

DEPARTMENTAL PURPOSE

The Accumulated Capital Outlay (ACO) budget reflects funding used to administer capital projects, acquire real property, plan capital improvements, construction of new facilities, facility renewal, and repairs to existing County facilities.

Budget Summary:

FY2012/13 Third Quarter Projection:	67,096,545
FY2013/14 Recommended:	11,703,026
County General Fund Contribution:	2,427,686
Percent County General Fund Supported:	2.1%
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 oversees this budget.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

In FY2012/13, the following projects were completed:

- Suisun Vets Building Improvement - 427 Main Street, Suisun City including a \$38,000 Federal Housing and Urban Development grant into the project to provide barrier removal improvements required under the Americans with Disabilities Act in public right of way.
- William J. Carroll Government Center/Dental Clinic - 1119 East Monte Vista Avenue, Vacaville: Implemented a \$2.2 million Federal American Recovery and Reinvestment Act grant for construction and equipment to expand services at the Dental Clinic.
- Claybank Facility Security Upgrade - 2500 Claybank Road, Fairfield
- Admiral Callaghan Parking Lot (Phase I) - 420 Admiral Callaghan Lane, Vallejo
- JFK Branch Library Consolidation Project - 505 Santa Clara Street, Vallejo
- Lake Solano Park Picnic Tables & Fire Rings Purchase and Installation - 8685 Pleasants Valley Road, Winters
- New Fish Station at Sandy Beach Park - 2333 Beach Drive, Rio Vista
- ADA Parking at Rear - 275 Beck Avenue, Fairfield
- Vallejo Veterans Reroofing and HVAC Replacement - 420 Admiral Callaghan Lane, Vallejo
- Animal Care Renovation/Expansion Project Design Services - 2510 Claybank Road, Fairfield
- Five-Year Capital Facilities Improvement Plan, FY2012/13 - FY2016/17
- Completed Environmental Site Report (ESR) for the former Fouts Springs Youth Facility as part of the site closure process required by the United States Forest Service

WORKLOAD INDICATORS

In FY2013/14:

- Finalize construction, closeout, and coordinate move transition of the Sheriff's Office into the new 362-bed, 127,800 sf Claybank adult detention facility in Fairfield, which is financed with up to \$61.545 million in local jail grant funds awarded by the State of California
- Complete reroofing and HVAC replacement of the existing Veterans Building in Vallejo
- Complete removal of barriers at the Vallejo Veteran's Hall to improve access for persons with disabilities
- Complete design, solicit bids and replace non-conforming boilers at four County facilities in Fairfield and Vallejo with boilers that meet current Bay Area Air Quality Management District requirements

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

Michael J. Lango, Director of General Services
Plant Acquisition

- Update the ADA Transition Plan to assess and document compliance of County buildings with the American with Disabilities Act (ADA)
- Complete the Animal Care Expansion Project, which includes construction of a new pre-engineered 12,500 square-foot kennel, renovation of 2,600 sf portion of the existing Animal Shelter Building, and installation of 26 additional parking stalls.

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2011/12 ACTUAL	2012/13 ADOPTED BUDGET	2013/14 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	4,474,238	65,829,996	6,195,133	(59,634,863)	(90.6) %
TOTAL REVENUES	4,474,238	65,829,996	6,195,133	(59,634,863)	(90.6) %
APPROPRIATIONS					
CAPITAL PROJECTS	9,500,782	66,103,871	11,703,026	(54,400,845)	(82.3) %
TOTAL APPROPRIATIONS	9,500,782	66,103,871	11,703,026	(54,400,845)	(82.3) %
CHANGE IN FUND BALANCE					
CAPITAL PROJECTS	5,026,543	273,875	5,507,893	5,234,018	1911.1 %
NET CHANGE	5,026,543	273,875	5,507,893	5,234,018	1911.1 %

DEPARTMENTAL BUDGET SUMMARY

The primary funding sources for capital projects are:

- \$1,844,360 in Taxes, reflecting an increase of 15.1% when compared to the FY2012/13 Adopted Budget due to the reclassification of Redevelopment Pass-Through revenues from Intergovernmental Revenues to Taxes.
- \$100,000 in interest income which is consistent with prior year amount.
- \$26,090 in Homeowner Property Tax Relief revenues.
- \$2,427,686 from the Capital Renewal Fund Reserve of the General Fund to fund deferred maintenance projects.
- \$1,446,985 in 2011 Public Safety Realignment funding to cover AB109 capital related projects.

The primary costs in the ACO budget are the project budgets. The projects are driven by the need for capital improvements to provide 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 May 14, 2013 as part of the 5 Year Capital Facilities Improvement Plan (CIP) for FY2012/13 – FY2016/17.

BU1701 – Administration

- \$2,122,431 includes Countywide Administrative Overhead costs of \$1,083,585 and a transfer-out of \$900,000 to cover the ACO Fund obligation for the repayment of the 2002 Certificate of Participation (COP).

