

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:

FY2020/21 Midyear Projection:	51,690,323
FY2021/22 Recommended:	20,337,879
County General Fund Contribution:	18,449,000
Percent County General Fund Supported:	90.7%
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 FY2020/21, projects and studies completed or anticipated to be completed by June 30, 2021 includes:

- 1664 - Main Jail Security Camera Upgrade 500 Union Avenue, Fairfield
- 1665 - Dept of Child Support Services Relocation and Tenant Improvement 675 Texas Street, Fairfield
- 1666 - Law and Justice Communication Tower 900 Fairgrounds Drive, Vallejo
- 1676 - Fleet Light Equipment Roof Recoating 477 Texas Street, Fairfield
- 1683 - H&SS UPS Replacement 275 Beck Avenue, Fairfield
- 1686 - Suisun Veterans Hall Exterior Wall Repair 427 Main Street, Suisun
- 1721 - H&SS Substance Abuse Re-carpeting 2101 Courage Drive, Fairfield
- 1737 - Solano County Master Plan Implementation Phase I 2102 Courage Drive, Fairfield
- 1773 - Animal Care Shelter Tenant Improvements, Security Systems, and Equipment Upgrade 2501 Claybank Road, Fairfield
- 1775 - Justice Center Detention Facility Intake Area Reconfiguration 500 Union Avenue, Fairfield
- 1776 - CAC Grand Staircase Handrails 675 Texas Street, Fairfield
- 1884 - Mt. Vaca Radio Power Panel Replacement Blue Ridge Road, Vacaville
- 1970 - Health Services and Clinic Facility Study 1119 E. Monte Vista, Vacaville
- 1980 - New H&SS Clinics Facility (study) 2201 Courage Drive, Fairfield

WORKLOAD INDICATORS

Previously approved and funded projects to be carried into FY2021/22:

- 1663 - Solano Avenue Parking 1500 Solano Avenue, Vallejo
- 1669 - Energy Conservation Assessment Countywide
- 1675 - Juvenile Detention Facility Shower Renovation 740 Beck Avenue, Fairfield
- 1677 - Juvenile Detention Facility Interior Repainting 740 Beck Avenue, Fairfield
- 1680 - Justice Center Detention Facility Elevator Cab Upgrades 500 Union Avenue, Fairfield
- 1681 - Claybank Detention Shower Replacements 2500 Claybank Road, Fairfield
- 1684 - Countywide Card Access System Update Countywide
- 1685 - Claybank Detention AHU Replacement and Duct Repair 2500 Claybank Road, Fairfield
- 1688 - Forensic Laboratory Facility Study 530 Union Avenue, Fairfield
- 1705 - H&SS Headquarters Security Upgrades 275 Beck Avenue, Fairfield
- 1709 - 701 Texas St. Building HazMat Remediation 701 Texas Street, Fairfield
- 1715 - Building Management System 275 Beck Avenue, Fairfield
- 1717 - Code Compliance Implementation Countywide
- 1719 - 701 Texas Reuse Study 701 Texas Street, Fairfield
- 1722 - CAC-CEC Security Camera Updates Fairfield Campus
- 1729 - Fleet Heavy Equipment Roof Replacement 3255 N. Texas Street, Fairfield
- 1740 - Claybank Perimeter Fence Replacement 2500 Claybank Road, Fairfield
- 1741 - H&SS Roof Recoating 275 Beck Avenue, Fairfield
- 1748 - 510/512 Clay Street Exterior Repainting 510/512 Clay Street, Fairfield
- 1749 - Juvenile Detention Security System Upgrades 740 Beck Avenue, Fairfield
- 1782 - Vallejo Court Facility Operation Study 321 Tuolumne Street, Vallejo
- 1783 - Solano Residential Mental Health Diversion South Watney Way, Fairfield
- 1788 - Justice Campus Site and Facility Utilization Assessment Fairfield Justice Campus
- 1791 - Justice Campus Asset Protection 550/600 Union Avenue, Fairfield
- 1792 - Solano Justice Center HVAC Controls/Equipment Replacement 321 Tuolumne Street, Vallejo

