

DEPARTMENTAL PURPOSE

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

Budget Summary:

FY2024/25 Midyear Projection:	108,614,641
FY2025/26 Recommended:	17,292,196
County General Fund Contribution:	7,818,500
Percent County General Fund Supported:	45.2%
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.

Job Order Contracting

General Services administers Job Order Contracting (JOC) program, when available, to support timely and cost-effective delivery of facility improvement projects. A JOC agreement is an indefinite quantity construction contract pursuant to which the County may accomplish multiple projects at different locations and facilities with a single, competitively bid contract. JOC agreements are competitively bid on an annual basis.

The JOC program is based on a Construction Task Catalog® with pre-established unit prices based on local labor, material, and equipment costs. Work is subsequently authorized by issuing job orders to the awarded JOC contractors on an as-needed basis. Each job order is assigned to a JOC contractor based upon the type of work, qualifications, and capacity to perform the work. The benefits of using a JOC program include faster project delivery, reduced administrative burden, greater transparency, quicker reduction of deferred maintenance backlog, and more efficient use of project funding. Projects that are eligible for delivery via JOC are noted below.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

In FY2024/25, projects and studies completed or anticipated to be completed by June 30, 2025, include:

- 1668 – County Administration Center (CAC) Public Area Recarpeting (JOC) 675 Texas Street, Fairfield
- 1674 – Stanton Facility Roof and Wall Moisture Evaluation 2450 Claybank Road, Fairfield
- 1675 – Juvenile Detention Facility (JDF) Shower Renovation (JOC) 740 Beck Avenue, Fairfield
- 1679 – Agriculture Building B Additional Conditioned Work Area (JOC) 2543 Cordelia Road, Fairfield
- 1688 – Justice Center Detention Facility (JCDF) Forensic Laboratory Improvements (JOC) 530 Union Avenue, Fairfield
- 1690 – Stanton Facility Acoustical Implementation 2450 Claybank Road, Fairfield
- 1696 – Sheriff Holding Cell Hot Water Supply 321 Tuolumne Street, Vallejo
- 1699 – Law and Justice East Elevator Upgrades 530 Union Avenue, Fairfield
- 1777 – JDF Sports Quad Shade Structure 740 Beck Avenue, Fairfield
- 1973 – CAC Space Utilization Study and Implementation: (1/3 Projects) (JOC) 675 Texas Street, Fairfield
- 1990 – Auditor–Controller Space Reconfiguration (JOC) 675 Texas Street, Fairfield
- 1992 – Heavy Fleet Electrical Panel Assessment 3255 North Texas Street, Fairfield

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Plant Acquisition

WORKLOAD INDICATORS

Previously approved and funded projects to be carried into FY2025/26, include:

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|---|-------------------------------------|
| • 1663 – Solano Avenue Parking Vallejo | 1500 Solano Avenue, Vallejo |
| • 1664 – Security Camera Replacement Main Jail (Phases 3 & 4) | 500 Union Avenue, Fairfield |
| • 1669 – Solano Comprehensive Energy Services | Various |
| • 1673 – Human Resources, Room 1022 Conversion (JOC) | 675 Texas Street, Fairfield |
| • 1680 – JCDF Elevator Cab Upgrades (JOC) | 500 Union Avenue, Fairfield |
| • 1681 – Claybank Detention Shower Replacement | 2500 Claybank Road, Fairfield |
| • 1685 – Claybank Detention Air Handling Unit Replacement | 2500 Claybank Road, Fairfield |
| • 1687 – Public Defender Additional Workstations (JOC) | 675 Texas Street, Fairfield |
| • 1691 – Stanton Visitor Control Station Ballistic Upgrade (JOC) | 2450 Claybank Road, Fairfield |
| • 1692 – Clay Street Facilities Relocation Study | 500-510/512 Clay Street, Fairfield |
| • 1694 – Claybank Valve and Hydronic Piping Replacement | 2500 Claybank Road, Fairfield |
| • 1695 – Fleet, Agriculture, UC Co-Op Building Demolition Study | 501 Texas Street, Fairfield |
| • 1697 – Lake Solano Water System Improvement (JOC) | 8686 Pleasants Valley Road, Winters |
| • 1698 – Animal Care Dog Run Access Study | 2510 Claybank Road, Fairfield |
| • 1702 – Government Campus Master Plan | 675 Texas Street, Fairfield |
| • 1703 – JDF Youth Room Anti-Slip Flooring (JOC) | 740 Beck Avenue, Fairfield |
| • 1704 – Alternate Public Defender Room Expansion (JOC) | 675 Texas Street, Fairfield |
| • 1705 – H&SS Headquarters Security Upgrade | 275 Beck Avenue, Fairfield |
| • 1709 – 701 Texas Street Building HazMat Remediation | 701 Texas Street, Fairfield |
| • 1710 – CAC Wayfinding Signage Improvements (JOC) | 675 Texas Street, Fairfield |
| • 1711 – 1095 E Tabor Supportive Housing | 1095 E Tabor Avenue, Fairfield |
| • 1713 – County Buildings-Add Electronic Building Integration System | Countywide |
| • 1714 – Cordelia Campus Parking Lot Expansion (JOC) | 2543 Cordelia Road, Fairfield |
| • 1715 – CAC Fountain Leak Assessment | 675 Texas Street, Fairfield |
| • 1718 – JDF Walk-In Freezer & Refrigerator Replacement (JOC) | 740 Beck Avenue, Fairfield |
| • 1719 – Resource Management Lobby Reconfiguration | 675 Texas Street, Fairfield |
| • 1720 – Fairfield Post Office Canopy Assessment | 600 Kentucky Street, Fairfield |
| • 1722 – CAC and County Events Center (CEC) Security Camera Upgrades | 675/601 Texas Street, Fairfield |
| • 1724 – 460 Union Reuse Plan | 460 Union Avenue, Fairfield |
| • 1725 – Communication Vehicle Bay Additional Heating Ventilation & Air Conditioning (HVAC) (JOC) | 500 Clay Street, Fairfield |
| • 1726 – H&SS Suite 1400 Carpet Replacement (JOC) | 355 Tuolumne Street, Vallejo |

