

DEPARTMENTAL PURPOSE

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

Budget Summary:

FY2022/23 Midyear Projection:	102,562,819
FY2023/24 Recommended:	21,717,252
County General Fund Contribution:	15,374,950
Percent County General Fund Supported:	70.8%
Total Employees (FTEs):	0.0

FUNCTION AND RESPONSIBILITIES

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

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

In FY2022/23, projects and studies completed or anticipated to be completed by June 30, 2023, include:

- 1677 - JDF (Bldg. 1) Interior Repainting 740 Beck Avenue, Fairfield
- 1682 - Agriculture Building B Office Reconfiguration 2543 Cordelia Road, Fairfield
- 1684 - Countywide Card Access Upgrade Various
- 1690 - Stanton Correctional Facility Acoustic Study 2450 Claybank Road, Fairfield
- 1692 - Clay Street Facilities Relocation Study Various
- 1695 - Fleet, Agriculture, UC Coop Building Demolition Study Various
- 1697 - Lake Solano Water System Assessment 8685 Pleasants Valley Rd, Winters
- 1699 - Law & Justice East Elevator Upgrades 530 Union Avenue, Fairfield
- 1727 - District Attorney & Public Health HVAC Assessment 2201 Courage Drive, Fairfield
- 1729 - Fleet Heavy Equipment - Roofing Replacement 3255 North Texas Street, Fairfield
- 1749 - Juvenile Detention Facility Security System Upgrade 740 Beck Avenue, Fairfield
- 1771 - Sheriff's Office Claybank / JCDF Kitchen Assessment 2500 Claybank Road, Fairfield
- 1773 - Animal Care, Replacement of Administration Building 2520 Claybank Road, Fairfield
- 1783 / 1974 - H&SS Residential Mental Health Diversion Facility 2251, 2261, & 2271 South Watney Way, Fairfield
- 1798 - H&SS Public Reception Updates - Phase 1 Various
- 1799 - Law & Justice Sheriff - Hot Water Piping Replacement and Shower Repairs (Phase 2) 500 Union Avenue, Fairfield
- 6316 - Library Material Handling (LMH) 1020 Ulatis Drive, Vacaville
- 6311-0002 - Library Wide Card Access Upgrade 1150 Kentucky Street, Fairfield
- 6507 - District Attorney (DA) Forensic Lab - Toxicology Expansion 2201 Courage Drive, Fairfield
- 6661 - 709 Beck Tenant Improvements - Probation (Juvenile Supervision) Relocation 709 Beck Avenue, Fairfield

WORKLOAD INDICATORS

Previously approved and funded projects to be carried into FY2023/24:

- 1664 - Security Camera Replacement Main Jail 500 Union Avenue, Fairfield
- 1668 - CAC Public Area Recarpeting 675 Texas Street, Fairfield
- 1669 - Solano Comprehensive Energy Services Various
- 1673 - Human Resources Room 1022 Conversion 675 Texas Street, Fairfield
- 1674 - Stanton Facility Roof and Wall Moisture Evaluation 2450 Claybank Road, Fairfield
- 1675 - Juvenile Detention Facility Shower Renovation 740 Beck Avenue, Fairfield
- 1679 - Agriculture Building B Additional Conditioned Work Area 2453 Cordelia Road, Fairfield
- 1680 - JCDF Elevator Cab Upgrades 500 Union Avenue, Fairfield
- 1681 - Claybank Detention Shower Replacement 2500 Claybank Road, Fairfield
- 1685 - Claybank Detention Air Handling Unit Replacement 2500 Claybank Road, Fairfield
- 1687 - Public Defender Additional Workstations 675 Texas Street, Fairfield
- 1691 - Stanton Visitor Control Station Ballistic Upgrade 2450 Claybank Road, Fairfield
- 1694 - Claybank Valve and Hydronic Piping Replacement 2500 Claybank Road, Fairfield
- 1696 - Sheriff's Office Holding Cell Hot Water Supply 321 Tuolumne Street, Vallejo
- 1697 - Lake Solano Water System Improvement 8686 Pleasants Valley Road, Winters
- 1704 - Alternate Public Defender Room Expansion 675 Texas Street, Fairfield
- 1705 - H&SS Headquarters Security Upgrade 275 Beck Avenue, Fairfield
- 1706 - H&SS Dental Clinic Flooring Replacement 2101 Courage Drive, Fairfield
- 1707 - JDF Bldg. 1 Door Locks and Wiring Assessment 740 Beck Avenue, Fairfield
- 1708 - Facilities Condition Assessment Report Update Various
- 1709 - 701 Texas Building HazMat Remediation 701 Texas Street, Fairfield
- 1722 - CAC - CEC Security Camera Upgrades Various
- 1728 - JDF Bldg 1 Modification Phases 1 & 2 740 Beck Avenue, Fairfield
- 1731 - 1328 Virginia Street - Site Study 1328 Virginia Street, Vallejo
- 1736 - Sandy Beach Day Use Access Improvements 2333 Beach Drive, Rio Vista
- 1738 - County-wide EV Charging Master Plan Various
- 1740 - Claybank Jail Perimeter Fence Replacement 2500 Claybank Road, Fairfield
- 1743 - 701 Texas Exterior Painting 701 Texas Street, Fairfield
- 1745 - JCDF Housing Cell Improvements 740 Beck Avenue, Fairfield
- 1747 - H&SS Fumes Safety Study 2201 Courage Drive, Fairfield
- 1772 - H&SS Negative Pressure Airflow 2201 Courage Drive, Fairfield
- 1775 - Downtown Jail Intake Area Study 500 Union Avenue, Fairfield

