

DEPARTMENTAL PURPOSE

The Accumulated Capital Outlay budget reflects funding used to administer capital projects, acquire real property, plan capital improvements, and undertake capital renewal, major improvements and repairs to existing County facilities.

Budget Summary:

FY2011/12 Third Quarter Projection:	36,650,459
FY2012/13 Recommended:	4,538,871
County General Fund Contribution:	2,263,640
Percent County General Fund Supported:	49.9%
Total Employees (FTEs):	0.0

FUNCTION AND RESPONSIBILITIES

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

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

In FY2011/12, the following projects were completed:

- Benicia Veterans Memorial Building Modernization and ADA Improvements
- Rio Vista Veterans Hall Barrier Removal
- Vacaville Veterans Hall Barrier Removal
- Barrier Removal at 530/550/600 Union, Fairfield, and 321 Tuolumne, Vallejo
- Suisun Veterans Memorial Building Site Improvements
- Lake Solano Park Telephone Access and Pot Hole Repairs
- Installation of Fleet's New Emergency Generator at the County Corporation Yard, Fairfield
- 2101 Courage Drive Driveway Modification, Fairfield
- Pediatric Clinic Tenant Improvements at 2101 Courage Drive, Fairfield
- Accessibility Upgrade and Re-Carpeting at the Jury Assembly Room at 321 Tuolumne, Vallejo
- Special Inspections for 321 Tuolumne Fire Restoration Project, Vallejo
- Lake Solano Park Accessible Ramps, Landings, & Walkways
- JFK Branch Library Consolidation Project Structural Design Services, Vallejo
- Fout Springs Roof Replacement; Animal Shelter Re-Roofing Project, Fairfield
- Claybank Warehouse Re-Roofing Project, Fairfield
- Vallejo Veterans Hall Exterior Barrier Removal Project
- Second Floor County-Occupied Office Renovation in Vallejo
- Children's Mental Health Relocation to 2101 Courage in Fairfield
- Special Investigations Bureau Relocation to Executive Court in Fairfield
- Registrar of Voters Vote by Mail Tenant Improvements at 6th floor at 675 Texas Street in Fairfield
- Dental Suite Accessible Parking Stalls, Striping & Signage at 2101 Courage in Fairfield
- Fairfield Civic Center Library Partial Lighting Upgrade in Fairfield
- Crisis Stabilization Unit Tenant Improvements at 2101 Courage on Fairfield

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

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Plant Acquisition

- Sandy Beach Automatic Accessible Pay Station in Rio Vista
- Sandy Beach Access from Parking to Dock in Rio Vista
- Accessibility Barrier Removal at Day Use at Lake Solano in Winters
- Belden's Landing Parking Area Repair in Suisun
- Belden's Landing New Pay Station in Suisun
- 275 Beck Re-carpeting Project in Fairfield
- Five-Year Capital Facilities Improvement Plan, FY2011/12 - FY2015/16

WORKLOAD INDICATORS

In FY2012/13

- Finalize construction, close-out and coordinate move transition of H&SS into new 36,400 square foot, two-story William J. Carroll Government Center project in Vacaville to improve the delivery of health and social services for North County residents and consolidate services in Vacaville that are currently in several leased office spaces.
- Initiate construction for the new 362-bed, 127,800 sq ft detention facility in Fairfield, which is primarily financed by local jail grant funds awarded by the State of California to Solano County.
- Complete construction for upgrading the security electronics system of the existing 279-bed Claybank Adult Detention Facility in Fairfield.
- Complete construction for the space consolidation at the John F. Kennedy Library in Vallejo to more efficiently deliver services, improve security, and reduce ongoing operating/maintenance costs.
- Complete barrier-removal at the Vallejo Veteran's Hall to improve access for persons living with disabilities.

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2010/11 ACTUAL	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	9,071,908	4,300,509	4,288,322	(12,187)	(0) %
TOTAL REVENUES	9,071,908	4,300,509	4,288,322	(12,187)	(0) %
APPROPRIATIONS					
CAPITAL PROJECTS	10,999,000	5,321,682	4,538,871	(782,811)	(15) %
TOTAL APPROPRIATIONS	10,999,000	5,321,682	4,538,871	(782,811)	(15) %
CHANGE IN FUND BALANCE					
CAPITAL PROJECTS	1,927,092	1,021,173	250,549	(770,624)	(75) %
NET CHANGE IN FUND BALANCE	1,927,092	1,021,173	250,549	(770,624)	(75) %

DEPARTMENTAL BUDGET SUMMARY

The Department's Recommended Budget of \$4,538,871 represents decreases of \$12,187 or 0.3% in revenues and \$782,811 in expenditures when compared to FY2011/2012 Adopted Budget. The projected operating deficit \$250,549 will be funded from Fund Balance.

The Recommended Budget includes \$1,182,845 in Contingencies (budget unit 9306)

The primary funding sources for capital projects are:

- \$1,602,036 in Property Taxes, reflecting a slight increase of \$20,500.

