

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:

FY2018/19 Midyear Projection:	36,588,910
FY2019/20 Recommended:	8,202,903
County General Fund Contribution:	5,678,000
Percent County General Fund Supported:	69.2%
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 FY2018/19, projects and studies completed or anticipated to be completed by June 30, 2019 includes:

- Agriculture Commissioner/General Services - warehouse parking lot improvements at 2453 Cordelia Road, Fairfield.
- Health & Social Services - building code improvements, restrooms at 275 Beck Avenue, Fairfield.
- Health & Social Services - hot water boiler replacement at 2101 Courage Drive, Fairfield.
- Travis Air Force Base - civil engineering complex - space programming phase.
- Former Youth Facility demolition/decommissioning (Phase 2) at 330 Fouts Springs Road (Colusa County).
- Benicia Veterans Memorial Hall - elevator repair at 1150 1st Street, Benicia.
- Claybank Detention Facility - facility generator replacement at 2500 Clay Bank Road, Fairfield.
- Claybank Detention Facility - domestic hot water boiler replacement at 2500 Clay Bank Road, Fairfield.
- Claybank Detention Facility - HVAC units and component replacements at 2500 Clay Bank Road, Fairfield.
- County Administration Center parking structure - cleaning and restriping at 675 Texas Street, Fairfield.
- Rourk Vocational Training Center (SB 1022) – new construction completed at 2458 Clay Bank Road, Fairfield.
- Juvenile Detention Facility - Challenge Facility, roof re-coating at 740 Beck Avenue, Fairfield.
- Juvenile Detention Facility - New Foundations Facility, roof re-coating at 740 Beck Avenue, Fairfield.
- Juvenile Detention Facility - Main Facility, partial roof re-coating at 740 Beck Avenue, Fairfield.
- Downtown Jail - code upgrades at 500 Union Avenue, Fairfield.
- Downtown Jail - WiFi connectivity study at 500 Union Avenue, Fairfield.
- Downtown Jail - emergency generator replacement at 500 Union Avenue, Fairfield.
- Downtown Jail - HVAC unit replacement at 500 Union Avenue, Fairfield.
- County Fair - site improvements at 900 Fairgrounds Drive, Vallejo.
- County Fair - equestrian facilities demolition at 900 Fairgrounds Drive, Vallejo.
- Former Weights & Measures Building - demolition at 540-560 Fairgrounds Drive, Vallejo.
- Vacaville Veterans Memorial Hall - facility improvements and renovations at 549 Merchant Street, Vacaville.
- Vacaville Cultural Center Library - facility condition and expansion feasibility study at 1020 Ulatis Drive, Vacaville.
- AB 109 miscellaneous projects at various locations.

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Plant Acquisition**

- Public Works Facility - roof gutter and downspout replacements at 3255 North Texas Street, Fairfield.
- Law & Justice Center - HVAC controls assessment at 500 & 530 Union Avenue, Fairfield.
- Dixon and Rio Vista Corp Yards – above ground fuel tank removal.

WORKLOAD INDICATORS

In FY2019/20, previously approved and funded projects in process include:

- Vallejo Campus - parking lot improvement design at 1500 Solano Avenue, Vallejo.
- County Facility Locations (various) - code upgrade implementation.
- Health & Social Services - building management system/retro commissioning at 275 Beck Avenue, Fairfield.
- Health & Social Services - exterior re-coat/re-painting at 275 Beck Avenue, Fairfield.
- Health & Social Services – install water filling stations at various locations.
- Health & Social Services - uninterruptible power supply replacement at 275 Beck, Fairfield.
- Health & Social Services - Substance Abuse offices - re-carpet at 2101 Courage, Fairfield.
- William J Carroll Government Center - elevator control upgrades at 1119 East Monte Vista Ave, Vacaville.
- Claybank Detention Facility - perimeter security fencing replacement at 2500 Clay Bank Road, Fairfield.
- Claybank Detention Facility - shower stall replacements at 2500 Clay Bank Road, Fairfield.
- Claybank Detention Facility – warehouse walk-in freezer replacement at 2500 Clay Bank Road, Fairfield.
- Animal Care Services - facility renovation (Phase 3) at 2510 Clay Bank Road, Fairfield.
- Downtown Jail - code upgrades (Phase 2) at 500 Union Avenue, Fairfield.
- Downtown Jail - hot water piping replacement at 500 Union Avenue, Fairfield.
- Downtown Jail - security camera replacements at 500 Union Avenue, Fairfield.
- Downtown Jail - shower stall replacements at 500 Union Avenue, Fairfield.
- Downtown Jail - elevator cab upgrade at 500 Union, Fairfield.
- County/Court MOU Projects Downtown Fairfield Justice Center.
- Asset Protection - storm water protection at Downtown Justice Campus.
- Juvenile Detention Facility - control panel and security electronics at 740 Beck Avenue, Fairfield.
- Juvenile Detention Facility – new shade structure at 740 Beck Avenue, Fairfield.
- County Administration Center - audio/visual upgrades at 675 Texas Street, Fairfield.
- County Administration Center - elevator code upgrades at 675 Texas Street, Fairfield.
- County Administration Center - grand staircase handrails at 675 Texas Street, Fairfield.
- County Administration Center - Registrar of Voters tenant improvements, 4th floor at 675 Texas Street, Fairfield.
- County Administration Center - tenant improvements, 5th floor at 675 Texas Street, Fairfield.
- Suisun Veterans Memorial Hall - exterior wall repair at 427 Main Street, Suisun City.
- North Texas Street Road Yard - replace access gate at 3255 North Texas Street, Fairfield.
- Solano Justice Center - HVAC equipment replacement at 321 Tuolumne Street, Vallejo.
- Solano Family Justice Center - HVAC replacement at 604 Empire Street, Fairfield.

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

**Megan M. Greve, Director of General Services
Plant Acquisition**

- Solano County Fairgrounds - law and justice communications tower at 900 Fairgrounds Drive, Vallejo.
- Library Expansion - design phase Vacaville Cultural Center at 1020 Ulatis Drive, Vacaville.
- Library Materials Handling Projects – various locations.
- USPS - roof and mechanical system upgrades at 600 Kentucky Street, Fairfield.
- County Building – hazmat site remediation at 701 Texas Street, Fairfield.
- Corporation Yard - Fleet reroofing at 477 North Texas, Fairfield.

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	21,963,026	16,697,807	9,648,741	(7,049,066)	(42.2%)
TOTAL REVENUES	21,963,026	16,697,807	9,648,741	(7,049,066)	(42.2%)
APPROPRIATIONS					
CAPITAL PROJECTS	22,328,895	18,895,961	8,202,903	(10,693,058)	(56.6%)
TOTAL APPROPRIATIONS	22,328,895	18,895,961	8,202,903	(10,693,058)	(56.6%)
NET CHANGE					
CAPITAL PROJECTS	365,870	2,198,154	(1,445,838)	(3,643,992)	(165.8%)
NET CHANGE	365,870	2,198,154	(1,445,838)	(3,643,992)	(165.8%)

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$7,049,066 or 42.2% in revenues and a decrease of \$10,693,058 or 56.6% in appropriations when compared to the FY2018/19 Adopted Budget, this is primarily attributed to the completion of the Rourk Training Facility in 2019, which was in part funded by the State.

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:

- \$3,099,122 from property taxes. The Budget reflects an increase of \$127,072 or 4.3% when compared to FY2018/19 Adopted Budget due to changes in assessed values from the improving real estate market.
- \$200,000 from Revenue from Use of Money for interest income.
- \$620,000 Other Financing Sources for Transfers-In, \$500,000 from Criminal Justice Temporary Construction Fund and \$120,000 from Other County Departments to fund their requested projects for FY2019/20.
- \$5,678,000 General Fund Contribution from County General Fund – Capital Renewal Reserve to fund several recommended capital projects for FY2019/20.

Primary Costs

The primary costs in the 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 will be presented before the Budget Hearing as part of the 5-Year Capital Facilities Improvement Plan (CIP) for FY2018/19 – FY2022/23.

