



SOLANO COUNTY

COUNTY ADMINISTRATOR'S OFFICE

To: Board of Supervisors
From: Bill Emlen, County Administrator
Date: September 24, 2024
Subject: Significant Issues Update

1. November 5, 2024, General Election Preparations

BALLOT DELIVERY SCHEDULE

The Solano County Registrar of Voters (ROV) is in the process of sending ballots to registered voters for the upcoming election as follows:

- Military and Overseas Voters – currently underway, and will continue daily (roughly 1,200 voters)
- Solano County Residents – Ballots will enter the mail-stream on October 4, expected to hit mailboxes on October 7 - 11, based on USPS historical delivery times (roughly 265,500 voters).

The ROV will continue to mail ballots daily to both categories as new registrations and/or changes to existing registrations take place from October 7 - 29 (last day to mail a ballot to a voter).

EARLY VOTING / ELECTIONEERING

Ballot Drop-Off and Early Voting begins October 7 and continues through Election Day. The 16 locations used for ballot drop-off are considered voting sites and as-such are subject to state electioneering requirements. This includes the County Administration Center. The ROV has prepared the attached flyer to help voters and staff understand the impact which includes the prohibition within 100 feet of a voting location of the following activities:

- Discussion of any candidates/issues on the ballot
- Display or wearing items that contain information about candidates/issues on the ballot
- Verbally discussing/encouraging someone to vote for a candidate/issue on the ballot

REGISTER TO VOTE

The ROV encourages voters to register to vote if they have not done so already and to verify their registration status online prior to election day to avoid ballot delivery issues and/or problems on election day. Voters can contact the ROV with questions at (707)784-6675, or elections@solanocounty.com.

Contact: John Gardner, Assistant Registrar of Voters
(707) 784-6675 and JHGardner@SolanoCounty.com

2. Update on bioeconomy talent strategy

Through the County of Solano's American Rescue Plan Act (ARPA) investments, the Workforce Development Board (WDB) of Solano County is advancing a talent development strategy aimed at establishing the county as a key player in the emerging bioeconomy - a potential economic driver for the region. Collaborating with Solano Community College, economic development partners, educational institutions, and local businesses, the WDB has spearheaded various initiatives to build this infrastructure.

Nationwide, the bioeconomy is expected to transform manufacturing processes, promote a shift towards

environmentally sustainable infrastructure, and improve healthcare outcomes. The WDB is defining the bioeconomy as inclusive of pharmaceutical manufacturing, agricultural technology, and development bio industrial products. Solano County is well-positioned to become a West Coast hub for bioeconomy activities, given its regional resources and proximity to industry leaders, such as UC Davis ag and biotech research, incoming Vacaville biotech manufacturers, Bay Area biotech companies, and biomass resources. The WDB and partners developed the Bioeconomy in Solano County: Developing a Talent Pipeline Infrastructure report outlining the national and local bioeconomy landscape with an action plan for local next steps.

To support this vision, the WDB has utilized ARPA funding from the County of Solano to lay the groundwork necessary for development of a robust local bioeconomy talent infrastructure of connected trainings, certifications, career awareness, and supportive services. The County's investments have led to the creation of a DNA sequencing training program with LifeSpace Labs in Vacaville. An onramp into Solano Community College's biomanufacturing program is being established with Vacaville Adult School, use of Biocom California Institute biomanufacturing technician certification at Solano Community College. Additionally, the WDB is investing in a Bioeconomy Exploration event, a bio-careers website that introduces careers with engaging content and local resources, and bootcamps for community members to get a jump start into the industry.

Current business partners in these efforts include Polaris and LifeSpace Labs in Vacaville and Murigenics in Vallejo. The WDB works with local city economic development agencies to engage additional businesses – to date, businesses have attended focus groups discussing current industry needs and have engaged in program design. Local businesses will continue to be engaged in events, trainings, and career awareness building.

These initiatives made possible through the County's ARPA investments are instrumental in helping ensure that everyone within Solano County's diverse talent pool is aware of, and has access to, the skills needed to move into high quality job opportunities within the bioeconomy. Elected officials and community leaders can help build the regional momentum for this industry by learning more about the bioeconomy, promoting and engaging in upcoming events to build community awareness of the industry, and being part of the conversation on how we strengthen Solano's talent infrastructure for the bioeconomy.

Contact: Heather Henry, President/Executive Director, Solano Workforce Development Board
(707) 863-3501 and HHenry@SolanoWDB.org

3. Update on Community Investment Fund homelessness prevention

Keep People Housed – Solano" has grown from \$1,500,000 per year to \$2,825,000 per year. This amount will result in homelessness prevention services to almost 500 families.