BU1671 – County/Court MOU Projects (550/600 Union Avenue in Fairfield)

- \$96,500 covers the County's share of costs under the Joint Occupancy Agreement (JOA) with the Judicial Council of California, Administrative Office of the Courts, to support elevator maintenance, flood protection, interior finish/flooring and security cameras at the Hall of Justice. Project funding is provided by both the ACO fund and the Capital Renewal Fund Reserve.

BU1672 – 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.

BU1682 – Vallejo Justice Center Chiller Replacement (321 Tuolumne Street in Vallejo)

- \$404,079 covers the costs to replace the chiller at the Vallejo Justice Center. Project funding is provided by the Capital Renewal Fund Reserve.

BU1684 – Fairfield Post Office Fire Alarm/Sprinkler Upgrade (600 Kentucky Street in Fairfield)

- \$161,000 to upgrade the fire alarm and sprinkler at the Fairfield Post Office to meet current building code requirements. Funding is provided by the Capital Renewal Fund Reserve.

BU1685 – Fairfield Post Office Parking Lot Repair (600 Kentucky Street in Fairfield)

- \$325,000 to fund regarding/repaving of the Fairfield Post Office to improve accessibility. This project is funded by the Capital Renewal Fund Reserve.

BU1687 – Rio Vista Fuel Tank Replacement (620 Saint Francis Street in Rio Vista)

- \$350,000 to remove the existing underground fuel tank and fund remediation of hazardous materials. Funding is provided by the Fleet Fund.

BU1688 – Vallejo Services Center Children's Mental Health Alterations (355 Tuolumne Street in Vallejo)

- \$385,000 to install a new restroom in the Children's Mental Health facility. Funding is provided by the Capital Renewal Fund Reserve.

BU1709 – Former Hall of Records HazMat Site Remediation (701 Texas Street in Fairfield)

- \$277,000 to complete the removal of hazardous materials that were found underground. Funding is provided by the Capital Renewal Fund Reserve.

BU1718 – Capital Facilities Improvement Plan

- \$15,000 covers the cost of the annual update of the 5 Year Capital Improvement Plan. Funding is provided by the ACO Fund.

BU1786 – Fairfield Post Office Roof and Mechanical System (600 Kentucky Street in Fairfield)

- \$370,000 covers the cost for a new roof and to complete Heating, Ventilation and Air Conditioning (HVAC) system upgrades. Funding is provided by the Capital Renewal Fund Reserve.

BU1793 – AB109 Miscellaneous Projects

- \$1,446,985 for building modifications to existing buildings including jail facilities and/or probation facility needs or match funding for potential grants necessary to address AB109 program needs. This project was not included in the 5 Year CIP as it was approved by the Solano Community Corrections Partnership on May 8, 2013.

DEPARTMENT COMMENTS

On May 14, 2013, the Board approved the 5 Year CIP for the period covering FY2012/13 through FY2016/17. The 5 Year CIP identifies \$20,055,000 in of capital improvement needs, as follows:

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

Michael J. Lango, Director of General Services
Plant Acquisition

FY2013 FIVE-YEAR CIP STATUS REPORT

PROJ #	PROJECT NAME	CIP FY12/13 - 16/17	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2012/13 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2013)
1670	Family Health Services/ ADA Improvements	\$626,000			\$626,000	Fully Funded (ACO Fund FY11/12)	\$0
1671	County/Court MOU Projects	\$111,000	\$96,500	ACO FUND/Capital Renewal	\$59,806		\$0
1672	Misc Projects	\$0	\$50,000	ACO FUND			\$14,858
1673	Sheriff's Office Data Center HVAC Replacement	\$177,000			\$177,000	Fully Funded (Cap Rew FY11/12)	\$11,645
1674	Law and Justice Center Fire Alarm Replacement	\$675,000			\$675,000	Fully Funded (Cap Rew FY11/12)	\$922
1675	2500 Claybank Heating Boiler Replacement	\$270,000			\$270,000	Fully Funded (Cap Rew FY11/12)	\$1,908
1676	321 Tuolumne Heating Boiler Replacement	\$135,000			\$135,000	Capital Renewal	\$1,694
1677	355 Tuolumne Heating Boiler Replacement	\$135,000			\$135,000	Fully Funded (Cap Rew FY11/12)	\$1,493
1678	275 Beck Heating Boiler Replacement	\$196,000			\$196,000	Fully Funded (Cap Rew FY11/12)	\$1,493
1679	Vallejo Veterans Hall ADA Improvements	\$300,000			\$300,000	Fully Funded (Cap Rew FY11/12)	\$419
1680	Claybank Housing Unit Restroom Rehabilitation	\$180,000			\$180,000	Fully Funded (Cap Rew FY11/12)	\$3,401