- \$100,000 in interest income, estimated to be \$77,000 less due to lower cash balance in the Fund and a projected ½ per cent decrease in the Treasury pool interest rates.
- \$322,646 in Intergovernmental Revenues, mostly from redevelopment pass-through agreements with the cities, and state/federal grants. The projected decrease of \$612,022 is due to \$415,000 in State grants and reimbursements that will not be received this year as a result of the completion of the underground storage tanks and miscellaneous court projects last fiscal year; an additional \$185,000 will also not be received due the completion of the ADA modifications for the Suisun Veterans Buildings and the Benicia Veterans Building.

The primary cost centers for the Accumulated Capital Outlay budget are the project budgets. The projects are driven by the need for capital improvements to dispense County services, develop facilities, perform major repairs/replacements that add value or preserve real property assets, and create land/master plans to address current and future space needs.

The Recommended Budget includes the following appropriations for administration and capital projects, which were presented and approved by the Board on February 28, 2012 as part of the presentation and approval of the FY2011/12 – FY2015/16 Capital Facilities Improvement Plan:

1701 - Administration

- \$1,429,425 – the primary cost for Administration is a transfer-out of \$949,649 to cover the Accumulated Capital Outlay (ACO) Fund obligation of \$900,000 for the repayment of the 2002 Certificate of Participation (COP) and \$49,649 to fund administrative overhead and building charges for various Health and Social Services Capital projects. The 2002 COP charge is an annual payment covering the ACO's share of principal and interest payments. County-wide administrative overhead charges of \$426,678 are also included to cover the costs of central services support, such as payroll, accounting, human resources services, departmental administrative support, etc.

1718 – Capital Facilities Improvement Plan

- \$30,000 covers the cost of the annual update of the Five-Year Capital Facilities Improvement Plan (CIP). Funding is provided by the ACO Fund.

1725 – Adaptive Reuse of Old Courthouse and Hall of Justice (Transfer Responsibility Court)

- \$10,000 covers the costs of services that will be provided by the Architectural Services Division for the review of proposed capital improvements by the Courts. These represent the County's share of costs under the Transfer Agreement, and are funded by the ACO Fund. The actual construction costs of \$26.8 million to remodel the Old Courthouse will be funded by the State.

1729 – Space Consolidation Study

- \$70,000 covers the costs of General Services' departmental staff to conduct a comprehensive evaluation of utilization of space occupied by County departments, with a goal of minimizing the use of leased space by moving County departments and activities to county-owned space, when feasible. Appropriations are funded by the ACO fund.

1748 – Vallejo Veterans HVAC Replacement

- \$195,640 covers the costs of replacing mechanical units and controls for the heating, ventilation and cooling (HVAC) system in the Vallejo Veterans building. Project funding is provided by the General Fund Deferred Maintenance Reserve.

1670 – H&SS Building ADA Improvements (2101 Courage Drive in Fairfield)

- \$626,000 covers the costs of ADA barrier removal at existing toilet rooms, walkways, door landings, transaction counters and one parking lot. Project funding is provided by the ACO Fund.

1671 – County/Courts MOU Projects (550/600 Union Street in Fairfield)

- \$59,806 covers the County share of costs under the Joint Occupancy Agreement (JOA) with the Judicial Council of California, Administrative Office of the Courts, for HVAC and roof repairs in two buildings. Project funding is provided by the ACO Fund.

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1672 – Miscellaneous Projects

- \$50,000 covers the costs of management and architectural services support that will be provided by General Services staff for projects that may arise during the fiscal year for which funding has not been appropriated. Project funding is provided by the ACO Fund.

1673 – Sheriff's Office Data Center HVAC Replacement (530 Union Street in Fairfield)

- \$150,000 covers the costs of the replacement of split system on roof and replacement of air conditioning unit within the space. Project funding is provided by the General Fund's Deferred Maintenance Reserve.

1674 – Law and Justice Center Fire Alarm Replacement (Sheriff's Office – 530 Union Street in Fairfield)

- \$675,000 covers the costs of replacement for the existing fire alarm system. Estimated costs assume the use of existing wiring; if new wiring is required, or should the State Fire Marshall deem it necessary, additional appropriations will be required and requested from the Board. Project funding is provided by the General Fund Deferred Maintenance Reserve.

1675 – Heating Boiler Replacement (2500 Claybank Street in Fairfield)

- \$270,000 covers the costs to replace two boiler units in the building. Project funding is provided by the General Fund Deferred Maintenance Reserve.

1676 – Heating Boiler Replacement (321 Tuolumne Street in Vallejo)

- \$135,000 covers the costs to replace one boiler unit in the building. Project funding is provided by the General Fund Deferred Maintenance Reserve.

1677 – Heating Boiler Replacement (355 Tuolumne Street in Vallejo)

- \$135,000 covers the costs to replace one boiler unit in the building. Project funding is provided by the General Fund Deferred Maintenance Reserve.

1678 – Heating Boiler Replacement and Enclosure Replacement (275 Beck Street in Fairfield)

- \$196,000 covers the costs to replace two boiler units in the building with one boiler unit that is more efficient and has a bigger capacity than the current boiler units. Project funding is provided by the General Fund Deferred Maintenance Reserve.

