

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:

FY2019/20 Midyear Projection:	34,337,990
FY2020/21 Recommended:	19,241,174
County General Fund Contribution:	6,385,000
Percent County General Fund Supported:	33.2%
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 FY2019/20, projects and studies completed or anticipated to be completed by June 30,2020 includes

- Above Ground Fuel Tank Removal at Rio Vista and Dixon Corp Yards 940 St. Francis Way, Rio Vista
580 North 1st Street, Dixon
- Fairfield Library Mechanical Equipment Replacement 1150 Kentucky Street, Fairfield
- Family Justice Center HVAC Replacement 604 Empire Street, Fairfield
- Former Weights and Measures Building Demolition 540 Fairgrounds Drive, Vallejo
- Juvenile Detention Facility Roof Re-Coating- Bldg A, B & C 740 Beck Avenue, Fairfield
- Law & Justice Hot Water Piping Replacement - Phase 1 500 Union Avenue, Fairfield
- Main Jail HVAC Unit Replacement 500 Clay Street, Fairfield
- Installation of Additional Water Filling Stations Various H&SS Facility
- North Texas Corp Yard New Security Access Gate 3255 North Texas Street, Fairfield
- Post Office Interior Access and Exterior Building Painting (Phase II) 600 Kentucky Street, Fairfield
- Public Works Roof Gutter and Downspout Replacement 3255 North Texas Street, Fairfield
- Registrar of Voters Processing Center Relocation 675 Texas Street, Fairfield
- Solano County Fairgrounds Grandstands, Stables and Site Demolition 900 Fairgrounds Drive, Vallejo
- Vacaville Veterans Facility Improvements and Renovations 549 Merchant Street, Vacaville
- William J. Carroll Government Center Elevator Control Upgrades 1119 East Monte Vista Avenue, Vacaville
- Animal Care HVAC and Interior Improvements 2510 Claybank Road, Fairfield
- Claybank Detention HVAC/Controls Replacement 2500 Claybank Road, Fairfield
- Claybank Domestic Hot Water Boiler Replacement 2500 Claybank Road, Fairfield

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- Claybank Warehouse Freezer Replacement 2500 Claybank Road, Fairfield
- Cordelia Warehouse Roof Re-Coating 2543 Cordelia Road, Fairfield
- County Administration Center Grand Staircase Handrails 675 Texas Street, Fairfield
- Downtown Jail Emergency Generator Replacement & Underground Fuel Storage Tank Removal 500 Union Avenue, Fairfield
- Fleet Light Equipment Facility Roof Recoating 477 N. Texas Street, Fairfield
- Health & Social Services Headquarters Building Exterior Repainting 275 Beck Avenue, Fairfield
- Health & Social Services Substance Abuse Services Re-carpeting 2101 Courage Drive, Fairfield
- Juvenile Detention Facility - New Foundations Shade Structure 740 Beck Avenue, Fairfield
- Mental Health Facility HVAC Boiler Replacement 2101 Courage Drive, Fairfield

WORKLOAD INDICATORS

In FY2020/21, previously approved and funded projects in process include:

- County Administration Center Grand Staircase Handrails 675 Texas Street, Fairfield
- 1150 Kentucky Library Space Conversion 1150 Kentucky Avenue, Fairfield
- Library Literacy Program Space Conversion 1150 Kentucky Avenue, Fairfield
- 701 Texas Street Building HazMat Remediation 701 Texas Street, Fairfield
- Claybank Detention Campus Perimeter Fence Replacement 2500 Claybank Road, Fairfield
- Claybank Detention Housing Unit Shower Replacement 2500 Claybank Road, Fairfield
- County Facility Systems Optimization Assessment Countywide
- County Facilities Energy Audit & Conservation Generation Countywide
- Department of Child Support Services Relocation 675 Texas Street, Fairfield
- Downtown Jail Elevator Upgrades 500 Union Avenue, Fairfield
- Downtown Jail Housing Unit Shower Replacement 500 Union Avenue, Fairfield
- Downtown Jail Security Camera Updates - Phase 3 & 4 500 Union Avenue, Fairfield
- Justice Campus Asset Flood Protection 550/600 Union Avenue, Fairfield
- Juvenile Detention Security System Upgrades 740 Beck Avenue, Fairfield
- Law and Justice Hot Water Piping Replacement - Phase 2 500 Union Avenue, Fairfield