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

**Michael J. Lango, Director of General Services
Plant Acquisition**

PROJ #	PROJECT NAME	CIP FY12/13 - 16/17	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2012/13 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2013)
1682	Vallejo Justice Center Chiller Replacement	\$404,000	\$404,079	Capital Renewal			
1683	Vallejo Services Center Chiller Replacement	\$450,000	\$450,031	Capital Renewal			
1684	Fairfield Post Office Fire Alarm and Sprinkler	\$161,000	\$161,000	Capital Renewal			
1685	Fairfield Post Office Parking Lot Repair	\$325,000	\$325,000	Capital Renewal			
1687	Rio Vista Fuel Tank Replacement	\$350,000	\$350,000	Fleet Fund			
1688	Vallejo Services Center Childrens Mental Health Alterations	\$385,000	\$385,000	Capital Renewal			
1706	Lake Solano Day Use Stair Replacement	\$289,000			\$293,729	Fully Funded (ACO FY11/12)	\$4,133
1709	Former Hall of Records HazMat Site Remediation \F	\$1,017,000	\$277,000	Capital Renewal	\$494,029		\$43,364
1718	CIP Update	\$0	\$15,000	ACO Fund			
1723	AB900 362-Bed Claybank Detention Facility \F	\$81,801,000			\$79,863,580	Fully Funded (PFF) FY03/04	\$15,560,417
1748	Vallejo Veterans Reroofing and HVAC Replacement	\$452,000				Fully Funded (ACO) FY11/12	\$18,655
1771	Parks Projects: Automatic Cashier Pay Station, Beldens Landing Facility Improvements, Lake Solano ADA Access Improvements, Sandy Beach ADA Access Improvements	\$2,693,000			\$563,741		\$20,583
1773	Animal Care Renovation/Expansion	\$5,400,000			\$5,500,000	Fully Funded (COPs) FY12/13	\$54,480

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

Michael J. Lango, Director of General Services
Plant Acquisition

PROJ #	PROJECT NAME	CIP FY12/13 - 16/17	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2012/13 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2013)
1786	Fairfield Post Office Roof and Mechanical System	\$583,000	\$370,000	Capital Renewal	\$213,113		\$15,253
1793	AB109 Miscellaneous Projects		\$1,446,985	AB109/ 2011 Realignment			
6343	John F. Kennedy Library Renovation	\$615,000			\$300,000	Fully Funded (Library Fund) FY09/10	\$36,453
2496	Crisis Stabilization Unit Tenant Improvements	\$979,000			\$979,000	Fully Funded (State) FY12/13	
6675	Center for Positive Change Alterations	\$110,000			\$359,000	Fully Funded (AB109) FY12/13	
	ADA Transition Plan Implementation	\$915,000					
	ADA Transition Plan Update	\$225,000					
	Agriculture Weights and Measures Relocation	\$668,000					
	Challenge Covered Courtyard	\$320,000					
	Claybank Training Facility	\$15,000,000					
	Claybank Transportation Building	\$8,000,000					
	Cogen Needs Assessment	\$25,000					
	County Corp Yard Consolidation	\$2,330,000					
	District Attorney Forensic DNA Lab	\$550,000					
	Executive Court Relocation/Space Utilization	\$1,930,000					
	Facility Renewal of Various County Facilities	\$56,932,000					
	Fairfield Campus Flood Protection Study	\$359,000					

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

**Michael J. Lango, Director of General Services
Plant Acquisition**

PROJ #	PROJECT NAME	CIP FY12/13 - 16/17	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2012/13 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2013)
	Fairfield Post Office Exterior Repainting	\$148,000					
	Headstart ADA and Building Systems Improvements	\$537,000					
	H&SS Campus Parking Lot Repair	\$759,000					
	Lake Solano Additional Sewer System	\$170,000					
	Lake Solano Docks, Piers, and Trails	\$1,500,000					
	Law and Justice Center Rainwater Leader Replacement	\$476,000					
	Lynch Canyon Pavilion	\$650,000					
	New Cement Hill Communications Building	\$360,000					
	New Foundations and Challenge Building Exterior Repainting	\$105,000					
	New Foundations Covered Courtyard	\$320,000					
	New Foundations HVAC and Controls Replacement	\$110,000					
	OES Building Exterior Repainting	\$63,000					
	Parks Play Grounds and Play Systems	\$265,000					
	Probation Office Building	\$6,400,000					
	Rio Vista Veterans Building Exterior Repainting	\$55,000					
	Rio Vista Veterans Building Parking Lot and Sidewalk Repair	\$224,000					
	Sandy Beach New Boat Ramp and Water Diversion	\$1,069,000					
	Sandy Beach Parks Staff Restroom	\$225,000					
	Sandy Beach Park Wind Shelter Replacement	\$345,000					

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

Michael J. Lango, Director of General Services
Plant Acquisition

PROJ #	PROJECT NAME	CIP FY12/13 - 16/17	FY2012/13 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2012/13 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2013)
	Vacaville Veterans Building Parking Lot Repair	\$62,000					
	2101 Courage Emergency Generator Replacement	\$340,000					
	604 Empire Building HVAC Replacement	\$278,000					
	501 Texas Elevator Upgrade	\$250,000					
	600 Union Parking Lot Repair	\$270,000					
TOTAL		\$20,055,000	\$4,330,595		\$91,319,998		\$15,791,171