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

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

- 1781 - Lake Solano Waterfront and Boater Access Improvement 8685 Pleasants Valley Rd, Winters
- 1788 - Justice Campus Site Assessment Downtown Fairfield Justice Campus
- 1791 - Justice Campus Asset Protection Downtown Fairfield Justice Campus
- 1792 - Solano Justice Center HVAC Controls / Equipment Replacement 321 Tuolumne Street, Vallejo
- 1796 - CAC - CEC Audio Visual Upgrades 601 and 675 Texas Street, Fairfield
- 1798 - H&SS Public Reception Updates - Phase 2 Various
- 1799 - Law & Justice Sheriff - Sanitary Sewer Replacement (Phase 3) 500 Union Avenue, Fairfield
- 1973 - CAC Space Utilization Study and Implementation 675 Texas Street, Fairfield
- 1976 - Family Justice Center Reroofing 604 Empire Street, Fairfield
- 1979 - CAC Parking Structure Security 501 Union Avenue, Fairfield
- 1980 - New Health Services and Clinic Facility (Design) Beck Campus
- 1981 - Law and Justice Fairfield Campus Security Downtown Fairfield Justice Campus
- 6311 - Library Administration Work Area Reconfiguration 1150 Kentucky Street, Fairfield
- 6311 - Library Literacy Program Space Conversion 1150 Kentucky Street, Fairfield
- 9012 - Airport Elevator Upgrade 301 County Airport Road, Vacaville
- 9887 - Vacaville Library & Cultural Center Expansion 1020 Ulatis Drive, Vacaville

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	72,333,755	22,736,524	21,081,913	(1,654,611)	(7.3%)
TOTAL REVENUES	72,333,755	22,736,524	21,081,913	(1,654,611)	(7.3%)
APPROPRIATIONS					
CAPITAL PROJECTS	28,411,767	24,453,563	21,717,252	(2,736,311)	(11.2%)
TOTAL APPROPRIATIONS	28,411,767	24,453,563	21,717,252	(2,736,311)	(11.2%)
NET CHANGE					
CAPITAL PROJECTS	(43,921,988)	1,717,039	635,339	(1,081,700)	(63.0%)
NET CHANGE	(43,921,988)	1,717,039	635,339	(1,081,700)	(63.0%)

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$1,654,611 or 7.3% in revenues and a decrease of \$2,736,311 or 11.2% in appropriations when compared to the FY2022/23 Adopted Budget. This is primarily attributed to new projects recommended for funding.

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

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

Primary Funding Sources

The primary funding sources for capital projects are:

- \$3,966,550 from property taxes. The Budget reflects an increase of \$179,414 or 4.7% when compared to FY2022/23 Adopted Budget.
- \$810,000 from Revenue from Use of Money for interest income and building rental from Department of Child Support Services.
- \$903,050 in Other Financing Sources for Transfers-In which includes, \$480,000 from Probation, \$324,050 from the Sheriff, and \$99,000 from Health and Social Services to fund various recommended capital projects for FY2023/24.
- \$15,374,950 in Transfers-In - County Contribution from County General Fund (\$6,000,000) and Capital Renewal Reserve (\$9,374,950) to fund several recommended capital projects for FY2023/24.

Primary Costs

The primary costs in the ACO budget include the direct and indirect costs for each facility improvement project. The projects are driven by the need for construction of new County facilities for new or evolving programs, renovations, major repairs, and other improvements to support delivery of County services, major repairs, and major equipment replacements that add value or extend the useful life of real property assets.

The Recommended Budget includes the following new appropriations for administration and capital projects, which were presented to the Board as part of the 5-Year Capital Facilities Improvement Plan (CFIP) on March 7, 2023.

1701 - Other Financing Uses

Appropriations of \$1,458,130 include the following significant costs:

- Transfer-out of \$900,000 to cover the Accumulated Capital Outlay (ACO) Fund obligation for the repayment of the 2002 Certificate of Participation (COP). This is an annual payment covering principal and interest payments.
- Countywide Administration Overhead costs of \$529,110.

1672 - Project Pre-planning

- \$1,860,622 previously funded by General Fund. This was previously budgeted in BU 1701, representing monies for professional services and needed improvements that may arise due to unforeseen occurrence or condition.