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

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

- 1796 - CAC/CEC Audio Visual Upgrade 601/675 Texas Street, Fairfield
- 1797 - Juvenile Detention Campus Site and Facility Assessment 740 Beck Avenue, Fairfield
- 1798 - H&SS Public Reception Updates 275 Beck Ave, Fairfield
365 Tuolumne St, Vallejo
- 1799 - JCDF Consolidated Plumbing Upgrades 500 Union Avenue, Fairfield
- 1971 - County Regional Health Services Study 1119 E. Monte Vista Avenue,
Vacaville
- 1972 - Juvenile Detention Facility Training Room Modification 740 Beck Avenue, Fairfield
- 1973 - CAC Space Utilization Study and Implementation 675 Texas Street, Fairfield
- 1974 - Solano Adult Board & Care Facility South Watney Way, Fairfield
- 1975 - CAC Plaza Fountain Upgrade 675 Texas Street, Fairfield
- 6311 - Library Literacy Program Space Conversion 1150 Kentucky Street, Fairfield
- 6316 - Fairfield Library New Back-Up Power Generation 1150 Kentucky Street, Fairfield

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	<u>14,321,128</u>	<u>26,555,788</u>	<u>22,904,920</u>	<u>(3,650,868)</u>	<u>(13.7%)</u>
TOTAL REVENUES	14,321,128	26,555,788	22,904,920	(3,650,868)	(13.7%)
APPROPRIATIONS					
CAPITAL PROJECTS	<u>13,788,948</u>	<u>29,125,662</u>	<u>20,337,879</u>	<u>(8,787,783)</u>	<u>(30.2%)</u>
TOTAL APPROPRIATIONS	13,788,948	29,125,662	20,337,879	(8,787,783)	(30.2%)
NET CHANGE					
CAPITAL PROJECTS	<u>(532,180)</u>	<u>2,569,874</u>	<u>(2,567,041)</u>	<u>(5,136,915)</u>	<u>(199.9%)</u>
NET CHANGE	(532,180)	2,569,874	(2,567,041)	(5,136,915)	(199.9%)

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$3,650,868 or 13.7% in revenues and a decrease of \$8,787,783 or 30.2% in appropriations when compared to the FY2020/21 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 Working Budget.

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

Primary Funding Sources

The primary funding sources for capital projects are:

- \$3,311,115 from property taxes. The Budget reflects an increase of \$84,021 or 2.6% when compared to FY2020/21 Adopted Budget.
- \$635,000 from Revenue from Use of Money for interest income and building rental from Department of Child Support Services.
- \$64,805 from Intergovernmental Revenues for State and federal tax relief.
- \$18,894,000 Other Financing Sources for Transfers-In, \$445,000 from Criminal Justice Temporary Construction Fund and \$18,449,000 in Transfers-In – County Contribution from County General Fund – Capital Renewal Reserve to fund several recommended capital projects for FY2021/22.

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 and major equipment replacements that add value or extend the useful life of real property assets.

The 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 9, 2021.

1701 - Other Financing Uses

Appropriations of \$1,253,879 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 \$2,598 to cover the costs of County Administrative Overhead for the Public Art Budget.
- Countywide Administration Overhead (formerly A-87) expenses of \$291,650 estimated for FY2021/22.
- \$32,000 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 \$131 for estimated CAC building charges.

1668 - CAC Public Area Re-carpeting

- \$115,000 funded by Accumulated Capital Outlay Fund to support CAC Public Area Re-carpeting (first and second floor levels).

1672 - Miscellaneous Projects

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

1674 - Stanton Facility Roof and Wall Moisture Evaluation

- \$75,000 funded by Criminal Justice Temporary Construction Fund to provide services and recommendations regarding the Roof and Wall moisture intrusion.

1680 - Justice Center Detention Facility Elevator Cab Upgrade

- Additional \$300,000 in FY2021/22 funded by Capital Renewal Reserve Fund to support the Elevator Cab Remodel.

1690 - Stanton Correctional Facility Acoustical Study

- \$65,000 funded by Criminal Justice Temporary Construction Fund to support the Acoustical Study.

