



## **County of Santa Cruz Board of Supervisors**

### **Agenda Item Submittal**

**From:** General Services Department

**Subject:** HPHP HVAC Project Notice of Completion

**Meeting Date:** March 25, 2025

**Formal Title:** Accept the improvements and final cost of \$803,725 for the Homeless Persons Health Project HVAC project, and take related actions

### **Recommended Actions**

1. Accept the improvements and final cost of \$803,725.00 for the Homeless Persons Health Project HVAC project;
2. Authorize the General Services Department to file the Notice of Completion; and
3. Request the General Services Department to return the original Notice of Completion to the Clerk of the Board

### **Executive Summary**

The improvements for the Homeless Persons Health Project HVAC Project were completed on February 12, 2025. Acceptance of the improvements will allow for recordation of the Notice of Completion and release all funds held in retention.

### **Discussion**

The Homeless Persons Health Project (HPHP) operates under a long-term lease at 115-A Coral Street, Santa Cruz. Per the lease agreement, the Health Services Agency (HSA) is solely responsible for tenant improvements, while the Housing Services Center (HSC) initially covers vendor payments for completed improvements, later reimbursed by HSA.

The existing facility lacked an HVAC system, essential for maintaining indoor air quality, reducing airborne contaminants, and ensuring a safe occupational environment. To address this, a new energy-efficient HVAC system was installed, providing heating, cooling, and forced air ventilation to both floors of HPHP.

On March 19, 2024, the Board ratified construction contract 24D1023 with Selden & Son for the HVAC installation. The project reached substantial completion in February 2025 and has successfully met all programmatic requirements. The HPHP Clinic moved back into the building in late February and resumed operations on March 3, 2025.

The final construction cost exceeded the original bid by \$198,336 due to unforeseen conditions and client-requested changes. Accepting the completed improvements will enable the recordation of the Notice of Completion, the release of withheld retention, and the official project closeout.

### **Financial Impact**

The project is supported utilizing HSA funds which are programmed within HSA's operating budget (GL Key 361951/86110 | JL Key P35042). Available funds are sufficient to fund the full project through close out including the unexpected cost increases.

### **Strategic Initiatives**

**Submitted By:**

Michael Beaton, General Services Director

**Recommended By:**

Carlos J. Palacios, County Administrative Officer

**Artificial Intelligence Acknowledgment:**

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.