1688 - JCDF Forensic Laboratory Improvements

- \$412,000 funded by Sheriff's Office (\$324,050) and General Fund (\$87,950) to support Justice Center Detention Facility (JCDF) Forensic Laboratory Improvements at 530 Union Avenue in Fairfield.

1697 - Lake Solano Water System Improvement

- Additional \$1,036,000 funded by ACO Fund for potable water and wastewater improvements at Lake Solano Park.

1718 - JDF Walk-In Freezer & Refrigerator Replacement

- \$460,000 funded by General Fund to support Juvenile Detention Facility (JDF) Walk-In Freezer & Refrigerator Replacement at 740 Beck Avenue in Fairfield.

1725 - Communication Vehicle Bay Additional HVAC

- \$80,000 funded by ACO Fund to support Communication Vehicle Bay Additional HVAC at 500 Clay Street in Fairfield.

1726 - H&SS Suite 1400 Carpet Replacement

- \$74,000 funded by General Fund to support H&SS Suite 1400 Carpet Replacement at 355 Tuolumne Street in Vallejo.

1728 - Juvenile Detention Facility Building Modification Phase 1 - Design

- Additional \$1,030,000 funded by ACO Fund (\$550,000) and Probation Department (\$480,000) to support Juvenile Detention Facility Building Modification Phase 1 - Design at 740 Beck Avenue in Fairfield.

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

Megan M. Greve, Director of General Services
Plant Acquisition

1777 - JDF Sports Quad Shade Structure

- \$70,000 funded by ACO Fund to support JDF Sports Quad Shade Structure at 740 Beck Avenue in Fairfield.

1790 - COGEN Boiler Exhaust Support & Roof Assessment

- \$60,000 funded by General Fund to support Cogeneration Plant (COGEN) Boiler Exhaust Support & Roof Assessment at 517/523 Delaware Street in Fairfield.

1793 - Juvenile Detention Covered Walkway Replacement

- \$140,000 funded by General Fund to support Juvenile Detention Covered Walkway Replacement at 740 Beck Avenue in Fairfield.

1795 - Lighting Control Assessment on County Buildings

- \$234,000 funded by General Fund to support Lighting Control Assessment on County Buildings at 1150 First Street in Benicia and 355 Tuolumne Street in Vallejo.

1976 - Family Justice Center Reroofing

- Additional \$160,000 funded by General Fund to support increased cost for roofing project at 640 Empire Street in Fairfield.

1983 - JCDF HVAC Reheat Coil Replacement

- \$800,000 funded by General Fund to support JCDF HVAC Reheat Coil Replacement at 500 Union Avenue in Fairfield.

1984 - Rio Vista Vets Reroofing

- \$454,000 funded by General Fund to support Rio Vista Veterans Memorial Building Reroofing at 610 Saint Francis Way in Rio Vista.

1985 - Dixon Vets Drainage Improvement & Building Assessment

- \$280,000 funded by ACO Fund to support Dixon Veterans Memorial Hall Drainage Improvement & Building Assessment at 1305 North First Street in Dixon.

1986 - 701 Texas Bldg. Re-Use Improvements Ph. 1

- \$104,500 funded by ACO Fund to support 701 Texas Building Re-Use Improvements Phase 1 at 701 Texas Street in Fairfield.

1987 - Justice Center Chilled/Heating Water Piping Assessment

- \$155,000 funded by General Fund to support Justice Center Chilled/Heating Water Piping Assessment at 321 Tuolumne Street in Vallejo.

1988 - Concrete Wall and Walkway Joint Resealing

- \$715,000 funded by General Fund to support Concrete Wall and Walkway Joint Resealing at 675 Texas Street in Fairfield and 355 & 365 Tuolumne Street in Vallejo.

1989 - Juvenile Detention Facility Exterior Repainting

- \$815,000 funded by General Fund to support Juvenile Detention Facility Exterior Repainting at 740 Beck Avenue in Fairfield.

1990 - Auditor-Controller Space Reconfiguration

- \$1,200,000 funded by General Fund to support Auditor-Controller Space Reconfiguration at 675 Texas Street in Fairfield.

1991 - New Fleet Modular Building

- \$3,000,000 funded by General Fund to support New Fleet Modular Building at 3255 North Texas Street in Fairfield.

1992 - Heavy Fleet Electrical Panel Assessment

- \$70,000 funded by General Fund to support Heavy Fleet Electrical Panel Assessment at 3255 North Street in Fairfield.

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

6362 - Fairfield Library Reroofing

- \$835,000 from Library Fund for Fairfield Library Reroofing at 1150 Kentucky Street in Fairfield with Capital Project oversight.

1994 - Public Health Specimen Window Modification

- \$99,000 funded by H&SS (Epidemiology and Laboratory Capacity Grant) to support Public Health Specimen Window Modification at 2201 Courage Drive in Fairfield.