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

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- Law and Justice HVAC Controls Assessment 530 Union Avenue, Fairfield
- 510/512 Clay Street Building Exterior Repainting 510/512 Clay Street, Fairfield
- Claybank Detention AHU Replacement and Duct Repair 2500 Claybank Road, Fairfield
- County Administration and Events Center Security Camera Updates 675/601 Texas Street, Fairfield
- Juvenile Detention Facility Interior Repainting 740 Beck Avenue, Fairfield
- H&SS Headquarters Security Camera Updates 275 Beck Avenue, Fairfield
- H&SS Headquarters Roof Recoat 275 Beck Avenue, Fairfield
- Claybank Detention Campus Perimeter Fence Replacement 2500 Claybank Road, Fairfield
- Downtown Jail Intake Area Reconfiguration Study 500 Union Avenue, Fairfield
- Forensic Laboratory Upgrades Study 500 Union Avenue, Fairfield
- Vallejo Court Facility Operation Study 321 Tuolumne Street, Vallejo
- CAC Space Utilization Study 675 Texas Street, Fairfield
- Countywide Card Access System Upgrade Countywide
- County Regional Health Services Facility Study 1119 Monte Vista Avenue, Vacaville
- Health Services and Clinic Facility Study 2201 Courage Drive, Fairfield
- Justice Campus Site and Facility Utilization Assessment 550/600 Union Avenue, Fairfield
- Juvenile Detention Campus Site and Facility Assessment 740 Beck Avenue, Fairfield
- Juvenile Detention Facility Shower Modification 740 Beck Avenue, Fairfield
- Juvenile Detention Facility Training Room Modification 740 Beck Avenue, Fairfield
- North Texas Corporation Yard Roof Replacement 3255 North Texas Street, Fairfield
- Solano Residential Mental Health Diversion Facility 2201 Courage Drive, Fairfield

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DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	18,893,379	11,648,741	17,528,407	5,879,666	50.5%
TOTAL REVENUES	18,893,379	11,648,741	17,528,407	5,879,666	50.5%
APPROPRIATIONS					
CAPITAL PROJECTS	14,691,359	10,202,903	19,241,174	9,038,271	88.6%
TOTAL APPROPRIATIONS	14,691,359	10,202,903	19,241,174	9,038,271	88.6%
NET CHANGE					
CAPITAL PROJECTS	(4,202,020)	(1,445,838)	1,712,767	3,158,605	(218.5%)
NET CHANGE	(4,202,020)	(1,445,838)	1,712,767	3,158,605	(218.5%)

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$5,879,666 or 50.5% in revenues and an increase of \$9,038,271 or 88.6% in appropriations when compared to the FY2019/20 Adopted Budget, this is primarily attributed to the new projects recommended for funding.

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:

- \$3,227,094 from property taxes. The Budget reflects an increase of \$127,972 or 4.1% when compared to FY2019/20 Adopted Budget.
- \$68,086 from Revenue from Use of Money for interest income.
- \$6,325,100 primarily attributable to grant funds from the State to fund the construction of the Solano Residential Mental Health Diversions Facility.
- \$1,502,309 Other Financing Sources for Transfers-In, \$578,000 from Criminal Justice Temporary Construction Fund, \$784,309 from Department of Child Support Services and \$140,000 from Resource Management to fund their requested projects for FY2020/21.
- \$6,385,000 in Transfers-In – County Contribution from County General Fund – Capital Renewal Reserve to fund several recommended capital projects for FY2020/21.

Primary Costs

The primary costs in the ACO budget include the direct and indirect costs for each facility improvement project. The projects are driven by the need for construction of new county facilities for new or evolving programs, renovations, major repairs and other improvements to support delivery of County services, major repairs, and major equipment replacements that add value or extend the useful life of real property assets.

The Preliminary Recommended Budget includes the following new appropriations for administration and capital projects, which were presented to the Board as part of the 5 Year Capital Facilities Improvements Plan (CFIP) on March 24, 2020.