Your Board approved the Community Investment Fund in November 2023, which included an investment of \$1.3 million in homelessness prevention services per year. This program includes a partnership with All Home, which implements a regional homelessness prevention strategy called "Keep People Housed - Solano." CAP Solano then allocated another \$200,000 per year to also support those individuals at imminent risk of homelessness, resulting in a \$1.5 million program.

Subsequently, All Home secured another grant for \$725,000 per year for 2 years. Additionally, Season of Sharing has also agreed to partner with Solano County to include the Season of Sharing homelessness prevention resources, which is approximately \$600,000 per year.

As a result, the “Keep People Housed – Solano” has grown from \$1,500,000 per year to \$2,825,000 per year. This amount will result in homelessness prevention services to almost 500 families. A summary of annual funding is as follows:

- \$700,000 – Community Investment Fund Investment
- \$600,000 – All Home (Original)
- \$725,000 – All Home (Expansion)
- \$200,000 – CAP Solano County
- \$600,000 – Season of Sharing

Total annual investment: \$2,825,000

Contact: Michele Harris, Executive Director of Children and Families / First 5 Solano
(707) 863-1340 and MDHarris@SolanoCounty.com

4. Update on energy efficiency project

On June 22, 2021, the Solano County Board of Supervisors (BOS) approved a comprehensive Energy Efficiency Project comprised of the following:

- 4,020 KW of Solar Production – 5 campuses
- 1,902kw of Microgrid and Battery resiliency – 4 campuses
- Replacement of end-of-life HVAC systems
- Upgrades to lighting at most facilities
- Addition of EV charging stations at 6 campuses

The project is designed to reduce energy draw from affected meters by approximately 85 percent and will provide resiliency to three campuses, Beck, Vallejo, and the Fairfield Library that will allow essential services to continue during power outages. The original contract also included additional resiliency (beyond the Cogeneration Plant) in case of failure at the Downtown Campus.

The project was approved for \$41.9M with the following funding sources:

- Self-Generation Incentive Program (SGIP) grants (PG&E) for Microgrids of \$3.6M
- Library Contribution - \$4.3M
- County Contribution - \$114K
- Bond Financing – remaining amount

The cost of the project is to be paid back over 20 years utilizing savings from the energy cost of PG&E. There is a 20-year energy saving guarantee equaling 85.8 percent of the projected energy costs.

Since the approval of the original project, several adjustments have been made – approved by the BOS in the budget process and outlined in an update to the BOS on May 10, 2022:

- Removal of the HVAC project for the Vallejo Campus, to be completed utilizing JOC – funding was transferred from the Energy Project to the JOC project - \$1M
- Negotiated inflation/escalation cost for equipment – paid at the cap of \$1.4M
- Increased revenues for additional SGIP \$1.3M – for a total of \$5M
- Soft costs, permits, contingency, project management - \$2.1M
- Funding from previously approved projects added to cover increased scope - \$4.9M
- Additional funding for EV ADA work not included in project - \$1.6M
- Additional grant funding for EV chargers - \$136K
- Additional funding from Mental Health Project for solar/energy grid backup - \$909K

- Additional Library funding for increased scope - \$814K

These adjustments also incorporate several add/deletes based on conditions found in the field and approved by the project steering committee.

During the project, the Federal Government approved Tax Credits for government entities for energy projects that fall within certain guidelines through the Inflation Reduction Act. Portions of the Energy Efficiency Project include qualifying improvements and it is estimated that the county will receive payouts of approximately \$9.7M once the projects go on-line.

Project Status

Attached is a matrix of the project showing portions that have been completed and what is remaining.

- All Solar Canopies are installed
 - William J Carroll and the Juvenile Detention Facility are operational and providing power savings as of July 1, 2024. The Auditor – Controller and General Services have applied for the tax credits for this portion of the project - \$810K
 - The remaining solar canopies – Beck, Vallejo, Fairfield Library – are awaiting the Microgrid components to go online prior to PG&E connection
- All Lighting Retrofits, including streetlights have been completed and are already providing power savings (see attached information from the GSD Energy/Utility Manager)
- All HVAC, Building Management Systems and roofing projects are completed
- EV charging stations are scheduled for install at WJC and JDF starting this fall
- Remaining charging stations are in final approval and will be constructed in early 2025

Next Steps

The remaining work is focused on the installation of the Microgrids for intra-campus resiliency. As the project has progressed, changes in battery size and specs have altered the design and placement of the microgrid equipment on their corresponding campuses.

Beck Campus Microgrid - additional scope was added to include the newly constructed Behavioral Health building, and determinations related to the ability to “load shed” certain campus buildings as needed were discussed.

