

redevelopment agencies in the State of California, County staff requested that the consultants suspend their work effort in March 2012, to allow time for the County to fully evaluate the potential financial impacts on the project. The contract terms for all three contracts were tied to an anticipated project completion date of June 30, 2012 and therefore require Board approval to finish the Specific Plan and associated environmental and financial documents, so the County has a completed entitlement product, including the construction of the first phase of a new exposition hall in the first phase area of the Solano360 project.

FINANCIAL IMPACT:

The Board approved the Solano360 Phase 2 (entitlement phase) project financing budget on February 9, 2010. The budget includes funding for the Specific Plan, and CEQA and funding for the related and supporting studies and reports. The Solano360 project is funded by a loan from the General Fund and is accounted for and tracked separately. The Board established a requirement that the loan be repaid by future revenue streams generated by the ultimate redevelopment of the fairgrounds' site. The Adopted Budget for Phase 2 is \$3.1 million, of which approximately \$1.68 million has been expended to date and approximately \$400,000 is encumbered.

DISCUSSION:

The Solano360 Vision Report prepared by Solano County, the City of Vallejo and the Solano County Fair Association in May 2009 initiated a process to establish and realize the long-term revitalization goals for the County-owned Solano Fairgrounds property in Vallejo. The Project Vision "offers flexible, sustainable options for a diverse and future-oriented program of uses to be developed over time". Based on these principles, a preliminary mix of land uses was proposed, including entertainment, mixed use commercial, hospitality, office, open space, exposition hall, flex special event facilities, outdoor multi-purpose area, demonstration farm, transit, parking and other fair uses. The Solano360 Vision Report stated that there was a need to assure flexibility and the ability to adapt to market conditions over time. The Solano360 Vision Report also included an implementation strategy that indicated that the property would likely be developed in phases and "within each phase, development will occur in orderly increments, based on market demand and staging of on-site infrastructure."

The Solano360 Phase 2 (entitlement phase) project is a three-party coordinated effort between the County, City of Vallejo, and Solano County Fair Board which, based on the Solano360 Vision, includes developing a Specific Plan and master plan for the site as well as the preparation of an Environmental Impact Report (EIR) for the Solano360 project. The Specific Plan is being prepared by SWA Group, the EIR is being prepared by Michael Brandman Associates (MBA) and Municipal Resource Group (MRG) is under contract to serve as the project manager, coordinating both efforts.

The original Board-approved schedule anticipated that the Specific Plan and EIR would have been approved this month. However, with the elimination of redevelopment agencies as of February 1, 2012, work on the Project was suspended due to the fact that 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, as was additional tax increment revenue generated by the Solano360 project. All consultants were asked to place the Project on hold in March 2012 pending resolution of

potential redevelopment funding sources.

Staff is recommending that the three contracts be extended to allow for the completion of the Specific Plan, EIR and supporting documents. Since the majority of the work for the Specific Plan is already completed, it makes sense to finalize this effort using the same consultants to complete the first phase of entitlement. Staff is also recommending that the County Administrator be delegated authority to amend the contract amounts within the current Project budget to address any changes to the Project that may be needed to address the loss of redevelopment financing.

ALTERNATIVES:

The Board could choose not to approve contract extensions. However, this is not recommended since this is not consistent with previous Board direction. These consultants have the requisite expertise to complete the Project's Specific Plan and the entitlement process.

OTHER AGENCY INVOLVEMENT:

Staff from the City of Vallejo, the Solano County Fair Manager, and County Counsel were consulted on the need for contract extensions and concur with the recommendations.

**FOURTH AMENDMENT TO STANDARD CONTRACT
BETWEEN COUNTY OF SOLANO and SWA GROUP**

This Fourth Amendment ("Fourth Amendment") is entered into as of the 26th day of June, 2012, between the COUNTY OF SOLANO, a political subdivision of the State of California ("County") and SWA Group ("Contractor").

1. Recitals

A. The parties entered into a contract dated May 4, 2010 (the "Contract"), in which Contractor agreed to provide planning services for the Solano360 Fairgrounds Redevelopment Project.

B. The parties amended the Contract on February 1, 2011, again on March 1, 2011, and again on May 3, 2011 to add architectural services and civil engineering services respectively related to the "Fair of the Future" portion of the Solano360 Project and transportation and public facilities financial analysis services related to the Specific Plan and Master Plan portion of the Project.

C. The parties now desire to extend the term of the Contract to allow for the completion of the Project.

D. This Fourth Amendment represents a six month extension to the Contract.

E. The parties agree to amend the Contract as set forth below.

2. Agreement.

A. Term of Contract

Section 2 is deleted in its entirety and replaced with:

The term of this Contract is: May 1, 2010 – December 31, 2012

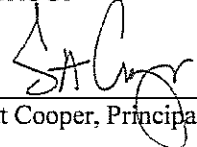
3. Effectiveness of Contract.

Except as set forth in this Amendment, all other terms and conditions in the Contract, as previously amended, remain in full force and effect.

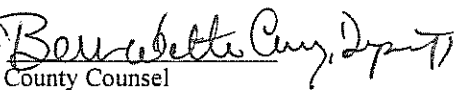
COUNTY OF SOLANO, a Political
Subdivision of the State of California

By 
Birgitta E. Corsello, County Administrator

SWA GROUP

By 
Scott Cooper, Principal

APPROVED AS TO FORM

By 
County Counsel

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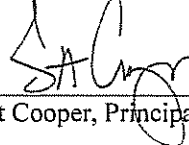
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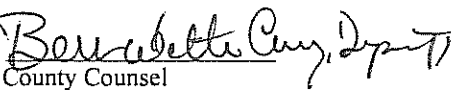
COUNTY OF SOLANO, a Political
Subdivision of the State of California

By 
Birgitta E. Corsello, County Administrator

SWA GROUP

By 
Scott Cooper, Principal

APPROVED AS TO FORM

By 
County Counsel

**FIRST AMENDMENT TO STANDARD CONTRACT
BETWEEN COUNTY OF SOLANO and MICHAEL BRANDMAN ASSOCIATES**

This First Amendment ("First Amendment") is entered into as of the 26th day of June 2012, between the COUNTY OF SOLANO, a political subdivision of the State of California ("County") and MICHAEL BRANDMAN ASSOCIATES ("Consultant").