1701- Other Financing Uses

Appropriations of \$1,360,257 include:

- Transfer-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.
- Transfer-out of \$3,377 to cover the costs of County Administrative Overhead for the Public Art Budget.
- Countywide Administration Overhead (A 87) expenses of \$400,437 estimated for FY2020/21.
- \$28,885 for property tax administration fees; \$20,000 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, and \$58 for estimated CAC building charges.

1665- DCSS Relocation to the 5th floor CAC

- \$839,309 funded by the State thru Department of Child Support Services in the amount of \$784,309 to cover construction and \$55,000 (re-budget from FY2019/20) funded by ACO to cover lease costs at 435 Executive Court North in Fairfield from July-December 2020 while construction is underway. The rollover of remaining appropriations at 2020 year-end closing will be reduced by this amount.

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.

1675- Juvenile Detention Facility Shower Modification (Bldg. C)

- \$610,000 funded by ACO Fund to update plumbing to meet current building code.

1677- Juvenile Detention Facility Interior Repainting (Bldg. A)

- \$240,000 funded by General Fund – Capital Renewal Reserve to repaint interior walls after making any necessary repairs.

1684- County-Wide Card Access System Upgrade

- \$1,400,000 funded by ACO Fund to update obsolete access system hardware and software.

1685- Claybank Detention AHU Replacement and Duct Repair

- \$1,960,000 funded by General Fund – Capital Renewal Reserve to replace aging heating, ventilation and air conditioning system (HVAC), repair duct work and update controls.

1688- Forensic Laboratory Updates

- \$85,000 funded by Criminal Justice Temporary Construction Fund to provide facility improvement recommendations and assess equipment and layout.

1705- H&SS Headquarters Security Camera Updates

- \$585,000 funded by General Fund – Capital Renewal Reserve Fund to replace outdated camera system with new up-to-date system.

1722- County Administration Building & Events Center Security Camera Updates

- \$1,400,000 funded by General Fund – Capital Renewal Reserve Fund to replace outdated camera system with new up to date system.

1729- Fleet Heavy Equipment Roof Replacement

- \$140,000 funded by Resource Management (Road Fund) to cover the cost for a new roof at the Fleet Heavy Equipment Shop located at 3255 North Texas Street in Fairfield.

1740- Claybank Detention Campus Perimeter Fence Replacement

- Additional \$300,000 by the Criminal Justice Temporary Construction Fund to support the replacement of the existing fence.

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1741- H&SS Headquarters Roof Recoat

- \$90,000 funded by General Fund – Capital Renewal Reserve to coat the existing roof on the building at 275 Beck Avenue in Fairfield to extend its useful life.

1748- 510/512 Clay Street Building Exterior Repainting

- \$110,000 funded by General Fund – Capital Renewal Reserve to reseal and paint the exterior of the buildings.

1775- Downtown Jail Intake Area Reconfiguration (Booking)

- \$105,000 funded by the Criminal Justice Temporary Construction Fund to provide a concept study for layout, improvements and recommendations for the booking area in the Fairfield Downtown Jail.

1782- Vallejo Court Facility Operation Review (Holding Rooms)

- \$88,000 funded by Criminal Justice Temporary Construction Fund to provide a concept study for layout, improvements and recommendations for the court holding rooms in the Vallejo Court Facility.

1783- Solano Residential Mental Health Diversion Facility

- \$6,301,108 funded by Community Services Infrastructure Grant Program – to create a new behavioral health residential treatment campus to serve justice-involved individuals with mental health conditions to provide an alternative to incarceration.

1788- Justice Campus and Facility Utilization Assessment

- \$100,000 funded by ACO Fund to cover the costs of an assessment study for the site layout and facility re-use recommendations and improvements.

1791- Justice Campus Asset Protection

- Additional \$2,000,000 funded by General Fund – Capital Renewal Reserve to support the design documents phase, infrastructure and civil work.

1797- Juvenile Detention Campus Site and Facility Assessment

- \$100,000 funded by ACO Fund to cover the costs of an assessment study for the site layout and recommendations for facility re-use and improvements (Phase I).