Vallejo Campus Microgrid - the same load shedding discussion and the addition of the fueling station changed the scope of that Microgrid.

Fairfield Library - it was determined that the entire building should remain operational during a power outage as it is designated as a warming/cooling center.

Downtown Campus - as the scope for the battery addition to the downtown campus to maintain the DoIT server rooms was developed, it became clear that batteries are not the optimal solution, and the actual scope does not fit with this project.

Engie provided updated designs and cost estimates for the three remaining microgrids which ultimately removed any need for load shedding, meaning the entire campuses will be operational during power interruptions and the ability to manage power daily and will be more efficient, providing additional savings.

After much discussion and negotiation, the steering committee voted to remove the scope for the downtown campus, increase the scopes for the Beck, Vallejo, and Library campuses and provide the remaining fencing, ADA, and groundwork without affecting the approved budget for the project. In

addition, Engie has agreed to complete the work within the timeframe necessary to retain all NEM 2 savings from PG&E – which is essential in receiving enough savings to pay back the bond financing.

Equipment has now been ordered; final designs are in process and the intention is to break ground for Microgrids in the fall of 2024. The Department of General Services will commit some of the Tax refund dollars to determine a solution for the DoIT server rooms downtown and hope to utilize some of it to install additional EV charging stations as determined by an in-depth analysis of vehicles use and ability to utilize electric vehicles.

General Services is excited to be in the final planning and construction phases of this project and look forward to completion sometime in spring 2026.

Contact: Megan M. Greve, Director, Department of General Services
(707) 469-7902 and MMGreve@SolanoCounty.com

**** See attachments ****

- (1) Project Matrix Slide Deck
- (2) Energy and Utility Update

SOLANO COUNTY Steering Committee Meeting

6/27/2024



RESTRICTED



INTERNAL



PRIVATE



WJCGC and JDF Approx IRA Funds & Solar PV Savings

Site	Approx. IRA (Base 30% + 10% for Energy Community)	Approx. IRA Low Income Bonus	2024-2025 Annual Energy Savings (Estimated)
WJC	\$330,000	Not awarded	\$121,000
JDF	\$350,000	\$130,000	\$108,000

- **WJC:** Canopies are complete with final inspections, commissioning, and Utility Permission to Operate (PTO)
- **JDF:** PG&E PTO inspection this afternoon
- **Beck Campus, Vallejo Campus, Fairfield Library:** not awarded Low Income Bonus in 2023 cycle; re-apply for 2024 cycle funds.

Solano County Comprehensive Energy Project

Project Progress as of June 27, 2024

Scope	William J Carroll	Beck Campus	Juvenile Detention Facility	Vallejo Campus	Fairfield Library	Library Technical Services	County Admin Center	Various County Sites
Solar Canopy Installation	Completed	Canopy. Completion with Microgrid	PTO inspection today	Completion with Microgrid	Completion with Microgrid	X	X	X
Lighting Retrofit	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Street Lighting Retrofit	X	X	X	X	X	X	X	Completed
Building Management System	X	275, 2101, 2201 Completed	X	X	X	Completed	X	X
HVAC Replacement	X	Completed 275 Beck	Completed	X	X	X	X	X
Reroofing	X	Completed	X	X	X	X	X	X
Battery/ Microgrid	X	Target start 2024	X	Target start 2024	Target start 2024	X	Field Investigation with Staff	X
EV Chargers	ADA/EV work start after Submittal approval	Permit approved with comments	ADA/EV work start after Submittal approval	Target start 2024	Permit approved, Target start 2024	X	Pending input from County	X



William J Carroll

SOLAR

- Solar PV energized April 23, 2024

LIGHTING

- Completed

EV CHARGERS

- ADA work and EV above-ground work start pending submittal approval and sub availability (mid-August)



Library and LTS

LIGHTING

- Completed
- Light Pole replacement PCO approved, working on submittals and lead times to schedule work

SOLAR

- Canopies complete

MICROGRID

- Meeting with CPM and County Consultant to answer technical questions, bringing to SteerCo for decision
- Fencing for Microgrid equipment and new Boilers being discussed by CPM and Library staff

EV CHARGERS

- Permit approved, work expected to begin with Microgrid work



Juvenile Detention Facility

LIGHTING

- Completed

SOLAR

- PG&E PTO Inspection this afternoon

HVAC

- Completed

EV CHARGERS

- ADA work and EV above ground work start pending submittal approval and sub availability (mid-August)

Parking under Arrays

- Civil Engineer working on preliminary design for rock only under arrays



Beck Campus

SOLAR

- Arrays Complete
- Repair at Array 1 Complete

ROOFING (275)

