

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:

FY2013/14 Third Quarter Projection:	77,422,811
FY2014/15 Recommended:	5,175,174
County General Fund Contribution:	3,265,000
Percent County General Fund Supported:	63.1%
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 FY2013/14, the following projects and studies were completed:

- Animal Care Expansion Project - Temporary Modular Relocation, Site Work, and Installation of Pre-Engineered Kennel Building at 2510 Claybank Road, Fairfield
- Claybank Housing Unit Restroom Rehabilitation at 2500 Claybank Road, Fairfield
- Vallejo Center for Positive Change - Conversion of File Room to Office Space on first floor at 355 Tuolumne Street, Vallejo
- Juvenile Detention Facility Campus Security Upgrade at 740 Beck Avenue, Fairfield
- Mount Vaca Communications Tower Replacement on Blue Ridge Road, Vacaville
- Heating Boiler Replacements at 2500 Claybank Road and 275 Beck Avenue, Fairfield; 321 and 355 Tuolumne Street, Vallejo
- Vallejo Services Center – Children’s Mental Health Alterations on first floor at 355 Tuolumne Street, Vallejo
- H&SS Space Consolidation at 275 Beck Avenue, Fairfield (Affordable Care Act Phases 1 & 2)
- Relocation of Children and Adult Resources and Services (CARES) / Older and Disabled Adult Services (ODAS) to second floor of 355 Tuolumne Street, Vallejo (Affordable Care Act - Phase 3)
- Vallejo Veteran’s Hall Parking Lot Improvements at 420 Admiral Callaghan Lane, Vallejo
- Removal of barriers at the Vallejo Veteran’s Hall to improve access for persons with disabilities at 420 Admiral Callaghan Lane, Vallejo
- Benicia Veteran’s Hall Foundation Drainage at 1150 First Street, Benicia
- Underground Storage Tank Remediation at 701 Texas Street, Fairfield
- Agriculture Relocation Feasibility Study for 2543 Cordelia Road, Fairfield
- Five-Year Capital Facilities Improvement Plan, FY2013/14 - FY2017/18

WORKLOAD INDICATORS

In FY2014/15:

- Complete Construction of the new 362-Bed Stanton Correctional Facility including use of \$61,473,800 in State of California local jail bond financing.
- Initiate design of rehabilitation facilities for adult offenders authorized under Senate Bill (SB) 1022 including proposed 10,000 sf classroom training building, 30,000 sf vocational training center, 20 parking spaces, paved apron for truck driving training/light aircraft engine repair at Claybank Detention Site.

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- Complete tenant improvements at the new pre-engineered kennel building, renovate 2,600 square foot portion of the existing Animal Shelter Building, and install site improvements at 2510 Claybank Road in Fairfield.
- Conduct 2 monitoring and sampling events for post-remediation groundwater monitoring at 701 Texas Street building in Fairfield in conjunction with State Water Control Resources Board requirements and file findings to advance site closure.
- Complete improvements to 475 Union Street Probation building for use as the Fairfield Center for Positive Change.
- Replace existing chillers at 321 and 355 Tuolumne in Vallejo with new, efficient chillers by February 2015.
- Incorporate findings from Bureau of Reclamation from Cultural Resources study into project design for replacement of stairs at Lake Solano Park and complete construction and improvements by March 2015.
- Complete design and begin construction for the relocation of Agriculture Department to 2543 Cordelia Road in Fairfield with an anticipated completion of April 2015.
- Complete the Fairfield Flood Protection study in conjunction with the State Administration Office of the Courts to produce a conceptual design, cost model and report of findings to mitigate flooding concerns at the Fairfield Hall of Justice, the Law and Justice Center, Office of Emergency Services (OES), Cogen and other facilities in Fairfield.
- Begin construction of the Sheriff’s Office Data Center HVAC Replacement at 530 Union Avenue, Fairfield.
- Begin construction of the Law and Justice Center Fire Alarm Replacement at 530 Union Avenue, Fairfield.
- Begin construction of the Fairfield Post Office Roof, HVAC and Building Systems Upgrade at 600 Kentucky Street, Fairfield.
- Complete design of the Law & Justice Hot Water Generator Replacement at 530 Union Avenue, Fairfield.
- Complete design of the Vallejo Veterans Hall ADA Improvements at 420 Admiral Callaghan Lane, Vallejo.
- Complete the ADA and California Disabled Access Transition Plan Update for publically accessible County facilities and programs.
- Complete historical and bat survey to advance decommission of former Fouts Springs facilities at 1333 Fouts Springs Road, Stonyford.

