

DEPARTMENTAL PURPOSE

The Accumulated Capital Outlay (ACO) budget reflects funding used to administer capital projects, acquire real property, plan for capital improvements, construct new facilities, facility renewal, and repair existing County facilities.

Budget Summary:

FY2016/17 Third Quarter Projection:	46,872,585
FY2017/18 Recommended:	6,239,779
County General Fund Contribution:	2,206,00
Percent County General Fund Supported:	35.3%
Total Employees (FTEs):	0.0

FUNCTION AND RESPONSIBILITIES

Responsibilities include overseeing construction projects, tracking and monitoring expenditures and revenues associated with the projects, recommending use of available funds for new capital projects, performing comprehensive planning studies, acquiring real property, and improving existing County facilities. The Department of General Services Department oversees this budget.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

In FY2016/17, the projects and studies completed include:

- Award Construction Contract under Best Value Procurement for the SB1022 (chaptered into law to amend Government Code Sections 15819 – 15820) Classroom and Vocational Training Center.
- Demolition and Decommissioning (Phase 1) of Fouts Springs Facilities at 1333 Fouts Springs Road, Colusa County.
- Cogen engine repair/condenser and pump replacements at 517/523 Delaware Street, Fairfield.
- Commence Assessor-Recorder customer service improvements at 675 Texas Street, Fairfield.
- Complete Lake Solano Day Use stairs replacement at 8685 Pleasants Valley Road, Winters.
- Complete earthquake exterior repairs to 275 and 740 Beck Avenue, 500/501/550/600 Union Avenue, and 2500A Clay Bank Road, Fairfield.
- Complete Dispatch Center Expansion at 530 Union Avenue, Fairfield.
- Complete remodel of Hoteling at Health and Social Services headquarters first floor at 275 Beck Avenue, Fairfield.
- Modifications to Childcare Center for First 5 Solano Childstart at 275 Beck Avenue, Fairfield.
- Parking Accessibility Improvements at 2101 Courage Drive, Fairfield.
- Complete new above-ground fuel tank installation at 940 St. Francis Street, Rio Vista.
- H&SS Health Facility emergency generator replacement at 2101 Courage Drive, Fairfield.
- OES emergency generator replacement at 530 Clay Street, Fairfield.
- County Counsel Office area reconfiguration at 675 Texas Street, Fairfield.
- AT&T conduit installation - Cordelia Road Campus Agriculture building office complex.
- Cordelia campus access road improvements.
- H&SS reconfigure Employment and Eligibility Services (E&E) Dep Director Office at 275 Beck, Fairfield.
- Complete Belden's Landing, fishing and boat safety improvements.
- Complete Law and Justice fire system backflow device replacement at 530 Union Avenue, Fairfield.
- Complete Vallejo Campus Parking Study.

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Plant Acquisition**

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- Presentation to the Board of Supervisors master plans for three County campuses in Fairfield (downtown Fairfield, Solano Business Park, and Clay Bank Road) including conceptual site plans based on 20-year staff forecasts and estimated building space for County facilities and services.
 - Comprehensive Facilities Condition Assessment services/surveys for buildings and associated grounds that house County programs and functions.
 - Complete update to Five-Year Capital Facilities Improvement Plan (FY2016/17 – FY2020/21).

WORKLOAD INDICATORSIn FY2017/18 previously approved and funded projects in process include:

- Continue construction of rehabilitation facilities for adult offenders authorized under Senate Bill 1022 including 10,000 sq. ft. classroom training building and 30,000 square foot Vocational Training Center at the Claybank Detention Site.
- Continue construction of Claybank Detention Controls Replacement and Exterior Painting at 2500 Clay Bank Road, Fairfield.
- Continue construction of Animal Care Complex Expansion Phase III: Renovation of the existing building and associated site improvements at 2510 Clay Bank Road, Fairfield.
- Start a Well Destruction at 701 Texas Street, Fairfield.
- Start decommissioning (Phase 2) of Fouts Springs Facilities at 1333 Fouts Springs Road, Colusa County.
- Start construction of Fairfield Post Office Phase II – Building and site improvements at 600 Kentucky Street, Fairfield.
- Start design of Asset Protection (Clay Street Ditch & Drainage) at 500, 530, 550, and 600 Union Avenue, Fairfield.
- Construction of Juvenile Detention Facilities roof repairs & HVAC replacements at 740 Beck Avenue, Fairfield.
- Construction of Family Justice Center HVAC replacement at 604 Empire Street, Fairfield.
- Completion of H&SS headquarters building exterior improvements at 275 Beck Avenue, Fairfield.
- Completion of Rio Vista Memorial building improvements at 610 Saint Francis Way, Rio Vista.
- Completion of Law and Justice generator replacement at 530 Union Avenue, Fairfield.
- Completion of remodel/access Downtown Detention at 500/530 Union Avenue, Fairfield.
- Completion of Law & Justice hot water piping replacement at 500/530 Union Avenue, Fairfield.
- Completion of Vallejo Veterans building entrance and access improvements at 420 Admiral Callaghan Lane, Vallejo.
- Completion of Juvenile Detention generator and switch at 740 Beck Avenue, Fairfield.
- Completion of Juvenile Hall PG&E power distribution panel replacement at 740 Beck Avenue, Fairfield.
- Completion of H&SS public entrance improvements at 2101 Courage Drive, Fairfield.
- Completion of Vacaville Veterans Memorial Hall improvements at 549 Merchant Street, Vacaville.
- Completion of Library expansion feasibility study at 1020 Ulatis Drive, Vacaville.
- Completion of Claybank Detention Facility generator replacement at 2500 Clay Bank Road, Fairfield.
- Completion of CAC parking garage improvements at 501 Union Avenue, Fairfield.
- Complete pre-design of Travis Air Force Base – Civil Engineering Complex.