- Completed

LIGHTING

- Completed

EMS

- All sites completed

MICROGRID

- Fairfield Fire Department Permit issued

EV CHARGERS

- Permit approved with comments



Vallejo Campus

SOLAR

- Arrays completed
- ADA path of travel concrete patchwork will happen at same time as ADA work at WJC and JDF

LIGHTING

- All Lighting work completed

MICROGRID

- Day yard being assessed for Major Electrical Equipment location

EV CHARGERS

- Permit submission will occur coincident with microgrid permit submission



Downtown Campus

CAC

LIGHTING

- Completed

EV CHARGERS

- Pending input from County

DOWNTOWN BACKUP

- Field investigations with Subcontractors to finalize costs for supporting critical loads as identified
 - o Verifying Assumptions with County staff forthcoming



Downtown Campus

Additional Buildings

PROBATION LIGHTING

- Completed

OES LIGHTING

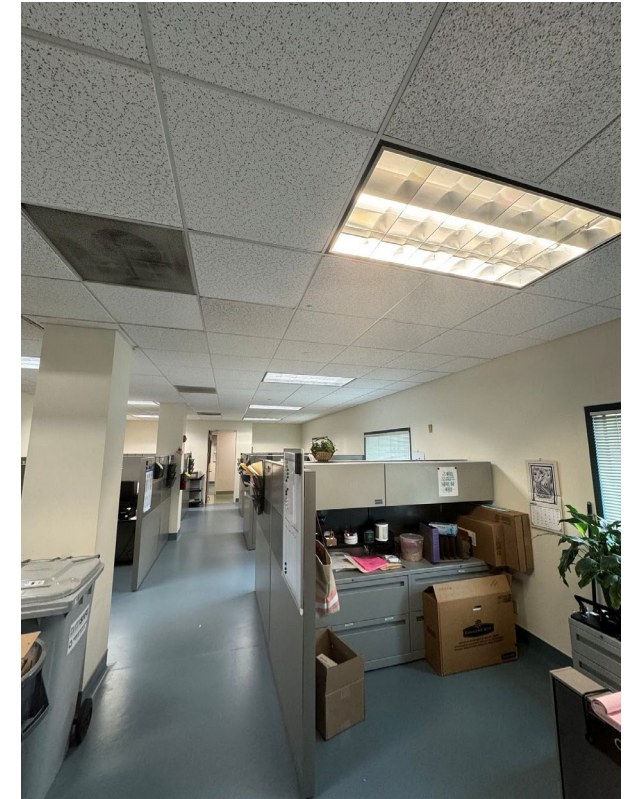
- Completed

JCDF (500 Union) LIGHTING

- Completed

CORONER'S LIGHTING

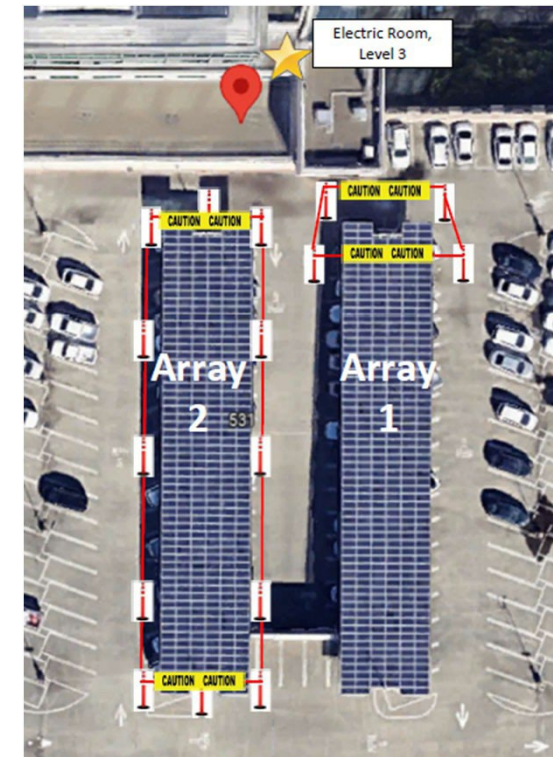
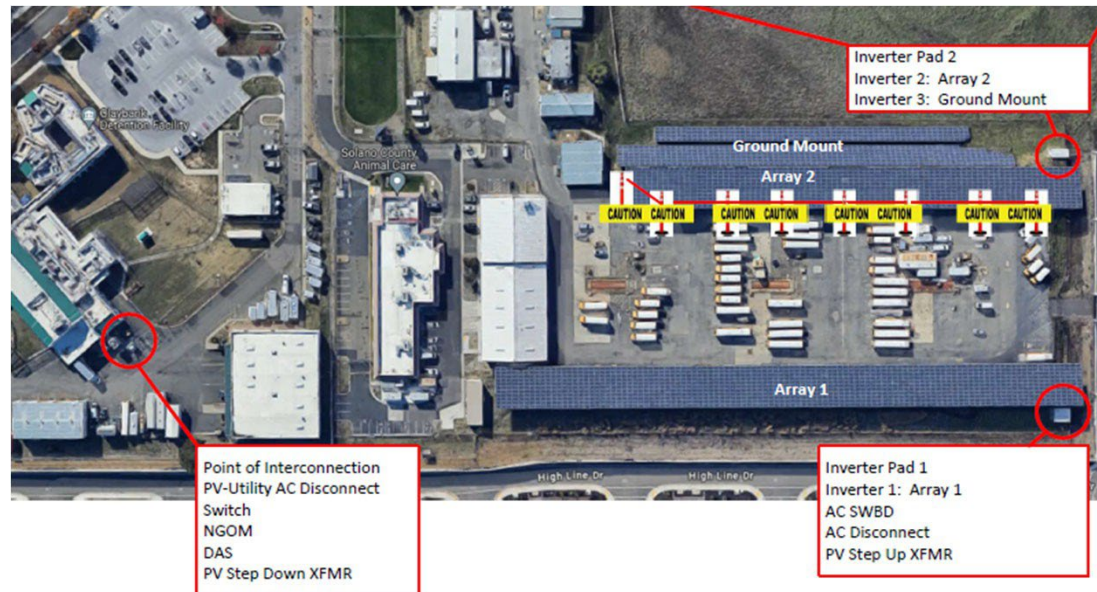
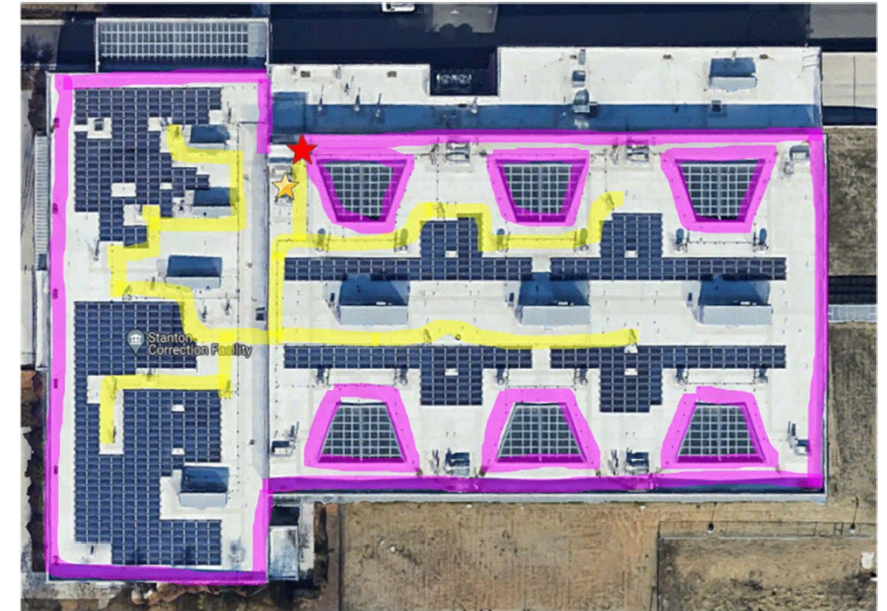
- Completed



Existing Array Repairs

CAC Garage, Stanton Correctional, Claybank/Bus Depot

- ENGIE Service team sent logistics plan and Method of Procedure for work plan
 - o Claybank Detention Facility/Bus Yard
 - o Stanton Correctional Facility
 - o Downtown Parking Garage
- CPM working with various department staff to coordinate schedule
 - o Week of August 5?





Solano County General Services

Energy and Utility Report



Introduction to Solano County Energy and Utilities Management Division:

The Energy and Utilities division in the General Services department has been recently created to

- Introduce strategic plans for low cost, resilient facilities
- Consolidate all energy efficiency and utility cost reduction efforts
- Meet state and federal growing demands for sustainability and environmental compliances.

The Scope:

- Solano County owns 79 buildings
- 2,350,000 square feet of owned buildings.
- 58,000 square feet of leased buildings.
- Over 180 utility accounts, 61 accounts paid by GSD and 26 by other departments.
- General Services pays than \$4.5M for gas and electricity and \$530K for water.