DETAIL BY REVENUE					
CATEGORY AND	2011/12	2012/13	2013/14	FROM	PERCENT
APPROPRIATION CATEGORY	ACTUALS	ADOPTED	RECOMMENDED	ADOPTED TO	CHANGE
REVENUES					
Taxes	1,802,073	1,602,036	1,844,360	242,324	15.1%
Revenue From Use of Money/Prop	180,176	100,000	100,000	0	0.0%
Intergovernmental Rev State	328,120	26,590	1,473,087	1,446,497	5440.0%
Intergovernmental Rev Federal	184,897	61,545,000	0	(61,545,000)	(100.0%)
Intergovernmental Rev Other	372,460	272,730	0	(272,730)	(100.0%)
Charges For Services	511,317	0	0	0	0.0%
Misc Revenue	75,895	0	0	0	0.0%
Other Financing Sources	1,019,300	2,283,640	2,777,686	494,046	21.6%
TOTAL REVENUES	4,474,238	65,829,996	6,195,133	(59,634,863)	(90.6%)
APPROPRIATIONS					
Services and Supplies	1,713,287	1,917,144	445,716	(1,471,428)	(76.8%)
Other Charges	157,095	563,438	1,115,215	551,777	97.9%
F/A Bldgs and Imprmts	6,730,400	62,653,640	9,142,095	(53,511,545)	(85.4%)
F/A Equipment	0	20,000	0	(20,000)	(100.0%)
Other Financing Uses	900,000	949,649	1,000,000	50,351	5.3%
TOTAL APPROPRIATIONS	9,500,782	66,103,871	11,703,026	(54,400,845)	(82.3%)
NET CHANGE	5,026,543	273,875	5,507,893	5,234,018	1911.1%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

This budget includes proposed project costs of an Animal Care Shelter financed by Certificates of Participation in the amount of \$5.42 million in FY2012/13. This cash was deposited in the ACO Fund at the close of the fiscal year.

Results of the space consolidation effort include the sale of 40,727 sf of surplus property that generated one-time revenues of \$215,001. Since December 2011, the County sold an additional 43,232 sf, or two properties (one in Vacaville and one in Vallejo), generating additional one-time revenues of \$182,500, bringing the totals to 83,959 sf of property sold to provide

\$397,501 in General Fund revenues. In addition, the County sold one surplus real property (6610 sf) for approximately \$113,000 in one-time General Fund revenues and an underutilized portion of vacant land (27,832 sf) for approximately \$70,000 in one-time Road Fund revenues.

Leases at 1745 Enterprise Drive in Fairfield totaling 28,060 sf of space were terminated, yielding annual estimated savings of \$497,000. In comparison to the baseline year that began on July 1, 2009, a 52% reduction in leased space and a 56% reduction in rent expenditures were achieved by December 31, 2012. A total of 16,227 sf of vacant space in the County Building at 2101 Courage Drive in Fairfield has been repurposed (4,831 for the Crisis Stabilization Unit, 5,196 sf for the Family Health Services Pediatric Clinic, and 6,200 SF for Children's Mental Health (CMH)). CMH downsized and reduced its space by 57% thereby reducing its ongoing operating costs.

In addition, the Registrar of Voters occupied 1,821 sf of previously vacant shell space in the County Administration Center in Fairfield to support Vote-by-Mail functions. In conjunction with the completion of the new William J. Carroll Government Center, two office leases were terminated (13,275 sf), which eliminated approximately \$162,000 in potential annual rent obligations for the Department of Health and Social Services.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

County Space Consolidation/Utilization

In December 2011, the Department of General Services presented a status report to the Board on efforts to reduce expenditures by consolidating space in buildings owned and leased by the County. The goals of the space consolidation effort, which will span multiple fiscal years, are to a) fully utilize County real assets, b) dispose of underperforming real assets, c) reduce ongoing costs associated with space, and d) increase revenue by leasing unused space within County facilities.

Future space consolidation efforts in the planning stages and significant capital projects under review include consolidating space within the John F. Kennedy Branch Library in Vallejo, evaluating the feasibility of consolidating County Corporation Yards in central Solano County, Department of Agriculture relocation to Cordelia, Probation Building concepts, Claybank remodel, U.C. Cooperative Extension relocation and ADA Compliance Transition Update and Implementation. The Approved 5 Year CIP identified \$106 million in unfunded needs over the current year work. Staff will continue to identify potential funding sources to fund these deferred maintenance needs, while looking for opportunities to leverage funding that has been set aside in ACO contingencies in the amount of \$1,695,687 for the purposes listed above. Projects will be brought forward for Board approval as funding is identified.