1995 - Vallejo Vets Continued Improvements

- \$800,000 funded by General Fund to support Vallejo Veterans Memorial Building Continued Improvements at 420 Admiral Callaghan Lane in Vallejo.

1996 - Downtown Campus Master Plan Refresher Phased Development

- \$150,000 funded by General Fund to support Downtown Campus Master Plan Refresher Phased Development at Downtown Campus in Fairfield.

1997 - DoIT Radio Interoperability

- \$4,000,000 funded by General Fund to support Department of Information Technology's Radio Interoperability Project.

1998 - First Five Early Learning Center

- \$2,000,000 funded by General Fund to support the purchase of the Beverly Hills Elementary School 1450 Coronel Avenue in Vallejo to be the new home of the First 5 Solano sponsored Early Learning Center.

Contracts

Significant contracts are appropriated in each project recommended for FY2023/24. The department seeks Board approval during the year prior to awarding the contracts.

Fixed Assets

Fixed Assets are appropriated in each project recommended for FY2023/24.

DEPARTMENT COMMENTS

On September 13, 2022, the Board approved a Job Order Contracting (JOC) Services Agreement with Gordian Group, Incorporated. Public Contract Code section 20128.5 allows the Board to award individual annual JOC construction agreements for repair, remodeling, or other repetitive work according to unit prices. New construction is excluded. The JOC program will be implemented in FY2023/24 and will be used to deliver the majority of the County's capital renewal and major maintenance projects.

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
TAXES	3,766,048	3,787,136	3,966,550	179,414	4.7%
REVENUE FROM USE OF MONEY/PROP	4,930,845	665,320	810,000	144,680	21.7%
INTERGOVERNMENTAL REV STATE	3,815,977	5,496,934	22,213	(5,474,721)	(99.6%)
INTERGOVERNMENTAL REV FEDERAL	99	135	150	15	11.1%
INTERGOVERNMENTAL REV OTHER	15,558	40,922	5,000	(35,922)	(87.8%)
MISC REVENUE	0	4,039,160	0	(4,039,160)	(100.0%)
OTHER FINANCING SOURCES	32,718,719	225,000	903,050	678,050	301.4%
GENERAL FUND CONTRIBUTION	27,086,510	8,481,917	15,374,950	6,893,033	81.3%
TOTAL REVENUES	72,333,755	22,736,524	21,081,913	(1,654,611)	(7.3%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	1,433,787	3,890,472	3,823,122	(67,350)	(1.7%)
OTHER CHARGES	780,393	361,587	656,973	295,386	81.7%
F/A BLDGS AND IMPRMTS	24,569,056	19,301,222	16,336,000	(2,965,222)	(15.4%)
F/A EQUIPMENT	725,934	0	0	0	0.0%
OTHER FINANCING USES	902,598	900,282	901,157	875	0.1%
TOTAL APPROPRIATIONS	28,411,767	24,453,563	21,717,252	(2,736,311)	(11.2%)
NET CHANGE	(43,921,988)	1,717,039	635,339	(1,081,700)	(63.0%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

The County is seeking Federal Emergency Management Agency and/or California Office of Emergency Services hazard mitigation grant funding, and if successful these funds may offset capital expenditures for certain planned hazard mitigation projects, freeing previously appropriated capital funding for other priority projects.

The State of California has approved a project to replace the Solano County Hall of Justice (Solano County Superior Court) located at 550/600 Union Street in Fairfield. The total estimated project cost is \$265 million which includes construction of a new 12-courtroom courthouse, secured parking for judicial officers and approximately 240 surface parking spaces which is anticipated to be completed in 2030. County staff are working with the Judicial Council of California and the Solano Superior Court to assist in identifying feasible siting options for the new Hall of Justice, including identifying the related impacts to County operations. Staff anticipate returning to the Board with Hall of Justice Project updates in FY2023/24.

In FY2023/24 inflation, higher fuel costs, supply chain disruptions and ongoing labor shortages may continue. It is unclear how these issues will impact budget, construction materials, lead times, and other necessary supplies. Department staff will continue to evaluate these impacts and recommend necessary revisions to project scopes or budgets as effects become known.