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

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DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	10,605,104	29,671,925	5,200,544	(24,471,381)	(82.5%)
TOTAL REVENUES	10,605,104	29,671,925	5,200,544	(24,471,381)	(82.5%)
APPROPRIATIONS					
CAPITAL PROJECTS	9,529,818	29,805,624	6,239,779	(23,565,845)	(79.1%)
TOTAL APPROPRIATIONS	9,529,818	29,805,624	6,239,779	(23,565,845)	(79.1%)
NET CHANGE					
CAPITAL PROJECTS	(1,075,286)	133,699	1,039,235	905,536	677.3%
NET CHANGE	(1,075,286)	133,699	1,039,235	905,536	677.3%

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents decreases of \$24,471,381 or 82.5% in revenues and \$23,565,845 or 79.1% in appropriations when compared to the FY2016/17 Adopted Budget.

Each year, any funded projects which are not completed are carried forward into or are re-budgeted in the succeeding year increasing the total appropriation and revenue in the adopted budget.

The primary funding sources for capital projects are:

- \$2,735,057 in Property Taxes related revenues from apportionment of taxes for capital improvements. The Budget reflects an increase of \$175,765 or 6.9% when compared to FY2017/18 Adopted Budget due to charges in assessed values from the improving real estate market.
- \$2,206,000 in Transfers-In - County Contribution from County General Fund – Capital Renewal Reserve to fund several recommended capital projects for FY2017/18.
- \$120,000 in Operating Transfers-In contributed by Road Fund for the roof drainage improvement for the Public Works Yard.
- \$100,000 interest income.
- \$24,281 in Homeowner’s Property Tax Relief (apportionment of taxes to this fund).

The primary costs in the ACO budget are the project budgets and related costs for each project. The projects are driven by the need for capital improvements including facility repairs and system replacements to County owned facilities used to provide county services or to construct new facilities.

The Recommended Budget includes the following appropriations for administration and capital projects, which were presented and approved by the Board on February 21, 2017 as part of the 5-Year Capital Facilities Improvement Plan (CIP) for FY2016/17 – FY2020/21.

1701 - Administration

- \$1,217,979 primarily includes countywide administrative overhead costs of \$265,291 and a Transfers-Out of \$904,175 to cover the ACO Fund obligation for the repayment of the 2002 Certificate of Participation (COP).

1671 – County/Court MOU Projects

- \$125,000 is the estimated County share of costs under the Joint Occupancy Agreement (JOA) with the Judicial Council of California, Administrative Office of the Courts to support various projects at the Hall of Justice funded from Accumulated Capital Outlay Fund.

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1672 - Miscellaneous Projects

- \$50,000 funded from ACO Fund to support General Services/Capital Projects Management service to support new project requests that have not been funded.

1718 - Capital Improvement Plan

- \$15,000 funded by the ACO Fund to update the 5- year Capital Facilities Improvement Plan (CIP) for FY2017/18 through FY2021/22.

1733 – Downtown Jail Housing Unit Shower Replacement (Phase 1)

- \$300,000 funded by the ACO Fund to replace Inmate Housing Shower stalls at Justice Center located at 500 Union Street, in Fairfield.

1740 – Claybank Jail Perimeter Fence Replacement

- \$686,000 funded by the General Fund - Capital Renewal Reserve Fund to upgrade security fence around Claybank Stanton Facility at 2500 Clay Bank Road, in Fairfield.

1744 – WiFi Connectivity, Downtown Jail

- \$45,000 funded by the General Fund - Capital Renewal Reserve Fund to fund the wireless feasibility study at Justice Center Detention Facility located at 500 Union Street, in Fairfield.