Legislative Actions and New Legal Requirements

Adoption of 2013 California Building Code - California's building codes (California Code of Regulations, Title 24) are published on a triennial basis. The 2013 Code is scheduled to be published on July 1, 2013 and will become effective on January 1, 2014.

SB 1022 – This budget trailer bill, which was chaptered into law in June 2012 as California Government Code Chapter 3.13, mirrors AB900, the legislation that enabled the design and construction of new Adult Detention Facilities, including the 362-bed Claybank Adult Detention Facility that is currently under construction. The SB 1022 program, which will be administered by the State of California Board of State and Community Corrections, will provide \$500 million in adult local criminal justice construction financing to finance the acquisition, design and construction, or renovation of jail facilities. Approximately \$160 million will be designated for medium-sized counties, including Solano County. An adult local criminal justice facility may include any custodial housing, reentry program, mental health, or treatment space necessary to manage the adult offender population. If the facility is under the jurisdiction of the Sheriff /Funding preference will be given to counties that are most prepared to proceed successfully with this financing in a timely manner. The financing program requires a cash match that is a minimum of 10% of the total project cost. Funding consideration will be given to counties that a) are seeking to replace existing compacted, outdated, or unsafe housing capacity, or b) are seeking to renovate existing or build new facilities that provide adequate space for the provision of treatment and rehabilitation services, including mental health treatment. The construction financing program allows counties to utilize the design bid-build or design-build project delivery process. The program requires that counties operate and maintain the improved facilities at county expense. Funding will be provided by the State of California through lease-revenue

**Michael J. Lango, Director of General Services
Plant Acquisition**

bonds approved by the State Public Works Board. This method of financing requires that existing facilities will be subject to current seismic, fire and life safety standards and that the State own the adult local criminal justice facility for the term of bond indebtedness, typically 30 years. County staff is preparing an application to renovate the existing Claybank Adult Detention Facility in Fairfield and will present additional information to the Board of Supervisors at a future date.

SB 189 – While some provisions of this law took effect in January 2011, significant provisions of the law took effect in July 2012. The law sets forth a series of changes to the California mechanics lien and stop notice statutes to modernize and simplify the Mechanics Lien Law. Both mechanics liens (private projects) and stop notices (private and public projects) are highly technical tools used to secure payment for those who provide labor and materials to a project. Effective July 1, 2012, the existing Mechanics Lien Law was repealed and replaced with new provisions relating to: 1) works of improvement generally; 2) private works of improvement; and 3) public works of improvement. The new law alters the notification contents, procedures and notice periods that affect the owner and labor/material providers. County staff has adjusted internal processes in order to conform to the new law.

SB 474 – Beginning January 1, 2013, construction contracts which require a subcontractor to insure, indemnify, or defend a general contractor, construction manager or other subcontractor from their: 1) active negligence; 2) design defects; or 3) claims that do not arise out of the scope of work of the subcontractor are void and unenforceable. The new law effectively eliminates “Type I” indemnity clauses in construction contracts. Under the new law Type I indemnity clauses are now prohibited in public works projects and private commercial construction contracts, although as it applies to owners and public agencies, it only restricts owners and public entities from requiring indemnity for their “active negligence” but applies broadly to contractors, subcontractors and material suppliers. The new law does not apply to design professionals, has no effect on additional insured obligations, and does not apply to owner controlled insurance programs. The new law also does not affect “Type II” indemnity clauses in which a party is indemnified for their “passive” as opposed to “active” negligence.

Summary of Other Administered Budgets 1700 – Fund 006-Accumulated Capital Outlay (ACO)
Michael J. Lango, Director of General Services
Plant Acquisition

DETAIL BY REVENUE AND APPROPRIATION	2011/12	2012/13	2013/14	FROM	PERCENT
OTHER ADMINISTERED BUDGETS	ACTUAL	ADOPTED BUDGET	RECOMMENDED	ADOPTED TO RECOMMENDED	CHANGE
REVENUES					
1630 PUBLIC ART	173,266	120	285	165	137.5 %
1760 PUBLIC FACILITIES FEES	3,938,246	2,074,252	2,676,192	601,940	29.0 %
1815 FAIRGROUNDS DEVELOPMENT PROJ	35,837	4,411,439	4,916,073	504,634	11.4 %
2490 HSS CAPITAL PROJECTS	3,023,589	272,649	134,403	(138,246)	(50.7) %
4130 CJ FAC TEMP CONST FUND	391,823	355,976	269,376	(86,600)	(24.3) %
4140 CRTHSE TEMP CONST FUND	393,515	356,637	267,557	(89,080)	(25.0) %
APPROPRIATIONS					
1630 PUBLIC ART	57,272	8,858	15,617	6,759	76.3 %
1760 PUBLIC FACILITIES FEES	3,748,141	2,512,395	2,495,440	(16,955)	(0.7) %
1815 FAIRGROUNDS DEVELOPMENT PROJ	1,177,129	913,318	524,953	(388,365)	(42.5) %
2490 HSS CAPITAL PROJECTS	13,957,251	395,093	130,854	(264,239)	(66.9) %
4130 CJ FAC TEMP CONST FUND	237,263	23,263	-	(23,263)	(100.0) %
4140 CRTHSE TEMP CONST FUND	407,204	400,250	398,979	(1,271)	(0.3) %
NET CHANGE					
1630 PUBLIC ART	115,994	(8,738)	(15,332)	(6,594)	75.5 %
1760 PUBLIC FACILITIES FEES	190,105	(438,143)	180,752	618,895	(141.3) %
1815 FAIRGROUNDS DEVELOPMENT PROJ	(1,141,292)	3,498,121	4,391,120	892,999	25.5 %
2490 HSS CAPITAL PROJECTS	(10,933,661)	(122,444)	3,549	125,993	(102.9) %
4130 CJ FAC TEMP CONST FUND	154,560	332,713	269,376	(63,337)	(19.0) %
4140 CRTHSE TEMP CONST FUND	(13,689)	(43,613)	(131,422)	(87,809)	201.3 %