1691 - Stanton Visitor Control Station Security Upgrade

- \$305,000 funded by Criminal Justice Temporary Construction Fund to provide Visitor Center Security Upgrades.

1694 - Claybank Housing Waterline Valve Replacements

- \$570,000 funded by General Fund – Capital Renewal Reserve Fund to replace old Water line Valve.

1699 - Law and Justice East Elevator Upgrades (Shared Cost)

- \$460,000 funded by General Fund – Capital Renewal Reserve Fund to reconstruct the Law & Justice East Elevator.

1741 - H&SS Headquarters Roof Recoat

- \$3,500,000 funded by General Fund – Capital Renewal Reserve to replace the existing roof on the building at 275 Beck Avenue in Fairfield to extend its useful life.

1791 - Justice Campus Asset Protection

- \$10,000,000 funded by General Fund – Capital Renewal Reserve for construction barrier to divert floodwater away from low-lying areas to protect Solano County Justice Center infrastructure from overland flooding to reduce the cost of damage and avoid disruptions to essential services.

1799 - Justice Center Detention Facility Consolidated Plumbing Upgrade

- Additional \$500,000 in FY2021/22 funded by General Fund – Capital Renewal Reserve for Phase 4: Assessment of additional Sewer Line Repairs and design of final phase sewer repairs and water management.

1973 - CAC Space Utilization Study

- Additional \$800,000 funded by General Fund – Capital Renewal Reserve to cover security and improvements design for the CAC Building in Fairfield.

1976 - Family Justice Center Reroofing

- \$332,000 funded by General Fund – Capital Renewal Reserve to Re-roof the Family Justice Center Building at 604 Empire Street, Fairfield.

1978 - CAC Back-up Power Generation Design

- \$870,000 funded by General Fund – Capital Renewal Reserve to fund the design phase in FY2021/22 for the installation of the Stand-by Generator to provide back-up power to the County Administration Center (CAC) in downtown Fairfield, CA. The estimated total project cost is \$5,870,000. This design project will be folded into the Engie Energy Project if approved by the Board of Supervisors in May 2021 and these costs will be paid through future debt instead of the General Fund.

1979 - CAC Parking Structure Security Study

- \$200,000 funded by General Fund - Capital Renewal Reserve to fund the design phase in FY2021/22 to enhance perimeter security. The estimated total project cost is \$450,000.

1980 - H&SS Health Services & Clinic Facility Design

- \$917,000 funded by General Fund – Capital Renewal Reserve to fund the design phase in FY2021/22 to identify the project's delivery approach needs.

Contracts

Significant contracts are appropriated in each project recommended for FY2021/22. The Department seeks Board approval during the year prior to awarding the contract.

Fixed Assets

Fixed Assets are appropriated in each project recommended for FY2021/22.

Megan M. Greve, Director of General Services
Plant Acquisition

DEPARTMENT COMMENTS

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
TAXES	3,118,695	3,227,094	3,311,115	84,021	2.6%
REVENUE FROM USE OF MONEY/PROP	411,115	68,086	635,000	566,914	832.6%
INTERGOVERNMENTAL REV STATE	24,460	6,325,100	23,748	(6,301,352)	(99.6%)
INTERGOVERNMENTAL REV FEDERAL	161	635	135	(500)	(78.7%)
INTERGOVERNMENTAL REV OTHER	145,763	11,000	40,922	29,922	272.0%
CHARGES FOR SERVICES	11,700	9,183	0	(9,183)	(100.0%)
MISC REVENUE	35	43,072	0	(43,072)	(100.0%)
OTHER FINANCING SOURCES	2,981,200	9,702,309	445,000	(9,257,309)	(95.4%)
GENERAL FUND CONTRIBUTION	7,628,000	7,169,309	18,449,000	11,279,691	157.3%
TOTAL REVENUES	14,321,128	26,555,788	22,904,920	(3,650,868)	(13.7%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	2,317,962	3,299,385	287,000	(3,012,385)	(91.3%)
OTHER CHARGES	710,177	502,995	394,281	(108,714)	(21.6%)
F/A LAND	50,000	684,488	0	(684,488)	(100.0%)
F/A BLDGS AND IMPRMTS	8,149,905	18,335,417	17,884,000	(451,417)	(2.5%)
F/A EQUIPMENT	887,468	5,345,000	870,000	(4,475,000)	(83.7%)
OTHER FINANCING USES	1,673,437	958,377	902,598	(55,779)	(5.8%)
TOTAL APPROPRIATIONS	13,788,948	29,125,662	20,337,879	(8,787,783)	(30.2%)
NET CHANGE	(532,180)	2,569,874	(2,567,041)	(5,136,915)	(199.9%)