1798- H&SS Public Reception Update (H&SS 27- CAC -10)

- \$975,000 represents the remaining balance of the \$1,000,000 for the security projects funded FY 2019/20 that will be re-budgeted to fund the renovation of all Health & Social Services public lobbies to provide improved security.

1970- Health Services and Clinic Study

- \$100,000 funded by ACO Fund to cover the cost of an assessment study to provide site layout, space needs, and recommendations for the new facility developments intended to replace a building that does not meet current program service needs.

1971- County Regional Health Service Facility

- \$100,000 funded by ACO Fund to cover the costs of the assessment study to provide site layout, space needs and recommendations for the new facility developments.

1972- Juvenile Detention Facility Training Room Modification (Bldg. 2)

- \$77,000 funded by ACO Fund to modify/redesign the interior common room to accommodate youth vocational training program instruction.

1973- CAC Space Utilization Study (Ground, 2nd, and 6th floors)

- \$100,000 funded by Accumulated Capital Outlay Fund to cover the costs of the study to assess space utilization, layout and security recommendations and improvements for the CAC Building in Fairfield.

Contracts

- Significant contracts are appropriated in each project recommended for FY2020/21. The Department seeks board approval during the year prior to awarding the contract.

Fixed Assets

- Fixed Assets are appropriated in each project recommended for FY2020/21.

DEPARTMENT COMMENTS

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
TAXES	2,997,547	3,099,122	3,227,094	127,972	4.1%
REVENUE FROM USE OF MONEY/PROP	327,044	200,000	68,086	(131,914)	(66.0%)
INTERGOVERNMENTAL REV STATE	5,659,731	24,214	6,325,100	6,300,886	26021.7%
INTERGOVERNMENTAL REV FEDERAL	687	717	635	(82)	(11.4%)
INTERGOVERNMENTAL REV OTHER	7,704	14,988	11,000	(3,988)	(26.6%)
CHARGES FOR SERVICES	0	11,700	9,183	(2,517)	(21.5%)
MISC REVENUE	954,560	0	0	0	0.0%
OTHER FINANCING SOURCES	770,666	620,000	1,502,309	882,309	142.3%
GENERAL FUND CONTRIBUTION	8,175,440	7,678,000	6,385,000	(1,293,000)	(16.8%)
TOTAL REVENUES	18,893,379	11,648,741	17,528,407	5,879,666	50.5%
APPROPRIATIONS					
SERVICES AND SUPPLIES	1,423,953	2,952,705	2,299,385	(653,320)	(22.1%)
OTHER CHARGES	607,151	350,730	502,995	152,265	43.4%
F/A BLDGS AND IMPRMTS	11,067,275	5,995,000	10,135,417	4,140,417	69.1%
F/A EQUIPMENT	687,743	0	5,345,000	5,345,000	0.0%
OTHER FINANCING USES	905,237	904,468	958,377	53,909	6.0%
TOTAL APPROPRIATIONS	14,691,359	10,202,903	19,241,174	9,038,271	88.6%
NET CHANGE	(4,202,020)	(1,445,838)	1,712,767	3,158,605	(218.5%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

COVID-19 – The Recommended Budget was prepared during the COVID-19 emergency and Shelter at Home Order. At this time, it is unclear how COVID-19 will impact the ACO budget in FY2020/21.

Capital Projects Management Division (CPM) continues to monitor for impacts from COVID-19. While maintaining optimism relative prosecution of the work, CPM recognizes that remote work practices, social distancing, evolving jobsite safety protocols and supply chain disruption nevertheless contribute to uncertainties. Current projects have experienced impacts that are so far manageable. Going forward, remote work practices present new challenges in coordinating work among consulting architectural, engineering and construction management teams. Previously established quality control procedures are requiring ad hoc adaptation to accommodate new remote work flow processes. Project scopes require attentive management, as ever, to conserve budget contingencies in the face of potential unforeseen conditions, errors and/or omissions in project design documents. Project schedule contingencies are also advisable to allow for potential unanticipated project team turn-over, reductions in on-site construction personnel and/or delays in materials availability. Meanwhile, County public works opportunities may receive increased attention from the construction contracting community. In addition to in-house project management staff,

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external project and construction management resources remain available, allowing flexible responses to the current atypical project delivery environment.