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

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	2,739	532	1,557	1,025	192.7%
1820 FAIRGROUNDS DEVELOPMENT PROJ	2,035,765	13,737,942	8,407,899	(5,330,043)	(38.8%)
1760 PUBLIC FACILITIES FEES	9,518,294	5,783,180	6,861,400	1,078,220	18.6%
4130 CJ FAC TEMP CONST FUND	267,223	226,119	261,000	34,881	15.4%
4140 CRTHSE TEMP CONST FUND	265,305	221,239	257,000	35,761	16.2%
APPROPRIATIONS					
1630 PUBLIC ART	2,598	40,546	45,984	5,438	13.4%
1820 FAIRGROUNDS DEVELOPMENT PROJ	449,676	10,159,973	9,983,107	(176,866)	(1.7%)
1760 PUBLIC FACILITIES FEES	4,356,580	1,947,470	1,997,214	49,744	2.6%
4130 CJ FAC TEMP CONST FUND	451,548	52,680	1,678	(51,002)	(96.8%)
4140 CRTHSE TEMP CONST FUND	285,334	237,302	326,735	89,433	37.7%
NET CHANGE					
1630 PUBLIC ART	(141)	40,014	44,427	4,413	11.0%
1820 FAIRGROUNDS DEVELOPMENT PROJ	(1,586,089)	(3,577,969)	1,575,208	5,153,177	(144.0%)
1760 PUBLIC FACILITIES FEES	(5,161,714)	(3,835,710)	(4,864,186)	(1,028,476)	26.8%
4130 CJ FAC TEMP CONST FUND	184,325	(173,439)	(259,322)	(85,883)	49.5%
4140 CRTHSE TEMP CONST FUND	20,029	16,063	69,735	53,672	334.1%

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

FUNCTION AND RESPONSIBILITIES

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

Funds appropriated to this budget will be used for: design services of artists; selection, acquisition, purchase, commissioning, installation, examination and/or display of artworks; maintenance of artworks; education concerning the artwork; and administrative costs of the Art Committee in connection with the Art Program.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

Challenges:

Identification of a sufficient funding source for maintenance of public art is needed. Also, longer-term restoration costs for certain deteriorating works and associated logistical challenges of performing restoration under the supervision of the original artist remains challenging.

Accomplishments:

No activities occurred in FY2022/23 because the approved capital projects did not include public art components.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$1,025 or 192.7% in revenues and an increase of \$5,438 or 13.4% in appropriations when compared to the FY2022/23 Adopted Budget.

There is no funding for new public art projects in FY2023/24. The appropriations represent charges to the Countywide Administrative Overhead and maintenance costs for existing public art. The revenues reflect estimated Interest Income and Operating Transfers-In from the Accumulated Capital Outlay Fund to support County Administrative Overhead charges and public art maintenance costs.

Fixed Assets

None.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP OTHER FINANCING SOURCES	141 2,598	250 282	400 1,157	150 875	60.0% 310.3%
TOTAL REVENUES	2,739	532	1,557	1,025	192.7%
APPROPRIATIONS					
SERVICES AND SUPPLIES OTHER CHARGES	0 2,598	40,264 282	44,827 1,157	4,563 875	11.3% 310.3%
TOTAL APPROPRIATIONS	2,598	40,546	45,984	5,438	13.4%
NET COUNTY COST	(141)	40,014	44,427	4,413	11.0%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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

FUNCTION AND RESPONSIBILITIES

This budget unit is designed to cover the costs of the redevelopment of the Solano County Fairgrounds, the “Solano360 Project” or “Project,” that will revitalize and redevelop the 149.1-acre site. It is recommended that this budget unit be used to pay for the initial design permitting process and site preparation started in FY2017/18. This multiyear project is a cooperative effort between the County, City of Vallejo, and the Solano County Fair Association (SCFA) that began in 2008.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

Background:

In FY2008/09, the County entered into a Memorandum of Understanding with the City of Vallejo regarding the redevelopment of the Fairgrounds. The Board initially established an Ad Hoc Fairgrounds Committee and authorized the Auditor-Controller to establish an initial loan of \$2 million from the County General Fund for the development of a Vision for the site which became known as the Solano360 Vision.

In FY2009/10, the Board increased the loan for the Project to an amount not to exceed \$4.4 million, and in coordination with the Vallejo City Council, authorized the Project team to proceed with Phase II of the Project. Phase II included the preparation of a Specific Plan for the site with associated studies and reports and the preparation of an environmental document.

The Board approved a Project Budget in February 2010, and in May 2010, authorized the first of several professional service agreements to advance the planning effort.

In FY2010/11, the Project team was modified to bring in a new Project Manager to coordinate the Project consultants, and staff from both the County and the City of Vallejo, to focus on the work required for a Specific Plan, Environmental Impact Report (EIR), Development Agreement and Tentative Map for the Project known as the Solano360 Specific Plan.

The Notice of Preparation (NOP) for the EIR was issued on September 9, 2011, and the comment period on the NOP was extended through October 26, 2011. The Draft Specific Plan, Draft EIR, Draft Public Facilities Financing Plan and Draft Fiscal Impact Analysis were released for public review on November 9, 2012, and the comment period on the Draft EIR ended on January 10, 2013.

In FY2012/13, the Solano360 Committee, which served as the project oversight committee and consisted of two Board members, three city council members, and three Solano Fair Board members met, periodically to review and take public comment on the consultant work. The Solano360 project was reviewed in 19 public meetings; including five presentations before the Vallejo City Council, a joint Vallejo City Council-Planning Commission meeting that was held on January 7, 2013 to receive public input on the project, and a public workshop on the financial aspects of the project was held on February 7, 2013. The project has been discussed at over 40 Fair Board meetings. Staff has also been before the Board 14 times on various project-related issues and has maintained a County website on the project.

