

**DEPARTMENTAL PURPOSE**

The Accumulated Capital Outlay budget reflects funding used to administer capital projects, acquire real property, plan for capital improvements, construct new facilities, and repair/improve existing County facilities.

**Budget Summary:**

FY2017/18 Midyear Projection:	43,699,650
FY2018/19 Recommended:	6,915,810
County General Fund Contribution:	965,000
Percent County General Fund Supported:	14.0%
Total Employees (FTEs):	0.0

**FUNCTION AND RESPONSIBILITIES**

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

**SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS**

In FY2017/18, projects and studies completed include:

- Assessor-Recorder customer service improvements at 675 Texas Street, Fairfield.
- Rio Vista Memorial building improvements at 610 Saint Francis Way.
- Law and Justice generator replacement at 530 Union Avenue, Fairfield.
- Vallejo Veterans building entrance and access improvements at 420 Admiral Callaghan Lane.
- Juvenile Detention generator and switch at 740 Beck Avenue, Fairfield.
- Juvenile Hall PG&E power distribution panel replacement at 740 Beck Avenue, Fairfield.
- Remodel/access Downtown Detention (Phase 1) at 500/530 Union Avenue, Fairfield.
- Vacaville Library & Cultural Center expansion feasibility study/condition assessment at 1020 Ulatis Drive.
- County Administration Center elevator improvements at 675 Texas Street, Fairfield.
- Law and Justice Center sanitary sewer assessment at 500/530 Union Avenue, Fairfield.
- County Administration Center Roof Recoating at 675 Texas Street, Fairfield.
- Probation Building Roof Recoating at 475 Union Avenue, Fairfield.
- Roof drainage improvements at 3255 North Texas Street, Fairfield.
- Replace registration area public seating for Primary Care at 365 Tuolumne Street, Vallejo.
- New countertop/work in Public Health Laboratory at 2201 Courage Drive, Fairfield.
- Registrar of Voters relocation feasibility study.
- Update to Five-Year Capital Facilities Improvement Plan for (FY2017/18 – FY2021/22).

**WORKLOAD INDICATORS**

In FY2018/19 previously approved and funded projects in process include:

- SB 1022 Classroom and Vocational Training Center at the 2456 Clay Bank Road, Fairfield.
- Claybank Detention Controls Replacement and Exterior Painting at 2500 Clay Bank Road, Fairfield.
- Animal Care Complex Expansion Phase III: Renovation of the existing building and associated site improvements at 2510 Clay Bank Road, Fairfield.
- Establish monitoring well closure process at 701 Texas Street, Fairfield.