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

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• 1727 – 2201 Courage Drive HVAC Remediation (formerly District Attorney & Public Health HVAC Assessment) (JOC)	2201 Courage Drive, Fairfield
• 1728 – JDF Bldg. 1 Modification Phase 1	740 Beck Avenue, Fairfield
• 1730 – 1634 Rockville Road Study	1634 Rockville Road, Fairfield
• 1731 – 1328 Virginia Street Reuse Study	1328 Virginia Street, Vallejo
• 1732 – Social Services Elevator Cab Upgrade	355 Tuolumne Street, Vallejo
• 1734 – Beck Campus Wayfinding Signage Replacement (JOC)	Beck Campus, Fairfield
• 1736 – Sandy Beach Day Use Access Improvements (JOC)	2333 Beach Drive, Rio Vista
• 1738 – Countywide Electric Vehicle (EV) Charging Infrastructure (formerly Master Plan) (JOC)	Various
• 1739 – Suisun Vets Fire Alarm Control Panel (JOC)	427 Main Street, Suisun
• 1743 – 701 Texas Exterior Painting (JOC)	701 Texas Street, Fairfield
• 1744 – Coroner's Walk-in Freezer and Cooler Replacement	520 Clay Street, Fairfield
• 1745 – JCDF Housing Cell Improvements	500 Union Avenue, Fairfield
• 1747 – H&SS Fumes Safety Study	2201 Courage Drive, Fairfield
• 1772 – H&SS Negative Pressure Airflow (JOC)	2201 Courage Drive, Fairfield
• 1774 – Emergency Relief Shelter Project (JOC Eligible)	900 Fairgrounds Drive, Vallejo
• 1775 – Downtown Jail Intake Area Study	500 Union Avenue, Fairfield
• 1778 – JDF Temporary Prefab Courtroom (JOC)	740 Beck Avenue, Fairfield
• 1779 – 604 Empire Security Improvements (JOC)	604 Empire Street, Fairfield
• 1781 – Lake Solano Waterfront and Boater Access Improvement (JOC)	8685 Pleasants Valley Road, Winters
• 1784 – County Veteran's Building Signage Update (JOC)	Veteran's Halls Countywide
• 1788 – Justice Campus Site Assessment	Downtown Fairfield Justice Campus
• 1789 – Detention Facility Privacy Booths Scoping Study	500 Union Avenue; 2450 & 2500 Claybank Road, Fairfield
• 1790 – Cogeneration Plant (COGEN) Boiler Exhaust Support & Roof Assessment	517 Delaware Street, Fairfield
• 1791 – Justice Campus Asset Protection	Downtown Fairfield Justice Campus
• 1792 – Solano Justice Center HVAC Controls & Equip Replacement (JOC)	321 Tuolumne Street, Vallejo
• 1793 – JDF Covered Walkway Replacement (JOC)	740 Beck Avenue, Fairfield
• 1795 – Lighting Control Assessment	Various
• 1796 – CAC and CEC – Countywide Audio-Visual Upgrades (JOC)	Various
• 1798 – H&SS Public Reception Updates - Phases 3 & 4 (JOC)	Various
• 1971 – County Regional Health Services Study	1119 E. Monte Vista Avenue, Vacaville
• 1973 – CAC Space Utilization Study and Implementation (2/3 Projects) (JOC)	675 Texas Street, Fairfield
• 1979 – CAC Parking Structure Security	501 Union Avenue, Fairfield

1700 – Fund 006-Accumulated Cap. Outlay (ACO)**Functional Area Summary**

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Plant Acquisition

• 1980 – New Health Services and Clinic Facility (Design)	Beck Campus
• 1981 – Law and Justice Fairfield Campus Security	Downtown Fairfield Justice Campus
• 1983 – JCDF HVAC Reheat Coil Replacement	500 Union Avenue, Fairfield
• 1984 – Rio Vista Vets Reroofing (JOC)	610 Saint Francis Street, Rio Vista
• 1985 – Dixon Vets Drainage Improvement & Building Implementation	1305 North First Street, Dixon
• 1986 – 701 Texas Building. Re-Use Improvements Phase 1 (JOC)	701 Texas Street, Fairfield
• 1987 – Justice Center Chilled/Heating Water Piping Assessment	321 Tuolumne Street, Vallejo
• 1988 – Concrete Wall & Walkway Joint Resealing (JOC)	Various
• 1989 – JDF Exterior Repainting (JOC)	740 Beck Avenue, Fairfield
• 1991 – Fleet Shop Planning & Design (formerly New Fleet Modular Building)	3255 North Texas Street, Fairfield
• 1993 – JCDF Sanitary Sewer Upgrades	530 Union Avenue, Fairfield
• 1995 – Vallejo Veterans Continued Improvements (JOC)	420 Admiral Callaghan Lane, Vallejo
• 1996 – Downtown Campus Master Plan Refresher Phased Development	Downtown Fairfield Campus
• 1999 – Public Health Lab Bio Safety Cabinet Modifications (JOC)	2201 Courage Drive, Fairfield

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	44,583,231	29,403,161	18,448,513	(10,954,648)	(37.3%)
TOTAL REVENUES	44,583,231	29,403,161	18,448,513	(10,954,648)	(37.3%)
APPROPRIATIONS					
CAPITAL PROJECTS	23,579,497	25,650,910	17,292,196	(8,358,714)	(32.6%)
TOTAL APPROPRIATIONS	23,579,497	25,650,910	17,292,196	(8,358,714)	(32.6%)
NET CHANGE					
CAPITAL PROJECTS	(21,003,733)	(3,752,251)	(1,156,317)	2,595,934	(69.2%)
NET CHANGE	(21,003,733)	(3,752,251)	(1,156,317)	2,595,934	(69.2%)

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$10,954,648 or 37.3% in revenues and a decrease of \$8,358,714 or 32.6% in appropriations when compared to the FY2024/25 Adopted Budget.