1679 – Vallejo Veterans Hall ADA Improvements

- \$300,000 covers the costs of ADA barrier removal in bathrooms and kitchen cabinetry; upgrade of exit doors and exit signs; installation of new hi-lo drinking fountains. Project funding is provided by the General Fund Deferred Maintenance Reserve.

1680 – Claybank Housing Unit Restroom Rehabilitation

- \$180,000 covers the costs of repair and/or replacement of bathroom fixtures in multiple areas of the facility. Project funding is provided by the General Fund Deferred Maintenance Reserve.

Contract Information

In FY2012/13, the Department of General Services anticipates that it will initiate at least ten additional construction contracts for an estimated total of \$2,889,649.

Fixed Assets

For FY2011/12, various projects will change major building components (e.g. roof, etc.) that will likely be recorded as fixed assets as determined by the Auditor/Controller since these building component systems extend the life of the real property asset. The FY2012/13 Requested Budget includes funding for fixed assets (Construction in Progress) totaling \$1,108,640:

- \$195,640 – Vallejo Veterans building re-roof
- \$177,000 – HVAC replacement for the Sheriff's Office Data Center
- \$270,000 – 2 Boiler Units at 2500 Claybank Road, Fairfield

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- \$135,000 – 1 Boiler Unit at 321 Tuolumne Street, Vallejo
- \$135,000 – 1 Boiler Unit at 355 Tuolumne Street, Vallejo
- \$196,000 – 1 Boiler Unit at 275 Beck Avenue, Fairfield

DEPARTMENT COMMENTS

On February 28, 2012, The Board approved the Five-Year Capital Facilities Improvement Plan (CIP) for the period covering FY2011/12 through FY2015/16. The five-Year CIP identifies \$191,896,000 of capital improvement needs, as follows:

FY2012 FIVE-YEAR CIP STATUS REPORT

PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
1670	2101 Courage ADA Improvements	\$626,000	\$626,000	ACO FUND			
1671	County/Court MOU Projects	\$0	\$59,806	ACO FUND			
1672	Misc Projects	\$0	\$50,000	ACO FUND			
1673	Sheriff's Office Data Center HVAC Replacement	\$177,000	\$150,000	Capital Renewal			
1674	Law and Justice Center Fire Alarm Replacement	\$675,000	\$675,000	Capital Renewal			
1675	2500 Claybank Heating Boiler Replacement	\$270,000	\$270,000	Capital Renewal			
1676	321 Tuolumne Heating Boiler Replacement	\$135,000	\$135,000	Capital Renewal			
1677	355 Tuolumne Heating Boiler Replacement	\$135,000	\$135,000	Capital Renewal			
1678	275 Beck Heating Boiler Replacement	\$0	\$196,000	Capital Renewal			
1679	Vallejo Veterans Hall ADA Improvements	\$300,000	\$300,000	Capital Renewal			
1680	Claybank Housing Unit Restroom Rehabilitation	\$170,000	\$180,000	Capital Renewal			
1681	ROV Vote by Mail Processing Expansion	\$300,000			\$300,000	Fully Funded (ACO) FY11/12	\$152,402

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Functional Area Summary

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PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
1706	Lake Solano Park Day Use Stairs Replacement \F	\$355,000			\$309,000	Fully Funded (ACO) FY10/11	\$14,348
1709	Former Hall of Records HazMat Site Remediation \F	\$179,000			\$588,902	Fully Funded (Cap Ren + ACO) FY10/11	\$81,583
1711	Claybank Warehouse Reroofing	\$0			\$220,000	Fully Funded (Crim. Just. Temp. Cons.) FY11/12	\$165,624
1713	Fairfield Lighting Library	\$0			\$80,329	Funded (Consultant) FY11/12	\$81,896
1714	Nut Tree Airport Master Plan	\$0			\$30,615	Fully Funded (ACO) FY10/11	\$0
1715	Old Court House Renovation	\$0			\$9,688	Fully Funded (ACO) FY09/10	\$0
1716	Juvenile Detention Generator & Switch	\$0			\$199,821	Fully Funded (Cap Ren) FY08/19	\$179
1717	ADA Transition Plan Implementation II	\$0			\$406,921	Fully Funded (ACO - \$375K, RM - \$36K) FY06/07	\$257,822
1718	CIP Update	\$0	\$ 30,000	ACO FUND	\$30,000	Fully Funded (ACO) FY11/12	\$14,075
1719	First Floor Court Occupied Office Renovation-321 Tuolumne (Fire Damage)	\$0			\$2,473,124	Fully Funded (\$133K - Courts, Ins. Proc - \$2.37K) FY11/12	\$2,332,927