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Plant Acquisition**

1701 - Other Financing Uses

Appropriations of \$3,212,903 include:

- Other Professional Services of \$2,032,000, of which \$1,000,000 is for construction related project management, \$1,000,000 for anticipated security needs, and \$32,000 for property tax administration fees.
- Transfers-Out of \$900,000 to cover the Accumulated Capital Outlay (ACO) Fund obligation for the repayment of the 2017 Certificate of Participation (COP). This is an annual payment covering principal and interest payments.
- Transfers-Out of \$4,468 to cover the costs of County Administrative Overhead for the Public Art Budget.
- Countywide Administrative Overhead of \$257,993 for FY2019/20.
- \$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 \$237 for estimated CAC building charges.

1662 - Registrar of Voters Relocation

- Additional \$500,000 funded by General Fund – Capital Renewal Reserve to provide improved space and workflow for Vote-by-Mail election processing.

1664 - Security Camera Replacements at Fairfield Downtown Jail

- Additional \$800,000 funded by Criminal Justice Temporary Construction Fund for \$500,000 and \$300,000 by General Fund – Capital Renewal Reserve for \$300,000 to support the Phase 2 upgrade of the existing security camera system to digital mode.

1672 - Miscellaneous Projects

- \$75,000 funded by Accumulated Capital Outlay (ACO) Fund to support emergency project requests during the fiscal year that have not otherwise been previously funded.

1676 - Corporation Yard - Fleet Reroofing at 477 North Texas

- \$120,000 funded by the Fleet Operations to upgrade roofing at the Light Equipment shop at 477 N. Texas Street in Fairfield.

1678 - Elevator Control Upgrades at William J Carroll Government Center

- \$175,000 funded by the General Fund - Capital Renewal Reserve to upgrade controls for two elevators at the William J. Carroll Government Center (WJCGC) in Vacaville.

1680 - Elevator Cab Upgrade at 500 Union

- \$785,000 funded by ACO Fund - BU 1667 representing funds received in prior year for State Mandated Cost Reimbursement to upgrade two elevators at the Downtown Jail located at 500 Union Street in Fairfield.

1683 - Uninterruptible Power Supply (UPS) Replacement at H&SS Headquarter at 275 Beck

- \$140,000 funded by ACO Fund to replace the uninterruptible power supply to provide emergency power source backup in case of main electric power failure for H&SS headquarters located at 275 Beck Street in Fairfield.

1709 - County Building HazMat Site Remediation

- Additional \$700,000 funded by ACO Fund for \$397,000 and by General Fund - Capital Renewal Reserve for \$303,000 to cover various environmental services at the property located at 701 Texas Street in Fairfield including groundwater monitoring and reporting, and water well destruction.

1721 - Re-Carpet H&SS Substance Abuse - 2101 Courage

- \$80,000 funded by ACO Fund to replace worn carpet at H&SS Substance Abuse division located at 2101 Courage Drive in Fairfield.

1733 - Downtown Jail Shower Stall Replacement

- \$1,000,000 funded by General Fund - Capital Renewal Reserve to replace inmate showers at the Fairfield Downtown Jail.

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

**Megan M. Greve, Director of General Services
Plant Acquisition**

1749 - Juvenile Detention Control Panel

- \$1,275,000 funded by ACO Fund - BU 1667 representing funds received in prior year for State Mandated Cost Reimbursement to upgrade security electronic controls to digital format for enhanced security and protection.

1799 - Downtown Jail Hot Water Piping Replacement

- \$1,400,00 funded by General Fund - Capital Renewal Reserve to cover Phase 2 of the hot water piping replacement throughout the Downtown Jail in Fairfield.

Contracts

- Significant contracts are appropriated in each project recommended for FY2019/20. The Department seeks board approval during the year prior to awarding the contract.

Fixed Assets

- Fixed Assets are appropriated in each project recommended for FY2019/20.