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2012/13 ACTUAL	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	37,133,578	39,195,133	5,461,332	(33,733,801)	(86.1%)
TOTAL REVENUES	37,133,578	39,195,133	5,461,332	(33,733,801)	-86.1%
APPROPRIATIONS					
CAPITAL PROJECTS	33,726,666	45,471,336	5,175,174	(40,296,162)	(88.6%)
TOTAL APPROPRIATIONS	33,726,666	45,471,336	5,175,174	(40,296,162)	-88.6%
CHANGE IN FUND BALANCE					
CAPITAL PROJECTS	(3,406,913)	6,276,203	(1,246,158)	(7,522,361)	(119.9%)
NET CHANGE	(3,406,913)	6,276,203	(1,246,158)	(7,522,361)	-119.9%

DEPARTMENTAL BUDGET SUMMARY

The primary funding sources for capital projects are:

- \$2,121,172 in Taxes, reflecting an increase of 15.01% when compared to the FY2013/14 Adopted Budget due to charges in assessed valuation from improving real estate market.

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- \$50,000 in interest income.
 - \$25,148 in Homeowner Property Tax Relief revenues.
 - \$3,265,000 transfer from the Capital Renewal Fund Reserve to fund deferred maintenance projects reflected in 5-year Capital Facilities Plan FY2013/14 - FY2017/18.

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 April 8, 2014 as part of the 5 Year Capital Facilities Improvement Plan (CIP) for FY2013/14 – FY2017/18

BU1701 – Administration

- \$1,220,174 primarily includes Countywide Administrative Overhead costs of \$273,848 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)

- \$125,000 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 the ACO Fund.

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.

BU1691 – Vallejo Health and Social Services Roof Replacement at 355 Tuolumne Street in Fairfield

- \$600,000 to replace the roof at 355 Tuolumne Street in Fairfield. Funding is provided by the Capital Renewal Fund Reserve.

BU1693 – Claybank Detention Facility Controls Replacement and Exterior Repainting

- \$2,100,000 to replace the electronic controls system and to repaint the exterior at the Claybank Detention Facility. Funding is provided by the Capital Renewal Fund Reserve.

BU1694 – Beck/Courage Land Use Study

- \$80,000 to prepare master plan to determine conditions and expansion capabilities for the site located between 2101 Courage Drive and 2201 Courage Drive in Fairfield. Funding is provided by the ACO Fund.

BU1695 – H&SS Facility Generator at 2101 Courage Drive in Fairfield

- \$340,000 to purchase and install a Generator at 2101 Courage Drive in Fairfield to upgrade current abilities. Funding is provided by the Capital Renewal Reserve.

BU1696 – Office of Emergency Services Generator at 530 Clay Street in Fairfield

- \$225,000 to purchase and install a Generator at 530 Clay Street in Fairfield to upgrade current abilities. Funding is provided by the Capital Renewal Reserve.

BU1697 – H&SS Lobby Improvements at 365 Tuolumne Street in Vallejo

- \$200,000 to modify the existing main lobby to accommodate three workstations for use by Employment and Eligibility staff. Funding is provided by the ACO Fund.

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BU1698 – Assessor/Recorder Customer Service Lobby Improvements

- \$220,000 to improve the Assessor/Recorder Customer Service Lobby. Funding is provided by the ACO Fund.

See related Budget Unit 9306 – Fund 006 Contingencies (refer to Contingencies section of the Budget).

DEPARTMENT COMMENTS

On April 8, 2014, the Board approved the 5 Year CIP for the period covering FY2013/14 through FY2017/18. The 5 Year CIP identifies \$177,014,000 in of capital improvement needs, as follows:

FY2014 FIVE-YEAR CIP STATUS REPORT

PROJ #	PROJECT NAME	CIP FY2013/14 - 2017/18	FY2014/15 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2013/14 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2014)
1670	Family Health Services/ ADA Improvements	\$790,000			\$626,000	Partially Funded (ACO Fund FY11/12)	\$0
1671	County/Court MOU Projects	\$125,000	\$125,000	ACO FUND	\$125,000		\$59,806
1672	Misc Projects	\$0	\$50,000	ACO FUND	\$50,000		\$14,858
1673	Sheriff's Office Data Center HVAC Replacement	\$428,000			\$428,000	Fully Funded (Cap Rew FY11/12)	\$11,645
1674	Law and Justice Center Fire Alarm Replacement	\$946,000			\$946,000	Fully Funded (Cap Rew FY11/12)	\$1,503
1675	2500 Claybank Heating Boiler Replacement	\$303,000			\$303,000	Fully Funded (Cap Rew FY11/12)	\$21,656
1676	321 Tuolumne Heating Boiler Replacement	\$135,000			\$135,000	Capital Renewal	\$15,775
1677	355 Tuolumne Heating Boiler Replacement	\$129,000			\$129,000	Fully Funded (Cap Rew FY11/12)	\$14,744

