

GENERAL SERVICES DEPARTMENT

MICHAEL J. LANGO
DIRECTOR



ARCHITECTURAL SERVICES
CENTRAL SERVICES
FACILITIES OPERATIONS
FLEET OPERATIONS
REAL ESTATE SERVICES
NUT TREE AIRPORT

August 6, 2012

Honorable Paul Beeman
Presiding Judge of the Superior Court
Solano Superior Court
600 Union Avenue
Fairfield, CA 94533

Re: Solano County Department of General Services Responses to FY2011/2012 Solano County Grand Jury Report titled, "Solano County Real Estate Management of Owned and Leased Property"

Dear Honorable Presiding Judge Beeman:

Under Penal Code sections 933 and 933.05, the Department of General Services responds to the findings and recommendations contained in the FY2011/12 Grand Jury Report released on June 26, 2012 concerning Solano County Real Estate Management of Owned and Leased Property.

Finding 1

The cost of maintaining the closed Fouts Springs Youth Facility is creating a fiscal burden on the County. The County currently budgets more than \$390,000 per year to maintain the facility, which closed in July 2011.

Response to Finding 1

The Department of General Services partially disagrees with the finding because while the Department agrees any expense associated with the closed Fouts Springs Youth Facility is undesirable, the FY2012/13 budget for necessary, minimal maintenance of the facility, such as weed abatement and maintenance of the water treatment system, is \$166,188, and not \$390,000 as indicated in the finding.

Recommendation 1

Director of General Services Department take aggressive action to reduce and eliminate the expenses and other obligations connected with the former Fouts Springs Youth Facility. The goal should be to minimize the short-term expense and mitigate the long-term financial risk.

Response to Recommendation 1

The recommendation has been implemented as the Department of General Services, in conjunction with the County Administrator's Office, has initiated action to dispose of the property, which due to contractual obligations requires approval by the Forest Service, United States Department of Agriculture (FSUSDA) and the California Department of Corrections and Rehabilitation (CDCR). Pursuant to the Special Use Permit issued by the FSUSDA, once the operation of the facility ceases, the County is required to demolish the facility, or another user may operate the facility upon approval by the FSUSDA. Additionally, as CDCR

grant funds were used for improvements at the facility, any change in use of the facility must be approved by the CDCR. Maintaining the facility systems in good, operational condition will improve the marketability of the facility to other potential users, and the conveyance of the facility to another user will result in less expense to the County than the alternative action of demolishing the facility.

Finding 2

The County Events Center is underutilized.

Response to Finding 2

The Department of General Services agrees with the finding.

Recommendation 2

Director of General Services Department develop a community outreach program to inform and promote the use of the County Events Center.

Response to Recommendation 2

The recommendation has been implemented as the Department of General Services has previously developed, published, and disseminated promotional material and information to the public in an effort to maximize the use of the facility. Additionally, funding for the continued promotion of the facility is included in the FY2012/13 budget.

Finding 3

Cost of maintaining the building at 701 Texas Street and remediating the underground contaminants is a continuing financial burden on the County. The County has incurred over \$230,000 in expense since July 2009 to maintain and remediate the property.

Response to Finding 3

The Department of General Services agrees with the finding.

Recommendation 3

Director of General Services Department take aggressive action to reduce and eliminate the expenses and other obligations connected with 701 Texas Street. The goal should be to minimize the short-term expense and mitigate the long-term financial risk.

Response to Recommendation 3

The recommendation has been implemented as the Department of General Services has been managing the site characterization/remediation process under the purview of the Regional Water Quality Control Board (RWQCB) since January 2005. The property cannot be occupied due to soil/groundwater contamination and resulting vapor intrusion from a previous, uncontrolled release of hydrocarbons at the site. The Department intends to initiate the new remediation work plan upon approval by the RWQCB. Once remediation is complete, and upon full release by the RWQCB, the property will be evaluated for potential County use, and recommendations will be made at that time.

It was incorrectly stated in the Grand Jury report that in January 2005, "the State indicated it would take approximately 18-24 months to remediate site contamination," and that, "the most recent study and remediation plan did not require demolition of the building." It should be noted that then, as now, the time frame for complete remediation was/is unknown, and the initial remediation plan *did* require demolition of the building; however, a subsequent plan suggested an alternative approach that *did not* require demolition.

Finding 4

As of April 2012 no eventful remediation discussions have taken place with prior owners of 701 Texas Street.

Response to Finding 4

The Department of General Services agrees with the finding.

Recommendation 4

Director of General Services Department include prior owners of 701 Texas Street in remediation discussions.

Response to Recommendation 4

The recommendation has been implemented as a letter to the prior owners that provides a current status update of the remediation process, and requests their involvement in the remediation discussions was submitted to County Counsel for review in April 2012 and subsequently mailed on June 27, 2012.

Respectfully submitted,

Michael J. Lango, Director
Department of General Services

cc: Grand Jury
Birgitta E. Corsello, County Administrator