Current Energy Project

Energy Project in progress carried out by the prime contractor Engie, involving Lighting and HVAC upgrades, Solar renewable energy and Microgrid system all happening in 6 campuses and 17 buildings with estimated \$1.7M in annual cost savings. Table Below shows the savings realized only from lighting and HVAC upgrades to this date.

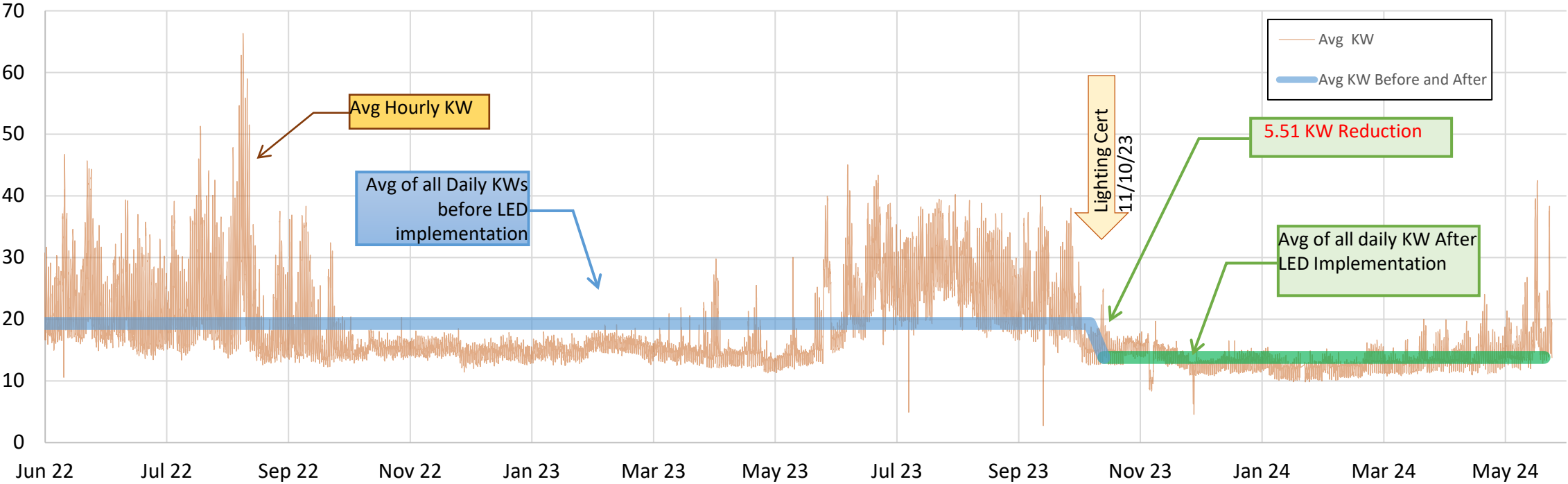
Site	Annual KWH Before	KWH Reduction	% KWH Reduction	Annual Elect. Cost Before	Elect. Cost Reduction
Beck Campus	2,747,852	655,083	24%	\$ 827,962	\$ 196,488
Downtown Ctr	5,855,727	618,608	11%	\$ 1,075,697	\$ 113,638
Fairfield Library	1,206,164	-	0%	\$ 359,316	\$ -
Juvenile Detention Ctr	939,335	48,180	5%	\$ 162,963	\$ 8,359
Vallejo Site	2,046,774	225,920	11%	\$ 505,665	\$ 59,924
William J Carol Gov. Ctr	670,666	80,623	12%	\$ 184,465	\$ 22,175
Grand Total	13,466,518	1,628,414	12.09%	\$ 3,116,069	\$ 400,585

- Actual bills are verified and shows the above KWH reductions
- The verified savings are the minimum savings and actual savings will be more.