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PROJ #	PROJECT NAME	CIP FY2013/14 - 2017/18	FY2014/15 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2013/14 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2014)
1679	Vallejo Veterans Hall ADA Improvements	\$500,000			\$500,000	Fully Funded (Cap Rew FY11/12)	\$1,430
1682	Vallejo Justice Center Chiller Replacement	\$405,000			\$404,079	(Fully Funded (Cap Rew FY13/14)	\$0
1683	Vallejo Services Center Chiller Replacement	\$450,000			\$450,031	Fully Funded (Cap Rew FY13/14)	\$0
1684, 1685, 1786	Fairfield Post Office Roof, HVAC, and Bldg Systems Replacement	\$1,054,000			\$1,054,000	Fully Funded (Cap Rew FY13/14)	\$300,153
1687	Rio Vista Fuel Tank Replacement	\$350,000			\$350,000	Fully Funded (ACO Fund FY13/14)	\$4,398
1688	CMH Alterations	\$385,000			\$385,000	Fully Funded (Cap Rew FY13/14)	\$36,659
1690	Juvenile Detention Facility Campus Security Upgrade	\$809,000			\$809,000	Fully Funded (ACO Fund FY13/14)	\$33,072
1691	Vallejo Health and Social Services Roof Replacement	\$600,000	\$600,000	Capital Renewal			
1693	Claybank Detention Facility Controls Replacement and Exterior Repainting	\$2,100,000	\$2,100,000	Capital Renewal			

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PROJ #	PROJECT NAME	CIP FY2013/14 - 2017/18	FY2014/15 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2013/14 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2014)
1694	Beck/Courage Land Use Study		\$80,000	ACO Fund			
1695	H&SS Facility Generator at 2101 Courage Drive	\$340,000	\$340,000	Capital Renewal			
1696	Office of Emergency Services Generator	\$225,000	\$225,000	Capital Renewal			
1697	H&SS Lobby Improvements		\$200,000	ACO Fund			
1698	Assessor/Recorder Customer Service Lobby Improvements		\$220,000	ACO Fund			
1706	Lake Solano Day Use Stair Replacement	\$229,000			\$293,729	Fully Funded (ACO FY11/12)	\$17,579
1709	Former Hall of Records HazMat Site Remediation	\$771,000			\$846,735	Fully Funded (Cap Rew) FY13/14	\$989,485
1718	CIP Update	\$0	\$15,000	ACO Fund			
1720	Agriculture Weights and Measures Relocation	\$969,000			\$969,000	Fully Funded (Cap Rew) FY13/14	\$638
1723	AB900 362-Bed Claybank Detention Facility	\$48,201,000			\$50,716,656	Fully Funded (PFF) FY03/04	\$64,852,060
1748	Vallejo Veterans Reroofing and HVAC Replacement	\$452,000				Fully Funded (ACO) FY11/12	\$319,868

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PROJ #	PROJECT NAME	CIP FY2013/14 - 2017/18	FY2014/15 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2013/14 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2014)
1771	Parks Projects: Automatic Cashier Pay Station, Beldens Landing Facility Improvements, Lake Solano ADA Access Improvements, Sandy Beach ADA Access Improvements	\$2,978,000			\$531,992	Partially Funded (ACO) FY11/12	\$42,863
1772	ADA Transition Plan Update	\$295,000			\$150,000	Fully Funded (ACO) FY11/12	\$35,122
1773	Animal Care Renovation/Expansion	\$4,800,000			\$5,500,000	Fully Funded (COPs) FY12/13	\$5,840,890
1793	AB109 Miscellaneous Projects				\$1,009,985	AB109/ 2011 Realign- ment	\$440,000
1117	Fairfield Campus Flood Protection Study	\$255,000			\$200,000		\$225,000
2496	Crisis Stabilization Unit Tenant Improvements	\$150,000			\$979,000	Fully Funded (State) FY12/13	\$829,000
TBD	SB1022 Claybank Rehab Programs/Training Center	\$25,600,000			\$23,037,000	Fully Funded (State, PFF, AB109) FY13/14	
	ADA Transition Plan Implementation	\$1,900,000					
	Beck Ave/Courage Drive Land Use Plan	\$80,000					
	Challenge Covered Courtyard	\$356,000					