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Plant Acquisition**

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- Decommissioning (Phase 2) of Fouts Springs Facilities at 1333 Fouts Springs Road, Colusa County.
- Fairfield Post Office Phase II – Building and site improvements at 600 Kentucky Street.
- Juvenile Detention Facilities security control upgrade at 740 Beck Avenue, Fairfield.
- Remodel/access Downtown Detention (Phase 2) at 500/530 Union Avenue, Fairfield.
- Juvenile Detention Facilities roof repairs & HVAC replacements at 740 Beck Avenue, Fairfield.
- Family Justice Center HVAC replacement at 604 Empire Street, Fairfield.
- H&SS headquarters building exterior improvements at 275 Beck Avenue, Fairfield.
- H&SS public entrance improvements at 2101 Courage Drive, Fairfield.
- Vacaville Veterans Memorial Hall improvements at 549 Merchant Street.
- Design of Library expansion at 1020 Ulatis Drive, Vacaville.
- Claybank Detention Facility generator replacement at 2500 Clay Bank Road, Fairfield.
- CAC parking garage improvements at 501 Union Avenue, Fairfield.
- Downtown Jail Housing Unit Shower Replacement (Phase 1) at 500 Union Avenue, Fairfield.
- County Administration Center Grand Staircase Handrails replacement at 675 Texas Street, Fairfield.
- Law & Justice hot water piping replacement at 500/530 Union Avenue, Fairfield.
- Waterline extension to Cordelia campus at 2543 Cordelia Road, Fairfield.
- Claybank Jail Perimeter Fence Replacement at 2500 Clay Bank Road, Fairfield.
- Former Weights & Measures Building Demolition at 560 Fairgrounds Drive, Vallejo
- Claybank Warehouse freezer replacement at 2500A Clay Bank Road, Fairfield.
- Juvenile Hall Roofing and HVAC Upgrade at 740 Beck Avenue, Fairfield.
- New Foundations Building roof replacement at 740 Beck Avenue, Fairfield.
- Claybank Detention hot water boiler replacement at 2500 Clay Bank Road, Fairfield
- H&SS Health Facility boilers and HVAC controls / equipment replacement at 2101 Courage Drive, Fairfield.
- Solano Justice Center HVAC Controls/ Equipment Replacement at 321 Tuolumne Street, Fairfield.
- Fairfield Library HVAC replacement at 1150 Kentucky Street.
- HVAC and controls assessment in Law & Justice at 530 Union Avenue, Fairfield.
- Board of Supervisors Chambers audio visual system upgrade (Phases 1 and 2) at 675 Texas Street, Fairfield.
- Construction of County Administration Center common conference rooms' audio-visual system upgrades (Phase 3) at 675 Texas Street, Fairfield.
- Construction of Main Downtown Jail hot water piping replacement at 500 Union Avenue, Fairfield
- Construction of Main Downtown Jail Housing Unit Shower replacement at 500 Union Avenue, Fairfield
- Design of Claybank Detention Housing Unit Shower Replacement at 2500 Clay Bank Road, Fairfield
- Pre-design of Travis Air Force Base – Civil Engineering Complex.

**Functional Area Summary**

**1700 – Fund 006-Accumulated Capital Outlay (ACO)**

**Michael J. Lango, Director of General Services  
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DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2016/17 ACTUAL	2017/18 ADOPTED BUDGET	2018/19 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
<b>REVENUES</b>					
CAPITAL PROJECTS	10,438,344	26,173,364	4,717,656	(21,455,708)	(82.0%)
<b>TOTAL REVENUES</b>	<b>10,438,344</b>	<b>26,173,364</b>	<b>4,717,656</b>	<b>(21,455,708)</b>	<b>(82.0%)</b>
<b>APPROPRIATIONS</b>					
CAPITAL PROJECTS	10,450,402	28,380,260	6,915,810	(21,464,450)	(75.6%)
<b>TOTAL APPROPRIATIONS</b>	<b>10,450,402</b>	<b>28,380,260</b>	<b>6,915,810</b>	<b>(21,464,450)</b>	<b>(75.6%)</b>
<b>NET CHANGE</b>					
CAPITAL PROJECTS	12,058	2,206,896	2,198,154	(8,742)	(0.4%)
<b>NET CHANGE</b>	<b>12,058</b>	<b>2,206,896</b>	<b>2,198,154</b>	<b>(8,742)</b>	<b>(0.4%)</b>

**DEPARTMENTAL BUDGET SUMMARY**

The Recommended Budget represents a decrease of \$21,455,708 or 82.0% in revenues and a decrease of \$21,464,450 or 75.6% in appropriations when compared to the FY2017/18 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.

Primary Funding Sources

The primary funding sources for capital projects are:

- \$2,972,050 from property taxes. The Budget reflects an increase of \$236,993 or 8.7% when compared to FY2017/18 Adopted Budget due to charges in assessed values from the improving real estate market.
- \$150,000 from Revenue from Use of Money for interest income.
- \$591,300 Other Financing Sources for Transfers-In from Other County Departments to fund their requested projects for FY2018/19.
- \$965,000 General Fund Contribution from County General Fund – Capital Renewal Reserve to fund several recommended capital projects for FY2018/19.

Primary Costs

The primary costs in ACO budget include the direct and indirect 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 May 8, 2018 as part of the 5-Year Capital Facilities Improvement Plan (CIP) for FY2017/18 – FY2021/22.