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PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
1721	Animal Shelter Remediation & Reroof	\$0			\$270,000	Fully Funded (ACO) FY11/12	\$219,546
1723	AB900 362-Bed Claybank Detention Facility \F	\$84,301,000			\$27,064,960	Fully Funded (PFF) FY03/04	\$7,918,715
1725	Adaptive Reuse of Old Courthouse and Hall of Justice (Transfer Responsibility Court)	\$0	\$10,000	ACO FUND	\$15,000	Fully Funded (ACO) FY11/12	\$1,269
1726	Acquisition / Sale of Properties	\$0			\$16,251	Fully Funded (Cap Ren) FY06/07	\$0
1729	Space Consolidation	\$0	\$ 70,000	ACO FUND	\$150,000	Fully Funded (ACO) FY11/12	\$50,962
1735	H&SS Building Carpet Removal and Replacement \F	\$515,000			\$548,000	Fully Funded (ACO) FY10/11	\$287,696
1740	New Foundation Improvements	\$0			\$328,119	Fully Funded (JH Transfer) FY06/07	\$224,054
1741	Vallejo Veterans Parking Lot Improvement	\$0			\$194,791	Fully Funded (ACO) FY10/11	\$99,466
1744	Misc Court Projects	\$0			\$537,377	Fully Funded (ACO - \$39K, Courts - \$498K) FY08/09	\$319,309
1748	Vallejo Veterans Reroofing and HVAC Replacement	\$400,000	\$195,640	Capital Renewal	\$256,000	Fully Funded (ACO) FY11/12	\$0

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PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
1771	Parks Projects: Belden's Landing - Parking Area Repair; Belden's Landing - New Accessible Pay Station; Sandy Beach - Automatic Accessible Pay Station; Lake Solano - ADA Barrier Removal at Day Use; and Sandy Beach - ADA Access from Parking to Dock	\$191,000			\$570,500	Fully Funded (ACO) FY11/12	\$2,882
1772	County Facilities ADA Transition Plan Update	\$300,000			\$300,000	Fully Funded (ACO) FY11/12	\$0
1773	Animal Shelter Main Office Replacement (Animal Care Replacement of Administration Building - updated scope for FY11/12 Budget Request)	\$0			\$781,316	Fully Funded (ACO) FY11/12	\$3,545
1774	2101 Courage Driveway Modifications	\$0			\$35,000	Fully Funded (ACO) FY10/11	\$28,836
1775	Claybank Detention Facility Security Electronic Upgrade	\$3,091,000			\$3,593,440	Fully Funded (ACO - \$1.24M, CJTC - \$2.35M) FY09/10	\$459,745
1782	Suisun Veterans Building Improvement	\$1,990,000			\$2,622,094	Fully Funded (Cap Ren - \$1.3M, ACO - \$1.2M, Grant <HUD> - \$38K, Others - \$69K) FY07/08	\$501,971

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PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
1783	Benicia Veterans Building Improvement	\$0			\$2,347,000	Fully Funded (Cap Ren - \$1.63M, ACO - \$570K, Grant <HUD> - \$147K) FY07/08	\$1,964,778
1785	Canine Connection and Administration Building Demolition	\$0			\$430,900	Fully Funded (Cap Ren) FY08/09	\$297,706
1786	Post Office Mechanical and Roof Replacement	\$0			\$213,749	Fully Funded (Cap Ren) FY08/09	\$636
1787	Law & Justice Generator Replacement - see 1794	\$0			\$1,400,000	Fully Funded (CJCTC - \$400K, Cap Ren - \$1M) FY08/09	\$12,150
1788	Law and Justice Center HVAC Controls Replacement-530 Union	\$0			\$10,000	Fully Funded (Cap Ren) FY08/09	\$0
1790	Facilities Condition Assessment (5-yr Plan) & Software	\$0			\$285,000	Fully Funded (ACO) FY11/12	\$203
1794	Hot Water Generator Replacement	\$0			\$406,660	Fully Funded (Cap Ren) FY06/07	\$41,047
1799	Sheriff Hot Water	\$0			\$150,000	Fully Funded (Cap Ren) FY06/07	\$69,973
2492	Remodel 321 Tuolumne St. Building	\$0			\$1,637,270	Fully Funded (Tobacco Settlement) FY03/04	\$1,662,591

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PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
2492	Remodel 355 Tuolumne St. Building	\$0	\$10,000	PFF	\$10,483,249	Fully Funded (PFF - \$420K, Tobacco Settlement - \$10M) FY03/04	\$10,753,431
2493	H&SS Health Laboratory Fairfield	\$0	\$10,000	PFF			
6343	John F. Kennedy Library Renovation	\$300,000			\$300,000	Fully Funded (Library) FY09/10	\$0
7721	Crisis Stabilization Unit Tenant Improvements VF	\$550,000					
2491/ 2494	William J. Carroll Government Center	\$15,554,000			\$19,056,835	Fully Funded (ARRA - \$2.2M, Tobacco Settlement - \$15.8M, PFF - \$1M) FY06/07	\$11,940,468
	County Corp Yard Consolidation	\$3,690,000					
	Entry Enhancements / Technology	\$98,000					
	H&SS Campus Parking Lot Repair	\$721,000					
	Headstart ADA and Bldg Systems Improvements	\$511,000					
	Lake Solano Docks, Piers, and Trails	\$995,000					
	Law and Justice Center Rainwater Leader Replacement	\$ 476,000					
	Lynch Canyon Pavilion	\$650,000					
	New Foundations and Challenge Bldg Exterior Repainting	\$100,000					
	New Foundations Covered Courtyard	\$320,000					