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

On February 26, 2013, the Board certified the Final Environmental Impact Report (FEIR) for the approved project, Solano360 Specific Plan, and recommended that the application be sent to the City of Vallejo for the Development Agreement and Tentative Map. On April 29, 2013, the Vallejo City Planning Commission approved the Tentative Map for the Project and recommended approval of the Specific Plan, Development Agreement, Vallejo General Plan Amendments, and Zoning Amendments to the Vallejo City Council. The Vallejo City Council approved the Solano360 Specific Plan, a tentative map, and the Development Agreement on May 14, 2013.

In FY2013/14, the Project team, after engaging the services of three consultants (MacKay & Soms, ENGEO, and First Carbon Solutions), began the preliminary design of Phase 1A of the Project which included the preparation of the required environmental surveys and wetland delineations, the geotechnical analysis, and the preliminary engineering for the Project.

In FY2014/15, the County received a Conditional Letter of Map Revision from the Federal Emergency Management Agency which is the first milestone in removing the Phase 1 work from a flood plain.

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

Bill Emlen, County Administrator

Plant Acquisition

The inaugural Solano360 Implementation Committee, which consists of two Board members and two city council members, was convened pursuant to the Project's Development Agreement. In consultation with the Implementation Committee, a Request for Qualifications for the development of Solano360 was issued on December 23, 2014, and proposals were submitted on March 13, 2015, and presented to the committee. The committee recommendation was forwarded to the Board of Supervisors on April 14, 2015. Staff was directed to proceed with negotiating an Exclusive Right to Negotiate (ERN) Agreement with the selected proposer, Solano Community Development, LLC (SCD). The ERN was executed in May 2015 with an initial term of nine months.

In FY2015/16, staff worked with SCD on development of their proposed land plan for utilization of all or a portion of the 149.1-acre project site. SCD proposed to develop uses consistent with the Solano360 Specific Plan, which initially included an Exposition Hall, Retail Shops, Amphitheatre, Hotel, Sports Fields, and Fair of Future venues organized along an iconic water feature that includes a public promenade. On January 26, 2016, the Board agreed to a 2-month extension of the ERN to allow SCD to further refine their land plan and develop a market study. On March 22, 2016, the Board, upon receipt of the updated land plan and market study granted a second extension through October 25, 2016, to allow the developer to finalize the land plan and coordinate with the County on a project phasing plan, facilities financing plan and Lease Disposition and Developer Agreement. The project team provided progress updates to the City of Vallejo and the Solano360 Implementation Committee as well as pursuing jurisdictional and permitting requirements through the County's engineering and environmental consultants.

In FY2016/17, staff continued discussions with SCD under the ERN for their proposed utilization of the 149.1-acre project site. Staff and consultants analyzed SCD's proposed land concepts, uses and phasing, proposed financial models, and development of key terms to validate compliance with the Specific Plan and County goals for the Solano360 project. The Board of Supervisors provided two extensions to the ERN with SCD, extending the expiration to June 27, 2017. On a concurrent path, staff continued with environmental and engineering evaluations to pursue jurisdictional clearance of the entire project site as well as development of bid documents for demolition of the grandstands, horse barns and ancillary structures. Staff worked with Solano Transportation Authority (STA) and the City of Vallejo on an amended and restated funding agreement for the Solano360 project share of offsite improvements identified as mitigation measures in the Specific Plan FEIR for the Redwoods Parkway and Fairgrounds Drive Improvement project.

In FY2017/18, the County entered into an amended and restated funding agreement with the STA and the City of Vallejo and agreed to provide \$750,000 to begin pre-design and design documentation for the Redwoods Parkway and Fairgrounds Drive Improvement project.

The Board of Supervisors made the determination to not renew the Exclusive Right to Negotiate with SCD, LLC. The County continued to evaluate its options with regards to the future implementation of the Solano360 Specific Plan which included demolition/clean-up of specific areas of the site, targeted upgrades to existing facilities and potential solicitation of a new developer(s) for the 149.1-acre project site.

In April of 2018, the County solicited and received bids for the demolition of grandstands, horse barns and ancillary structures and awarded the contract for demolition in June 2018.

In FY2018/19, demolition of the grandstands, horse barns and ancillary structures was completed and site grading to collect site storm water was performed including installation of associated storm water conveyance infrastructure. The Project experienced some delays from wildfires in neighboring counties, which impacted PG&E abilities to demolish utility infrastructure.

In FY2019/20, the Board issued the Notice of Completion for the demolition of the grandstands, horse barns and ancillary structures and improvements for site grading to collect site storm water was performed including installation of associated storm water conveyance infrastructure. In January of 2020, the County, in conjunction with the City of Vallejo, issued a Request for Qualifications (RFQ) for development of the Solano360 Specific Plan. Four responses were received, but due to operational impacts as a result of COVID-19, the review process of the four developer submittals continued into FY2020/21.