Department staff will continue to evaluate COVID-19 impacts and will provide any necessary revisions to the Recommended Budget prior to final approval of the FY2020/21 Budget.

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	5,906	5,220	3,617	(1,603)	(30.7%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	1,500,000	8,446,898	7,946,898	(500,000)	(5.9%)
2490 HSS CAPITAL PROJECTS	21,045	0	0	0	0.0%
1760 PUBLIC FACILITIES FEES	9,631,623	5,832,911	5,714,460	(118,451)	(2.0%)
4130 CJ FAC TEMP CONST FUND	406,383	387,108	302,912	(84,196)	(21.8%)
4140 CRTHSE TEMP CONST FUND	389,958	375,961	299,674	(76,287)	(20.3%)
APPROPRIATIONS					
1630 PUBLIC ART	7,835	4,468	3,377	(1,091)	(24.4%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	4,829,884	2,861,985	3,094,566	232,581	8.1%
2490 HSS CAPITAL PROJECTS	581,570	166,542	0	(166,542)	(100.0%)
1760 PUBLIC FACILITIES FEES	1,961,426	1,821,190	1,800,897	(20,293)	(1.1%)
4130 CJ FAC TEMP CONST FUND	350,290	503,901	580,923	77,022	15.3%
4140 CRTHSE TEMP CONST FUND	246,964	399,810	398,418	(1,392)	(0.3%)
NET CHANGE					
1630 PUBLIC ART	1,928	(752)	(240)	512	(68.1%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	3,329,884	(5,584,913)	(4,852,332)	732,581	(13.1%)
2490 HSS CAPITAL PROJECTS	560,525	166,542	0	(166,542)	(100.0%)
1760 PUBLIC FACILITIES FEES	(7,670,197)	(4,011,721)	(3,913,563)	98,158	(2.4%)
4130 CJ FAC TEMP CONST FUND	(56,093)	116,793	278,011	161,218	138.0%
4140 CRTHSE TEMP CONST FUND	(142,994)	23,849	98,744	74,895	314.0%

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

Challenges:

- Identification of a sufficient 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 remains challenging.

Accomplishments:

- No activities in FY2019/20 because the approved capital projects did not require public art components.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$1,603 or 30.7% in revenues and a decrease of \$1,091 or 24.4% in appropriations when compared to the FY2019/20 Adopted Budget.

There is no funding for new public art projects in FY2020/21. 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	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	847	750	176	(574)	(76.5%)
CHARGES FOR SERVICES	0	2	64	62	3100.0%
OTHER FINANCING SOURCES	5,059	4,468	3,377	(1,091)	(24.4%)
TOTAL REVENUES	5,906	5,220	3,617	(1,603)	(30.7%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	2,466	0	0	0	0.0%
OTHER CHARGES	5,369	4,468	3,377	(1,091)	(24.4%)
TOTAL APPROPRIATIONS	7,835	4,468	3,377	(1,091)	(24.4%)
NET COUNTY COST	1,928	(752)	(240)	512	(68.1%)

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

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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 acres site. This budget unit has been 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
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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 acres 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 acres 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 acres 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.

In 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 anticipated to issue a Notice of Completion in early FY2019/20.

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 FY2019/20, the Board issued the Notice of Completion for the demolition of the grandstands, horse barns and ancillary structures and improvements for site grading to collect site storm water was performed including installation of associated storm

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

water conveyance infrastructure. In January of 2020, the County, in conjunction with the City of Vallejo, issued a Request for Qualifications (RFQ) for development of the Solano360 Specific Plan. Four (4) responses were received, but due to impacts as a result of COVID-19, selection has been indefinitely postponed, and staff anticipates resuming with the Solano360 Implementation Committee on selection of a shortlist and starting the Request for Proposal process early in FY2020/21.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents decreases of \$500,000 or 5.9% in revenues and an increase of \$232,581 or 8.1% in appropriations when compared to the FY2019/20 Adopted Budget. The appropriations will be used for coordination of the Solano360 RFQ/RFP process, consultant services, permit fees, repair and renovation of existing Fair core buildings, and demolition costs for unused/obsolete facilities on an as needed basis as determined by the Board. The total General Fund loan for the Solano360 Project remains \$8.2 million.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
OTHER FINANCING SOURCES	1,500,000	7,946,898	7,946,898	0	0.0%
GENERAL FUND CONTRIBUTION	0	500,000	0	(500,000)	(100.0%)
TOTAL REVENUES	1,500,000	8,446,898	7,946,898	(500,000)	(5.9%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	4,706,377	2,733,877	3,021,500	287,623	10.5%
OTHER CHARGES	123,506	128,108	73,066	(55,042)	(43.0%)
TOTAL APPROPRIATIONS	4,829,884	2,861,985	3,094,566	232,581	8.1%
NET CHANGE	3,329,884	(5,584,913)	(4,852,332)	732,581	(13.1%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