Juvenile Detention Facility

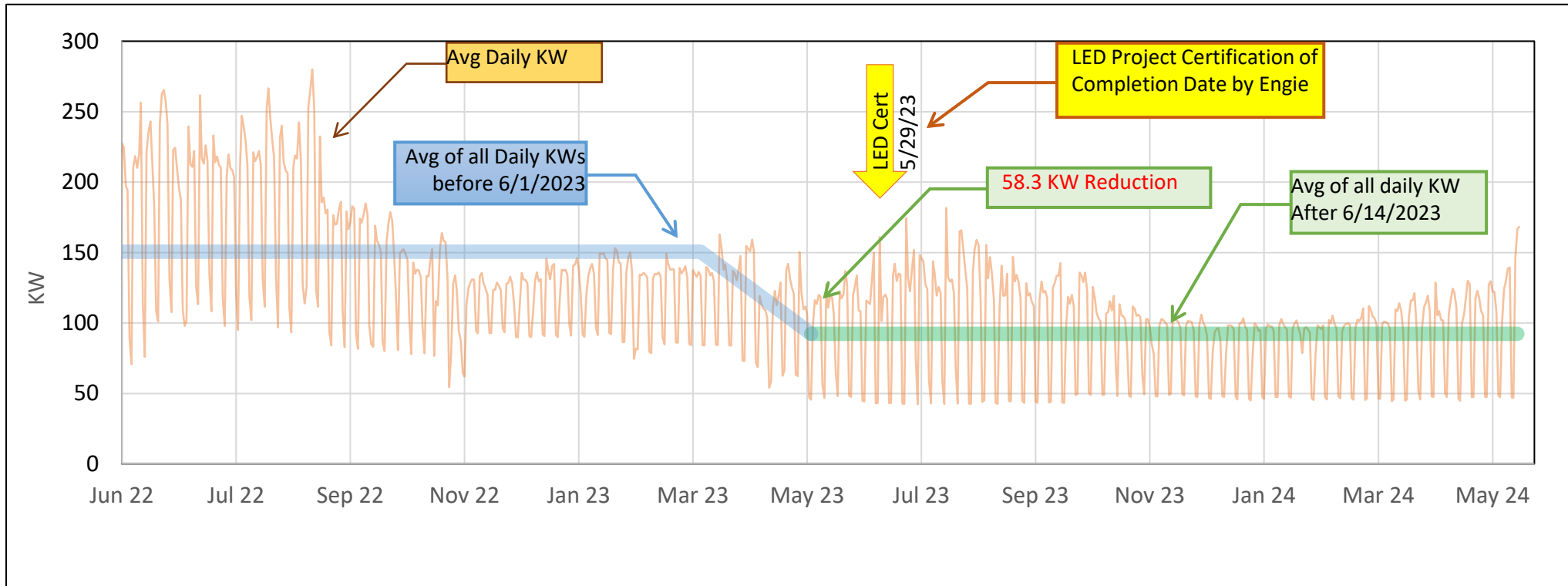
Engie Project LED and HVAC saving verification