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PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
	OES Building Exterior Repainting	\$60,000					
	Play Grounds and Play Systems	\$265,000					
	Post Office Master Plan	\$250,000					
	Post Office Mechanical and Roof Replacement	\$1,223,000					
	Rio Vista Veterans Parking Lot and Sidewalk Repair	\$ 213,000					
	Rio Vista Vets Building Exterior Repainting	\$50,000					
	Sandy Beach New Boat Ramp and Water Diversion	\$1,041,000					
	Sandy Beach Park Wind Shelter Replacement	\$345,000					
	Sandy Beach Parks Staff Restroom	\$160,000					
	Solano Courts Facility Maintenance	\$476,000					
	Vacaville Veterans Parking Lot Repair	\$62,000					
	Vallejo Govt Ctr Compactor Replacement \U	\$63,000					
	Weights & Measures Office and Warehouse Consolidation \U	\$600,000					
	600 Union Parking Lot Repair	\$186,000					
	604 Empire Bldg. HVAC Replacement	\$278,000					
	ADA Transition Plan Implementation II	\$915,000					
	Beldens Landing Facility Improvements	\$1,790,000					
	Capital Renewal of Various County Facilities	\$64,070,000					

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PROJ #	PROJECT NAME	CIP FY11/12 - 15/16	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	CURRENT BUDGET	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2012)
	Cement Hill Communication Building Replacement	\$398,000					
	Challenge Covered Courtyard	\$320,000					
	Children's Mental Health Relocation	\$180,000					
	Courage Drive Landscape Conservation	\$181,000					
	Sandy Beach ADA Access Improvement	\$325,000					
	Sewer Projects (Sandy Beach)	\$170,000					
TOTAL		\$191,696,000	\$3,102,446		\$78,651,911		\$39,961,835

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2010/11 ACTUALS	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Taxes	1,627,330	1,581,536	1,602,036	20,500	1%
Revenue From Use of Money/Prop	284,120	177,000	100,000	(77,000)	(44%)
Intergovernmental Rev State	409,535	441,947	26,590	(415,357)	(94%)
Intergovernmental Rev Federal	0	185,000	0	(185,000)	(100%)
Intergovernmental Rev Other	965,966	307,721	296,056	(11,665)	(4%)
Charges For Services	400,906	511,317	0	(511,317)	(100%)
Misc Revenue	2,090,113	76,688	0	(76,688)	(100%)
Other Financing Sources	3,293,938	1,019,300	2,263,640	1,244,340	122%
TOTAL REVENUES	9,071,908	4,300,509	4,288,322	(12,187)	(0%)
APPROPRIATIONS					
Services and Supplies	4,179,154	1,068,209	1,917,144	848,935	79%
Other Charges	349,233	841,817	563,438	(278,379)	(33%)
F/A Bldgs and Imprmts	2,867,053	2,511,656	1,108,640	(1,403,016)	(56%)
Other Financing Uses	3,598,852	900,000	949,649	49,649	6%
Residual Equity Transfers	4,708	0	0	0	0%
TOTAL APPROPRIATIONS	10,999,000	5,321,682	4,538,871	(782,811)	(15%)
NET CHANGE	1,927,092	1,021,173	250,549	(770,624)	(75%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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Michael J. Lango, Director of General Services
Capital Project Overview

Summary of Other Administered Budgets

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2010/11 ACTUAL	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	1,358	176,875	120	(176,755)	(100) %
1760 PUBLIC FACILITIES FEES	3,980,630	3,113,416	2,074,252	(1,039,164)	(33) %
1815 FAIRGROUNDS DEVELOPMENT PROJ	-	4,545,206	898,235	(3,646,971)	(80) %
2490 HSS CAPITAL PROJECTS	2,461,171	257,743	72,649	(185,094)	(72) %
4130 CJ FAC TEMP CONST FUND	408,591	369,559	355,976	(13,583)	(4) %
4140 CRTHSE TEMP CONST FUND	405,350	372,155	356,637	(15,518)	(4) %
APPROPRIATIONS					
1630 PUBLIC ART	170,794	175,500	8,858	(166,642)	(95) %
1760 PUBLIC FACILITIES FEES	4,684,631	4,162,417	2,457,395	(1,705,022)	(41) %
1815 FAIRGROUNDS DEVELOPMENT PROJ	586,500	1,908,537	913,318	(995,219)	(52) %
2490 HSS CAPITAL PROJECTS	3,118,317	419,640	195,093	(224,547)	(54) %
4130 CJ FAC TEMP CONST FUND	2,303,128	237,263	3,263	(234,000)	(99) %
4140 CRTHSE TEMP CONST FUND	408,515	407,204	400,250	(6,954)	(2) %
NET CHANGE					
1630 PUBLIC ART	(169,436)	1,375	(8,738)	(10,113)	(735) %
1760 PUBLIC FACILITIES FEES	(704,001)	(1,049,001)	(383,143)	665,858	(63) %
1815 FAIRGROUNDS DEVELOPMENT PROJ	(586,500)	2,636,669	(15,083)	(2,651,752)	(101) %
2490 HSS CAPITAL PROJECTS	(657,146)	(161,897)	(122,444)	39,453	(24) %
4130 CJ FAC TEMP CONST FUND	(1,894,537)	132,296	352,713	220,417	167 %
4140 CRTHSE TEMP CONST FUND	(3,165)	(35,049)	(43,613)	(8,564)	24 %