1774 - Roof Drainage Improvements, Road Yard

- \$120,000 funded by Resource Management’s Road Fund (BU 3010) to replace rain gutters and downspouts on three buildings at the Public Works Yard located at 3255 N. Texas Street, in Fairfield.

1778 – Law and Justice Center Sanitary Sewer Assessment

- \$50,000 funded by the General Fund - Capital Renewal Reserve Fund to assess the condition, recommend solutions, and prepare cost estimates for the Sewer upgrade/repair at Law and Justice Center located at 500 Union Street, in Fairfield.

1779 – Claybank Warehouse Freezer Replacement

- \$450,000 funded by the ACO Fund to replace industrial freezers used to store multi–day food supply for Detention Facility located at 2500 A Clay Bank Road, in Fairfield.

1780 – New Foundations Building Roof Replacement

- \$300,000 funded by the General Fund - Capital Renewal Reserve Fund to replace the roof for the New Foundation Building located at 740 Beck Avenue, in Fairfield.

1781 – Register of Voters Relocation Feasibility Study

- \$10,000 funded by the ACO Fund to prepare the Feasibility Study for Registrar of Voter relocates or converts the existing space to support operation needs.

1784 – Claybank Detention Domestic Hot Water Replacement

- \$160,000 funded by the ACO Fund to upgrade and replace boilers at Claybank Detention Facility located at 2500 A Clay Bank Road, in Fairfield.

1785 – H&SS Health Facility Boilers and HVAC Controls / Equipment Replacement

- \$160,000 funded by the ACO Fund to replace boilers and HVAC controls at H&SS Health Facility located at 2101 Courage Drive in Fairfield.

1789 – Juvenile Detention Center Roof Coating

- \$125,000 funded by the General Fund - Capital Renewal Reserve Fund for the roof coating for the Juvenile Detention Center located at 740 Beck Avenue in Fairfield.

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

**Michael J. Lango, Director of General Services
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1791 – Justice Campus Asset Protection

- \$1,090,800 funded by the ACO Fund for Fairfield Justice Campus Facilities located at 600, 500, 530 & 500 Union Street, to support the design phase and the County share of cost to continue work to protect the properties from storm water and provides pumping removable capacity.

1792 – Solano Justice Center HVAC Controls/ Equipment Replacement

- \$290,000 funded by the ACO Fund to replace air handling unit and related controls for improved thermal comfort and dependable operating interface at Solano Justice Center located at 321 Tuolumne Street in Vallejo.

1794 – Law and Justice Center HVAC Control Assessment

- \$45,000 funded by the ACO Fund to assess existing HVAC and control system in preparation to replace select units and controls with energy efficient system and extended useful life at Law and Justice Center located at 500/530 Union Street in Fairfield.

1796 – Audio Visual Equipment Upgrades

- \$1,000,000 funded by the General Fund - Capital Renewal Reserve Fund for the upgrade of the Board of Supervisor’s Chambers Audio Visual system.

See related Budget Unit 9306 – Fund 006 Contingencies (refer to Contingencies section of the Budget).

DEPARTMENT COMMENTS

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
TAXES	2,458,105	2,559,292	2,735,057	175,765	6.9%
REVENUE FROM USE OF MONEY/PROP	83,471	70,000	100,000	30,000	42.9%
INTERGOVERNMENTAL REV STATE	24,777	23,061,645	24,499	(23,037,146)	(99.9%)
INTERGOVERNMENTAL REV OTHER	629,352	14,988	14,988	0	0.0%
MISC REVENUE	176,414	0	0	0	0.0%
OTHER FINANCING SOURCES	4,166,000	1,404,600	120,000	(1,284,600)	(91.5%)
GENERAL FUND CONTRIBUTION	3,066,986	2,561,400	2,206,000	(355,400)	(13.9%)
TOTAL REVENUES	10,605,104	29,671,925	5,200,544	(24,471,381)	(82.5%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	1,432,220	1,025,800	211,805	(813,995)	(79.4%)
OTHER CHARGES	1,097,191	745,694	346,999	(398,695)	(53.5%)
F/A BLDGS AND IMPRMTS	5,621,170	26,017,687	3,671,800	(22,345,887)	(85.9%)
F/A EQUIPMENT	247,453	1,111,800	1,105,000	(6,800)	(0.6%)
OTHER FINANCING USES	1,131,784	904,643	904,175	(468)	(0.1%)
TOTAL APPROPRIATIONS	9,529,818	29,805,624	6,239,779	(23,565,845)	(79.1%)
NET CHANGE	(1,075,286)	133,699	1,039,235	905,536	677.3%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

There are no pending issues or policy considerations at this time.