Each year, any funded projects that are not completed are either carried forward or re-budgeted in the succeeding year, increasing the total appropriation and revenue in the Working Budget.

Primary Funding Sources

The primary funding sources for capital projects are:

- \$4,504,011 from property taxes. The Recommended Budget reflects an increase of \$500,236 or 12.5% when compared to FY2024/25 Adopted Budget.

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- \$2,060,000 from Revenue from Use of Money for interest income and building rental from Department of Child Support Services (DCSS). The Recommended Budget reflects a decrease of \$124,000 or 5.7% when compared to the FY2024/25 Adopted Budget due to a decrease in building rental revenue pursuant to the interdepartmental Memorandum of Understanding between the County Administrator's Office and DCSS for rental space at 675 Texas Street in Fairfield, offset by an increase in interest income.
 - \$3,196,336 from Intergovernmental Revenues for Judicial Council of California's projected share of the Justice Reroofing at 321 Tuolumne Street in Vallejo.
 - \$866,516 in Other Financing Sources for Operating Transfers-In to reallocate savings from completed projects to energy saving projects.
 - \$7,818,500 in Transfers-In – County Contribution from the Capital Renewal Reserve to fund several recommended capital projects for FY2025/26.

Primary Costs

The primary costs include the direct and indirect costs for each facility improvement project. The projects are driven by the need to support evolving County programs through space reconfigurations and enhancements, perform renovations, complete major repairs, and implement improvements to support delivery of County services. They include significant equipment replacements and infrastructure upgrades that increase asset 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 Improvement Plan (CFIP) on February 25, 2025. Projects eligible for delivery via Job Order Contracting (JOC) are noted accordingly.

1701- Other Financing Uses

Appropriations of \$1,685,238 include the following significant costs:

- Operating Transfers-out of \$900,110 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.
- Countywide Administration Overhead of \$712,376.

1662 – PH Lab Technician Space (JOC Eligible)

- \$58,000 funded from Capital Renewal Reserve Fund to convert existing Specimen Room 2200 into office space at 2201 Courage Drive, Fairfield.

1669 – Comprehensive Energy Services

- Additional \$866,516 funded with savings from completed projects for code-required solar photovoltaic (PV) power at the Mental Health Diversion complex to support integration with the new Beck Avenue campus solar PV system and microgrid currently under construction.

1676 – Sheriff's Carpet Replacements (JOC Eligible)

- \$375,000 funded from Capital Renewal Reserve Fund to replace carpet located in the Civil Area, Records, Warrants, and Dispatch Center at 530 Union Avenue in Fairfield, and the Office of Emergency Services at 530 Clay Street in Fairfield.

1678 – Data Center Backup Cooling

- \$342,000 from Accumulated Capital Outlay Fund to perform a study to determine a solution to Data Center cooling during power outages, including design concepts and construction requirements, at 675 Texas Street and 500 Union Avenue in Fairfield.

1683 – 275 Beck Entry Enhancement (JOC Eligible)

- \$500,000 from Accumulated Capital Outlay Fund to provide emergency repairs and necessary enhancements to the building façade, following the failure of decorative tile materials at 275 Beck Avenue in Fairfield.

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Plant Acquisition**

1686 – PH Power Study – 2201 Courage

- \$38,000 funded from Accumulated Capital Outlay Fund to perform a power study to assess the electrical capacity, equipment needs, and potential upgrades for DNA Room 2210 in public health (PH) lab at 2201 Courage Drive in Fairfield.

1687 – Public Defender Workstations (JOC)

- Additional \$210,000 funded from Accumulated Capital Outlay Fund to support necessary space modifications in response to increased staffing needs and allow after-hours work to minimize disruption to ongoing operations at 675 Texas Street, Fairfield.

1693 – Vallejo Justice Center Reroofing (JOC Eligible)

- \$4,171,000 shared funding (77% Courts, 23% County) from Accumulated Capital Outlay Fund to replace the end-of-life roof to improve building protection and reduced maintenance costs at 321 Tuolumne Street, Vallejo.

1704 – Alternate Public Defender Room Expansion (JOC)

- Additional \$155,000 funded from Accumulated Capital Outlay Fund to address cost escalation, accommodate additional code-required modifications, and support after-hours construction to avoid disruption to ongoing operations at 675 Texas Street, Fairfield.

1705 – H&SS Security Camera Upgrade

- Additional \$135,000 funded from Accumulated Capital Outlay Fund to support improvements to the security cameras system, including self-reliant cameras with back-up power, weatherproofing for exterior units, consultant services to address water intrusion, and associated exterior finish work at 275 Beck Avenue in Fairfield.

1717 – ADA Implementation

- Additional \$50,000 from Accumulated Capital Outlay Fund to allow for expedited response to code enhancements, as may be needed across County facilities.

1721 – 2101 Courage Behavioral Health Medical Improvements

- \$100,000 from Capital Renewal Reserve Fund to convert Behavioral Health Medical Records Room into provider workstations to support increased treatment and workspace capacity at 2101 Courage Drive in Fairfield.

