\$ 13,088,302</b>	<b>\$ 15,124,771</b>	<b>\$ 17,405,126</b>

## 2019-20 Project Descriptions

### 5601 Land

51031 Station 31 West Bull Mt Station 31 West Bull Mt	Land acquisition and due diligence costs for future station 31. Minimal operating budget impact until station will be constructed and/or staffed.	832,000
51039 Station 39 McEwan Road Station 39 McEwan Road	Legal fees and associated costs stemming from the condemnation process.	150,000
51054 Station 54 Charbonneau Station 54 Charbonneau	Cost related to due diligence, land and building acquisition for future station 54. Minimal operating budget impact until station will be constructed and/or staffed.	750,000
51063 Station 63 185th Station 63 185th	Land acquisition and due diligence costs for future station 63. Minimal operating budget impact until station will be constructed and/or staffed.	850,000
<b>Total 5601 - Land:</b>		<b>2,582,000</b>

### 5610 Building & Bldg Improv

51039 Station 39 Rivergrove Station 39 Rivergrove	Cost to finish construction of new station 39.	4,405,000
51054 Station 54 Charbonneau Station 54 Charbonneau	Building improvement contingency.	500,000
51170 Logistics Administration Logistics Administration	Tenant improvements for new Logistics building. Operating budget impacts are estimated to be comparable to the current three separate facility operating costs. All functions and staff will move from existing facilities.	8,500,000
<b>Total 5610 - Building &amp; Bldg Improv:</b>		<b>13,405,000</b>
<b>Total Property and Building Fund Capital Outlays:</b>		<b>15,987,000</b>

### Status of 2018-19 Tactics

- Complete land acquisition for Stations 31 and 63.

Goal/Strategy: Goal 3 – Strategy 3C

Timeframe: 12 months

Partner(s): Internal planning section, land use planners, architects, engineers, contractors.

Budget Impact: Increase required

Measured By: Acquisition of two new sites completed.

Status: → Ongoing

Status Report: Staff continues to look for viable and available properties to site Stations 31 and 63. Myriad circumstances have delayed their efforts; however, they have started discussions with a municipal partner to assist in securing a site for Station 31.

- Complete acquisition of property with existing structure for Station 54 conversion and architectural remodel.

Goal/Strategy: Goal 3 – Strategy 3C

Timeframe: 12 months

Partner(s): Logistics, Finance, Integrated Operations, land use planners, architects, engineers, contractors.

Budget Impact: Increase required

Measured By: Acquisition of existing property completed. Station 54 remodel design, conditional use application and permitting completed. NOTE: Depending on property acquisition and approval dates, construction may continue through fiscal year 2019-20.

Status: → Ongoing

Status Report: Many starts and stops have occurred with a number of potential properties, resulting in no land acquisition and a limited selection of viable sites in the area. Additional conversation with border facing properties may present an opportunity moving forward.

- Complete Station 39 construction.

Goal/Strategy: Goal 2

Timeframe: 12 months

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

Budget Impact: Increase required

Measured By: Station 39 construction completed.

Status: → Ongoing

Status Report: Station 39 construction was initiated after a lengthy legal process and should be complete in winter of 2019-20.

## 2019-20 Tactics

- Complete construction of Station 39/McEwan Road.

Goal/Strategy: Goal 3 – 3C

Timeframe: 12 months

Partner(s): Logistics Administration, Facilities, Information Technology, Communications, Operations

Budget Impact: Increase required

Measured By: Occupancy and deployment of assigned line companies.

- Complete construction for tenant improvements to the new Logistics Service Center.

Goal/Strategy: Goal 3 – 3B

Timeframe: 12 months

Partner(s): Logistics team, Information Technology, Communications

Budget Impact: Increase required

Measured By: Occupancy and deployment of Fleet Maintenance, Facilities Maintenance, Supply, and Communications operations.

- Acquire location for Station 54, Station 63 and Station 31.

Goal/Strategy: Goal 3 – 3C

Timeframe: 12 months

Partner(s): Fire Chiefs Office

Budget Impact: Increase required

Measured By: Acquisitions complete for future station placements.