In FY2020/21, County staff, City of Vallejo staff, and a representative from the Solano Economic Development Corporation reviewed responses to the Request for Proposals for development of the 149.1 acre Fairgrounds site and after evaluation the Solano360 Implementation Committee, comprised of Solano County Board of Supervisors Erin Hannigan and Jim Spering, and Vallejo City Councilmembers Pippen Dew and Hermie Sunga, selected IRG/JLL as the preferred development team for the Solano360 development and recommended that the Board of Supervisors enter into an Exclusive Right to Negotiate (ERN) Agreement with IRG/JLL. The committee recommendation was forwarded to the Board of Supervisors on November 17, 2020 and staff was directed to proceed with negotiating an ERN with the selected proposer, IRG/JLL. The ERN was fully executed in

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

January 2021 with an initial term of nine months. Staff continues to work with IRG/JLL on their proposed land uses with the goal of entering a long-term ground lease for the site. Concurrently, staff began working with Solano Transportation Authority on proposed infrastructure improvements to Fairgrounds Drive and the Highway 37 Interchange which will bring benefit to the future Solano360 development.

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

In FY2022/23, County staff continue to work with IRG under the ERN agreement approved in 2020, amended through August 1, 2023, to allow for completion of a long-term ground lease and development agreement for the site. IRG is still working toward a revised project description and Specific Plan update with the City of Vallejo. Staff continues to work with IRG on finalizing a long-term ground lease and development agreement for the site. Discussions continue with PG&E on relocation of a gas line, and with the Vallejo Flood and Wastewater District on water, sewer, and storm drainage needs. The Board approved American Rescue Plan Act (ARPA) funds totaling \$5,000,000 toward implementation of creek restoration work around the perimeter of the site. Staff is also pursuing transit improvements with the STA.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$5,330,043 or 38.8% in revenues and a decrease of \$176,866 or 1.7% in appropriations when compared to the FY2022/23 Adopted Budget. The appropriations will be used for continued coordination of the Solano360 project, consultant services, permit fees, infrastructure/site improvements and demolition costs for unused/obsolete facilities on an as needed basis as determined by the Board. The total General Fund loan for the Solano360 Project remains at \$8.2 million.

Fixed Assets

None.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	35,765	0	40,000	40,000	100.0%
CHARGES FOR SERVICES	0	37,942	143,449	105,507	278.1%
OTHER FINANCING SOURCES	0	8,200,000	8,224,450	24,450	0.3%
GENERAL FUND CONTRIBUTION	2,000,000	5,500,000	0	(5,500,000)	(100.0%)
TOTAL REVENUES	2,035,765	13,737,942	8,407,899	(5,330,043)	(38.8%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	397,372	6,155,963	5,835,600	(320,363)	(5.2%)
OTHER CHARGES	52,304	4,004,010	4,147,507	143,497	3.6%
TOTAL APPROPRIATIONS	449,676	10,159,973	9,983,107	(176,866)	(1.7%)
NET CHANGE	(1,586,089)	(3,577,969)	1,575,208	5,153,177	(144.0%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

- Long-Term Debt Proceeds revenue will remain at \$8.2 million to cover anticipated project costs for implementation of the Solano360 Specific Plan, and for repair, demolition, and renovation of existing fair structures. These funds are part of the overall General Fund loan to the project approved in FY2017/18.

1820 – Fund 107-Fairgrounds Development Project Summary of Other Administered Budgets
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PENDING ISSUES AND POLICY CONSIDERATIONS

County staff continues to work with IRG during the ERN period to bring forward an updated land plan for Board’s consideration and disposition scheduled for the Fall of 2023. The Specific Plan will be updated reflective of the final land plan. The City of Vallejo is an active partner to the Solano360 Development under the executed Development Agreement between the County and the City (June 27, 2013).

FUNCTION AND RESPONSIBILITIES

The Public Facilities Fee (PFF) budget is the conduit for receipt and distribution of Public Facilities Fees collected and is used for capital project expenses. The fee is imposed on all new non-exempt construction within all incorporated and unincorporated areas of Solano County. The fee, set under the authority of Government Code (GC) §66000-66009, was implemented through County Ordinance 1466 adopted on February 9, 1993. The purpose of the fee is to provide funding for expansion and/or new construction of County facilities required to accommodate new demands for facilities needed to house government services in the County. Fees collected under the Ordinance provide funding for needs assessments, planning, designing, construction, lease-purchase, acquisition, improvements, fixed assets, and furnishings for County services, including jails, justice services, general administration, public and mental health services, public assistance services, regional transportation, County parks, libraries, and animal shelters.

The Department of General Services oversees the PFF program budget and is responsible for administering the disbursement of funds. The County Administrator’s Office acts as the liaison between the County and the incorporated cities that collect the fees for the County related to all construction within city limits.

