55+ Condo Meets Charging Demand through Transformer Upgrade and Increased Shared Networked Level 2 Charging

CHARGE at HOME

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We change the way people use energy.™

The Hamilton • 555 Byron St., Palo Alto, CA 94301

Property Details:

- 36 units | 70 parking spots | 4 stories
  - 36 deeded tenant spots
  - 34 staff, visitors and resident spots
- 8 parking spaces converted to EV charging spaces
- Underground garage
- Homeowners Association (HOA)
- 55+ active adult community

Background:

As interest in electric vehicles (EVs) grew among residents, The Hamilton, a 55+ active adult condominium community, recognized the need for additional charging infrastructure. Although the property had an existing dual-port ChargePoint station supporting 2 parking spaces, it could no longer meet resident demand. The HOA Board President, who also chairs the building committee, and the Site Director were instrumental in prioritizing the EV charging project.

EV Charging Project Details:

This was an independent project focused solely on increasing EV charging capacity. The property, completed in 1996, required infrastructure upgrades to support the expanded charging setup. CLEAResult's Account Manager served as a key liaison throughout the process, working closely with The Hamilton HOA, installing contractors, and the City of Palo Alto Utilities. Their involvement included recruiting the HOA, facilitating the bidding process, supporting the incentive application, and coordinating the utility transformer upgrade.

Pre-existing EV Charging Set Up:

1 dual-port ChargePoint station was on-site, providing limited charging access.

Technology Solution: Networked ChargePoint Level 2 (L2) Chargers

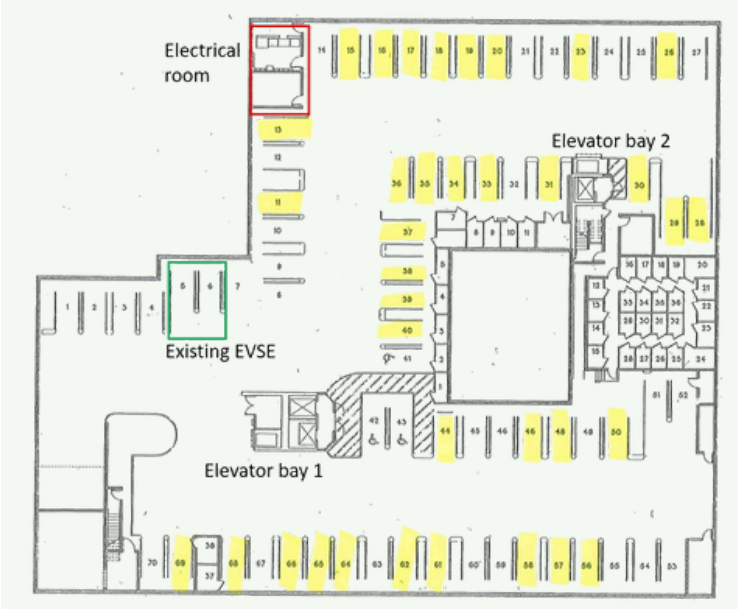
- 8 L2 networked charging ports to match existing charging set up
- Networked L2's allowed HOA to accept payment from drivers – HOA opted out of covering electricity used by EV drivers
- HOA set charging rate to cover electricity and networking costs, and included an amortized schedule to recoup out of pocket installation costs

Project Financials:

- Utilized the rebate of up to $8,000 per L2 port, or 75% of project costs, whichever is less, and up to a maximum of ten (10) ports offered by City of Palo Alto Utilities (CPAU) for a total incentive value of $77,373
  (Incentives for the 1st phase installment of two (2) L2 ports were limited by the 75% funding maximum)
- Total installation cost $119,130
- Price excludes utility transformer upgrade, which was covered by CPAU (incentive value: $36,427)
- The chargers accept credit card payments

Installation Process:

A utility transformer upgrade was required before the new chargers could be installed. Once the upgrade was complete, JRP Electric completed the installation in one week. 8 existing non-EV parking spaces were converted to EV charging spaces. 1 parking space was removed to create a van-width ADA/EV parking space with a dedicated access aisle.



Project Permitting and Compliance:

- Delays experienced due to the Fire Inspector requiring a change to the location of the EV Panel Emergency Shut Off switch
- Project included a utility transformer upgrade, which delayed charger electrification until upgrade was complete

Current Use and Resident Feedback:

The new chargers are actively used by residents and have improved access and convenience for EV owners throughout the community.

Takeaways:

- Upgrades of utility transformers are logistically complicated and require intensive coordination between the City, the customer, and the contractor
- Transformer upgrades can cause delays due to procurement time and/or installation coordination with the utility
- HOAs may take longer to deliberate on a project before proceeding due to the need to generate buy-in from the community
- Complimentary and objective advise from a neutral third party, similar to the technical advice from Charge at Home, is helpful and beneficial to the customer who would otherwise have to depend on bidding contractors for guidance