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

**Michael J. Lango, Director of General Services
Promotion**

FUNCTION AND RESPONSIBILITIES

The purpose of this budget is to account for the purchase or commission of public art and the maintenance of public art within designated public areas owned by the County (Ordinance No. 1639, Chapter 5, and Section 5.5-5.6). The County budgets for public art in County facilities to promote the arts and culture in Solano County. For every capital construction project in excess of \$1 million, 1.5% of the construction cost 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 project.

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	2011/12 ACTUALS	2012/13 ADOPTED BUDGET	2013/14 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop	391	120	285	165	137.5%
Charges For Services	375	0	0	0	0.0%
Other Financing Sources	172,500	0	0	0	0.0%
TOTAL REVENUES	173,266	120	285	165	137.5%
APPROPRIATIONS					
Services and Supplies	236	8,625	15,336	6,711	77.8%
Other Charges	2,850	233	281	48	20.6%
F/A Bldgs and Imprmts	500	0	0	0	0.0%
F/A ARTWORK	53,687	0	0	0	0.0%
TOTAL APPROPRIATIONS	57,272	8,858	15,617	6,759	76.3%
NET COUNTY COST	(115,994)	8,738	15,332	6,594	75.5%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

The Recommended Budget includes \$285 in revenues and \$15,617 in appropriations which represents an increase of \$165 in revenues and \$6,759 in appropriations when compared to the FY2012/13 Adopted Budget.

There is no funding for new public art projects in FY2013/14. The appropriations represent funding for the maintenance of existing public art pieces, and the revenues reflect estimated interest income.

See related BU 9402, Fund 106 Contingencies (refer to Contingencies section of the Budget).

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

FUNCTION AND RESPONSIBILITIES

This budget unit is designed to cover the costs of the development of a Specific Plan, associated environmental documents and to prepare and secure the necessary entitlements for the Solano County Fairgrounds, in order to revitalize and redevelop the 149.1 acre site. It is recommended that this budget unit be used to pay for the initial design and permitting process in Fiscal Year 2013/14. 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.

Background: In FY2008/09, the County entered into a Memorandum of Understanding with the City of Vallejo regarding the redevelopment of the Fairgrounds. The Board initially established an Ad Hoc Fairgrounds Committee and authorized the Auditor-Controller to establish an initial loan of \$2.0 million from the County General Fund for the development of a Vision for the site which became known as the Solano360 Vision.

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 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, 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.

The Solano360 Committee, which served as the project oversight and consists of 2 Board members, 3 city council members and 3 Solano Fair Board members who met periodically to review and take public comment on the consultant work. The Solano360 project was reviewed in 19 public meeting and there have been five presentations before the Vallejo City Council as well as a joint Vallejo City Council-Planning Commission meeting held on January 7, 2013 to receive public input on the Project and a public workshop on the financial aspects of the Project on February 7, 2013. There have been over 40 Fair Board meetings at which the project was discussed. Staff has also been before this Board fourteen times on various project-related issues and has maintained a County website on the project.

The Board conducted a public hearing on the draft specific plan, associated studies, and draft EIR/EIS documents at a joint session with the Solano County Fair Board on December 11, 2012. The Vallejo City Council held a joint meeting with its Planning Commission on January 7, 2013 to receive feedback on the documents. Based on concerns raised at that meeting, the City of Vallejo facilitated a community workshop on February 7, 2013 to further discuss the fiscal impact of the Project on Vallejo.

On February 26, 2013, the Board certified the Final Environmental Impact Report 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 a development agreement on May 14, 2013.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

The process to achieve entitlement for the Solano 360 Project has been longer than expected. However, the public process has been extensive between the three agencies and public members interested in the Project. The Specific Plan (land use plan) has been enhanced to provide a revitalized Solano County Fairgrounds, including built and open space venues and parking on 35 acres; a 144,000 gross square foot Exposition Hall built in two phases; a creek park and water feature adjacent to the private uses and the Fairgrounds; a Entertainment-Mixed Use retail/restaurant uses on 18.8 acres; a major attraction Entertainment

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

Commercial use on 30 acres; parking, transit facilities and public roads and; finally improved drainage channels for the 149.1 acres.