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

COVID-19 - The Recommended Budget was prepared and submitted prior to COVID-19 emergency and Shelter at Home Order. At this time, it is unclear how COVID-19 will impact the Fairgrounds Development Project budget, specifically long term. But short term there were delays for several aspects of the FY2019/20 efforts. In January of 2020, the County, in conjunction with the City of Vallejo, issued a Request for Qualifications (RFQ) for development of the Solano360 Specific Plan. Four (4) responses were received, but due to impacts as a result of COVID-19, selection has been indefinitely postponed, and staff anticipates resuming with the Solano360 Implementation Committee on selection of a shortlist and starting the Request for Proposal process early in FY 2020/21 Department staff will continue to evaluate COVID-19 impacts and will provide any necessary revisions to the Recommended Budget presented herein based on additional analysis surrounding the impacts of COVID-19 prior to final approval of the FY2020/21 Adopted Budget.

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 facilities in Fairfield, Vacaville and Vallejo. Facility projects included construction of clinics and laboratories; 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 and any remaining funds have been returned to appropriate funding sources. No further functions are anticipated for use of this budget unit or its corresponding contingency budget (Budget Unit 9149 – Fund 249). This budget will be deactivated at the end of FY2019/20.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

None.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents no revenues and no appropriations for FY2020/21 as all projects have been completed and all remaining funds have been returned to appropriate funding sources.

DEPARTMENT COMMENTS

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	13,454	0	0	0	0.0%
CHARGES FOR SERVICES	7,591	0	0	0	0.0%
TOTAL REVENUES	21,045	0	0	0	0.0%
APPROPRIATIONS					
OTHER CHARGES	12,505	0	0	0	0.0%
OTHER FINANCING USES	569,065	166,542	0	(166,542)	(100.0%)
TOTAL APPROPRIATIONS	581,570	166,542	0	(166,542)	(100.0%)
NET CHANGE	560,525	166,542	0	(166,542)	(100.0%)

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.

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.
- In FY2019/20 Solano County completed a 5-year Public Facilities Fee Study, required by the Mitigation Fee Act (Government Code section 66000, et. Seq), resulting in an update to the Public Facilities Fee rates.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$118,451 or 2% in revenues and a decrease of \$20,293 or 1.1% in appropriations when compared to the FY2019/20 Adopted Budget. The decrease in revenues is the result of a reduction in the anticipated FY2020/21 interest income in the Fund due to the impacts of COVID-19. Charges for Services revenues are budgeted based on estimated fee collections of \$5,616,155, consistent with the FY2019/20 Adopted Budget. This estimate is dependent on the impacts of COVID-19 on construction in the County and may be subject to further reduction.

Appropriations include:

- \$725,500 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.
- \$578,551 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.
- \$46,846 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	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	468,366	216,756	98,305	(118,451)	54.6%
CHARGES FOR SERVICES	8,594,192	5,616,155	5,616,155	0	0.0%
OTHER FINANCING SOURCES	569,065	0	0	0	0.0%
TOTAL REVENUES	9,631,623	5,832,911	5,714,460	(118,451)	2.0%
APPROPRIATIONS					
SERVICES AND SUPPLIES	81,546	1,275	2,050	775	(60.8%)
OTHER CHARGES	423,124	515,254	494,796	(20,458)	4.0%
OTHER FINANCING USES	1,456,756	1,304,661	1,304,051	(610)	0.0%
TOTAL APPROPRIATIONS	1,961,426	1,821,190	1,800,897	(20,293)	1.1%
NET CHANGE	(7,670,197)	(4,011,721)	(3,913,563)	98,158	(2.4%)

PENDING ISSUES AND POLICY CONSIDERATIONS

Several bills were introduced in the California State Legislature in early 2020 seeking to limit local government’s ability to impose impact fees and/or to make modifications to reduce fees. The status of these bills varies, however, certain bills such as AB 3148 (Chiu) and AB 3145 (Grayson) were referred to committees prior to COVID-19. Department staff will continue to monitor these bills and their potential impact on Solano County’s Public Facilities Fee.