1. Recitals

A. The parties entered into a contract dated February 1, 2011 (the "Contract"), in which Consultant agreed to prepare an Environmental Impact Report ("EIR") for the Solano360 Fairgrounds Redevelopment Project.

B. The parties now desire to extend the term of the Contract to allow for the completion of the Project.

C. This First Amendment represents a six month extension to the Contract.

D. The parties agree to amend the Contract as set forth below.

2. Agreement.

A. Term of Contract


Section 2 is deleted in its entirety and replaced with:

The term of this Contract is: February 1, 2011 – December 31, 2012

3. Effectiveness of Contract.

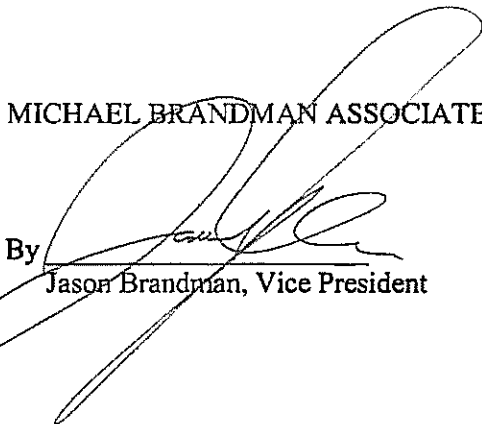
Except as set forth in this Amendment, all other terms and conditions in the Contract remain in full force and effect.

COUNTY OF SOLANO, a Political
Subdivision of the State of California

By 

Birgitta E. Corsello
County Administrator

MICHAEL BRANDMAN ASSOCIATES

By 

Jason Brandman, Vice President

APPROVED AS TO FORM

By 

County Counsel

Updated 06-14-12

**Solano County Fairground Redevelopment
Preliminary Entitlement Budget - Concurrent Process**

	Adopted Budget FY2010/11 & FY2011/12	Paid to Date as of June 14, 2012 FY2010/11 & FY2011/12	Encumbrances As of June 14, 2012	Re-Budget FY2012/13
Project Management/Public Relations/Public Information/Market Economic Research	\$ 621,315	\$ 361,306	\$ 51,722	-
Project Management/Public Relations/Public Information @ \$30/mo.				
City/County - (Revised MOU approved February 2011)	\$ 435,000	\$ 80,221	\$ 210,000	
Legal on behalf of agencies - County Counsel	\$ 195,000	\$ 69,165		\$ 150,000
EIR Consultant (approved February 2011)	\$ 439,200	\$ 372,179	\$ 67,821	-
Initial Study/NOP/Scoping Meeting				
Formulation of Alternatives				
Environmental Impact Report Studies (Ad DEIR)				
Agriculture Resources				
Biological				
Noise and Vibration				
Transportation/Traffic				
Specific Plan/Land Planning - SWA Group (contract approved May 2010)	\$ 853,845	\$ 784,765	\$ 69,080	-
Onsite Master Utility Plan				
Onsite Road circulation plan				
Trail Circulation Plans				
Land Planner				
Design Guidelines				
New scope - "Fair of the Future" Master Plan (SWA amendment #1)				
Transportation				
Fiscal Impact Analysis				
Public Facilities Financing				
Transportation Traffic - Entitlement (Included in SWA)				
EIR Transportation Section/Traffic Analyses				
Input to Site Plan/Outreach/Spec Plan included in SWA CSOS104				
Civil Engineering - Entitlement (Included in SWA)				
Engineering for SP, General Plan Update, EIR				
Engineering for Large Lot tentative map				
City Water Master Plan Update				
City Sewer Master Plan Update				
Topo/Record of Survey/Grading analysis/cost est/PG&E &FEMA				
Soils	\$ 5,000	\$ -	\$ -	
Legal - CEQA/EIR (Assumes no challenges)	\$ 145,000	\$ 2,800		
CEQA Strategy				
Respond to Public Comments				
Prepare CEQA Findings				
Draft EIR, Final EIR				
Legal - Wetlands Issues	\$ 15,000	\$ -	\$ -	
404/401 ESA Permitting				
1602 Streambed Alteration Agreements				
Wetlands Permit	\$ 95,000	\$ -	\$ -	
404 Ind Permit w/USACE				
401 Water Quality Certification w/SFRWQB				
1602 Streambed Alternation Agm w/CDFG				
Sect 7 Biological Assmt w/USFWS				
FEMA letter of Map Review				
PG&E Gas line Relocation				
Sustainability Consultant - Entitlement	\$ 75,000	\$ -	\$ -	
LEED NS Certification- (estimate)				
Contingency @ 18%	\$ 176,840	\$ -	\$ -	
Countywide Admin Overhead (expense)		\$ 51,953		
Other Professional Services				\$ 763,318
Countywide Admin Overhead (revenue)		\$ 35,837		\$ 20,319
TOTAL ESTIMATED ENTITLEMENT COSTS	\$ 3,056,200	\$ 1,686,552	\$ 398,623	\$ 892,999