1723 – 2101 Courage Behavioral Health Space Reconfigurations

- \$88,000 from Capital Renewal Reserve Fund to support multiple space reconfigurations to improve space utilizations and accommodate evolving Behavioral Health program needs at 2101 Courage Drive in Fairfield.

1725 – Communication Vehicle Bay HVAC (JOC)

- Additional \$34,000 funded from Accumulated Capital Outlay Fund for additional roof-related work required for the installation of a new heating and cooling unit at 500 Clay Street in Fairfield.

1727 – 2201 Courage HVAC Remediation (formerly District Attorney & Public Health HVAC Assessment) (JOC Eligible)

- Additional \$141,000 funded from Accumulated Capital Outlay Fund to support construction at 2201 Courage Drive in Fairfield.

1735 – 355 Tuolumne Suite 3400 Additional Workstations

- \$87,000 funded from Capital Renewal Reserve Fund for installation of workstations, desks, and hoteling space in underutilized suite at 355 Tuolumne Street in Vallejo.

1742 – County Building Glazing and Envelope Survey

- \$150,000 funded from Capital Renewal Reserve Fund to begin the assessment of various County buildings to evaluate the curtain wall glazing system, roofing, walls, and other building envelopment components. The survey will identify necessary repairs, including roof replacement and parapet repairs, and provide phased repair options with cost estimates to ensure continued building operations and extend their service life.

1746 – County Parking Lot Repaving Program

- \$2,250,000 funded from Capital Renewal Reserve Fund for a phased repaving of selected County parking lots, including: 600 Kentucky Street, 2101 Courage Drive, and 275 Beck Avenue in Fairfield; Veteran's Halls; Vallejo H&SS / Justice Campus.

1785 – Dixon Vets Hall Structural & Envelope Assessment

- \$222,000 funded from Capital Renewal Reserve Fund for a structural, geotechnical, and building envelope assessment to identify the cause of wall and foundation movement, leading to cracking and water intrusion at 1305 North First Street in Dixon. The initial phase will determine repair needs, with design and additional funding to follow based on the assessment.

1786 – JCDF A/V Conference Room Upgrades

- \$120,000 funded from Capital Renewal Reserve Fund to provide audiovisual (A/V) upgrades in the Sheriff's conference room at 500 Union Avenue in Fairfield.

1787 – Replace Fire Alarm Control Panel (FACP) and Devices

- \$3,996,500 funded from Capital Renewal Reserve Fund to replace the existing FACP and associated electronic devices, including smoke detectors, strobe lights, horns, and pull stations, to ensure safety and compliance. Wiring to be upgraded for compatibility with the Electronic Building Integration System at 675 Texas Street and 475 Union Avenue in Fairfield.

1798 – H&SS Public Reception Updates (JOC)

- Additional \$372,000 funded from Capital Renewal Reserve Fund to upgrade public counters at the Women, Infants and Children (WIC) lobby at 365 Tuolumne Street in Vallejo, as part of a phased project.

Contracts

- Significant contracts are appropriated in each project recommended for FY2025/26. The department seeks board approval during the year prior to awarding the contracts.

Fixed Assets

Fixed Assets are appropriated in each project recommended for FY2025/26.

Job Order Contracting

The FY2025/26 Recommended Budget includes the following projects eligible to be delivered via Job Order Contracting (JOC).

- 1662 – PH Lab Technician Space: \$58,000 to convert existing Specimen Room 2200 into office space.
- 1673 – HR Room 1022 Conversion: \$1,046,752 to convert existing unneeded storage space to training/meeting space and staff breakroom.
- 1676 – Sheriff's Carpet Replacements: \$375,000 to replace carpet located in the Civil Area, Records, Warrants, and Dispatch Center; and the Office of Emergency Services.
- 1680 – Justice Center Detention Facility (JCDF) Elevator Cab Upgrades: \$2,602,000 to upgrade three elevators at the Downtown Jail.
- 1683 – 275 Beck Entry Enhancement: \$500,000 to perform emergency repairs and necessary enhancements to the building façade, following the failure of decorative tile materials.
- 1687 – Public Defender Additional Workstations: \$973,000 to reconfigure existing Investigations room, Library, and Storage to provide additional workstations and improve space usage.
- 1691 – Stanton Visitor Control Station Ballistic Upgrade: \$775,800 to upgrade visitor control station that will provide additional protection and safety for staff and public at Visitor's Lobby.
- 1693 – Vallejo Justice Center Reroofing: \$4,171,000 shared funding (77% Courts, 23% County) to replace the end-of-life roof to improve building protection and reduced maintenance costs.
- 1697 – Lake Solano Water System Improvement: \$1,776,000 for potable water and wastewater improvements.