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 continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2021/22 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

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

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	5,306	3,617	3,048	(569)	(15.7%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	503,073	7,933,173	9,933,173	2,000,000	25.2%
2490 HSS CAPITAL PROJECTS	(4)	0	0	0	0.0%
1760 PUBLIC FACILITIES FEES	7,855,566	5,714,460	5,580,580	(133,880)	(2.3%)
4130 CJ FAC TEMP CONST FUND	537,038	302,912	220,484	(82,428)	(27.2%)
4140 CRTHSE TEMP CONST FUND	329,859	299,674	215,318	(84,356)	(28.1%)
APPROPRIATIONS					
1630 PUBLIC ART	4,740	3,377	2,598	(779)	(23.1%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	194,926	3,094,566	5,160,000	2,065,434	66.7%
2490 HSS CAPITAL PROJECTS	166,538	0	0	0	0.0%
1760 PUBLIC FACILITIES FEES	2,000,773	7,366,541	2,345,254	(5,021,287)	(68.2%)
4130 CJ FAC TEMP CONST FUND	503,901	580,923	451,548	(129,375)	(22.3%)
4140 CRTHSE TEMP CONST FUND	399,810	398,418	285,334	(113,084)	(28.4%)
NET CHANGE					
1630 PUBLIC ART	(567)	(240)	(450)	(210)	87.5%
1820 FAIRGROUNDS DEVELOPMENT PROJ	(308,147)	(4,838,607)	(4,773,173)	65,434	(1.4%)
2490 HSS CAPITAL PROJECTS	166,542	0	0	0	0.0%
1760 PUBLIC FACILITIES FEES	(5,854,793)	1,652,081	(3,235,326)	(4,887,407)	(295.8%)
4130 CJ FAC TEMP CONST FUND	(33,137)	278,011	231,064	(46,947)	(16.9%)
4140 CRTHSE TEMP CONST FUND	69,951	98,744	70,016	(28,728)	(29.1%)

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 capital construction projects 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 FY2020/21 because the approved capital projects did not require public art components.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$569 or 15.7% in revenues and a decrease of \$779 or 23.1% in appropriations when compared to the FY2020/21 Adopted Budget.

There is no funding for new public art projects in FY2021/22. 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	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	836	176	450	274	155.7%
CHARGES FOR SERVICES	2	64	0	(64)	(100.0%)
OTHER FINANCING SOURCES	4,468	3,377	2,598	(779)	(23.1%)
TOTAL REVENUES	5,306	3,617	3,048	(569)	(15.7%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	272	0	0	0	0.0%
OTHER CHARGES	4,468	3,377	2,598	(779)	(23.1%)
TOTAL APPROPRIATIONS	4,740	3,377	2,598	(779)	(23.1%)
NET COUNTY COST	(567)	(240)	(450)	(210)	87.5%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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

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.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

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.

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

Birgitta E. Corsello, County Administrator

Plant Acquisition

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.

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 provided 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 continued to evaluate its options with regards to the future implementation of the Solano360 Specific Plan which included 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.

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

In 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 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 operational impacts as a result of COVID-19, the review process of the four developer submittals continued into FY2020/21.