1701 - Administration

Request \$1,255,710 in appropriations as follows:

- Transfers–Out of \$900,000 to cover the Accumulated Capital Outlay (ACO) Fund obligation for the repayment of the 2002 Certificate of Participation (COP). This is an annual payment covering principal and interest payments.
- Transfers–Out of \$5,059 to cover the costs of Administrative Overhead for the Public Art Budget.
- Countywide Administrative Overhead expenses of \$300,247.

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Plant Acquisition**

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- \$32,000 for property tax administration fees; \$10,000 for prior year tax refunds, \$7,500 for interest charges on use of the County pool whenever there is a negative cash flow within the fund, \$705 for the managed print costs and \$199 for estimated CAC building charges.

1660 – Automatic Security Gate at 3255 N. Texas Fairfield

- \$75,000 funded by Resource Management – Public Works and GSD-Fleet Management (equal share) for a New Automatic Security Gate at 3255 North Texas in Fairfield.

1661 – Above Ground Fuel Tanks Removal

- \$121,000 funded by Resource Management-Public Works for the removal of above ground fuel Tanks at 940 St. Francis Way, Rio Vista and 580 N. First Street, Dixon.

1662 – ROV Relocation

- \$1,000,000 funded by ACO Fund for Register of Voter's Equipment Relocation.

1663 – Solano Ave Parking Improvements in Vallejo

- \$200,000 funded by the ACO Fund for Solano Avenue Parking Improvements in Vallejo.

1671 – County/Court MOU Projects

- \$175,000 funded by the ACO fund representing 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.

1672 – Miscellaneous Projects

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

1681 – Claybank Detention Housing Unit Shower Replacement

- \$650,000 funded by the ACO Fund to replace Shower stalls in the Claybank Detention Housing Units.

1686 – Suisun Vets Exterior Wall Repair

- \$100,000 funded by the General Fund - Capital Renewal Reserve to Repair the Suisun Veterans Exterior Wall.

1712 – Main Jail Housing Unit Improvements - Scope Assessment

- \$45,800 funded by the Criminal Justice Construction Fund for the Main Jail Accessibility Improvement project scope assessment.

1714 – New Shade Structure at New Foundations Program, 270 Beck Avenue

- \$28,800 funded by the ACO Fund for the New Shade Structure project at New Foundations, 270 Beck Ave in Fairfield.

1715 – Building Management System Upgrade at 275 Beck, FF - Phase 1

- \$80,000 funded by the General Fund - Capital Renewal Reserve to upgrade the Building Management System at 275 Beck in Fairfield.

1719 – 701 Texas Reuse Study

- \$50,000 funded by the General Fund - Capital Renewal Reserve to Fund a reuse study for the building at 701 Texas in Fairfield.

1723 – Stanton Correctional Facility Uninterruptible Power Supply Replacement

- \$150,000 funded by the General Fund- Capital Renewal Reserve to replace the Uninterruptible Power Supply that provides battery backup when the electric power fails for Stanton Correctional Facility.

**Functional Area Summary**

**1700 – Fund 006-Accumulated Capital Outlay (ACO)**

**Michael J. Lango, Director of General Services  
Plant Acquisition**

1725 – Benicia Veterans Hall Elevator Pit Sealing

- \$65,000 funded by the General Fund - Capital Renewal Reserve to fund the Benicia Veterans Hall Pit Sealing/Waterproofing.

1733 – Replace Main Jail Housing Unit Shower Replacement (Phase 2)

- \$300,000 funded by the Criminal Justice Construction Fund to replace Shower stalls at the Main Jail.

1735 – Rooftop HVAC Unit Replacement at 500 Clay Street in Fairfield

- \$20,000 funded by the General Fund - Capital Renewal Reserve to provide a complete package rooftop unit on the building at 500 Clay Street in Fairfield

1746 – H&SS Water Filling Station

- \$49,500 funded by H&SS to install water bottle filling stations in H&SS buildings which will benefit staff and clients.