# Property and Building Fund, continued

Actual Second Preceding Year 2016-17	Actual First Preceding Year 2017-18	Adopted Budget This Year 2018-19	Resources	Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Board
\$12,482,461	\$13,983,997 <sup>1</sup>	\$12,869,951	Beginning Fund Balance -			
			Working Capital	\$16,411,556	\$16,411,556	\$16,411,556
55,671	277,067	102,162	Temporary Investments			
93,523	21,936		Earnings	261,862	261,862	261,862
			Miscellaneous Revenue			
5,512,967	6,113,228	3,771,427	Transfers from Other			
	471,223		Funds	3,159,802	3,159,802	3,159,802
			Surplus Property			
<b>\$19,144,622</b>	<b>\$20,867,451</b>	<b>\$16,743,540</b>	<b>Total Resources</b>	<b>\$19,833,220</b>	<b>\$19,833,220</b>	<b>\$19,833,220</b>
			<b>Requirements</b>			
			<b>Capital Outlay</b>			
\$ 14,881	\$ 957	\$ 832,000	Station 31	\$ 832,000	\$ 832,000	\$ 832,000
1,182			Station 38			
587,114	911,239	6,945,000	Station 39	4,555,000	4,555,000	4,555,000
	2,152	1,600,000	Station 54	1,250,000	1,250,000	1,250,000
1,837,647	5,122,576	600,000	Station 55			
		185,000	Station 61			
823,103	921	100,000	Station 62			
49,514	5,449	850,000	Station 63	850,000	850,000	850,000
809,511	505,331		Station 64			
851,735	452,925		Station 69			
1	640		Station 71			
1,394,711	47,943		Station 72			
	436,819		OHW			
	5,601,351	1,960,000	Logistics	8,500,000	8,500,000	8,500,000
6,369,399	13,088,302	13,072,000	Total Capital Outlay	15,987,000	15,987,000	15,987,000
		2,052,771	Contingency	1,418,126	1,418,126	1,418,126
6,369,399	13,088,302	15,124,771	Total Expenditures	17,405,126	17,405,126	17,405,126
12,775,223	7,779,149	1,618,769	Reserved for Future			
			Expenditures	2,428,094	2,428,094	2,428,094
<b>\$19,144,622</b>	<b>\$20,867,451</b>	<b>\$16,743,540</b>	<b>Total Requirements</b>	<b>\$19,833,220</b>	<b>\$19,833,220</b>	<b>\$19,833,220</b>

<sup>1</sup> Restated ending fund balance of 6/30/17 in 2017-18 financial statements due to a merger of Washington County Fire District 1 into TVFR.

## Fund Description

This fund was utilized to account for the usage of 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. The bond proceeds were fully utilized in fiscal year 2016-17.

## Budget Summary

Expenditures	2016-17 Actual	2017-18 Actual	2018-19 Adopted Budget	2019-20 Adopted Budget
Capital Outlay	\$ 4,498,646			
<b>Total Expenditures</b>	<b>\$ 4,498,646</b>			

## CAPITAL PROJECTS

In 2006, the voters approved Ballot Measure 34-133 to issue **\$77.5 million bonds** — What did it pay for? (Bond premiums, interest earnings, etc. allowed for an additional \$3,608,131 for a total of \$81,108,131 in projects)



### Apparatus and Response Vehicles — \$13,182,466

- 9 Engines
- 2 Ladder Trucks
- 2 Tiller Trucks
- 10 Medic Units
- 2 Water Tenders
- 1 Heavy Rescue
- 2 Rehab Units
- 3 Light Brush Rigs
- 4 Response Cars
- 1 Water Rescue Boat
- 10 Code 3 Response and Other Vehicles

### Land, Buildings, and Improvements:

#### New Land and Stations — \$37,508,292

- Station 50, Walnut
- Station 53, Progress
- Station 56, Elligsen Road/South Operating Center
- Station 58, Bolton
- Station 59, Willamette
- Station 65, West Slope
- Station 68, Bethany
- Station 70, Raleigh Hills
- Station 71, Kaiser Road (land only)

#### Station Safety/Seismic/Remodels — \$13,901,728

- Station 34, Tualatin
- Station 35, King City
- Station 51, Tigard
- Station 52, Wilsonville
- Station 62, Aloha
- Station 64, Somerset
- Station 66, Brockman
- Station 69, Cooper Mountain

#### Other — \$16,515,645

- Relocation of Command & Business Operating Center
- Training Center improvements
- Station 31, West Bull Mountain, initial planning

On November 7, 2006,  
Measure 34-133 passed with  
**68.98%** of the vote.



Source: Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2017.

## Capital Projects Fund, continued

Historical Data			Budget for Next Year 2019-20			
Actual Second Preceding Year 2016-17	Actual First Preceding Year 2017-18	Adopted Budget This Year 2018-19	Resources	Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Board
			Beginning Fund Balance - Working Capital			
\$ 4,459,798						
27,373			Temporary Investments Earnings			
7,750			Surplus Property			
3,725			Miscellaneous			
<b>\$ 4,498,646</b>			<b>Total Resources</b>			
			<b>Requirements</b>			
\$ 4,495,956			Buildings and Improvements			
2,690			Land and Improvements			
4,498,646			Total Expenditures			
			Reserved for Future Expenses			
<b>\$ 4,498,646</b>			<b>Total Requirements</b>			