

23. Accept the improvements and final cost of \$803,725 for the Homeless Persons Health Project HVAC project, and take related actions ()



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.

RECORDED AT THE REQUEST OF:
GENERAL SERVICES DEPARTMENT

WHEN RECORDED MAIL TO:
COUNTY OF SANTA CRUZ
CLERK OF THE BOARD
701 OCEAN STREET, ROOM 520

Free or Complimentary Recording
Per Government Code 27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the County of Santa Cruz, owner of the property hereinafter described, whose address is 701 Ocean Street, Santa Cruz, California, has caused a work of improvement more particularly described as follows:

HOMELESS PERSONS HEALTH PROJECT HVAC PROJECT

To be constructed on property more particularly described as follows:

115 CORAL STREET, SANTA CRUZ, CA

The work of improvement was completed by Selden & Son whose address is PO BOX 327
Watsonville, CA 95077-0327.

The work of improvement was completed on the 12th day of February 2025 and accepted by the
Board of Supervisors of said County on the 25th day of March 2025.

DATED: March 25, 2025

Michael Beaton
Director of General Services
County of Santa Cruz

The undersigned states: That he is the Director of General Services of the County of Santa Cruz, owner of the property referred to in this Notice of Completion; that the Board of Supervisors of said County on the 25th day of March 2025, accepted said work of improvement and directed the filing of the Notice of Completion; that he has read the Notice of Completion and knows the contents thereof; and that the facts stated therein are true.

I declare under penalty of perjury that the foregoing is true and correct. Executed

by me this 25th day of March 2025, at Santa Cruz, California.

Michael Beaton
Director of General Services
County of Santa Cruz

COUNTY OF SANTA CRUZ
GENERAL SERVICES DEPARTMENT
STATE OF CALIFORNIA

SUMMARY OF FINAL COSTS FOR
HOMELESS PERSONS HEALTH PROJECT HVAC PROJECT

CONTRACT NUMBER: 24D1023

PUBLIC WORKS PROJECT NUMBER: P35042

CONTRACTOR: SELDEN & SON

SUMMARY

Original Contract Amount	\$605,389.00
Change Orders	\$198,336.00
Final Costs	\$803,725.00