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	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
TAXES	2,904,319	2,972,050	3,099,122	127,072	4.3%
REVENUE FROM USE OF MONEY/PROP	192,523	150,000	200,000	50,000	33.3%
INTERGOVERNMENTAL REV STATE	14,423,019	5,659,469	24,214	(5,635,255)	(99.6%)
INTERGOVERNMENTAL REV FEDERAL	0	0	717	717	0.0%
INTERGOVERNMENTAL REV OTHER	1,263	14,988	14,988	0	0.0%
CHARGES FOR SERVICES	3,861	0	11,700	11,700	0.0%
MISC REVENUE	40	0	0	0	0.0%
OTHER FINANCING SOURCES	1,045,000	591,300	620,000	28,700	4.9%
GENERAL FUND CONTRIBUTION	3,393,000	7,310,000	5,678,000	(1,632,000)	(22.3%)
TOTAL REVENUES	21,963,026	16,697,807	9,648,741	(7,049,066)	(42.2%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	2,136,390	972,805	2,952,705	1,979,900	203.5%
OTHER CHARGES	654,106	367,946	350,730	(17,216)	(4.7%)
F/A BLDGS AND IMPRMTS	17,562,746	16,480,151	3,995,000	(12,485,151)	(75.8%)
F/A EQUIPMENT	814,898	170,000	0	(170,000)	(100.0%)
OTHER FINANCING USES	1,160,756	905,059	904,468	(591)	(0.1%)
TOTAL APPROPRIATIONS	22,328,895	18,895,961	8,202,903	(10,693,058)	(56.6%)
NET CHANGE	365,870	2,198,154	(1,445,838)	(3,643,992)	(165.8%)

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
Megan M. Greve, Director of General Services
Capital Project Overview

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	4,765	5,559	5,220	(339)	(6.1%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	4,000,000	9,694,331	8,694,331	(1,000,000)	(10.3%)
2490 HSS CAPITAL PROJECTS	59,417	15,092	0	(15,092)	(100.0%)
1760 PUBLIC FACILITIES FEES	4,456,117	5,563,287	5,832,911	269,624	4.8%
4130 CJ FAC TEMP CONST FUND	343,640	252,997	387,108	134,111	53.0%
4140 CRTHSE TEMP CONST FUND	337,497	242,047	375,961	133,914	55.3%
APPROPRIATIONS					
1630 PUBLIC ART	9,435	5,059	4,468	(591)	(11.7%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	1,057,848	7,790,587	2,861,985	(4,928,602)	(63.3%)
2490 HSS CAPITAL PROJECTS	7,920	12,505	160,589	148,084	1184.2%
1760 PUBLIC FACILITIES FEES	3,085,567	2,203,737	1,821,190	(382,547)	(17.4%)
4130 CJ FAC TEMP CONST FUND	2,074	350,290	503,901	153,611	43.9%
4140 CRTHSE TEMP CONST FUND	398,588	247,344	399,810	152,466	61.6%
NET CHANGE					
1630 PUBLIC ART	4,670	(500)	(752)	(252)	50.4%
1820 FAIRGROUNDS DEVELOPMENT PROJ	(2,942,152)	(1,903,744)	(5,832,346)	(3,928,602)	206.4%
2490 HSS CAPITAL PROJECTS	(51,497)	(2,587)	160,589	163,176	(6307.5%)
1760 PUBLIC FACILITIES FEES	(1,370,550)	(3,359,550)	(4,011,721)	(652,171)	19.4%
4130 CJ FAC TEMP CONST FUND	(341,566)	97,293	116,793	19,500	20.0%
4140 CRTHSE TEMP CONST FUND	61,091	5,297	23,849	18,552	350.2%

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) are 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

Challenges:

- Identification of a designated funding source for maintenance of public art is needed. Also, longer-term restoration costs for certain deteriorating works and associated logistical challenges of performing restoration under the supervision of the original artist is challenging.

Accomplishments:

- Coordinated and managed “Call for Artists” art exhibits at the County Administration Building.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$339 or 6.1% in revenues and a decrease of \$591 or 11.7% in appropriations when compared to the FY2018/19 Adopted Budget.

There is no funding for new public art projects in FY2019/20. 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 County Administrative Overhead charges.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	590	500	750	250	50.0%
CHARGES FOR SERVICES	0	0	2	2	0.0%
OTHER FINANCING SOURCES	4,175	5,059	4,468	(591)	(11.7%)
TOTAL REVENUES	4,765	5,559	5,220	(339)	(6.1%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	5,260	0	0	0	0.0%
OTHER CHARGES	4,175	5,059	4,468	(591)	(11.7%)
TOTAL APPROPRIATIONS	9,435	5,059	4,468	(591)	(11.7%)
NET COUNTY COST	4,670	(500)	(752)	(252)	50.4%

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 started 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 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 acre project site. SCD proposes to develop uses consistent with the Solano360 Specific Plan, which 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, 2016, 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 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 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, including an extension to expire 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 as 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.

