

RFI 003

REQUEST FOR INFORMATION ON PROPOSED NEW TRANSFORMER INFRASTRUCTURE

14 October 2020

Dear Junta

Please could you provide all Homeowners with responses to the following queries about the proposed investment in the two new transformers, which are proposed to be placed on Ave Abenjoar and the Cortijo Grande road.

The total cost = €198k + 21% IVA = €239.58k + undeclared loan interest over 5 years + undeclared related work.

1. How many transformers are installed and active in Cabrera Poligono 1?
2. We know the Arch transformer is active but is the Adelphi transformer present and active?
3. What is the total installed transformer base in kVA at the moment?
4. How many of the 6 transformers in the budgeted Plan de Urbanisacion have been installed by the Developers to date?
5. Please could you provide all the homeowners with a copy of the quotation from Endesa for the proposed work?
6. Please could you detail the kVA rating of each of the proposed new transformers.
7. Please could you detail any associated works that need to take place to install the two transformers and the proposed budget, not forgetting the unreclaimable IVA.
8. Please could you name the companies that will be awarded any associated work by the Junta. We would like to know who will be benefitting or profiteering from this work. If 10% of the participating quota (rule 9 of the Statutes) demand it, then work required by the Junta needs to be put out to public tender. We would like to have the opportunity to exercise this right if necessary.
9. Please could you confirm that all invoicing for the work will be on legitimate (IVA correct) invoices addressed to the Junta and not through any 3rd party company.
10. Please could you declare whether any of the Junta resources \ workmen will be used to carry out any of the associated work.
11. Please could you provide details of the plans and schedules of work to all the home owners.
12. Please could you provide clear details of the loan arrangements that you intend to set up with various home-owners and Cajamar Bank, including rates of interest and the term of each loan.
13. The Treasurer has mentioned "contributions \ loans" from the Homeowners. Please could you outline how much will be "contributions" and how much will be "loans" taken out on behalf of the Homeowners. How many separate loans do you intend to administer?
14. Please could you confirm to the homeowners the precise location of each of the proposed new transformers.
15. Could you provide the Homeowners with a copy of the report drafted by the Junta appointed Engineer, for which we Homeowners paid €1500?
16. Please could you re-confirm how much the Developers paid towards the upgrade of the Arch Transformer from 250kVA to 630kVA.
17. Please could you re-confirm how much the Developers are going to contribute towards this new transformer infrastructure? The "1993 Agreement", which the Junta appears to be enforcing, seems to suggest that the Developers should be paying for all the infrastructure costs.

Kind Regards

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