275 Beck Ave

Engie Project LED and HVAC saving verification

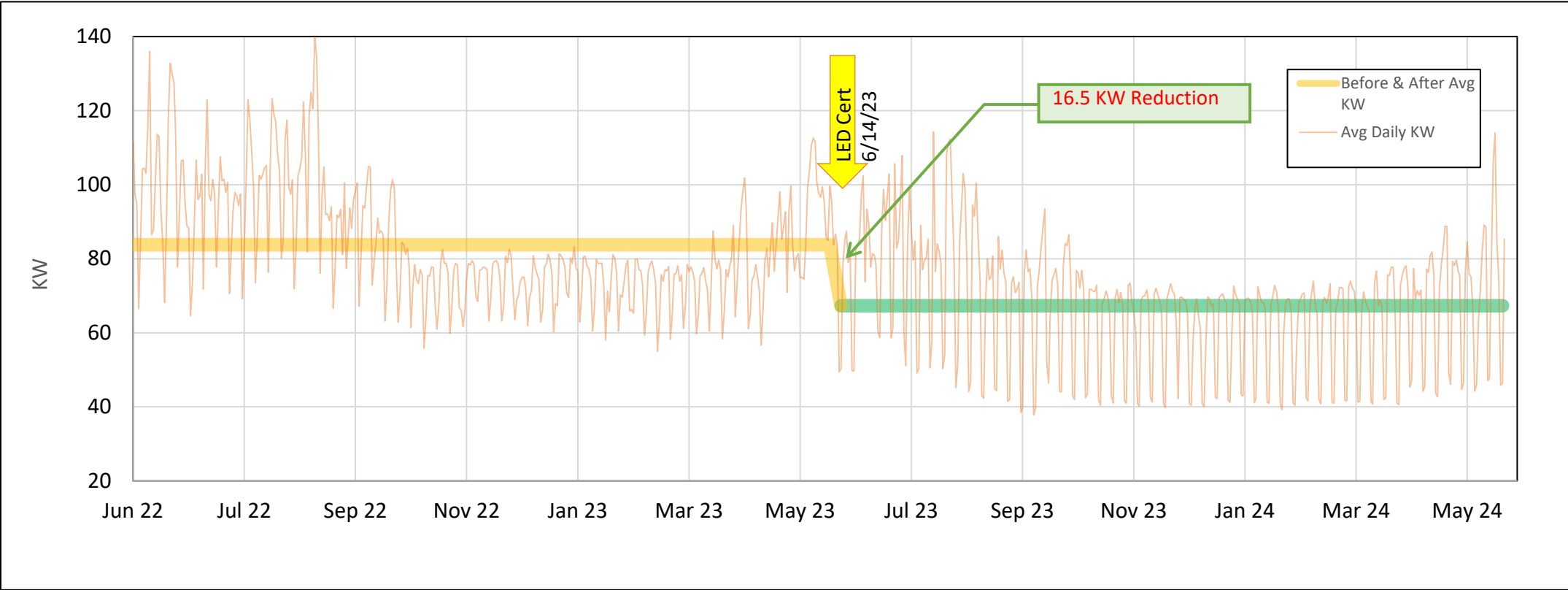


- Largest KW saving of 58.3 KW
- Easy to verify based on daily average KW demand



2101 Courage Drive

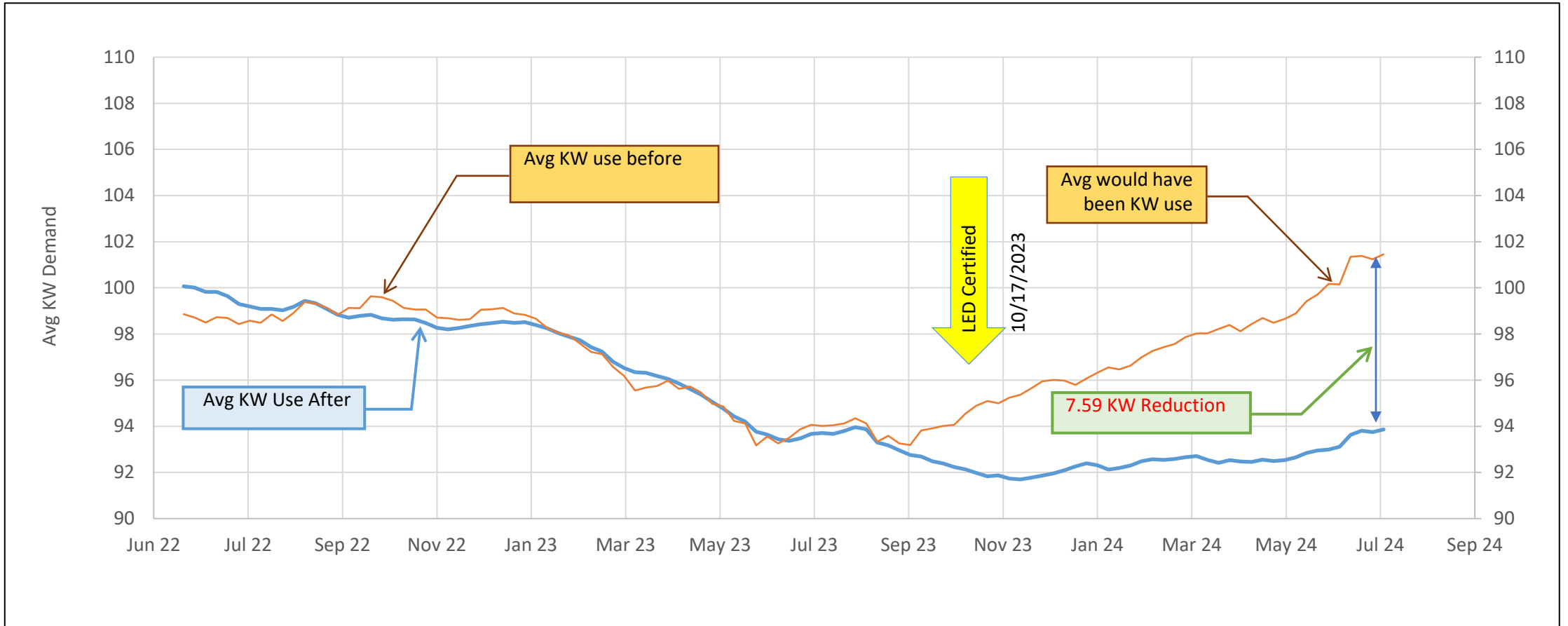
Engie Project LED and HVAC saving verification





321 Tuolumne St, Vallejo

Engie Project LED and HVAC saving verification





Future Major Energy Project

- Improve the combined electrical and thermal efficiency of our cogen plant which is currently at 45% to 85%.
- Perform energy efficiency studies and introducing projects in other county facilities.
- Create an energy and utilities data collection and reporting dashboard by installing necessary smart meters and sub-meters and utilizing best available tools and services to analyze and disseminate information to various users.
- Prepare strategic plans and cooperate with other entities within or outside the county to best adapt with the needs and federal and state mandates.
- Meet the goals set by the county administration