In June 2013, the Board will be asked to consider and approve the Development Agreement between the County and the City of Vallejo. The Board will be asked to consider moving forward after that point, authorizing staff to work with consultants to begin initial design and permitting for the public infrastructure for Phase IA of the Project.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget for the Solano360 Project includes an appropriation of \$524,953 to be used for consultant services and permit fees to begin the permitting and design phase for the Solano 360 Project. This appropriation requires Board consideration to proceed with initial implementation work for Phase I and will require a new loan from the General Fund to be repaid when the County issues the Certificates of Participation for Phase 1.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2011/12 ACTUALS	2012/13 ADOPTED BUDGET	2013/14 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Charges For Services	35,837	20,319	0	(20,319)	(100.0%)
Other Financing Sources	0	4,391,120	4,916,073	524,953	12.0%
TOTAL REVENUES	35,837	4,411,439	4,916,073	504,634	11.4%
APPROPRIATIONS					
Services and Supplies	1,177,129	913,318	500,000	(413,318)	(45.3%)
Other Charges	0	0	24,953	24,953	0.0%
TOTAL APPROPRIATIONS	1,177,129	913,318	524,953	(388,365)	(42.5%)
NET CHANGE	1,141,292	(3,498,121)	(4,391,120)	(892,999)	25.5%

FUNCTION AND RESPONSIBILITIES

This budget unit supported the renovation of Health and Social Services facilities in Fairfield, Vacaville and Vallejo. These facilities included clinics and laboratories; the Integrated Care Pediatric Clinic with exams and treatment rooms and the Crisis Stabilization Unit (both located in Fairfield) that provides psychiatric services to serve Solano County residents; the Vacaville Dental Clinic; and the William J. Carroll Government Center in Vacaville. Projects were financed by a combination of funding sources including Tobacco Settlement Revenue, Public Facilities Fees, grants funds, and other revenue sources.

All projects have been completed; however, charges related to Countywide Administrative Overhead remain in this budget unit. These charges are funded by a transfer from the Accumulated Capital Outlay Fund.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget of \$130,854 represents decreases of \$264,239, or 66.9%, in appropriations and \$138,246, or 50.7%, in revenues when compared to the FY2012/13 Adopted Budget. All projects budgeted in this fund have been completed. The primary funding sources in this Fund are Interest Income and an Operating Transfer In from the Accumulated Capital Outlay Fund to cover Countywide Administrative Overhead Charges, the only appropriation in this Fund.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2011/12 ACTUALS	2012/13 ADOPTED BUDGET	2013/14 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop	19,023	3,000	10,135	7,135	237.8%
Intergovernmental Rev Federal	1,504,968	200,000	24,268	(175,732)	(87.9%)
Intergovernmental Rev Other	100,000	0	0	0	0.0%
Misc Revenue	24,856	0	0	0	0.0%
Other Financing Sources	<u>1,374,743</u>	<u>69,649</u>	<u>100,000</u>	<u>30,351</u>	<u>43.6%</u>
TOTAL REVENUES	3,023,589	272,649	134,403	(138,246)	(50.7%)
APPROPRIATIONS					
Services and Supplies	269,318	0	0	0	0.0%
Other Charges	244,141	175,093	130,854	(44,239)	(25.3%)
F/A Bldgs and Imprmts	13,253,238	220,000	0	(220,000)	(100.0%)
F/A Equipment	18,054	0	0	0	0.0%
Other Financing Uses	<u>172,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
TOTAL APPROPRIATIONS	13,957,251	395,093	130,854	(264,239)	(66.9%)
NET CHANGE	10,933,661	122,444	(3,549)	(125,993)	(102.9%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

FUNCTION AND RESPONSIBILITIES

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

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

Solano County collects PFF in six categories: Countywide Public Protection, Health and Social Services, Library, General Government, Sheriff's Patrol and Investigation, and Courts. PFF rates for FY2012/13 were unchanged from the FY2010/11 rates. The County has retained a consultant to complete the five-year comprehensive analysis in 2013 as required by Government Code.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget for Public Facilities Fees of \$2,495,440 represents an increase of \$601,940 or 29% in revenues and a decrease of \$16,955 or 0.7% in appropriations when compared to its FY2012/13 Adopted Budget. As a result, the Public Facilities Fund Balance is projected to increase by \$180,752. The increase in revenues is a factor of a small uptick in construction projects anticipated in a few cities throughout Solano County.