1773 – Animal Care Project:

- \$500,000 funded by the General Fund - Capital Renewal Reserve for additional equipment and required maintenance in the animal care shelter.

The Recommended Budget also includes \$2,000,000 in appropriation for a pending project which requires Board action during budget hearing.

Contracts

- Significant contracts are appropriated in each project recommended for FY2018/19. The Department seeks board approval during the year prior to awarding the contract.

Fixed Assets

- Fixed Assets are appropriated in each project recommended for FY2018/19.

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

**DEPARTMENT COMMENTS**

None.

<b>DETAIL BY REVENUE</b>		<b>2017/18</b>		<b>FROM</b>	
<b>CATEGORY AND APPROPRIATION CATEGORY</b>	<b>2016/17 ACTUAL</b>	<b>ADOPTED BUDGET</b>	<b>2018/19 RECOMMENDED</b>	<b>ADOPTED TO RECOMMENDED</b>	<b>PERCENT CHANGE</b>
<b>REVENUES</b>					
TAXES	2,633,630	2,735,057	2,972,050	236,993	8.7%
REVENUE FROM USE OF MONEY/PROP	144,490	100,000	150,000	50,000	50.0%
INTERGOVERNMENTAL REV STATE	3,028,330	19,967,319	24,318	(19,943,001)	(99.9%)
INTERGOVERNMENTAL REV OTHER	39,664	14,988	14,988	0	0.0%
MISC REVENUE	828,084	0	0	0	0.0%
OTHER FINANCING SOURCES	1,570,745	120,000	591,300	471,300	392.8%
GENERAL FUND CONTRIBUTION	2,193,400	3,236,000	965,000	(2,271,000)	(70.2%)
<b>TOTAL REVENUES</b>	<b>10,438,344</b>	<b>26,173,364</b>	<b>4,717,656</b>	<b>(21,455,708)</b>	<b>(82.0%)</b>
<b>APPROPRIATIONS</b>					
SERVICES AND SUPPLIES	1,826,553	216,805	657,805	441,000	203.4%
OTHER CHARGES	924,585	346,999	367,946	20,947	6.0%
F/A BLDGS AND IMPRMTS	6,110,620	25,732,281	4,815,000	(20,917,281)	(81.3%)
F/A EQUIPMENT	675,440	1,105,000	170,000	(935,000)	(84.6%)
OTHER FINANCING USES	913,204	979,175	905,059	(74,116)	(7.6%)
<b>TOTAL APPROPRIATIONS</b>	<b>10,450,402</b>	<b>28,380,260</b>	<b>6,915,810</b>	<b>(21,464,450)</b>	<b>(75.6%)</b>
<b>NET CHANGE</b>	<b>12,058</b>	<b>2,206,896</b>	<b>2,198,154</b>	<b>(8,742)</b>	<b>(0.4%)</b>