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

FUNCTION AND RESPONSIBILITY

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 of Solano (Ordinance No. 1639, Chapter 5, and Section 5.5-5.6). The County budgets for public art to promote the arts and culture in Solano County. For every capital construction project in excess of \$1 million, 1.5% of construction costs at the time of the initial contract award (excluding maintenance projects) is allocated for public art. In addition, 5% of the 1.5% are 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.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2010/11 ACTUALS	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop	1,358	1,000	120	(880)	(88%)
Charges For Services	0	375	0	(375)	(100%)
Other Financing Sources	0	175,500	0	(175,500)	(100%)
TOTAL REVENUES	1,358	176,875	120	(176,755)	(100%)
APPROPRIATIONS					
Services and Supplies	0	0	8,625	8,625	0%
Other Charges	11,776	0	233	233	0%
F/A ARTWORK	7,000	175,500	0	(175,500)	(100%)
Other Financing Uses	152,018	0	0	0	0%
TOTAL APPROPRIATIONS	170,794	175,500	8,858	(166,642)	(95%)
NET COUNTY COST	169,436	(1,375)	8,738	10,113	(735%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

The Recommended Budget of \$120 in revenues and \$8,858 in expenditures represent decreases of \$176,755 in revenues and \$166,642 in expenditures when compared to the FY2011/12 Adopted Budget.

There is no funding for new public art projects in FY2012/13. The appropriations represent funding for the maintenance of existing public art pieces, and the revenues reflect estimated interest income.

There is a related Budget Unit 9402, Fund 106 with Appropriations for Contingencies (refer to Contingencies section of the Budget).

1815 – Fund 107-Fairgrounds Development Project Summary of Other Administered Budgets

Birgitta E. Corsello, County Administrator

Plant Acquisition

FUNCTION AND RESPONSIBILITY

This budget unit is designed to cover the costs of the development of a Specific Plan and to obtain the necessary entitlements for the Solano County Fairgrounds, in order to revitalize and redevelop the 152-acre site. This multi-year project is a cooperative effort between the County, City of Vallejo, and the Solano County Fair Association (SCFA) that began in 2008.

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 Visioning Phase of the Project.

A community-based stakeholder visioning effort was undertaken, which resulted in the preparation of a Solano360 Vision Plan for the Solano County Fairgrounds. The Vision Plan features a mix of complementary land uses, including retail, office, hospitality, recreational, family and youth-oriented, educational, and public venues, as well as the physical connectivity and synergy with the adjacent Six Flags Discovery Kingdom. The concepts reflected in the Solano360 Vision Plan are estimated to create 5,700 contractor jobs and more than 2,500 permanent jobs at full build out. The Board of Supervisors and the Vallejo City Council approved the Solano360 Vision in June 2009 and authorized a preliminary financial analysis to be prepared on the Vision Plan concepts.

During 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 includes 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, led by Municipal Resource Group, LLC, with support from two firms with fair redevelopment experience – the A. Plescia & Co. and RCH Group, to focus the Specific Plan on the feasibility of both the “Fair of the Future” and the private development components. The consultants work is currently on hold due to the dissolution of redevelopment agencies in California effective February 1, 2012.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

The Solano360 Fairgrounds Specific Plan and Public Facilities Financing Plan has been suspended, pending a determination on the availability of Vallejo Flosden Acres redevelopment project area tax increment revenue to fund a portion of the parking improvements on the Fairgrounds site.

Redevelopment agencies were dissolved by the State, effective February 1, 2012. Prior to the dissolution of redevelopment agencies, County, City and Fair staff and the project consultants had been developing financing strategies that included redevelopment agency tax increment financing. The Vallejo Redevelopment Agency's Owner Participation Agreement with Six Flags Discovery Kingdom, providing partial funding for replacement parking, was being considered as a financing source. The legislation that dissolved redevelopment agencies established a procedure to consider previously approved agreements, such as the agreement with Six Flags Discovery Kingdom. An “oversight board” created by the legislation will make a determination on the continued funding obligation resulting from this agreement, as well as other redevelopment agency agreements. The oversight board consists of representatives appointed by the County, City, special districts and schools. The oversight board's decision is now expected in May 2012, and is subject to review by the State Department of Finance.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget for the Solano360 Project of \$913,318 reflects the roll forward of authorized and approved appropriation for expenditures to complete the Phase II Entitlement in FY2012/13.