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PROJ #	PROJECT NAME	CIP FY2013/14 - 2017/18	FY2014/15 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2013/14 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2014)
	Claybank Transportation Building	\$8,000,000					
	CAC Carpet Replacement Phase I and II	\$580,000					
	CAC and Probation Bldg Roof Recoat	\$320,000					
	CAC Security Upgrade	\$1,430,000					
	CAC Window Assembly Weatherproofing	\$410,000					
	Comm/Grounds Bldg Exterior Repair and Repaint	\$390,000					
	County Corp Yard Consolidation	\$2,330,000					
	Facility Renewal of Various County Facilities	\$49,883,000					
	FacOps Bldg Exterior Repair and Repaint	\$440,000					
	Fairfield Probation Bldg CPC Remodel	\$560,000					
	Fairfield Post Office Staff Restroom	\$260,000					
	Fairfield Post Office Exterior Repainting	\$380,000					
	Fairfield Post Office Parking Lot Repair Phase II	\$355,000					
	Family Justice Center HVAC Replacement	\$300,000					
	Head Start ADA and Building Systems Improvements	\$750,000					

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PROJ #	PROJECT NAME	CIP FY2013/14 - 2017/18	FY2014/15 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2013/14 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2014)
	H&SS Headquarters Data Center HVAC Replacement	\$250,000					
	H&SS Campus Parking Lot Repair	\$759,000					
	Lake Solano Additional Sewer System	\$170,000					
	Lake Solano Docks, Piers, and Trails	\$1,642,000					
	Law and Justice Fairfield Campus Center Parking Lot Repair	\$940,000					
	Lynch Canyon Pavilion	\$672,000					
	New Cement Hill Communications Shelter	\$480,000					
	New Foundations and Challenge Bldg Exterior Repaint	\$240,000					
	New Foundations HVAC Controls Replacement	\$270,000					
	New Foundations Covered Courtyard	\$356,000					
	OES Building Exterior Repainting	\$75,000					
	Parks Play Grounds and Play Systems	\$290,000					
	Probation Building Security Upgrade	\$360,000					
	Probation Building Window Assembly Weatherproofing	\$210,000					
	Rio Vista Vets Building Exterior Repainting	\$120,000					

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PROJ #	PROJECT NAME	CIP FY2013/14 - 2017/18	FY2014/15 BUDGET APPROPRIATIONS		FUNDED PROJECTS		
		ESTIMATED PROJECT COSTS	BUDGET REQUEST	FUND SOURCE	FY2013/14 BUDGETED PROJECTS	FUND TYPE (SOURCE) YEAR FUNDED	EXPENDITURES (from inception through April 30, 2014)
	Sandy Beach New Boat Ramp and Water Diversion	\$1,466,000					
	Sandy Beach Parks Staff Restroom	\$225,000					
	Sandy Beach Park Wind Shelter Replacement	\$418,000					
	Justice Ctr Roof and HVAC Replacement	\$4,508,000					
	Vacaville Veterans Building Parking Lot Repair	\$65,000					
TOTAL		\$177,014,000	\$3,995,000		\$89,200,372		\$73,118,719

NOTE: Balance remaining in (BU 1723) at year end will be rebudgeted by the Auditor's Office.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2012/13 ACTUALS	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Taxes	2,250,438	1,844,360	2,121,172	276,812	15.0%
Revenue From Use of Money/Prop	131,936	100,000	50,000	(50,000)	(50.0%)
Intergovernmental Rev State	25,953	1,473,087	25,160	(1,447,927)	(98.3%)
Intergovernmental Rev Federal	25,315,315	33,000,000	0	(33,000,000)	(100.0%)
Misc Revenue	126,296	0	0	0	0.0%
Other Financing Sources	9,283,640	2,777,686	3,265,000	487,314	17.5%
TOTAL REVENUES	37,133,578	39,195,133	5,461,332	(33,733,801)	(86.1%)
APPROPRIATIONS					
Services and Supplies	270,632	1,214,026	648,242	(565,784)	(46.6%)
Other Charges	581,423	1,115,215	361,932	(753,283)	(67.5%)
F/A Bldgs and Imprmts	31,824,396	42,142,095	2,700,000	(39,442,095)	(93.6%)
F/A Equipment	50,940	0	565,000	565,000	0.0%
F/A ARTWORK	49,625	0	0	0	0.0%
Other Financing Uses	949,649	1,000,000	900,000	(100,000)	(10.0%)
TOTAL APPROPRIATIONS	33,726,666	45,471,336	5,175,174	(40,296,162)	(88.6%)
NET CHANGE	(3,406,913)	6,276,203	(286,158)	(6,562,361)	(104.6%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS**Space Consolidation and Strategic Real Property Transactions**