**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.

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

<b>DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS</b>	<b>2016/17 ACTUAL</b>	<b>2017/18 ADOPTED BUDGET</b>	<b>2018/19 RECOMMENDED</b>	<b>FROM ADOPTED TO RECOMMENDED</b>	<b>PERCENT CHANGE</b>
<b>REVENUES</b>					
1630 PUBLIC ART	5,175	4,575	5,559	984	21.5%
1820 FAIRGROUNDS DEVELOPMENT PROJ	31,267	11,267,568	9,694,331	(1,573,237)	(14.0%)
2490 HSS CAPITAL PROJECTS	103,407	55,730	15,092	(40,638)	(72.9%)
1760 PUBLIC FACILITIES FEES	7,413,835	6,494,948	5,563,287	(931,661)	(14.3%)
4130 CJ FAC TEMP CONST FUND	303,052	284,098	252,997	(31,101)	(10.9%)
4140 CRTHSE TEMP CONST FUND	296,464	281,450	242,047	(39,403)	(14.0%)
<b>APPROPRIATIONS</b>					
1630 PUBLIC ART	5,201	4,175	5,059	884	21.2%
1820 FAIRGROUNDS DEVELOPMENT PROJ	341,612	6,378,687	7,943,031	1,564,344	24.5%
2490 HSS CAPITAL PROJECTS	287,728	4,402	12,505	8,103	184.1%
1760 PUBLIC FACILITIES FEES	2,105,477	2,207,886	2,203,737	(4,149)	(0.2%)
4130 CJ FAC TEMP CONST FUND	708,080	2,074	350,290	348,216	16789.6%
4140 CRTHSE TEMP CONST FUND	399,381	398,340	247,344	(150,996)	(37.9%)
<b>NET CHANGE</b>					
1630 PUBLIC ART	26	(400)	(500)	(100)	25.0%
1820 FAIRGROUNDS DEVELOPMENT PROJ	310,345	(4,888,881)	(1,751,300)	3,137,581	(64.2%)
2490 HSS CAPITAL PROJECTS	184,322	(51,328)	(2,587)	48,741	(95.0%)
1760 PUBLIC FACILITIES FEES	(5,308,357)	(4,287,062)	(3,359,550)	927,512	(21.6%)
4130 CJ FAC TEMP CONST FUND	405,028	(282,024)	97,293	379,317	(134.5%)
4140 CRTHSE TEMP CONST FUND	102,917	116,890	5,297	(111,593)	(95.5%)

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.

**SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS**

Accomplishments:

- Performed annual cleaning and maintenance on “Mother Earth” displayed at Chadbourne Road/Rockville Road intersection traffic circle in Fairfield
- Performed five-year cleaning and maintenance on “On Capturing a Moment” displayed at 675 Texas Street in Fairfield

**DEPARTMENTAL BUDGET SUMMARY**

The Recommended Budget represents an increase of \$984 or 21.5% in revenues and an increase of \$884 or 21.2% in appropriations when compared to the FY2017/18 Adopted Budget.

There is no funding for new public art projects in FY2018/19. The appropriations represent charges to the Countywide Administrative Overhead and the revenues reflect estimated interest income and an Operating Transfers-In from the Accumulated Capital Outlay Fund to support County Administrative Overhead charges.

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

<b>DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY</b>	<b>2016/17 ACTUAL</b>	<b>2017/18 ADOPTED BUDGET</b>	<b>2018/19 RECOMMENDED</b>	<b>FROM ADOPTED TO RECOMMENDED</b>	<b>PERCENT CHANGE</b>
<b>REVENUES</b>					
REVENUE FROM USE OF MONEY/PROP	399	400	500	100	25.0%
CHARGES FOR SERVICES	133	0	0	0	0.0%
OTHER FINANCING SOURCES	4,643	4,175	5,059	884	21.2%
<b>TOTAL REVENUES</b>	<b>5,175</b>	<b>4,575</b>	<b>5,559</b>	<b>984</b>	<b>21.5%</b>
<b>APPROPRIATIONS</b>					
SERVICES AND SUPPLIES	93	0	0	0	0.0%
OTHER CHARGES	5,108	4,175	5,059	884	21.2%
<b>TOTAL APPROPRIATIONS</b>	<b>5,201</b>	<b>4,175</b>	<b>5,059</b>	<b>884</b>	<b>21.2%</b>
<b>NET COUNTY COST</b>	<b>26</b>	<b>(400)</b>	<b>(500)</b>	<b>(100)</b>	<b>25.0%</b>

**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.



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

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**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 FY2018/19. 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.

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

Birgitta E. Corsello, County Administrator

### Plant Acquisition

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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 Solano360 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 land-plan 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 land-plan and develop a market study. On March 22, 2016, the Board, upon receipt of the updated land-plan and market study granted a second extension through October 25, 2016 to allow the developer to finalize the land-plan and coordinate with the County on a project phasing plan, facilities financing plan and Lease Disposition and Developer Agreement. The project team continued 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-acre 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 expiring on June 27, 2017. On a concurrent path, staff continued 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 worked 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**

In FY2017/18:

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. The County entered into an amended and restated funding agreement with STA and the City of Vallejo and agreed to provide \$750,000 to begin pre-design and design documentation for the Redwoods Parkway and Fairgrounds Drive Improvement project.