Once the County hears officially from the Department of Finance if the parking structure is considered an obligation of the successor agency, then it can move forward with the financing plan, specific plan and EIR for the Solano 360 Project in Fiscal Year 2012/13. Another key task for FY2012/13 will be for the negotiation and execution of a Cost and Revenue Sharing Agreement between Solano County and the City of Vallejo. The current Project schedule is on hold pending the State of Finance Approval.

Summary of Other Administered Budgets 1815 – Fund 107-Fairgrounds Development Project
Birgitta E. Corsello, County Administrator
Plant Acquisition

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2010/11 ACTUALS	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Charges For Services	0	35,837	20,319	(15,518)	(43%)
Other Financing Sources	0	4,509,369	877,916	(3,631,453)	(81%)
TOTAL REVENUES	0	4,545,206	898,235	(3,646,971)	(80%)
APPROPRIATIONS					
Services and Supplies	534,434	1,908,537	913,318	(995,219)	(52%)
Other Charges	51,953	0	0	0	0%
Intra-Fund Transfers	113	0	0	0	0%
TOTAL APPROPRIATIONS	586,500	1,908,537	913,318	(995,219)	(52%)
NET COUNTY COST	586,500	(2,636,669)	15,083	2,651,752	(101%)

Michael J. Lango, Director of General Services
Plant Acquisition

FUNCTION AND RESPONSIBILITY

This budget unit supports the construction and renovation of Health and Social Services facilities including clinics and laboratories in Vallejo and Fairfield and the William J. Carroll Government Center in Vacaville that will expand services to the residents of North County. Projects are financed by a combination of funding sources including Tobacco Settlement Revenue, Public Facilities Fees, grants funds, and other revenue sources.

DEPARTMENTAL SUMMARY

The Recommended Budget reflects revenues of \$72,649 and expenditures of \$195,093, resulting in an operating deficit of \$39,543. The operating deficit will be funded from fund balance.

Projected revenues include \$3,000 in interest income and \$69,649 in Operating Transfers In as follow:

- \$49,649 from the Accumulated Outlay Fund to cover the costs associated with Administrative Overhead charges and building fees
- \$20,000 from Public Facilities Fees to cover the costs associated with the Division of Architectural Services (DAS) management fees during the warranty period for the Twin Campus Projects

Appropriations include:

- \$174,658 for Administrative Overhead charges
- \$435 for building charges
- \$20,000 for DAS management fees

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2010/11 ACTUALS	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop	35,232	13,000	3,000	(10,000)	(77%)
Intergovernmental Rev State	63,015	0	0	0	0%
Intergovernmental Rev Federal	71,877	0	0	0	0%
Misc Revenue	25	0	0	0	0%
Other Financing Sources	2,291,022	244,743	69,649	(175,094)	(72%)
TOTAL REVENUES	2,461,171	257,743	72,649	(185,094)	(72%)
APPROPRIATIONS					
Services and Supplies	60,040	0	0	0	0%
Other Charges	1,547	244,140	175,093	(69,047)	(28%)
F/A Bldgs and Imprmts	2,881,516	0	20,000	20,000	0%
F/A Equipment	175,213	0	0	0	0%
Other Financing Uses	0	175,500	0	(175,500)	(100%)
TOTAL APPROPRIATIONS	3,118,317	419,640	195,093	(224,547)	(54%)
NET CHANGE	657,146	161,897	122,444	(39,453)	(24%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

Projected revenues include \$3,000 in interest income and \$69,649 in Operating Transfers In as follow:

- \$49,649 from the Accumulated Outlay Fund to cover the costs associated with Administrative Overhead charges and building fees.
- \$20,000 from Public Facilities Fees to cover the costs associated with the Division of Architectural Services (DAS) management fees during the warranty period for the Twin Campus Projects.

Appropriations include:

- \$174,658 for Administrative Overhead charges
- \$435 for building charges
- \$20,000 for DAS management fees.

FUNCTION AND RESPONSIBILITY

The Public Facilities Fees (PFF) budget is the conduit for receipt and distribution of Public Facilities fees collected and used for capital project expenses. The fees are imposed on all new non-exempt construction within all incorporated and unincorporated areas of Solano County. The fees, set under the authority of Government Code Sections 66000-66009, were implemented through County Ordinance 1466 adopted on February 9, 1993. The purpose of the fees is to provide funding for expansion and/or new construction of County facilities required to accommodate new demands for the development of 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, 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.

DEPARTMENTAL SUMMARY

The Recommended Budget for Public Facilities Fees of \$2,457,395 represents decreases of \$1,039,164, or 33%, in Revenues and \$1,705,022, or 41%, in Appropriations when compared to its FY2011/12 Adopted Budget. As a result, the Public Facilities Fund Balance is projected to decrease by \$383,143. The decrease in revenues and expenditures is a factor of the economic downturn and a reduction of construction projects anticipated throughout Solano County.

The Recommended Budget includes \$1,134,558 in Contingencies (BU 9124).

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

Solano County collects PFF fees for six categories: Countywide Public Protection, Health and Social Services, Library, General Government, Sheriff's Patrol and Investigation, and Courts. PFF rates for FY2011/12 were unchanged from the FY2010/11 rates. The County is in the process of retaining a consultant to complete the five-year comprehensive analysis in 2012 as required by Government Code.