In FY2020/21, County Staff, City of Vallejo Staff, and a representative from the Solano Economic Development Corporation reviewed responses to the Request for Proposals for development of the 149.1 acre Fairgrounds site and after evaluation the

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

Solano360 Implementation Committee, comprised of Solano County Board of Supervisors Erin Hannigan and Jim Spering, and Vallejo City Councilmembers Phippen Dew and Hermie Sunga, selected IRG/JLL as the preferred development team for the Solano360 development and recommended that the Board of Supervisors enter into an Exclusive Right to Negotiate (ERN) Agreement with IRG/JLL. The committee recommendation was forwarded to the Board of Supervisors on November 17, 2020 and Staff was directed to proceed with negotiating an ERN with the selected proposer, IRG/JLL. The ERN was fully executed in January 2021 with an initial term of nine months. Staff continues to work with IRG/JLL on their proposed land uses with the goal of entering a long-term ground lease for the site. Concurrently, staff is working with Solano Transportation Authority on proposed infrastructure improvements to Fairgrounds Drive and the Highway 37 Interchange which will bring benefit to the future Solano360 development. Staff anticipates bringing forward an updated land plan and a Lease Disposition and Development Agreement (LDDA) and other associated agreements to the Board of Supervisors in the Fall of 2021.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents increases of \$2,000,000 or 25.2% in revenues and an increase of \$2,065,434 or 66.7% in appropriations when compared to the FY2020/21 Adopted Budget. The appropriations will be used for coordination of the Solano360 RFQ/RFP process, consultant services, permit fees, infrastructure/site improvements 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	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
MISC REVENUE	3,073	0	0	0	0.0%
OTHER FINANCING SOURCES	0	7,933,173	7,933,173	0	0.0%
GENERAL FUND CONTRIBUTION	500,000	0	2,000,000	2,000,000	0.0%
TOTAL REVENUES	503,073	7,933,173	9,933,173	2,000,000	25.2%
APPROPRIATIONS					
SERVICES AND SUPPLIES	155,025	3,021,500	5,154,245	2,132,745	70.6%
OTHER CHARGES	39,901	73,066	5,755	(67,311)	(92.1%)
TOTAL APPROPRIATIONS	194,926	3,094,566	5,160,000	2,065,434	66.7%
NET CHANGE	(308,147)	(4,838,607)	(4,773,173)	65,434	(1.4%)

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.
- \$2,000,000 one-time General Fund Contribution to the Fairgrounds Development Project is reflected in the FY2021/22 Recommended Budget to continue to advance implementation of the Solano360 Specific Plan including addressing drainage and infrastructure.

PENDING ISSUES AND POLICY CONSIDERATIONS

County staff continues to work with IRG/JLL during the ERN period to bring forward an updated land plan for Board of Supervisor's consideration and disposition scheduled for the Fall of 2021. The City of Vallejo is an active partner to the Solano360 Development under the executed Development Agreement between the County and the City (June 27, 2013).

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2021/22 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

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 was 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 FY2021/22 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	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	(4)	0	0	0	0.0%
TOTAL REVENUES	(4)	0	0	0	0.0%
APPROPRIATIONS					
OTHER FINANCING USES	166,538	0	0	0	0.0%
TOTAL APPROPRIATIONS	166,538	0	0	0	0.0%
NET CHANGE	166,542	0	0	0	0.0%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

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 §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.

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

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

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

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$133,880 or 2.3% in revenues and a decrease of \$5,021,287 or 68.2% in appropriations when compared to the FY2020/21 Adopted Budget. The decrease in revenues is the result of a reduction in the FY2020/21 estimated fee collections in the Fund due to the impacts of COVID-19 on construction in the County. The decrease in appropriations is the result of a one-time transfer in the prior year of \$5,000,000 to fund a portion of the construction of a 32-bed licensed Residential Mental Health Diversion Board and Care Facility at the Health & Social Services’ Beck Avenue Campus.

Appropriations include:

- \$724,728 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.
- \$577,569 Transfers-Out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$1,000,000 from the PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District for facility expansion and related debt.
- \$42,957 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).