Appropriations include:

- \$39,325 for accounting, auditing, legal and other professional services.
- \$71,000 for consulting services to complete the five-year comprehensive update of the public facilities fee.
- \$728,367 transfer 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.
- \$150,000 transfer out from the PFF H&SS Division (BU 1763) to H&SS Administration Building/Refunding Solano Park Health Facility (SPHF) Debt Service (BU 8034) used to acquire a 4.89-acre parcel of undeveloped land to construct the H&SS Administration Building.
- \$174,049 from the PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District for facility expansion and related debt.
- \$750,000 transfer out to the Library (BU 6300) for library materials and equipment to address the growth in library branches.
- \$582,199 transfer out to COP Debt Service (BU 8037) used to finance the County Administration Center and improvements to the Central Utility Plant.

The Recommended Budget includes \$3,176,687 in Contingencies (BU 9124).

Summary of Other Administered Budgets

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2011/12 ACTUALS	2012/13 ADOPTED BUDGET	2013/14 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop	42,786	29,203	23,500	(5,703)	(19.5%)
Charges For Services	3,895,460	2,045,049	2,652,692	607,643	29.7%
TOTAL REVENUES	3,938,246	2,074,252	2,676,192	601,940	29.0%
APPROPRIATIONS					
Services and Supplies	0	110,250	71,500	(38,750)	(35.1%)
Other Charges	490,511	164,695	213,374	48,679	29.6%
Other Financing Uses	3,257,630	2,237,450	2,210,566	(26,884)	(1.2%)
TOTAL APPROPRIATIONS	3,748,141	2,512,395	2,495,440	(16,955)	(0.7%)
NET CHANGE	(190,105)	438,143	(180,752)	(618,895)	(141.3%)

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. A full analysis is currently underway and will include review and recommendations on the appropriateness of the various indices used to establish rates.

4130 – Fund 263-CJ Facility Temp Const Fund
Michael J. Lango, Director of General Services
Justice/Detention and Corrections

Summary of Other Administered Budgets

DEPARTMENTAL PURPOSE

This budget unit receives and distributes funds originating in surcharges on fines and vehicle violations, which have been set aside for criminal justice facility needs.

FUNCTION AND RESPONSIBILITIES

The Board of Supervisors established this Fund under Resolution No. 81-256, pursuant to California Government Code Section 76101, authorizing counties to establish a Criminal Justice Facilities Construction Fund to assist in the construction, reconstruction, expansion, improvement, operation or maintenance of county criminal justice and court facilities. Eligible facilities include jails, women's centers, detention facilities, juvenile halls and courtrooms. Government Code penalties on criminal fines and parking violations constitute the proceeds of the Fund, which includes no General Fund support.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget includes no appropriations and anticipated revenue of \$269,376 which represents decreases of \$23,263 in appropriations and \$86,600, or 24.3%, in revenues. The primary funding sources in this Fund are surcharges on fines and vehicle violations.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2011/12 ACTUALS	2012/13 ADOPTED BUDGET	2013/14 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Fines, Forfeitures, & Penalty	23,952	19,265	16,831	(2,434)	(12.6%)
Revenue From Use of Money/Prop	2,004	1,858	1,775	(83)	(4.5%)
Charges For Services	365,867	334,853	250,770	(84,083)	(25.1%)
TOTAL REVENUES	391,823	355,976	269,376	(86,600)	(24.3%)
APPROPRIATIONS					
Other Charges	17,263	3,263	0	(3,263)	(100.0%)
Other Financing Uses	220,000	20,000	0	(20,000)	(100.0%)
TOTAL APPROPRIATIONS	237,263	23,263	0	(23,263)	(100.0%)
NET CHANGE	(154,560)	(332,713)	(269,376)	63,337	(19.0%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

DEPARTMENTAL PURPOSE

The budget unit receives and distributes revenues received from surcharges on fines and vehicle violations, which have been set aside for facilities necessary to the operation of the courts.

FUNCTION AND RESPONSIBILITIES

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

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

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget of \$398,979 reflects decreases of \$89,080, or 25%, in revenues and \$1,271, or 0.3%, in appropriations when compared to the FY2012/13 Adopted Budget. Appropriations in this Fund include Countywide Administrative Overhead charges and an Operating Transfer Out for a payment toward principal and interest on the 2002 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. The difference between the budgeted revenues and appropriations is funded by available fund balance. Any unused fund balance has been appropriated as Contingencies.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2011/12 ACTUALS	2012/13 ADOPTED BUDGET	2013/14 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Fines, Forfeitures, & Penalty	23,855	19,200	16,340	(2,860)	(14.9%)
Revenue From Use of Money/Prop	3,642	2,960	1,787	(1,173)	(39.6%)
Charges For Services	366,017	334,477	249,430	(85,047)	(25.4%)
TOTAL REVENUES	393,515	356,637	267,557	(89,080)	(25.0%)
APPROPRIATIONS					
Other Charges	9,507	919	1,016	97	10.6%
Other Financing Uses	397,697	399,331	397,963	(1,368)	(0.3%)
TOTAL APPROPRIATIONS	407,204	400,250	398,979	(1,271)	(0.3%)
NET CHANGE	13,689	43,613	131,422	87,809	201.3%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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