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Plant Acquisition**

- 1703 – JDF Youth Room Anti-Slip Flooring: \$600,000 to apply new epoxy flooring to 80 youth rooms in Building 1 of the JDF.
- 1704 – Alternate Public Defender Room Expansion: \$355,000 to reconfigure three existing rooms to address Alternate Public Defender's group meeting space needs.
- 1710 – CAC Wayfinding Signage Improvements: \$560,000 for improved wayfinding experience for both public and staff through a combination of digital kiosks and updated static signage.
- 1714 – Cordelia Campus Parking Lot Expansion: \$300,000 to provide additional parking stalls to maximize space and restripe within existing parking lots and install new parking stalls.
- 1718 – JDF Walk-In Freezer & Refrigerator Replacement: \$460,000 to replace existing walk-in freezer and refrigerator to help maintain safety and food quality in the Facility and comply with Environmental Health regulations.
- 1725 – Communication Vehicle Bay Additional HVAC: \$114,000 for a new unit to provide additional heating and cooling at the existing Vehicle Bay workspace.
- 1726 – H&SS Suite 1400 Carpet Replacement: \$74,000 to replace worn carpets at Behavioral Health's public intensive use areas such as the client waiting room, staff reception desk area and hallways.
- 1727 – 2201 Courage HVAC Remediation (formerly District Attorney & Public Health HVAC Assessment): \$501,000 for study, design, and construction modifications needed to remediate the HVAC system and accommodate new equipment requirements.
- 1734 – Beck Campus Wayfinding Signage Replacement: \$227,000 to replace and improve existing exterior wayfinding signage.
- 1736 – Sandy Beach Day Use Access Improvements: \$1,278,984 to improve pathways to beach, public restrooms, and portions of public parking.
- 1738 – Countywide Electric Vehicle (EV) Charging Infrastructure (formerly Master Plan): \$2,103,000 to support design and implementation of EV charging stations at multiple County facilities.
- 1739 – Suisun Vets Fire Alarm Control Panel: \$240,000 to upgrade fire alarm system, including replacement of control panel and key devices and integration with the existing building management system.
- 1743 – 701 Texas Exterior Painting: \$495,000 to design and paint the exterior of the building.
- 1772 – H&SS Negative Pressure Airflow: \$52,000 to repair negative pressure monitoring system for the public health lab at 2201 Courage in Fairfield.
- 1774 - Emergency Relief Shelter Project: \$1,000,000 for emergency roof repair.
- 1778 – JDF Temporary Prefab Courtroom: \$3,000,000 for the purchase, transfer, and re-installation of six modular units from Willows, CA to the JDF campus.
- 1779 – 604 Empire Security Improvements: \$125,000 for a lobby security modification at the County Family Justice Center.
- 1781 – Lake Solano Waterfront and Boater Access Improvement: \$3,705,170 to provide an accessible path of travel at the waterfront area to the existing restroom, a trail going to the Nature Center, and improved access to non-motorized vessels.
- 1784 – County Veterans Building Signage Update: \$490,000 for signage updates for six Solano County Veteran's Halls.
- 1792 – Solano Justice Center HVAC Controls & Equip Replacement: \$8,177,428 to replace HVAC equipment and Building Management System controls.
- 1793 – Juvenile Detention Covered Walkway Replacement: \$140,000 to replace the existing aging covered walkway linking the existing Building 2 and 3 to Building 1, which will extend and complete the secured walkway currently in place at the JDF. Select security cameras will also be relocated due to new construction. Construction cost will be determined when design is finalized.

- 1796 – CAC and CEC - Countywide Audio-Visual Upgrades: \$3,063,527 to provide technology audiovisual upgrades to building common and departmental conference rooms at the County Administration Center and County Events Center.
- 1798 – H&SS Public Reception Updates - Phases 2 and 3: \$2,664,058 to enhance and improve security and accessibility of the public transaction counters at various H&SS facilities. Phase 2 includes 1119 E. Monte Vista, Vacaville (1st floor - E&SS) and 2101 Courage Drive, Fairfield (WIC, AMH, and CMH). Phase 3 includes 365 Tuolumne Street, Vallejo (3rd floor – WIC).
- 1973 – CAC Space Utilization Study and Implementation: \$2,711,175 for remaining construction and remodeling phases identified in the study (2/3 projects). These include accessibility improvements related to the LAFCO Relocation and Shared Conference Rooms project, as well as 1st floor Main Security Improvements project.
- 1984 – Rio Vista Vets Reroofing: \$902,500 to remedy problems resulting from deferred maintenance and general age-related degradation of the building. Work to be done will replace entire roofing system with new roof system.
- 1986 – 701 Texas Bldg. Re-Use Improvements Phase 1: \$104,500 to provide exterior improvements for watertight envelope and aesthetic enhancement. Phase 1: Design and Estimate. Separately, the building will be assessed for possible additional County support space/program and update to current code and regulatory compliance. Upgrades to exterior sealing, painting, roofing, mechanical, plumbing, electrical and elevator will be the priority work, ahead of tenant specific improvements.
- 1988 – Concrete Wall & Walkway Joint Resealing: \$715,000 to provide protection from moisture penetration and prevent future cracks on concrete walkways and exterior walls.
- 1989 – Juvenile Detention Facility Exterior Repainting: \$815,000 to renew exterior building envelope protective barrier against moisture penetration for Bldgs. 1, 2, & 3.
- 1995 – Vallejo Vets Continued Improvements: \$800,000 to evaluate existing kitchen, bar, parking lot, and other building systems for code compliance.
- 1999 – Public Health Lab Bio Safety Cabinet Modifications: \$50,000 to convert existing ducted biosafety cabinets to self-ventilated units.

DEPARTMENT COMMENTS

None.