PENDING ISSUES AND POLICY CONSIDERATIONS

Government Code requires that the County evaluate the premises of the PFF at least every five years. The last five-year comprehensive nexus report was completed in 2007 (County of Solano 2007 Public Facilities Fee Update) with annual updates in 2008, 2009 and 2010. The next full analysis will be in FY2012/13 and will include review and recommendations on the appropriateness of the various indices used to establish rates.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2010/11 ACTUALS	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop Charges For Services	60,751	52,537	29,203	(23,334)	(44%)
	<u>3,919,879</u>	<u>3,060,879</u>	<u>2,045,049</u>	<u>(1,015,830)</u>	<u>(33%)</u>
TOTAL REVENUES	3,980,630	3,113,416	2,074,252	(1,039,164)	(33%)
APPROPRIATIONS					
Services and Supplies	4,193	50,500	55,250	4,750	9%
Other Charges	796,350	854,287	164,695	(689,592)	(81%)
Other Financing Uses	<u>3,884,087</u>	<u>3,257,630</u>	<u>2,237,450</u>	<u>(1,020,180)</u>	<u>(31%)</u>
TOTAL APPROPRIATIONS	4,684,631	4,162,417	2,457,395	(1,705,022)	(41%)
NET CHANGE	704,001	1,049,001	383,143	(665,858)	(63%)

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 RESPONSIBILITY

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 of \$3,263 for the Criminal Justice Facility Temporary Construction Fund represents an overall decrease of \$13,583, or 3.7%, in revenues and a decrease of \$234,000 or 98.6%, in expenditures when compared to FY2012/13 Adopted Budget. The result is an increase in Fund Balance of \$352,713.

The decrease in expenditures is due to the non-recurring nature of FY2011/12 expenditures, including \$220,000 appropriated for the replacement of the warehouse roof at the Claybank Adult Detention Facility.

The Recommended Budget also includes \$359,242 in Contingencies in budget unit 9119.

Refer to related Budget Unit 9119, Appropriations for Contingencies which reflects restricted, unaccounted funds for CJ Facility purposes.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2010/11 ACTUALS	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Fines, Forfeitures, & Penalty	27,687	24,955	19,265	(5,690)	(23%)
Revenue From Use of Money/Prop	8,542	3,516	1,858	(1,658)	(47%)
Charges For Services	372,361	341,088	334,853	(6,235)	(2%)
TOTAL REVENUES	408,591	369,559	355,976	(13,583)	(4%)
APPROPRIATIONS					
Other Charges	9,190	17,263	3,263	(14,000)	(81%)
Other Financing Uses	2,293,938	220,000	0	(220,000)	(100%)
TOTAL APPROPRIATIONS	2,303,128	237,263	3,263	(234,000)	(99%)
NET CHANGE	1,894,537	(132,296)	(352,713)	(220,417)	167%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

**Michael J. Lango, Director of General Services
Justice/Detention and 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 RESPONSIBILITY

The Board of Supervisors established this Fund under Resolution Number 83-266, pursuant to California Government Code Section 76100, authorizing counties to establish a Courthouse Temporary Construction Fund to assist in the acquisition, rehabilitation, construction and financing of facilities necessary or incidental to the operation of the courts or the justice system. Government Code penalties on criminal fines and parking violations constitute the proceeds of the Fund, which includes no General Fund support.

The Department of General Services administers and disburses Fund money, with concurrence of the Administrative Office of the Courts.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget \$400,250 for the Criminal Justice Facility Temporary Construction Fund represents an overall decrease of \$15,518, or 4.2%, in revenues and a decrease of \$6,954, or 1.7%, in expenditures when compared to FY2011/12 Adopted Budget. The result is a decrease in available Fund Balance of \$43,613.

The FY2012/13 Recommended Budget appropriates \$399,331 from this budget unit toward principal and interest on the 2002 Certificates of Participation issued for, among other purposes, improvements to the Central Utility Plant. This amount represents the share of the Central Utility Plant costs attributable to the support of the Superior Court facilities.

Refer to related Budget Unit 9120, Appropriations for Contingencies which reflects \$635,358 for FY2012/13.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2010/11 ACTUALS	2011/12 ADOPTED BUDGET	2012/13 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Fines, Forfeitures, & Penalty	27,686	24,954	19,200	(5,754)	(23%)
Revenue From Use of Money/Prop	5,098	5,971	2,960	(3,011)	(50%)
Charges For Services	372,566	341,230	334,477	(6,753)	(2%)
TOTAL REVENUES	405,350	372,155	356,637	(15,518)	(4%)
APPROPRIATIONS					
Other Charges	9,190	9,507	919	(8,588)	(90%)
Other Financing Uses	399,325	397,697	399,331	1,634	0%
TOTAL APPROPRIATIONS	408,515	407,204	400,250	(6,954)	(2%)
NET CHANGE	3,165	35,049	43,613	8,564	24%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.