The Board of Supervisors made the determination to not renew the Exclusive Right to Negotiate with SCD, LLC. The County will continue to evaluate its options with regards to the future implementation of the Solano360 Specific Plan which will include demolition/clean-up of specific areas of the site, targeted upgrades to existing facilities and potential solicitation of a new developer(s) for the 149.1-acre project site.

In April of 2018, the County solicited and received bids for the demolition of grandstands, horse barns and ancillary structures and anticipates award of the contract for demolition in June 2018. Demolition will commence in July 2018 and be completed in FY2018/19.

### **DEPARTMENTAL BUDGET SUMMARY**

The Recommended Budget represents a decrease of \$1,573,237 or 14.0% in revenues and an increase of \$1,564,344 or 24.5% in appropriations when compared to the FY2017/18 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.

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

<b>DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY</b>	<b>2016/17 ACTUAL</b>	<b>2017/18 ADOPTED BUDGET</b>	<b>2018/19 RECOMMENDED</b>	<b>FROM ADOPTED TO RECOMMENDED</b>	<b>PERCENT CHANGE</b>
<b>REVENUES</b>					
REVENUE FROM USE OF MONEY/PROP	27,133	0	0	0	0.0%
CHARGES FOR SERVICES	4,134	0	0	0	0.0%
OTHER FINANCING SOURCES	0	7,267,568	8,194,331	926,763	12.8%
GENERAL FUND CONTRIBUTION	0	4,000,000	1,500,000	(2,500,000)	(62.5%)
<b>TOTAL REVENUES</b>	<b>31,267</b>	<b>11,267,568</b>	<b>9,694,331</b>	<b>(1,573,237)</b>	<b>(14.0%)</b>
<b>APPROPRIATIONS</b>					
SERVICES AND SUPPLIES	340,622	6,369,524	7,925,268	1,555,744	24.4%
OTHER CHARGES	990	9,163	17,763	8,600	93.9%
<b>TOTAL APPROPRIATIONS</b>	<b>341,612</b>	<b>6,378,687</b>	<b>7,943,031</b>	<b>1,564,344</b>	<b>24.5%</b>
<b>NET CHANGE</b>	<b>310,345</b>	<b>(4,888,881)</b>	<b>(1,751,300)</b>	<b>3,137,581</b>	<b>(64.2%)</b>

**SUMMARY OF SIGNIFICANT ADJUSTMENTS**

Transfers-In - County Contributions revenues will increase by \$1.5 million to cover additional costs for the demolition of fair structures and for potential renovation of existing fair structures. 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 General Fund to cover the anticipated project costs.

In FY2017/18, the Board approved a loan of up to \$8.2 million in Other Financing Sources – Long-Term Debt Proceeds of which \$7.3 million was utilized. In FY2018/19, Long-Term Debt Proceeds revenue will increase by approximately \$926,763 to cover anticipated costs for repair and renovation of existing fair structures. These funds are part of the overall General Fund loan to the project and will result in the project fully utilizing the total \$8.2 million loan as authorized by the Board.

**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 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, grant funds, and other revenue sources. In FY2016/17, an office “hoteling” project in Fairfield that allows staff from several divisions to utilize flexible office space was completed.

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.

**SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS**

None.

**DEPARTMENTAL BUDGET SUMMARY**

The Recommended Budget represents a decrease of \$40,638 or 72.9% in revenues and an increase of \$8,103 or 184.1% in appropriations when compared to the FY2017/18 Adopted Budget.

Primary Funding Sources

The primary funding sources for the Budget are interest income and Countywide Administrative Overhead.

The FY2018/19 Recommended Budget includes a \$40,638 or 72.9% net decrease in revenue due to the decrease in Countywide Administrative Overhead revenue for cost recovery.