1700 – Fund 006-Accumulated Cap. Outlay (ACO) Summary of Other Administered Budgets
Michael J. Lango, Director of General Services
Capital Project Overview

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	6,422	5,076	4,575	(501)	(9.9%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	25,000	6,527,934	12,201,696	5,673,762	86.9%
2490 HSS CAPITAL PROJECTS	117,012	100,534	55,730	(44,804)	(44.6%)
1760 PUBLIC FACILITIES FEES	6,541,818	7,309,188	6,494,948	(814,240)	(11.1%)
4130 CJ FAC TEMP CONST FUND	284,020	246,766	284,098	37,332	15.1%
4140 CRTHSE TEMP CONST FUND	267,615	244,347	281,450	37,103	15.2%
APPROPRIATIONS					
1630 PUBLIC ART	6,902	5,108	4,175	(933)	(18.3%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	165,143	1,945,310	6,378,687	4,433,377	227.9%
2490 HSS CAPITAL PROJECTS	63,542	0	4,402	4,402	4402.0%
1760 PUBLIC FACILITIES FEES	3,232,247	1,923,590	2,207,886	284,296	14.8%
4130 CJ FAC TEMP CONST FUND	810	708,080	2,074	(706,006)	(99.7%)
4140 CRTHSE TEMP CONST FUND	397,193	399,381	398,340	(1,041)	(0.3%)
NET CHANGE					
1630 PUBLIC ART	(480)	(32)	400	432	(1350.0%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	(140,143)	4,582,624	5,823,009	1,240,385	27.1%
2490 HSS CAPITAL PROJECTS	53,470	100,534	51,328	(49,206)	(48.9%)
1760 PUBLIC FACILITIES FEES	3,309,571	5,385,598	4,287,062	(1,098,536)	(20.4%)
4130 CJ FAC TEMP CONST FUND	283,210	(461,314)	282,024	743,338	(161.1%)
4140 CRTHSE TEMP CONST FUND	(129,578)	(155,034)	(116,890)	38,144	(24.6%)

A summary of the budgets administered by the Accumulated Capital Outlay (ACO)'s Office is provided on the following pages.

FUNCTION AND RESPONSIBILITIES

The purpose of this budget is to account for the purchase or commission of public art and the maintenance of public art within designated public areas owned by the County (Ordinance No. 1639, Chapter 5, and Section 5.5-5.6). The County budgets for public art in County facilities to promote the arts and culture in Solano County. For every capital construction project in excess of \$1 million, 1.5% of construction costs at the time of the initial contract award (excluding maintenance projects) is allocated for public art. In addition, 5% of the 1.5% is to be reserved for maintenance of the public art projects.

Funds appropriated to this budget will be used for: design services of artists; selection, acquisition, purchase, commissioning, installation, examination and/or display of artworks; maintenance of artworks; education concerning the artwork; and administrative costs of the Art Committee in connection with the Art Program.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents decreases of \$501 or 9.9% in revenues and \$933 or 18.3% in appropriations when compared to the FY2016/17 Adopted Budget.

There is no funding for new public art projects in FY2017/18. The appropriations represent charges to the countywide administrative overhead and the revenues reflect estimated interest income and Operating Transfers-In from the Accumulated Capital Outlay Fund to support maintenance costs.

See related Budget Unit 9402 – Fund 106 Contingencies (refer to Contingencies section of the Budget).

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	316	300	400	100	33.3%
CHARGES FOR SERVICES	0	133	0	(133)	(100.0%)
OTHER FINANCING SOURCES	6,106	4,643	4,175	(468)	(10.1%)
TOTAL REVENUES	6,422	5,076	4,575	(501)	(9.9%)
APPROPRIATIONS					
OTHER CHARGES	6,902	5,108	4,175	(933)	(18.3%)
TOTAL APPROPRIATIONS	6,902	5,108	4,175	(933)	(18.3%)
NET COUNTY COST	480	32	(400)	(432)	(1350.0%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

There are no pending issues or policy considerations at this time.

1820 – Fund 107-Fairgrounds Development Project Summary of Other Administered Budgets

Birgitta E. Corsello, County Administrator

Plant Acquisition

FUNCTION AND RESPONSIBILITIES

This budget unit is designed to cover the costs of the redevelopment of the Solano County Fairgrounds, (the “Solano360 Project” or “Project”), that will revitalize and redevelop the 149.1 acre site. It is recommended that this budget unit be used to pay for the initial design permitting process and site preparation in FY2017/18. This multiyear project is a cooperative effort between the County, City of Vallejo, and the Solano County Fair Association (SCFA) that began in 2008.

Background:

In FY2008/09, the County entered into a Memorandum of Understanding with the City of Vallejo regarding the redevelopment of the Fairgrounds. The Board initially established an Ad Hoc Fairgrounds Committee and authorized the Auditor-Controller to establish an initial loan of \$2.0 million from the County General Fund for the development of a Vision for the site which became known as the Solano360 Vision.