COVID-19 – The Recommended Budget was prepared during the COVID-19 emergency and Shelter at Home Order. Revenue projections in the FY2020/21 Recommended Budget are consistent with the FY2019/20 Adopted Budget but may decline in FY2020/21 depending on new construction activity in Solano County. Additionally, Interest Income in the Fund has been reduced in anticipation of declines due potential economic impacts from COVID-19. At this time any further impacts from COVID-19 on the Public Facilities Fee budget remain unknown. Department staff will continue to evaluate COVID-19 impacts and will provide any necessary revisions to the Recommended Budget presented herein based on additional analysis surrounding the impacts of COVID-19 prior to final approval of the FY2020/21 Budget.

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 \$84,196 or 21.8% in revenues and an increase of \$77,022 or 15.3% in appropriations when compared to the FY2019/20 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	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	46,300	55,988	26,271	(29,717)	(53.1%)
REVENUE FROM USE OF MONEY/PROP	18,916	12,693	3,938	(8,755)	(69.0%)
CHARGES FOR SERVICES	341,167	318,427	272,703	(45,724)	(14.4%)
TOTAL REVENUES	406,383	387,108	302,912	(84,196)	(21.8%)
APPROPRIATIONS					
OTHER CHARGES	4,490	3,901	2,923	(978)	(25.1%)
OTHER FINANCING USES	345,800	500,000	578,000	78,000	15.6%
TOTAL APPROPRIATIONS	350,290	503,901	580,923	77,022	15.3%
NET CHANGE	(56,093)	116,793	278,011	161,218	138.0%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

COVID-19 – The Recommended Budget was prepared and submitted prior to COVID-19. At this time, it is unclear how the COVID-19 emergency and related restrictions will impact the Criminal Justice Facilities Construction Fund budget. Department staff will continue to evaluate COVID-19 impacts and will provide any necessary revisions to the Recommended Budget prior to final approval of the FY2020/21 Adopted Budget.

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 \$76,287 or 20.3% in revenues and a decrease of 1,392 or 0.3% in appropriations when compared to the FY2019/20 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.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2018/19 ACTUAL	2019/20 ADOPTED BUDGET	2020/21 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	46,611	54,116	26,175	(27,941)	(51.6%)
REVENUE FROM USE OF MONEY/PROP	2,701	1,845	562	(1,283)	(69.5%)
CHARGES FOR SERVICES	340,646	320,000	272,937	(47,063)	(14.7%)
TOTAL REVENUES	389,958	375,961	299,674	(76,287)	(20.3%)
APPROPRIATIONS					
OTHER CHARGES	5,017	3,622	2,994	(628)	(17.3%)
OTHER FINANCING USES	241,947	396,188	395,424	(764)	(0.2%)
TOTAL APPROPRIATIONS	246,964	399,810	398,418	(1,392)	(0.3%)
NET CHANGE	(142,994)	23,849	98,744	74,895	314.0%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

In FY2020/21 the fund is projected to generate sufficient revenue to fund the full contribution of \$395,424 to the 2017 Certificates of Participation (COP). If there is a shortfall in revenue in future years, 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 continue to improve the County may be required to use additional General Fund monies or debt service reserves to satisfy debt service payments.

COVID-19 – The Recommended Budget was prepared and submitted prior to COVID-19. At this time, it is unclear how the COVID-19 emergency and related restrictions will impact the Courthouse Temporary Construction Fund budget. Department staff will continue to evaluate COVID-19 impacts and will provide any necessary revisions to the Recommended Budget prior to final approval of the FY2020/21 Budget.

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