

Hello Everyone,

Over the past month, the Rebuild Committee and CCHOA Management has communicated and met with Nautilus, our Pre-construction Consultant, the project architect, and Baker Electric regarding the replacement parking structure, the electrical system, Electric Vehicle (EV) charging, and solar array options. Nautilus completed collecting bids from contractors and provided preliminary pricing for the carport. The pricing is only preliminary based on a pre-construction conceptual drawing but aligns with expected pricing. Actual pricing will be provided once the construction drawings are completed. The pricing breakdown is as follows:

Parking Structure Reconstruction (All timber framing, standing seam roof): \$679,302

General Conditions (Site Supervision, Project Management, toilets, fencing, etc.): \$144,840

Total Direct Construction Costs: \$842,142

Contractor/Contingency Fees (5% contingency, contractor's Fee 15%, liability insurance 2%): \$183,784

Total Construction Estimate: \$1,007,926

Storage Cabinets for Each Space: \$234,000. We believe this is too high an amount and are working to better define specifications. Another option would be to bid this out separately. Current cabinet configuration attached. We understand the importance of storage!

A7, project architect, has been provided the parking structure specifications and is incorporating them into the design. We expect to have preliminary construction drawings within 30 days. Once plans are received and reviewed, a townhall meeting will be announced to share them with the Village.

Electrical System Upgrade and EV Charging

During the conceptual design phase of the pre-construction process, an electrical engineering firm inspected the Village's electrical distribution system. Their findings are that the current system needs to be upgraded to support both EV charging and a solar array. This is the case for other condominium villages in the Cays as well. The estimated cost to install a new transformer, trenching, new breaker panel and run wiring is approximately \$280,000. A meeting was held yesterday with a Baker Electric EV charging consultant during which we learned more about programs to assist condominium communities with upgrading their electric systems to support EV charging. A program exists whereby SDGE will pay for the transformer upgrade and lines to bring power to the new breaker panel. The Village would pay for the new breaker panel and getting power to and installing up to 50 EV chargers. Once the system and chargers have been installed and certified, the Village would receive a rebate for a majority or all of the cost. Baker Electric is setting up a meeting with the SDGE project manager so we can learn more about the program and how our particular situation, building a new parking structure, would fit into their guidelines. We believe upgrading the electrical system is a necessary step in modernizing the Village while taking advantage of available rebates. The construction drawings will incorporate an upgraded electrical system, including individual metering, in the design so we can move forward with construction even if the electrical upgrade is delayed. This issue is far from decided and owner input will be solicited as we move forward with exploring the electrical system upgrade.

For more information regarding our rebuilding project, you can find all of the updates on the CCHOA Website. Scroll down to Documents Center and there will be a pop-up where you can link in to Montego Garage Updates. There's about 24 with more to come.

I know this is a lot of information. It's pretty complex. So, if you have any questions or comments, please contact me at DirMontego@cchoa.org.

Janice