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

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

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

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$1,078,220 or 18.6% in revenues and an increase of \$49,744 or 2.6% in appropriations when compared to the FY2022/23 Adopted Budget. The increase in revenues is the result of higher anticipated fee collections due to a projected increase in construction and an increase in interest income due to higher interest rates benefitting the County’s investment pool. The net increase in appropriations is primarily due to an increase in contracted services costs to complete the 5-year program review, partially offset by a decreased transfer to the Suisun Public Library District based on interest owed on long-term debt related to the 2008 Suisun Library construction loan.

Appropriations include:

- \$723,642 Transfers-Out from the PFF Public Protection Division (BU 1761) to COP Debt Service (BU 8037) used to finance the Probation Facility and improvements to the Central Utility Plant.
- \$576,185 Transfers-Out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$500,000 from PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District for facility expansion and related debt.
- \$120,000 in contracted services to cover the costs of 5-Year Public Facilities Fees program review.
- \$77,337 for accounting, auditing, Countywide Administrative Overhead, legal, and other professional services.

Fixed Assets

None.

See related Budget Unit 9124 – Fund 296 Contingencies (refer to Contingencies section of the Budget).

1760 – Fund 296-Public Facilities Fee
Bill Emlen, County Administrator
Plant Acquisition

Summary of Other Administered Budgets

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP CHARGES FOR SERVICES	139,278 9,379,016	115,680 5,667,500	733,900 6,127,500	618,220 460,000	534.4% 8.1%
TOTAL REVENUES	9,518,294	5,783,180	6,861,400	1,078,220	18.6%
APPROPRIATIONS					
SERVICES AND SUPPLIES OTHER CHARGES OTHER FINANCING USES	46 1,086,237 3,270,297	1,550 644,154 1,301,766	120,550 576,837 1,299,827	119,000 (67,317) (1,939)	7677.4% (10.5%) (0.1%)
TOTAL APPROPRIATIONS	4,356,580	1,947,470	1,997,214	49,744	2.6%
NET CHANGE	(5,161,714)	(3,835,710)	(4,864,186)	(1,028,476)	26.8%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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 for the Criminal Justice Temporary Construction Fund reflects an increase of \$34,881 or 15.4% in revenues and a decrease of \$51,002 or 96.8% in appropriations when compared to the FY2022/23 Adopted Budget. The decrease in appropriations is due to a reduction in FY2023/24 of one-time Operating Transfers-Out to fund projects in criminal justice facilities. The primary funding sources in this Fund are surcharges on fines and vehicle violations.

Fixed Assets

None.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	12,128	11,169	7,000	(4,169)	(37.3%)
REVENUE FROM USE OF MONEY/PROP	2,053	4,950	4,000	(950)	(19.2%)
CHARGES FOR SERVICES	253,041	210,000	250,000	40,000	19.0%
TOTAL REVENUES	267,223	226,119	261,000	34,881	15.4%
APPROPRIATIONS					
OTHER CHARGES	6,548	2,680	1,678	(1,002)	(37.4%)
OTHER FINANCING USES	445,000	50,000	0	(50,000)	(100.0%)
TOTAL APPROPRIATIONS	451,548	52,680	1,678	(51,002)	(96.8%)
NET CHANGE	184,325	(173,439)	(259,322)	(85,883)	49.5%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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

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

DEPARTMENTAL PURPOSE

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

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

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget reflects an increase of \$35,761 or 16.2% in revenues and an increase of \$89,433 or 37.7% in appropriations when compared to the FY2022/23 Adopted Budget. Appropriations in this Fund include Countywide Administrative Overhead charges and an Operating Transfers-Out for a payment toward principal and interest on the 2017 Certificates of Participation issued for, among other purposes, improvements to the Central Utility Plant. The primary funding sources in this Fund are surcharges on fines and vehicle violations.

Fixed Assets

None.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2021/22 ACTUAL	2022/23 ADOPTED BUDGET	2023/24 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	12,127	11,169	7,000	(4,169)	(37.3%)
REVENUE FROM USE OF MONEY/PROP	173	70	0	(70)	(100.0%)
CHARGES FOR SERVICES	253,005	210,000	250,000	40,000	19.0%
TOTAL REVENUES	265,305	221,239	257,000	35,761	16.2%
APPROPRIATIONS					
OTHER CHARGES	4,546	2,677	3,892	1,215	45.4%
OTHER FINANCING USES	280,788	234,625	322,843	88,218	37.6%
TOTAL APPROPRIATIONS	285,334	237,302	326,735	89,433	37.7%
NET CHANGE	20,029	16,063	69,735	53,672	334.1%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

In FY2023/24, the Fund is anticipated to generate enough revenue, combined with fund balance, to fund the full contribution of \$322,843 to the 2017 Certificates of Participation (COP).

PENDING ISSUES AND POLICY CONSIDERATIONS

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