The County's space consolidation efforts continued with the September 2013 reopening of John F. Kennedy Library in Vallejo. The improvements renovated approximately 6,500 square feet of space which relocated the Children's Program from the first floor the main second floor to consolidate library functions on a single level. The project improved security and safety for staff/public, created operating efficiencies and reduces the Library's annual operating costs by reducing the square footage occupied by the Library.

The County also sold the former 31,500 square foot Vallejo Veterans Building located on a .45 acre parcel at 444 Alabama Street so that it can be redeveloped as a local community asset. The County also strategically purchased a .34 acre parking lot at 1500 Solano Avenue adjacent to the County's Vallejo Campus to expand parking capacity and also acquired an undeveloped 2.55 acre parcel in the Solano Business Park in Fairfield that will facilitate planned expansion of the County's Beck Avenue Campus. This property acquisition places contiguous land under the County's control at the Beck Avenue Campus. Staff will be presenting an opportunity to master plan the site to the Board of Supervisors in 2014.

Legislative Actions and New Legal Requirements

SB 1022 – This budget trailer bill, was chaptered into law in June 2012 as California Government Code Chapter 3.13. On February 26, 2013, the County Board of Supervisors approved the Sheriff's Office to apply for SB1022 Request for Proposal funding. In late October 2013, Solano County submitted an application to compete for \$160 million in adult local criminal justice construction financing available to mid-sized Counties for the acquisition, design and construction, or renovation of jail and/or program facilities. On December 12, 2013, the County received notification from the Board of State and Community Corrections, which administers the SB1022 program, that Solano County's proposed project will be recommended to receive a conditional funding award in the fully requested amount of \$23,037,000 to construct program space to educate, train and rehabilitate inmates at the County's Claybank Campus to prepare offenders for re-entry into local communities. In 2014, the Board of Supervisor's accepted funding and authorized staff to proceed with the project.

Uniform Construction Cost Accounting Act Program – On October 8, 2013, the Board of Supervisors adopted a resolution electing to become subject to the California Uniform Public Construction Cost Accounting Act Program administered under the State Auditor-Controller's Office. The California Uniform Construction Cost Accounting Act is a voluntary program established in 1983 in Public Contracts Code Sections 22000-22045 that is administered under the State Controller's Office. The Act promotes uniformity of the cost accounting standards and bidding procedures on construction work performed or contracted by public entities in the State. Solano County became the 37th of the 58 California counties that have elected to participate in the program. In essence, the program sets forth standardized accounting standards for public works projects, requires that participating agencies maintain an annual list of qualified contractors, and establishes bid processes and procedures, including financial limits for force account, informal and formal bidding. Maintenance activities are excluded from the definition of a public project and therefore not subject to the program. The County can voluntarily withdraw from the program at its own discretion.

SB 328 – On October 3, 2013 the Governor signed an act to modify Section 20146 of Public Contract Code relating to public works which authorizes Counties, until January 1, 2018, with approval of the Board of Supervisors, to deliver projects using Construction Manager at-Risk construction contracts for the erection, construction, alteration, repair or improvement of any building owned or leased by the County. A Construction Manager at-Risk contract can only be used for projects in the County in excess of \$1 million and may be awarded using either the lowest responsible bidders or best value method to a Construction Manager at-Risk that possesses or that obtains sufficient bonding. Staff is evaluating the merits of the newly available project delivery method in relation to projects that are in early stages of development and will present information to the Board on a project-by-project basis if staff recommends use of this delivery method.

AB195 – On August 19, 2013, the Governor signed this legislation to legally extend the use of design-build project delivery method from July 1, 2014 to July 1, 2016. This bill is consistent with the 2013 State Legislative Priority No. 6 approved by the Board of Supervisors which states: "Support or seek alternative legislation to extend existing provisions to allow design-build bidding options on construction projects." Staff continues to evaluate the merits of the design-build project delivery method in

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relation to projects that are in early stages of development and will present information to the Board on a project-by-project basis if staff recommends use of this delivery method.