In FY2017/18, the County entered into an amended and restated funding agreement with the 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 awarded the contract for demolition in June 2018 with demolition anticipated to be completed in FY2018/19.

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.

During FY2018/19, demolition of the grandstands, horse barns and ancillary structures was completed and site grading to collect site storm water was performed including installation of associated storm water conveyance infrastructure. The Project experienced some delays from wildfires in neighboring counties, which impacted PG&E abilities to demolish utility infrastructure and is anticipated to issue a Notice of Completion in early FY2019/20.

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 decreases of \$1,000,000 or 10.3% in revenues and decreases \$4,928,602 or 63.3% in appropriations when compared to the FY2018/19 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 remains \$8.2 million.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
OTHER FINANCING SOURCES	0	8,194,331	8,194,331	0	0.0%
GENERAL FUND CONTRIBUTION	4,000,000	1,500,000	500,000	(1,000,000)	(66.7%)
TOTAL REVENUES	4,000,000	9,694,331	8,694,331	(1,000,000)	(10.3%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	956,297	7,772,824	2,733,877	(5,038,947)	(64.8%)
OTHER CHARGES	101,551	17,763	128,108	110,345	621.2%
TOTAL APPROPRIATIONS	1,057,848	7,790,587	2,861,985	(4,928,602)	(63.3%)
NET CHANGE	(2,942,152)	(1,903,744)	(5,832,346)	(3,928,602)	206.4%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

Transfers-In - County Contributions revenues including \$500,000 to cover costs for additional projects at the Fairgrounds to reduce maintenance and operational impacts of the Solano County Fair, and to prepare the site for redevelopment and implementation of the Solano360 Specific Plan. These funds will be transferred from the County's General Fund to cover the anticipated project costs.

Long-Term Debt Proceeds revenue will remain at \$8.2 million to cover anticipated project costs for implementation of the Solano360 Specific Plan, and for repair, demolition and renovation of existing fair structures. These funds are part of the overall General Fund loan to the project approved in FY2017/18.

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 continued to deteriorate 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.

County staff and appointed Board of Supervisor members of the Solano360 Implementation Committee will continue dialog with the Solano County Fair Association on Fair Governance of the Fairgrounds and determination of responsibilities for operation and maintenance of the Fairgrounds site.

FUNCTION AND RESPONSIBILITIES

This budget unit previously 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, grant funds, and other revenue sources.

All outlined projects have been completed, there is no new projects anticipated in the FY2019/20.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

None.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$15,092 or 100.0% in revenues and an increase of 148,084 or 1184.2% in appropriations when compared to the FY2018/19 Adopted Budget.

Primary Funding Sources

There is no anticipated new revenue for this Fund.

Primary Costs

The Recommended Budget includes \$160,589 which will be transferred back to H&SS, representing the unspent amount for completed projects. The original funding source represents moneys received by H&SS from the State for Behavioral Health programs.

Fixed Assets

None.

DEPARTMENT COMMENTS

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	8,887	7,501	0	(7,501)	(100.0%)
CHARGES FOR SERVICES	50,530	7,591	0	(7,591)	(100.0%)
TOTAL REVENUES	59,417	15,092	0	(15,092)	(100.0%)
APPROPRIATIONS					
OTHER CHARGES	4,402	12,505	0	(12,505)	(100.0%)
F/A BLDGS AND IMPRMTS	486	0	0	0	0.0%
OTHER FINANCING USES	3,032	0	160,589	160,589	0.0%
TOTAL APPROPRIATIONS	7,920	12,505	160,589	148,084	1184.2%
NET CHANGE	(51,497)	(2,587)	160,589	163,176	(6307.5%)

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 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, and Regional Transportation Part A and Part B.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$269,624 or 4.8% in revenues and a decrease of \$382,547 or 17.4% in appropriations when compared to the FY2018/19 Adopted Budget. The increase in revenues is a factor of a projected increase in construction permits anticipated throughout the county in FY2019/20.