Primary Costs

The FY2018/19 Recommended Budget includes a \$8,103 or 184.1% increase in appropriations due to an increase in Countywide Administrative Overhead for cost incurred in this Budget area.

Fixed Assets

None.

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

**DEPARTMENT COMMENTS**

None.

<b>DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY</b>	<b>2016/17 ACTUAL</b>	<b>2017/18 ADOPTED BUDGET</b>	<b>2018/19 RECOMMENDED</b>	<b>FROM ADOPTED TO RECOMMENDED</b>	<b>PERCENT CHANGE</b>
<b>REVENUES</b>					
REVENUE FROM USE OF MONEY/PROP CHARGES FOR SERVICES	6,373 97,034	5,200 50,530	7,501 7,591	2,301 (42,939)	44.3% (85.0%)
<b>TOTAL REVENUES</b>	<b>103,407</b>	<b>55,730</b>	<b>15,092</b>	<b>(40,638)</b>	<b>(72.9%)</b>
<b>APPROPRIATIONS</b>					
SERVICES AND SUPPLIES OTHER CHARGES F/A BLDGS AND IMPRMTS	72,815 312 214,602	0 4,402 0	0 12,505 0	0 8,103 0	0.0% 184.1% 0.0%
<b>TOTAL APPROPRIATIONS</b>	<b>287,728</b>	<b>4,402</b>	<b>12,505</b>	<b>8,103</b>	<b>184.1%</b>
<b>NET CHANGE</b>	<b>184,322</b>	<b>(51,328)</b>	<b>(2,587)</b>	<b>48,741</b>	<b>(95.0%)</b>

**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.

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**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 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 \$931,661 or 14.3% in revenues and a decrease of \$4,149 or 0.2% in appropriations when compared to the FY2017/18 Adopted Budget. The decrease in revenues is a factor of a projected decrease in construction permits anticipated throughout the County in FY2018/19.

Appropriations include:

- \$726,690 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.
- \$580,066 Transfers-Out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$585,000 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.
- \$85,000 from the PFF Suisun Public Library to the City of Suisun for the interest payment on the 2008 Library Construction loan.
- \$76,981 for accounting, auditing, Countywide Administrative Overhead, 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**

<b>DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY</b>	<b>2016/17 ACTUAL</b>	<b>2017/18 ADOPTED BUDGET</b>	<b>2018/19 RECOMMENDED</b>	<b>FROM ADOPTED TO RECOMMENDED</b>	<b>PERCENT CHANGE</b>
<b>REVENUES</b>					
REVENUE FROM USE OF MONEY/PROP	135,853	45,309	63,287	17,978	(39.7%)
CHARGES FOR SERVICES	<u>7,277,982</u>	<u>6,449,639</u>	<u>5,500,000</u>	<u>(949,639)</u>	<u>14.7%</u>
<b>TOTAL REVENUES</b>	<b>7,413,835</b>	<b>6,494,948</b>	<b>5,563,287</b>	<b>(931,661)</b>	<b>14.3%</b>
<b>APPROPRIATIONS</b>					
SERVICES AND SUPPLIES	18	100,575	1,575	(99,000)	98.4%
OTHER CHARGES	647,161	650,625	745,406	94,781	(14.6%)
OTHER FINANCING USES	<u>1,458,298</u>	<u>1,456,686</u>	<u>1,456,756</u>	<u>70</u>	<u>(0.0%)</u>
<b>TOTAL APPROPRIATIONS</b>	<b>2,105,477</b>	<b>2,207,886</b>	<b>2,203,737</b>	<b>(4,149)</b>	<b>0.2%</b>
<b>NET CHANGE</b>	<b>(5,308,357)</b>	<b>(4,287,062)</b>	<b>(3,359,550)</b>	<b>927,512</b>	<b>(21.6%)</b>

**PENDING ISSUES AND POLICY CONSIDERATIONS**

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

**4130 – Fund 263-CJ Facility Temp Const Fund**  
**Michael J. Lango, Director of General Services**  
**Justice/Detention & Corrections**

**Summary of Other Administered Budgets**

**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, 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 a decrease of \$31,101 or 10.9% in revenues and an increase of \$348,216 or 16789.6% in appropriations when compared to the FY2017/18 Adopted Budget. The increase in appropriations is due to the one-time Operating Transfers-Out in FY2018/19 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).