In FY2009/10, the Board increased the loan for the Project to an amount not to exceed \$4.4 million and, in coordination with the Vallejo City Council, authorized the Project team to proceed with Phase II of the Project. Phase II included the preparation of a Specific Plan for the site with associated studies and reports and the preparation of an environmental document.

The Board approved a Project Budget in February 2010 and in, May 2010, authorized the first of several professional service agreements to advance the planning effort.

In FY2010/11, the Project team was modified to bring in a new Project Manager to coordinate the Project consultants, and staff from both the County and the City of Vallejo, to focus on the work required for a Specific Plan, Environmental Impact Report (EIR), Development Agreement and Tentative Map for the Project known as the Solano360 Specific Plan.

The Notice of Preparation (NOP) for the EIR was issued on September 9, 2011 and the comment period on the NOP was extended through October 26, 2011. The Draft Specific Plan, Draft EIR, Draft Public Facilities Financing Plan and Draft Fiscal Impact Analysis were released for public review on November 9, 2012 and the comment period on the Draft EIR ended on January 10, 2013.

In FY2012/13, the Solano360 Committee, which served as the project oversight and consisted of two Board members, three city council members, and three Solano Fair Board members met periodically to review and take public comment on the consultant work. The Solano360 project was reviewed in 19 public meetings and there have been five presentations before the Vallejo City Council, a joint Vallejo City Council-Planning Commission meeting held on January 7, 2013 to receive public input on the project, and a public workshop on the financial aspects of the project on February 7, 2013. There have been over 40 Fair Board meetings at which the project was discussed. Staff has also been before this Board 14 times on various project-related issues and has maintained a County website on the project.

The Board conducted a public hearing on the draft Specific Plan, associated studies, and draft EIR/EIS documents at a joint session with the Solano County Fair Board on December 11, 2012. The Vallejo City Council held a joint meeting with its Planning Commission on January 7, 2013 to receive feedback on the documents. Based on concerns raised at that meeting, the City of Vallejo facilitated a community workshop on February 7, 2013 to further discuss the fiscal impact of the Project in Vallejo.

On February 26, 2013, the Board certified the Final Environmental Impact Report (FEIR) for the Project and approved the Solano360 Specific Plan and recommended that application be sent to the City of Vallejo for the Development Agreement and Tentative Map. On April 29, 2013, the Vallejo City Planning Commission approved the Tentative Map for the Project and recommended approval of the Specific Plan, Development Agreement, Vallejo General Plan Amendments and Zoning Amendments to the Vallejo City Council. The Vallejo City Council approved the Solano360 Specific Plan, a tentative map, and the development agreement on May 14, 2013.

In FY2013/14, the Project team, after engaging the services of three consultants (MacKay & Soms, ENGEO, and First Carbon Solutions), began the preliminary design of Phase 1A of the Project which included the preparation of the required environmental surveys and wetland delineations, the geotechnical analysis and the preliminary engineering for the Project.

In FY2014/15, the County received a Conditional Letter of Map Revision from the Federal Emergency Management Agency which is the first milestone in removing the Phase 1 work from a flood plain.

Summary of Other Administered Budgets 1820 – Fund 107-Fairgrounds Development Project
Birgitta E. Corsello, County Administrator
Plant Acquisition

The inaugural Solano360 Implementation Committee, which consists of two Board members and two city council members, was convened pursuant to the Project's Development Agreement. In consultation with the Implementation Committee, a Request for Qualifications for the development of Solano 360 was issued on December 23, 2014 and proposals were submitted on March 13, 2015 and presented to the committee. The committee recommendation was forwarded to the Board of Supervisors on April 14, 2015. Staff was directed to proceed with negotiating an Exclusive Right to Negotiate ("ERN") Agreement with the selected proposer, Solano Community Development, LLC (SCD). The ERN was executed in May 2015 with an initial term of nine months.

In FY2015/16, staff worked with SCD on development of their proposed landplan for utilization of all or a portion of the 149.1 project site. SCD proposes to develop uses consistent with the Solano360 Specific Plan and initially included an Exposition Hall, Retail Shops, Amphitheatre, Hotel, Sports Fields and Fair of Future venues organized along an iconic water feature that includes a public promenade. On January 26, the Board agreed to a 2-month extension of the ERN to allow SCD to further refine their landplan and develop a market study. On March 22, 2016, the Board, upon receipt of the updated landplan and market study granted a second extension through October 25, 2016 to allow the developer to finalize the landplan and coordinate with the County on a project phasing plan, facilities financing plan and Lease Disposition and Developer Agreement. The project team continues to provide progress updates to the City of Vallejo and the Solano360 Implementation Committee as well as pursuing jurisdictional and permitting requirements through the County's engineering and environmental consultants.