Appropriations include:

- \$725,769 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.
- \$578,892 Transfers-Out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$450,000 from the PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District for facility expansion and related debt.
- \$30,000 from the PFF Suisun Public Library to the City of Suisun for the interest payment on the 2008 Library Construction loan.
- \$36,529 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**

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	256,276	63,287	216,756	153,469	(242.5%)
CHARGES FOR SERVICES	4,194,530	5,500,000	5,616,155	116,155	(2.1%)
OTHER FINANCING SOURCES	5,311	0	0	0	0.0%
TOTAL REVENUES	4,456,117	5,563,287	5,832,911	269,624	(4.8%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	6	1,575	1,275	(300)	19.0%
OTHER CHARGES	703,876	745,406	515,254	(230,152)	30.9%
OTHER FINANCING USES	2,381,686	1,456,756	1,304,661	(152,095)	10.4%
TOTAL APPROPRIATIONS	3,085,567	2,203,737	1,821,190	(382,547)	17.4%
NET CHANGE	(1,370,550)	(3,359,550)	(4,011,721)	(652,171)	19.4%

PENDING ISSUES AND POLICY CONSIDERATIONS

The County is currently completing a 5-year Public Facilities Fee Study, required by the Mitigation Fee Act (Government Code section 66000, et. Seq), and the results may impact the Public Facilities Fee rates. The Study is anticipated to be presented to the Board of Supervisors in late FY2018/19, and any fee changes implemented in FY2019/20. Any necessary budget adjustments will be brought back to the Board separately.

Megan M. Greve, Director of General Services
Justice/Detention & Corrections

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 an increase of \$134,111 or 53.0% in revenues and an increase of \$153,611 or 43.9% in appropriations when compared to the FY2018/19 Adopted Budget. The increase in appropriations is due to the one-time Operating Transfers-Out 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	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	51,031	28,551	55,988	27,437	96.1%
REVENUE FROM USE OF MONEY/PROP CHARGES FOR SERVICES	6,823	7,499	12,693	5,194	69.3%
	<u>285,787</u>	<u>216,947</u>	<u>318,427</u>	<u>101,480</u>	<u>46.8%</u>
TOTAL REVENUES	343,640	252,997	387,108	134,111	53.0%
APPROPRIATIONS					
OTHER CHARGES	2,074	4,490	3,901	(589)	(13.1%)
OTHER FINANCING USES	<u>0</u>	<u>345,800</u>	<u>500,000</u>	<u>154,200</u>	<u>44.6%</u>
TOTAL APPROPRIATIONS	2,074	350,290	503,901	153,611	43.9%
NET CHANGE	(341,566)	97,293	116,793	19,500	20.0%

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 an increase of \$133,914 or 55.3% in revenues and an increase of \$152,466 or 61.6% in appropriations when compared to the FY2018/19 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 (COP) 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.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2017/18 ACTUAL	2018/19 ADOPTED BUDGET	2019/20 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	51,030	25,008	54,116	29,108	116.4%
REVENUE FROM USE OF MONEY/PROP	811	100	1,845	1,745	1745.0%
CHARGES FOR SERVICES	285,656	216,939	320,000	103,061	47.5%
TOTAL REVENUES	337,497	242,047	375,961	133,914	55.3%
APPROPRIATIONS					
OTHER CHARGES	2,450	5,397	3,622	(1,775)	(32.9%)
OTHER FINANCING USES	396,138	241,947	396,188	154,241	63.7%
TOTAL APPROPRIATIONS	398,588	247,344	399,810	152,466	61.6%
NET CHANGE	61,091	5,297	23,849	18,552	350.2%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

The Recommended Budget reflects an increase of \$154,241 in Operating Transfers-Out to meet the Fund's obligation to the 2017 COP debt service. In FY2018/19, the Courthouse Temporary Construction Fund was not projected to generate sufficient revenues to fund the full contribution to the 2017 COP. To address the shortfall in funding, the County utilized a draw from debt service reserves to fund the 2017 COP obligations. In FY2019/20, estimated revenue will be sufficient to fund the annual debt service payment for the COP.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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