Adoption of 2013 California Building Standards Code

On January 29, 2013, the California Building Standards Commission announced the adoption of the 2013 California Building Standards Code, following a comprehensive multi-state agency and stakeholder review of the 2010 building codes. The thirteen volume code is published on a triennial basis and was published in July 2013. On November 26, 2013, the Board of Supervisors approved an ordinance adopting the 2013 State of California Building Codes and local amendments, which became effective on December 27, 2013 with an operative date of January 1, 2014. However, on December 18, 2013, the California Building Standards Commission issued an information bulletin announcing the change of the effective date of specific provisions of the 2013 edition of the California Building Standards Code, Title 24, California Code of Regulations, specifically Title 24, Part 1, Chapter 10 and Part 6, and affected provisions in Part 11 (California Green Building Standards Code) from January 1, 2014 to July 1, 2014. This postponement was necessary due to unanticipated delays in developing the 2013 software for demonstrating performance compliance with the California Energy Code. Without the new software, requiring compliance with the new California Energy Code will create a hardship for the building design professionals, the construction industries and enforcement agencies. Important updates in the 2013 code include:

- An extensive update of California's Energy Code to conform with California's policy that achieve "zero net energy" footprint for new construction (residential buildings by 2020 and commercial buildings by 2030);
- Division of the State Architect's adoption of the 2010 Americans with Disabilities Act Standards with California amendments;
- Updated California Green Building Code (CALGreen) requirements for nonresidential building alterations and additions;
- New plumbing code provisions pertaining to greywater and rainwater catchments.

Summary of Other Administered Budgets 1700 – Fund 006-Accumulated Capital Outlay (ACO)
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DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2012/13 ACTUAL	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	441	285	150	(135)	(47.4%)
1760 PUBLIC FACILITIES FEES	6,934,825	2,676,192	3,216,897	540,705	20.2%
1815 FAIRGROUNDS DEVELOPMENT PROJ	20,319	4,372,344	4,900,001	527,657	12.1%
2490 HSS CAPITAL PROJECTS	571,496	134,403	20,213	(114,190)	(85.0%)
4130 CJ FAC TEMP CONST FUND	337,957	269,376	261,482	(7,894)	(2.9%)
4140 CRTHSE TEMP CONST FUND	338,528	267,557	260,450	(7,107)	(2.7%)
APPROPRIATIONS					
1630 PUBLIC ART	75,243	15,617	54,137	38,520	246.7%
1760 PUBLIC FACILITIES FEES	5,020,466	2,495,440	2,233,691	(261,749)	(10.5%)
1815 FAIRGROUNDS DEVELOPMENT PROJ	689,177	524,953	654,550	129,597	24.7%
2490 HSS CAPITAL PROJECTS	4,325,255	130,854	373,841	242,987	185.7%
4130 CJ FAC TEMP CONST FUND	403,263	-	218	218	0.0%
4140 CRTHSE TEMP CONST FUND	400,250	398,979	398,669	(310)	(0.1%)
NET CHANGE					
1630 PUBLIC ART	(74,801)	(15,332)	(53,987)	(38,655)	252.1%
1760 PUBLIC FACILITIES FEES	1,914,360	180,752	983,206	802,454	444.0%
1815 FAIRGROUNDS DEVELOPMENT PROJ	(668,858)	3,847,391	4,245,451	398,060	10.3%
2490 HSS CAPITAL PROJECTS	(3,753,759)	3,549	(353,628)	(357,177)	(10064.2%)
4130 CJ FAC TEMP CONST FUND	(65,306)	269,376	261,264	(8,112)	(3.0%)
4140 CRTHSE TEMP CONST FUND	(61,722)	(131,422)	(138,219)	(6,797)	5.2%

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 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.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$135 or 47.4% in revenues and an increase of \$38,520 or 246.7% in appropriations when compared to the FY2013/14 Adopted Budget.