In FY2016/17, staff continued discussions with SCD under the ERN for their proposed utilization of the 149.1 project site. Staff and its consultants analyzed SCD's proposed land concepts, uses and phasing; proposed financial models; and development of key terms to validate compliance with the Specific Plan and County goals for the Solano360 project. The Board of Supervisors provided two extensions to the ERN with SCD with the most recent extension set to expire on June 27, 2017. On a concurrent path, staff continues with environmental and engineering evaluations to pursue jurisdictional clearance of the entire project site as well development of bid documents for demolition of the grandstands, horse barns and ancillary structures. Staff is working with Solano Transportation Authority (STA) and the City of Vallejo on an amended and restated funding agreement for the Solano360 project share of offsite improvements identified as mitigation measures in the Specific Plan FEIR for the Redwoods Parkway and Fairgrounds Drive Improvement project.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

The Solano360 Specific Plan conceptualized a revitalized Solano County Fairgrounds, including built and open space venues and parking on 35 acres of the site. Also envisioned are a 144,000 square foot Exposition Hall built in two phases; a creek park and water feature adjacent to the private uses and the Fairgrounds; an Entertainment-Mixed Use retail/restaurant use on 18.8 acres; a major attraction Entertainment Commercial use on 30 acres; parking, transit facilities and public roads and; finally, improved drainage channels for the 149.1 acres.

Staff have continued to work with SCD through the ERN to develop a project that is consistent with and complements the Specific Plan described above and concurrently pursuing full site jurisdictional clearance through the Army Corp of Engineers and other authorities having jurisdiction as well as work on offsite traffic improvements required.

On September 9, 2015, Solano Transportation Authority certified an EIR for the widening of Fairgrounds Drive, improvements to the State Route 37 interchange, ramp widening and improvements at the Redwood Parkway interchange which will bring benefit to the region surrounding the Solano County Fairgrounds. At its May 9, 2017 meeting, the Board of Supervisors delegated authority to the County Administrator to execute an amended and restated funding agreement with STA and the City of Vallejo to fund the design of Phase 1 of this project.

County staff and SCD, LLC are continuing the review and discussion of financial options to fund an estimated \$52.7 million in anticipated infrastructure development costs required to remove/replace outdated infrastructure on the site and construct new improvements required to allow for the development of the Solano360 project site.

1820 – Fund 107-Fairgrounds Development Project Summary of Other Administered Budgets
Birgitta E. Corsello, County Administrator
Plant Acquisition

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents increases of \$5,673,762 or 86.9% in revenues and \$4,433,377 or 227.9% in appropriations when compared to the FY2016/17 Adopted Budget. The appropriations will be used for consultant services, permit fees, repair and renovation of existing fair core buildings, and demolition costs for unused/obsolete facilities. The total General Fund loan for the Solano360 Project is \$8.2 million.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CHARGES FOR SERVICES	25,000	4,134	0	(4,134)	(100.0%)
OTHER FINANCING SOURCES	0	6,523,800	8,201,696	1,677,896	25.7%
GENERAL FUND CONTRIBUTION	0	0	4,000,000	4,000,000	0.0%
TOTAL REVENUES	25,000	6,527,934	12,201,696	5,673,762	86.9%
APPROPRIATIONS					
SERVICES AND SUPPLIES	130,299	1,945,307	6,369,524	4,424,217	227.4%
OTHER CHARGES	34,844	3	9,163	9,160	305333.3%
OTHER FINANCING USES	0	0	0	0	0.0%
TOTAL APPROPRIATIONS	165,143	1,945,310	6,378,687	4,433,377	227.9%
NET CHANGE	140,143	(4,582,624)	(5,823,009)	(1,240,385)	27.1%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

Transfers-In - County Contributions revenues will increase by \$4 million to cover anticipated costs for the demolition of the grandstands, horse barns and ancillary structures in order to clear used/obsolete structures above and below ground on the site. This is intended to reduce maintenance and operational impacts of the Solano County Fair and to prepare the site for redevelopment. These funds will be transferred from the County's Deferred Maintenance account to cover the anticipated project costs.

Long-Term Debt Proceeds revenue will increase by approximately \$1.7 million to cover anticipated costs for repair and renovation of existing fair structures. These funds will be part of the overall General Fund loan to the project and will bring the total of the loan to \$8.2 million.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

The conditions of the existing Fairgrounds Facilities, which have significantly deteriorated as a result of extended intensive usage and reduced maintenance funding, require the County of Solano to prioritize funding for demolition and renovation of selected structures on the Fairgrounds site.