<b>DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY</b>	<b>2016/17 ACTUAL</b>	<b>2017/18 ADOPTED BUDGET</b>	<b>2018/19 RECOMMENDED</b>	<b>FROM ADOPTED TO RECOMMENDED</b>	<b>PERCENT CHANGE</b>
<b>REVENUES</b>					
FINES, FORFEITURES, & PENALTY	25,525	23,333	28,551	5,218	22.4%
REVENUE FROM USE OF MONEY/PROP	7,757	2,928	7,499	4,571	156.1%
CHARGES FOR SERVICES	269,770	257,837	216,947	(40,890)	(15.9%)
<b>TOTAL REVENUES</b>	<b>303,052</b>	<b>284,098</b>	<b>252,997</b>	<b>(31,101)</b>	<b>(10.9%)</b>
<b>APPROPRIATIONS</b>					
OTHER CHARGES	3,080	2,074	4,490	2,416	116.5%
OTHER FINANCING USES	705,000	0	345,800	345,800	0.0%
<b>TOTAL APPROPRIATIONS</b>	<b>708,080</b>	<b>2,074</b>	<b>350,290</b>	<b>348,216</b>	<b>16789.6%</b>
<b>NET CHANGE</b>	<b>405,028</b>	<b>(282,024)</b>	<b>97,293</b>	<b>379,317</b>	<b>(134.5%)</b>

**SUMMARY OF SIGNIFICANT ADJUSTMENTS**

None.

**PENDING ISSUES AND POLICY CONSIDERATIONS**

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



**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, 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 a decrease of \$39,403 or 14.0% in revenues and a decrease of \$150,996 or 37.9% in appropriations when compared to the FY2017/18 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 2017 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 decrease in revenues is primarily due to decreasing trend in the 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	2016/17 ACTUAL	2017/18 ADOPTED BUDGET	2018/19 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
<b>REVENUES</b>					
FINES, FORFEITURES, & PENALTY	25,524	23,333	25,008	1,675	7.2%
REVENUE FROM USE OF MONEY/PROP CHARGES FOR SERVICES	1,212	317	100	(217)	(68.5%)
	<u>269,727</u>	<u>257,800</u>	<u>216,939</u>	<u>(40,861)</u>	<u>(15.8%)</u>
<b>TOTAL REVENUES</b>	<b>296,464</b>	<b>281,450</b>	<b>242,047</b>	<b>(39,403)</b>	<b>(14.0%)</b>
<b>APPROPRIATIONS</b>					
OTHER CHARGES	1,487	2,202	5,397	3,195	145.1%
OTHER FINANCING USES	<u>397,894</u>	<u>396,138</u>	<u>241,947</u>	<u>(154,191)</u>	<u>(38.9%)</u>
<b>TOTAL APPROPRIATIONS</b>	<b>399,381</b>	<b>398,340</b>	<b>247,344</b>	<b>(150,996)</b>	<b>(37.9%)</b>
<b>NET CHANGE</b>	<b>102,917</b>	<b>116,890</b>	<b>5,297</b>	<b>(111,593)</b>	<b>(95.5%)</b>

**SUMMARY OF SIGNIFICANT ADJUSTMENTS**

In FY2018/19 the Courthouse Temporary Construction Fund is not projected to generate revenues sufficient to fund the full contribution of \$396,426 to the 2017 Certificates of Participation (COP). The fund will contribute \$241,947 based on projected available revenue and available Fund Balance. To address the shortfall in the contribution to the 2017 COP's until such time as the revenues in this Fund return to a level where the full contribution can be made, the shortfall will be funded from a draw from debt service reserves.

**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 improve, the County may be required to continue to use reserves in the debt service funds to satisfy debt service payments.

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