There is no funding for new public art projects in FY2014/15. The appropriations represent funding for the maintenance of existing public art pieces, and the revenues reflect estimated interest income.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2012/13 ACTUALS	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop	441	285	150	(135)	(47.4%)
TOTAL REVENUES	441	285	150	(135)	(47.4%)
APPROPRIATIONS					
Services and Supplies	0	15,336	48,632	33,296	217.1%
Other Charges	233	281	5,505	5,224	1859.1%
F/A ARTWORK	75,010	0	0	0	0.0%
TOTAL APPROPRIATIONS	75,243	15,617	54,137	38,520	246.7%
NET COUNTY COST	74,801	15,332	53,987	38,655	252.1%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

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 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 and permitting process in Fiscal Year 2014/15. 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 (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.

The Solano360 Committee, which served as the project oversight and consists of two Board members, three city council members, and three 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 meetings 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 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 for the Project and approved the Solano360 Specific Plan and recommended that application be sent to the City of Vallejo for the Development Agreement and Tentative Map. On April 29, 2013, the Vallejo City Planning Commission approved the Tentative Map for the Project and recommended approval of the Specific Plan, Development Agreement, Vallejo General Plan Amendments and Zoning Amendments to the Vallejo City Council. The Vallejo City Council approved the Solano360 Specific Plan, a tentative map, and the development agreement on May 14, 2013.

In FY2013/14, the Project team engaged the services of three consultants (MacKay & Soms, ENGEO, and First Carbon Solutions) to begin the preliminary design of Phase 1A of the Project which includes the preparation of the required environmental surveys and wetland delineations, the geotechnical analysis and the preliminary engineering for the Project. The Board approved a General Fund loan of \$500,000 to the project in June 2013 to pay for consultants. The current loan from the General Fund is \$4.9 million.

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

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

The Solano360 Specific Plan provides for a revitalized Solano County Fairgrounds, including built and open space venues and parking on 35 acres; a 144,000 square foot Exposition Hall built in two phases; a creek park and water feature adjacent to the private uses and the Fairgrounds; an Entertainment-Mixed Use retail/restaurant use on 18.8 acres; a major attraction Entertainment Commercial use on 30 acres; parking, transit facilities and public roads and; finally improved drainage channels for the 149.1 acres.

The next phase of the Project is staff working with consultants on the initial design and permitting for the public infrastructure for Phase IA of the Project. The County Administrator's Office will also work with the County's Debt Advisory Committee to review options for financing the demolition and construction of Phase I.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$527,657 or 12.1% in revenues and an increase of \$129,597 or 24.7% in appropriations when compared to the FY2013/14 Adopted Budget. The recommended appropriations of \$654,550 will be used for consultant services and permit fees to begin the permitting and design phase for the Solano 360 Project.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2012/13 ACTUALS	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Charges For Services	20,319	0	8,885	8,885	0.0%
Other Financing Sources	0	4,372,344	4,891,116	518,772	11.9%
TOTAL REVENUES	20,319	4,372,344	4,900,001	527,657	12.1%
APPROPRIATIONS					
Services and Supplies	671,052	500,000	654,550	154,550	30.9%
Other Charges	18,125	24,953	0	(24,953)	(100.0%)
TOTAL APPROPRIATIONS	689,177	524,953	654,550	129,597	24.7%
NET CHANGE	668,858	(3,847,391)	(4,245,451)	(398,060)	10.3%

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 in Vallejo; 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 represents a decrease of \$114,190 or 85.0% in revenues and an increase of \$242,987 or 185.7% in appropriations when compared to the FY2013/14 Adopted Budget. Professional Services have been budgeted to assist with project close-out costs. The primary funding sources in this Fund are Interest Income and Countywide Administrative Overhead credits.

See related Budget Unit 9149 – Fund 249 Contingencies (refer to Contingencies section of the Budget).

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2012/13 ACTUALS	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop	13,040	10,135	1,000	(9,135)	(90.1%)
Intergovernmental Rev Federal	479,472	24,268	0	(24,268)	(100.0%)
Intergovernmental Rev Other	9,335	0	0	0	0.0%
Charges For Services	0	0	19,213	19,213	0.0%
Other Financing Sources	69,649	100,000	0	(100,000)	(100.0%)
TOTAL REVENUES	571,496	134,403	20,213	(114,190)	(85.0%)
APPROPRIATIONS					
Services and Supplies	914,688	0	292,878	292,878	0.0%
Other Charges	179,008	130,854	80,963	(49,891)	(38.1%)
F/A Bldgs and Imprmts	2,561,201	0	0	0	0.0%
F/A Equipment	670,358	0	0	0	0.0%
TOTAL APPROPRIATIONS	4,325,255	130,854	373,841	242,987	185.7%
NET CHANGE	3,753,759	(3,549)	353,628	357,177	(10064.2%)