FUNCTION AND RESPONSIBILITIES

This budget unit supported the renovation and construction of Health and Social Services (H&SS) facilities in Fairfield, Vacaville and Vallejo. Facility projects included clinics and laboratories in Vallejo; the Integrated Care Pediatric clinic with exam and treatment rooms in Fairfield; the Crisis Stabilization Unit in Fairfield that provides psychiatric services to serve Solano County residents; the Vacaville Dental Clinic; and the William J. Carroll Government Center in Vacaville. Projects were financed by a combination of funding sources including Tobacco Settlement Revenue, Public Facilities Fees, grants funds, and other revenue sources. In FY2016/17, an office “hoteling” project that allows staff from several divisions to utilize flexible office space was completed in Fairfield.

All outlined projects have been completed. However, countywide administrative overhead credits continue to be a source of revenue in this budget and are placed into contingencies for future use.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$44,804 or 44.6% in revenues and an increase of \$4,402 or 100% in appropriations when compared to the FY2016/17 Adopted Budget.

The primary funding sources are interest income of \$5,200 and countywide administrative overhead credit of \$50,530 for services provided by General Services and recoverable against County capital projects.

See related Budget Unit 9149 – Fund 249 Contingencies (refer to Contingencies section of the Budget).

DEPARTMENT COMMENTS

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	3,434	3,500	5,200	1,700	48.6%
CHARGES FOR SERVICES	113,578	97,034	50,530	(46,504)	(47.9%)
OTHER FINANCING SOURCES	344,809	0	0	0	0.0%
TOTAL REVENUES	461,821	100,534	55,730	(44,804)	(44.6%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	927	0	0	0	0.0%
OTHER CHARGES	61,019	0	4,402	4,402	0.0%
F/A BLDGS AND IMPRMTS	56,268	0	0	0	0.0%
TOTAL APPROPRIATIONS	118,214	0	4,402	4,402	100.0%
NET CHANGE	(343,607)	(100,534)	(51,328)	49,206	(48.9%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

There are no pending issues or policy considerations at this time.

FUNCTION AND RESPONSIBILITIES

The Public Facilities Fee (PFF) budget is the conduit for receipt and distribution of public facilities fees collected and used for capital project expenses. The fee is imposed on all new non-exempt construction within all incorporated and unincorporated areas of Solano County. The fee, set under the authority of government Code sections 66000-66009, was implemented through County Ordinance 1466 adopted on February 9, 1993. The purpose of the fee is to provide funding for expansion and/or new construction of County facilities required to accommodate new demands for the development of facilities needed to house government services in the County. Fees collected under the Ordinance provide funding for needs assessments, planning, designing, construction, lease-purchase, acquisition, improvements, fixed assets and furnishings for County services, including: jails, justice services, general administration, public and mental health services, public assistance services, regional transportation, County parks, libraries and animal shelters.

The Department of General Services oversees the PFF program budget and is responsible for administering the disbursement of funds. The County Administrator’s Office acts as the liaison between the County and the incorporated cities that collect the fees for the County related to all construction within city limits.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

Solano County collects PFF in six categories: Countywide Public Protection (includes Courts), Health and Social Services, Library, General Government, Regional Transportation Part A and Part B.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$814,240 or 11.3% in revenues and an increase of \$284,296 or 14.8% in appropriations when compared to the FY2016/17 Adopted Budget. The decrease in revenues is a factor of a projected decrease in construction projects anticipated throughout the County.

Appropriations include:

- \$726,660 Transfers-Out from the PFF Public Protection Division (BU 1761) to COP Debt Service (BU 9803) used to finance the Probation Facility and improvements to the Central Utility Plant.
- \$580,026 Transfers-Out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$580,257 from the PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District for facility expansion and related debt.
- \$150,000 Transfers-Out from the PFF H&SS Division (BU 1763) to H&SS Administration Building/Refunding Solano Park Health Facility (SPHF) Debt Service (BU 8034) used to acquire a 4.89-acre parcel of land to construct the H&SS Administration Building.
- \$100,575 for consulting services related to the 5 year PFF fee review, and other administration costs for publications, legal notices, and printing costs.
- \$38,568 from the PFF Suisun Public Library to the City of Suisun for the interest payment on the 2008 Library Construction loan.
- \$31,800 for accounting, auditing, legal and other professional services.

See related Budget Unit 9124 – Fund 296 Contingencies (refer to Contingencies section of the Budget).

Summary of Other Administered Budgets

**1760 – Fund 296-Public Facilities Fee
Birgitta E. Corsello, County Administrator
Plant Acquisition**

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	78,817	39,940	45,309	5,369	13.4%
CHARGES FOR SERVICES	6,463,002	7,269,248	6,449,639	(819,609)	(11.3%)
TOTAL REVENUES	6,541,818	7,309,188	6,494,948	(814,240)	(11.3%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	9	1,575	100,575	99,000	6285.7%
OTHER CHARGES	473,013	463,198	650,625	187,427	40.5%
OTHER FINANCING USES	2,759,225	1,458,817	1,456,686	(2,131)	(0.1%)
TOTAL APPROPRIATIONS	3,232,247	1,923,590	2,207,886	284,296	14.8%
NET CHANGE	(3,309,571)	(5,385,598)	(4,287,062)	1,098,536	(20.4%)

PENDING ISSUES AND POLICY CONSIDERATIONS

There are no pending issues or policy considerations at this time.