1700 – Fund 006-Accumulated Cap. Outlay (ACO)**Functional Area Summary**

Megan M. Greve, Director of General Services
Plant Acquisition

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
TAXES	4,127,775	4,003,775	4,504,011	500,236	12.5%
REVENUE FROM USE OF MONEY/PROP	2,741,133	2,184,000	2,060,000	(124,000)	(5.7%)
INTERGOVERNMENTAL REV STATE	3,070,422	3,153,556	3,196,336	42,780	1.4%
INTERGOVERNMENTAL REV FEDERAL	72	150	150	0	0.0%
INTERGOVERNMENTAL REV OTHER	4,610	3,000	3,000	0	0.0%
MISC REVENUE	0	4,039,160	0	(4,039,160)	(100.0%)
OTHER FINANCING SOURCES	3,331,110	5,220,568	866,516	(4,354,052)	(83.4%)
GENERAL FUND CONTRIBUTION	31,308,108	10,798,952	7,818,500	(2,980,452)	(27.6%)
TOTAL REVENUES	44,583,231	29,403,161	18,448,513	(10,954,648)	(37.3%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	1,145,686	3,343,822	1,239,426	(2,104,396)	(62.9%)
OTHER CHARGES	1,019,411	1,095,825	835,128	(260,697)	(23.8%)
F/A LAND	5,194,617	0	0	0	0.0%
F/A BLDGS AND IMPRMTS	9,238,603	12,599,912	13,316,016	716,104	5.7%
F/A EQUIPMENT	4,068,189	3,711,351	135,000	(3,576,351)	(96.4%)
OTHER FINANCING USES	2,912,991	4,900,000	1,766,626	(3,133,374)	(63.9%)
TOTAL APPROPRIATIONS	23,579,497	25,650,910	17,292,196	(8,358,714)	(32.6%)
NET CHANGE	(21,003,733)	(3,752,251)	(1,156,317)	2,595,934	(69.2%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

Ongoing uncertainties in international trade policy may contribute to accelerated cost escalation for construction materials and components in the coming year, exceeding rates seen in recent years. Additionally, recent and potential future reductions in federal funding may impact the County's ability to leverage grant programs to support capital projects. For example, this past spring, the County experienced a significant reduction to the federal Epidemiology and Laboratory Capacity (ELC) grant, which supports critical public health infrastructure.

During the past winter, the County received a final public notice of intent to award hazard mitigation grant funding through the Federal Emergency Management Agency (FEMA) and California Office of Emergency Services' (Cal OES). If awarded, this funding will help offset the cost of eligible capital projects focused on hazard mitigation.

The State has also submitted draft terms for acquisition of the County-owned Hall of Justice site located at 550/600 Union Street in Fairfield, to support development of a replacement facility for the Solano County Superior Court. County staff continue to coordinate with the Judicial Council of California and the Solano Superior Court to assist in refining terms of sale, identifying interim housing solutions for displaced programs, and mitigate impacts to ongoing County operations during construction.

Summary of Other Administered Budgets 1700 – Fund 006-Accumulated Capital Outlay (ACO)
Megan M. Greve, Director of General Services
Plant Acquisition

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	1,847	800	1,110	310	38.8%
1820 FAIRGROUNDS DEVELOPMENT PROJ	0	8,240,956	8,240,956	0	0.0%
1760 PUBLIC FACILITIES FEES	12,059,907	6,641,600	9,409,407	2,767,807	41.7%
4130 CJ FAC TEMP CONST FUND	225,517	223,000	211,000	(12,000)	(5.4%)
4140 CRTHSE TEMP CONST FUND	221,029	212,000	195,200	(16,800)	(7.9%)
APPROPRIATIONS					
1630 PUBLIC ART	1,157	45,766	47,948	2,182	4.8%
1820 FAIRGROUNDS DEVELOPMENT PROJ	232,511	9,752,496	9,647,358	(105,138)	(1.1%)
1760 PUBLIC FACILITIES FEES	1,936,427	1,714,936	2,116,098	401,162	23.4%
4130 CJ FAC TEMP CONST FUND	1,678	(1,238)	1,017	2,255	(182.1%)
4140 CRTHSE TEMP CONST FUND	329,018	218,651	103,518	(115,133)	(52.7%)
NET CHANGE					
1630 PUBLIC ART	(690)	44,966	46,838	1,872	4.2%
1820 FAIRGROUNDS DEVELOPMENT PROJ	232,511	1,511,540	1,406,402	(105,138)	(7.0%)
1760 PUBLIC FACILITIES FEES	(10,123,480)	(4,926,664)	(7,293,309)	(2,366,645)	48.0%
4130 CJ FAC TEMP CONST FUND	(223,839)	(224,238)	(209,983)	14,255	(6.4%)
4140 CRTHSE TEMP CONST FUND	107,990	6,651	(91,682)	(98,333)	(1478.5%)

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

FUNCTION AND RESPONSIBILITIES

The purpose of the Public Art Projects Fund 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 Fund 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 FY2024/25 because the approved capital projects did not include public art components.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$310 or 38.8% in revenues and an increase of \$2,182 or 4.8% in appropriations when compared to the FY2024/25 Adopted Budget.

There is no funding for new public art projects in FY2025/26. The appropriations represent Countywide Administrative Overhead and maintenance costs for existing public art. The revenues reflect estimated interest income and an Operating Transfers-In from the Accumulated Capital Outlay Fund to fund Countywide Administrative Overhead costs.

Fixed Assets

None.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	1,847	800	1,000	200	25.0%
OTHER FINANCING SOURCES	0	0	110	110	100.0%
TOTAL REVENUES	1,847	800	1,110	310	38.8%
APPROPRIATIONS					
SERVICES AND SUPPLIES	0	45,838	47,838	2,000	4.4%
OTHER CHARGES	1,157	(72)	110	182	252.8%
TOTAL APPROPRIATIONS	1,157	45,766	47,948	2,182	4.8%
NET COUNTY COST	(690)	44,966	46,838	1,872	4.2%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

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

Bill Emlen, 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 of Supervisors (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 County 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 were 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 the 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. 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

Bill Emlen, County Administrator Plant Acquisition

The inaugural Solano360 Implementation Committee, which consisted 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 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 proposed 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 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 the 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 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 due to wildfires in neighboring counties, which impacted PG&E's ability to demolish utility infrastructure and was 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. 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 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 by the Solano360 Implementation Committee, selected IRG/JLL as the preferred development team for the Solano360 development and recommended that the Board enter into an Exclusive Right to Negotiate (ERN) Agreement with IRG/JLL. The committee recommendation was forwarded to the Board 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 continued to work with IRG/JLL on their proposed land uses with the goal of entering a long-term ground lease for the site.