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

Summary of Other Administered Budgets

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP CHARGES FOR SERVICES	611,529 <u>7,244,037</u>	98,305 <u>5,616,155</u>	115,580 <u>5,465,000</u>	17,275 <u>(151,155)</u>	17.6% <u>(2.7%)</u>
TOTAL REVENUES	7,855,566	5,714,460	5,580,580	(133,880)	(2.3%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	34,103	2,050	1,550	(500)	(24.4%)
OTHER CHARGES	483,734	1,060,440	1,041,407	(19,033)	(1.8%)
OTHER FINANCING USES	<u>1,482,936</u>	<u>6,304,051</u>	<u>1,302,297</u>	<u>(5,001,754)</u>	<u>(79.3%)</u>
TOTAL APPROPRIATIONS	2,000,773	7,366,541	2,345,254	(5,021,287)	(68.2%)
NET CHANGE	(5,854,793)	1,652,081	(3,235,326)	(4,887,407)	(295.8%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

Several bills have been introduced in the California State Legislature over past two years seeking to limit local government's ability to impose impact fees and/or to make modifications to reduce fees or increase reporting requirements. The status of these bills varies, with some failing to pass, and others like recently introduced AB-602 (Grayson) remaining in committee review. 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 continued response to the COVID-19 pandemic emergency. Revenue projections in the FY2021/22 Recommended Budget are consistent with the FY2020/21 Adopted Budget but may decline in FY2021/22 depending on new construction activity in Solano County. Additionally, Interest Income in the Fund has been projected to remain low in anticipation of the continued economic impacts from COVID-19. At this time, it is unclear if the FY2021/22 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

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 decreases of \$82,428 or 27.2% in revenues and 129,375 or 22.3% in appropriations when compared to the FY2020/21 Adopted Budget. The decrease in appropriations is due to one-time Operating Transfers-Out in FY2021/22 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	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	26,679	26,271	12,868	(13,403)	(51.0%)
REVENUE FROM USE OF MONEY/PROP	19,045	3,938	5,501	1,563	39.7%
CHARGES FOR SERVICES	300,575	272,703	202,115	(70,588)	(25.9%)
OTHER FINANCING SOURCES	190,739	0	0	0	0.0%
TOTAL REVENUES	537,038	302,912	220,484	(82,428)	(27.2%)
APPROPRIATIONS					
OTHER CHARGES	3,901	2,923	6,548	3,625	124.0%
OTHER FINANCING USES	500,000	578,000	445,000	(133,000)	(23.0%)
TOTAL APPROPRIATIONS	503,901	580,923	451,548	(129,375)	(22.3%)
NET CHANGE	(33,137)	278,011	231,064	(46,947)	(16.9%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

The State Legislator, over of the past few years, has proposed and passed legislation to reduce or eliminate many Court ordered fees thereby reducing the surcharges revenue that can be collected.

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2021/22 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

4140 – Fund 264-Courthouse Temp. Const. Fund Summary of Other Administered Budgets

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

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 §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 \$84,356 or 28.1% in revenues and a decrease of \$113,084 or 28.4% in appropriations when compared to the FY2020/21 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	2019/20 ACTUAL	2020/21 ADOPTED BUDGET	2021/22 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	26,623	26,175	12,868	(13,307)	(50.8%)
REVENUE FROM USE OF MONEY/PROP	2,603	562	368	(194)	(34.5%)
CHARGES FOR SERVICES	300,632	272,937	202,082	(70,855)	(26.0%)
TOTAL REVENUES	329,859	299,674	215,318	(84,356)	(28.1%)
APPROPRIATIONS					
OTHER CHARGES	3,622	2,994	4,546	1,552	51.8%
OTHER FINANCING USES	396,188	395,424	280,788	(114,636)	(29.0%)
TOTAL APPROPRIATIONS	399,810	398,418	285,334	(113,084)	(28.4%)
NET CHANGE	69,951	98,744	70,016	(28,728)	(29.1%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

In FY2021/22, the Fund will not generate enough revenue to fund the full contribution of \$396,573 to the 2017 Certificates of Participation (COP). The shortfall in revenue will be funded by the County General Fund.

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 current debt service obligations. The State decision to repeal certain fees leveraged by Courts are resulting in reduced fines on which the surcharge can be applied thereby reducing revenue in this budget. If revenues do not continue to improve, the County may be required to use additional General Fund monies to satisfy debt service payments.

Summary of Other Administered Budgets 4140 – Fund 264-Courthouse Temp. Const. Fund
Megan M. Greve, Director of General Services
Justice/Detention & Corrections

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2021/22 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

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