DEPARTMENTAL PURPOSE

This budget unit receives and distributes funds originating in surcharges on fines and vehicle violations, which have been set aside for criminal justice facility needs.

FUNCTION AND RESPONSIBILITIES

The Board of Supervisors established this Fund under Resolution No. 81-256 in 1981, pursuant to California Government Code Section 76101, authorizing counties to establish a Criminal Justice Facilities Construction Fund to assist in the construction, reconstruction, expansion, improvement, operation or maintenance of county criminal justice and court facilities. Eligible facilities include jails, women's centers, detention facilities, juvenile halls, and courtrooms. Government Code penalties on criminal fines and parking violations constitute the proceeds of the Fund, which includes no General Fund support.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$37,332 or 15.1% in revenues and a decrease of \$706,006 or 99.7% in appropriations when compared to the FY2016/17 Adopted Budget. The decrease in appropriations is due to the one-time Operating Transfers-Out in FY2016/17 to fund maintenance projects in criminal justice facilities. Appropriations in this Fund include countywide administrative overhead charges. The primary funding sources in this Fund are surcharges on fines and vehicle violations.

See related Budget Unit 9119 - Fund 263 Contingencies (refer to Contingencies section of the Budget).

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	26,398	23,336	23,333	(3)	(0.0%)
REVENUE FROM USE OF MONEY/PROP	4,052	3,155	2,928	(227)	(7.2%)
CHARGES FOR SERVICES	239,899	220,275	257,837	37,562	17.1%
OTHER FINANCING SOURCES	13,670	0	0	0	0.0%
TOTAL REVENUES	284,020	246,766	284,098	37,332	15.1%
APPROPRIATIONS					
OTHER CHARGES	810	3,080	2,074	(1,006)	(32.7%)
OTHER FINANCING USES	0	705,000	0	(705,000)	(100.0%)
TOTAL APPROPRIATIONS	810	708,080	2,074	(706,006)	(99.7%)
NET CHANGE	(283,210)	461,314	(282,024)	(743,338)	(161.1%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

There are no pending issues. The Department of General Services is currently reviewing facility needs for the Criminal Justice eligible programs and departments and may have recommendations for this fund at Budget Hearings.

DEPARTMENTAL PURPOSE

The budget unit receives and distributes revenues received from surcharges on fines and vehicle violations, which have been set aside for facilities necessary to the operation of the courts.

FUNCTION AND RESPONSIBILITIES

The Board of Supervisors established this Fund under Resolution Number 83-266 in 1983, pursuant to California Government Code Section 76100, authorizing counties to establish a Courthouse Temporary Construction Fund to assist in the acquisition, rehabilitation, construction and financing of facilities necessary or incidental to the operation of the courts or the justice system. Government Code penalties on criminal fines and parking violations constitute the proceeds of the Fund, which includes no General Fund support.

The Department of General Services administers and disburses Fund monies, with concurrence of the Administrative Office of the Courts.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$37,103 or 15.2% in revenues and a decrease of \$1,041 or 0.3% in appropriations when compared to the FY2016/17 Adopted Budget. Appropriations in this Fund include countywide administrative overhead charges and an Operating Transfers-Out for a payment toward principal and interest on the 2002 Certificates of Participation issued for, among other purposes, improvements to the Central Utility Plant. The primary funding sources in this Fund are surcharges on fines and vehicle violations. The increase in revenues represents higher collections for court fees.

See related Budget Unit 9120 - Fund 264 Contingencies (refer to Contingencies section of the Budget).

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2015/16 ACTUAL	2016/17 ADOPTED BUDGET	2017/18 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	24,927	23,335	23,333	(2)	(0.0%)
REVENUE FROM USE OF MONEY/PROP	1,625	700	317	(383)	(54.7%)
CHARGES FOR SERVICES	241,063	220,312	257,800	37,488	17.0%
TOTAL REVENUES	267,615	244,347	281,450	37,103	15.2%
APPROPRIATIONS					
OTHER CHARGES	507	1,487	2,202	715	48.1%
OTHER FINANCING USES	396,686	397,894	396,138	(1,756)	(0.4%)
TOTAL APPROPRIATIONS	397,193	399,381	398,340	(1,041)	(0.3%)
NET CHANGE	129,578	155,034	116,890	(38,144)	(24.6%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

The County Administrator is closely monitoring ongoing revenues from Court fines and vehicle violations, which are not trending to meet the debt service obligations in future years. If revenues do not continue to improve the County may be required to use additional General Fund monies to satisfy debt service payments.

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