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

Bill Emlen, County Administrator Plant Acquisition

Concurrently, staff worked with the 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 aimed to bring forward an updated land plan and a Lease Disposition and Development Agreement (LDDA) and other associated agreements to the Board in Fall of 2021.

In FY2021/22, County staff continued working with IRG/JLL under the ERN agreement approved in 2020, amending this agreement through September 30, 2022 to allow for completion of work. IRG filed a Specific Plan amendment with the City of Vallejo, which was under review, then placed on hold. Staff continued to work with IRG/JLL on entering into a long-term ground lease for the site. Staff continued discussions with PG&E on relocation of a gas line, and with the Vallejo Flood and Wastewater District on water, sewer, and storm drainage needs.

In FY2022/23, County staff engaged in ongoing negotiations with IRG under the ERN agreement approved in 2020, amending this agreement through August 1, 2023 to allow for the completion of work. IRG worked towards a revised project description and Specific Plan update with the City of Vallejo. Staff continued to work with IRG on finalizing a long-term ground lease and development agreement for the site. Staff continued discussions with PG&E on relocation of a gas line, and with the Vallejo Flood and Wastewater District on water, sewer, and storm drainage needs. The County approved American Rescue Plan Act (ARPA) funds totaling \$5.0 million toward implementation of channel restoration work around the perimeter of the site. Staff continued pursuing transit improvements with the STA.

In FY2023/24, County staff continued to work with IRG under the ERN agreement approved in 2020, extending this agreement through December 31, 2023 to allow for the completion of work. The County and IRG ERN discussions slowed to allow time for the County to receive a determination from California Department of Housing and Community Development (HCD) regarding the impact of recent legislation changes related to the Surplus Lands Act. While HCD determination is pending, County staff continues to make progress in the area with the ARPA-funded channel improvement project and is working with the STA on the SR-37/Fairgrounds Drive improvement project. The County, through Solano County Public Works, is also proceeding with the Mobility Hub project including a new parking area, electric vehicle charging stations, and a transit stop near the northern portion of the Fairgrounds property along Sage Street consistent with improvements anticipated in the Specific Plan. IRG worked to finalize a revised project description and Specific Plan update with the City of Vallejo. Pending resolution with HCD, staff will resume discussions with IRG on finalizing a long-term ground lease and development agreement for the site. Staff is still in discussions with PG&E on relocation of a gas line, and with the Vallejo Flood and Wastewater District on water, sewer, and storm drainage needs.

In FY2024/25, County staff, the City of Vallejo, and the STA partnered on various project development phases and delivery of the current Highway 37/Fairgrounds Drive Improvement Project ("Project"). The Project will provide congestion, mobility, transit, and safety enhancements at the Fairgrounds Drive and Highway 37 interchange, including roadway corridor improvements in front of the Solano County Fairgrounds. On June 11, 2024, the County and the STA entered into a Memorandum of Agreement (MOA) that established funding commitments for completing construction of the Project. As the lead delivery agency, the STA put a construction contract out to bid in Fall of 2024 and received a low bid at \$31 million, approximately \$6.173 million over budget. The STA was able to obtain \$5.5 million in Regional Measure 3 Bridge Toll funds to execute the construction contract but still requires \$850,000 in additional local funds to fully fund the construction gap. On April 8, 2025, the Board approved an amendment to the MOA to facilitate full construction funding. The amendment provided the Project with \$500,000 in additional Transportation Development Act Article 4 funds and \$350,000 in Regional Transportation Impact Fee funds from the County's funding allotments for the construction contract. STA proposed a funding swap by repurposing \$850,000 in remaining federal earmark funds from the Project to the County's Mobility Hub Project at the Fairgrounds.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents no change to revenues and a decrease of \$105,138 or 1.1% in appropriations when compared to the FY2024/25 Adopted Budget. The appropriations will be used for continued coordination of the Solano360 project, 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 at \$8.2 million.

Fixed Assets

None.

Summary of Other Administered Budgets 1820 – Fund 107-Fairgrounds Development Project
Bill Emlen, County Administrator
Plant Acquisition

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	0	40,000	40,000	0	0.0%
OTHER FINANCING SOURCES	0	8,200,956	8,200,956	0	0.0%
TOTAL REVENUES	0	8,240,956	8,240,956	0	0.0%
APPROPRIATIONS					
SERVICES AND SUPPLIES	65,818	5,650,320	5,820,600	170,280	3.0%
OTHER CHARGES	166,693	4,102,176	3,826,758	(275,418)	(6.7%)
TOTAL APPROPRIATIONS	232,511	9,752,496	9,647,358	(105,138)	(1.1%)
NET CHANGE	232,511	1,511,540	1,406,402	(105,138)	(7.0%)

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.

PENDING ISSUES AND POLICY CONSIDERATIONS

Discussions with IRG have slowed while the HCD issue is addressed. The County will need to enter into a new agreement upon the HCD determination and depending on the nature of the determination, some adjustment to the project may be required. Additional challenges include negotiations with PG&E regarding the relocation of a gas pipeline and with Vallejo Flood and Wastewater District on water, sewer, and storm drainage maintenance needs. 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).

**Bill Emlen, County Administrator
Plant Acquisition**

FUNCTION AND RESPONSIBILITIES

The Public Facilities Fee (PFF) budget is the conduit for receipt and distribution of Public Facilities Fees collected and is 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 (GC) §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 (GC §66000, et. seq), resulting in an update to the Public Facilities Fee rates. The County is working with a consultant on a new Public Facilities Fee Study for FY2025/26. The amounts in this Recommended Budget are based on the FY2019/20 Study.

