

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 16, 2022 9:29 AM
To: Geoffrey F. Green
Cc: Dwight Bassett; Judy Johnson; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Downtown parking deck cost increases

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
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-----Original Message-----

From: Geoffrey F. Green <geoff@stuebegreen.com>
Sent: Wednesday, November 16, 2022 8:19 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Downtown parking deck cost increases

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Mayor and council:

On tonight's agenda you are considering a request to increase the funding allocated to the downtown parking deck by more than 23 percent over the "Guaranteed Maximum Price" set in June 2021.

I would like to make a suggestion regarding cost savings. The approved plans include 40 electric vehicle (EV) charging stations. The purchase and installation of these charging stations should be removed from the project and the cost savings used to reduce the amount of additional funding needed. It would be appropriate to complete installation of the conduit and other elements of the design that would be needed to support EV charging stations in the future, but defer the purchase and installation of the charging stations themselves.

EV charging stations are a nice thing to have, but they are not a must-have. I'd expect the vast majority of EV owners can charge at homes; there is not the infrastructure to support EV ownership without a home charger, and very few people are going to be purchasing an EV now or in the near future without the ability to charge at home. The Town's installation of EV chargers in 2023 is not going to be the tipping point. By building the conduit and electrical connections, the Town will be ready to install EV chargers when the need arises and, hopefully, when the Town will not be using debt funding to do so.

The downtown parking deck has essentially doubled in price from when the original estimate. This most recent cost spike has pushed the break-even point out 10 years (which is, let's be honest, an optimistic projection), and puts into serious doubt the ability of the Town to complete, in a timely fashion, all the other major projects on its agenda such as the municipal services building, downtown stormwater improvements, affordable housing projects, and continuing the build-out of its greenway network. Every dollar counts, and installing EV chargers to provide a nice perk for the population that can afford to play \$64,000 for a new car (that's the average cost of a new EV, 33% more than the cost of the average gas-powered car) is silly.

- geoff