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, 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.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

In 2013, the County completed a five-year comprehensive analysis of the PFF, as required by Government Code section 66000 et seq. The Board received the analysis report in December 2013 and adopted revised fees and categories including additional land use categories that became effective February 3, 2014. Solano County collects PFF in six categories: Countywide Public Protection (includes Courts), Health and Social Services, Library, General Government, Regional Transportation Part A and Part B.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$540,705 or 20.2% in revenues and a decrease of \$261,749 or 10.5% in appropriations when compared to the FY2013/14 Adopted Budget. As a result, the PFF Fund Balance is projected to increase by \$983,206. The increase in revenues is a factor of a small projected uptick in construction projects anticipated in a few cities throughout Solano County and if received are proposed to be distributed as follows:

Appropriations include:

- \$45,525 for accounting, auditing, legal and other professional services.
- \$20,000 for consulting services.
- \$505,342 transfer out to Solano Transportation Authority for regional transportation projects.
- \$727,911 transfer out from the PFF Public Protection Division (BU 1761) to COP Debt Service (BU 9803) 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.
- \$581,620 transfer out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$9,078 transfer out to County Regional Transportation Project (BU 3030) for County debt service obligations on two regional road transportation projects (Vanden Road segment of Jepson Parkway and segment of Suisun Parkway in unincorporated area).

See related Budget Unit 9124 – Fund 296 Contingencies (refer to Contingencies section of the Budget) which includes \$3,574,399 in Contingencies.

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	2012/13 ACTUALS	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Revenue From Use of Money/Prop Charges For Services	37,545 <u>6,897,281</u>	23,500 <u>2,652,692</u>	21,900 <u>3,194,997</u>	(1,600) <u>542,305</u>	(6.8%) <u>20.4%</u>
TOTAL REVENUES	6,934,825	2,676,192	3,216,897	540,705	20.2%
APPROPRIATIONS					
Services and Supplies Other Charges Other Financing Uses	81,679 2,701,336 <u>2,237,450</u>	71,500 213,374 <u>2,210,566</u>	20,500 744,582 <u>1,468,609</u>	(51,000) 531,208 <u>(741,957)</u>	(71.3%) 249.0% <u>(33.6%)</u>
TOTAL APPROPRIATIONS	5,020,466	2,495,440	2,233,691	(261,749)	(10.5%)
NET CHANGE	(1,914,360)	(180,752)	(983,206)	(802,454)	444.0%

PENDING ISSUES AND POLICY CONSIDERATIONS

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

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 in 1981 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 represents a decrease of \$7,894 or 2.9% in revenues and an increase of \$218 or 0.0% in appropriations when compared to the FY2013/14 Adopted Budget. Appropriations in this Fund include Countywide Administrative Overhead charges. 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	2012/13 ACTUALS	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Fines, Forfeitures, & Penalty	23,056	16,831	19,674	2,843	16.9%
Revenue From Use of Money/Prop	2,941	1,775	2,475	700	39.4%
Charges For Services	311,960	250,770	239,333	(11,437)	(4.6%)
TOTAL REVENUES	337,957	269,376	261,482	(7,894)	(2.9%)
APPROPRIATIONS					
Other Charges	3,263	0	218	218	0.0%
Other Financing Uses	400,000	0	0	0	0.0%
TOTAL APPROPRIATIONS	403,263	0	218	218	0.0%
NET CHANGE	65,306	(269,376)	(261,264)	8,112	(3.0%)

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 in 1983 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 represents a decrease of \$7,107 or 2.7% in revenues and a decrease of \$310 or 0.1% in appropriations when compared to the FY2013/14 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.

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

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2012/13 ACTUALS	2013/14 ADOPTED BUDGET	2014/15 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
Fines, Forfeitures, & Penalty	22,769	16,340	19,673	3,333	20.4%
Revenue From Use of Money/Prop	3,281	1,787	1,202	(585)	(32.7%)
Charges For Services	312,477	249,430	239,575	(9,855)	(4.0%)
TOTAL REVENUES	338,528	267,557	260,450	(7,107)	(2.7%)
APPROPRIATIONS					
Other Charges	919	1,016	1,148	132	13.0%
Other Financing Uses	399,331	397,963	397,521	(442)	(0.1%)
TOTAL APPROPRIATIONS	400,250	398,979	398,669	(310)	(0.1%)
NET CHANGE	61,722	131,422	138,219	6,797	5.2%

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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