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 an increase of \$2,767,807 or 41.7% in revenues and an increase of \$401,162 or 23.4% in appropriations when compared to the FY2024/25 Adopted Budget. The increase in revenues is the result of a projected increase in fee collections due to a projected increase in construction and an increase in interest income. The increase in appropriations is primarily due to an increase in contributions from PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District based on available Fund Balance.

Appropriations include:

- \$724,164 Operating Transfers-Out from the PFF Public Protection Division (BU 1761) to COP Debt Service (BU 8037) used to finance the Probation Facility and improvements to the Central Utility Plant.
- \$576,851 Operating Transfers-Out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$75,000 Operating Transfers-Out to the Road Fund (BU 3010) to transfer revenue designated for Regional Transportation Impact Fee (RTIF) towards an outstanding General Fund loan.
- \$670,850 from PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District for facility expansion and related debt.
- \$69,233 for accounting, auditing, Countywide Administrative Overhead, legal, and other professional services.

Fixed Assets

None.

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****Bill Emlen, County Administrator
Plant Acquisition**

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	2,213,813	1,828,600	2,528,885	700,285	38.3%
CHARGES FOR SERVICES	9,846,094	4,813,000	6,880,522	2,067,522	43.0%
TOTAL REVENUES	12,059,907	6,641,600	9,409,407	2,767,807	41.7%
APPROPRIATIONS					
SERVICES AND SUPPLIES	2,795	120,550	27,620	(92,930)	(77.1%)
OTHER CHARGES	633,805	295,538	712,463	416,925	141.1%
OTHER FINANCING USES	1,299,827	1,298,848	1,376,015	77,167	5.9%
TOTAL APPROPRIATIONS	1,936,427	1,714,936	2,116,098	401,162	23.4%
NET CHANGE	(10,123,480)	(4,926,664)	(7,293,309)	(2,366,645)	48.0%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

Several bills have been introduced in the California State Legislature over the past few years seeking to limit local government's ability to impose impact fees and/or to make modifications to reduce fees or increase reporting requirements. Staff will continue to monitor these bills and their potential impact on Solano County's Public Facilities Fee.

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

DEPARTMENTAL PURPOSE

The Criminal Justice (CJ) Facility Temporary Construction Fund receives and distributes funds originating from surcharges on fines and vehicle violations, which have been set aside for criminal justice facility needs.

FUNCTION AND RESPONSIBILITIES

The Board established this Fund under Resolution No. 81-256, pursuant to California Government Code section §76101, authorizing counties to establish a CJ Facility 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 \$12,000 or 5.4% in revenues and an increase of \$2,255 or 182.1% in appropriations when compared to the FY2024/25 Adopted Budget. The increase in appropriations reflects increased Countywide Administrative Overhead costs. The primary funding sources in this Fund are surcharges on fines and vehicle violations.

Fixed Assets

None.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	16,448	15,000	16,000	1,000	6.7%
REVENUE FROM USE OF MONEY/PROP	5,641	8,000	15,000	7,000	87.5%
CHARGES FOR SERVICES	203,427	200,000	180,000	(20,000)	(10.0%)
TOTAL REVENUES	225,517	223,000	211,000	(12,000)	(5.4%)
APPROPRIATIONS					
OTHER CHARGES	1,678	(1,238)	1,017	2,255	(182.1%)
TOTAL APPROPRIATIONS	1,678	(1,238)	1,017	2,255	(182.1%)
NET CHANGE	(223,839)	(224,238)	(209,983)	14,255	(6.4%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

The State Legislature, over the past few years, has proposed and passed legislation to reduce or eliminate many Court-ordered fees, thereby reducing the surcharge revenue that can be collected. This affects the ability of this fund to help support capital improvement projects associated with the criminal justice and court facilities.

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

DEPARTMENTAL PURPOSE

The Courthouse Temporary Construction Fund 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 established this Fund under Resolution No. 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 \$16,800 or 7.9% in revenues and a decrease of \$115,133 or 52.7% in appropriations when compared to the FY2024/25 Adopted Budget. Appropriations in this Fund include Countywide Administrative Overhead costs and an Operating Transfers-Out for a partial payment of \$100,000 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.

Fixed Assets

None.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2023/24 ACTUAL	2024/25 ADOPTED BUDGET	2025/26 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	16,434	12,000	15,000	3,000	25.0%
REVENUE FROM USE OF MONEY/PROP	1,167	0	200	200	100.0%
CHARGES FOR SERVICES	203,428	200,000	180,000	(20,000)	(10.0%)
TOTAL REVENUES	221,029	212,000	195,200	(16,800)	(7.9%)
APPROPRIATIONS					
OTHER CHARGES	6,175	1,765	3,518	1,753	99.3%
OTHER FINANCING USES	322,843	216,886	100,000	(116,886)	(53.9%)
TOTAL APPROPRIATIONS	329,018	218,651	103,518	(115,133)	(52.7%)
NET CHANGE	107,990	6,651	(91,682)	(98,333)	(1478.5%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

In FY2025/26, the Fund is not anticipated to generate enough revenue, combined with Fund Balance, to fund the full contribution of \$213,379 to the 2017 Certificates of Participation (COP). Therefore, the County will need to supplement with a contribution of \$113,379 from the General Fund.

PENDING ISSUES AND POLICY CONSIDERATIONS

The County Administrator is closely monitoring ongoing revenues from Court fines and vehicle violations. The State decision to repeal certain fees levied by Courts is resulting in reduced fines on which the surcharge can be applied, thereby reducing revenue in this Fund. If revenues do not improve, the County may be required to continue to use General Fund to satisfy debt service payments.