

1:30 PM

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
WORKSHOP SUMMARY

Meeting Date: February 28, 2023
Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Title: Electric Vehicles Service Equipment Polices for County-owned Buildings

Summary: On October 27, 2022, the Board of County Commissioners (Board) held a Zoning Division Public Hearing to consider, among other matters, potential amendments to the Unified Land Development Code (ULDC) to provide for electric vehicle service equipment (EVSE). Board discussion of the item led to an exchange about providing EVSE in County-owned buildings and County Staff was directed to return at a future date with recommendations for implementation to be considered by the Board. This item achieves Board direction by providing an overview of steps taken to date towards incorporating EVSE in County-owned buildings, as well as recommendations for expanded availability. (FDO ADMIN) Countywide (MWJ)

Background & Policy Issues: In late 2019, the Office of Resilience (OOR) initiated the process of designing an EVSE pilot program. In August 2020, the Purchasing Department, at OOR's request, issued a Request for Information (RFI) regarding the installation, maintenance, operation and costs for implementation of an electric vehicle service equipment program. The responses received served to finalize the framework for the EVSE pilot program. Five sites (Governmental Center, Convention Center, Judicial Garage, Vista Center and 4th Street Surface Parking Lot) were identified for implementation and the required funding was included in the County's approved Capital Improvement Program (CIP) commencing in FY21 and extending through FY23, providing for a total appropriation of \$788,000. The FY2023 CIP reflects a total appropriation of \$965,000 extending through FY25, based on completion of one site each year. The County is pursuing fee-for-service models from EV vendors. Users pay a usage fee for charging their vehicle. The pilot program is being implemented in close coordination by OOR and Facilities Development and Operations (FDO). OOR administers the pilot program while FDO manages the installation of the required infrastructure.

Attachments:

- 1. Workshop Presentation

Recommended By: *Darri L. Ayala Colley* 2/9/23
Department Director Date

Approved By: *DC* 2/23/23
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Is Item Included in Current Budget? Yes _____ No X
 Does this item include use of federal funds? Yes _____ No X

Budget Account No: Fund 3804 Dept. 411 Unit B708 Object Various
 Fund 3076 Dept. 411 Unit B708

B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item carries no fiscal impact.

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development & Control Comments:

<p><u>[Signature]</u> 2/13/2023 OFMB JA 2/13 [Signature] 2-13-23</p>	<p><u>[Signature]</u> 2/15/23 Contract Development and Control [Signature] 2/14/23</p>
--	--

B. Legal Sufficiency:

[Signature] 2/15/23

Electric Vehicles Service Equipment (EVSE) Policies for County-owned Buildings

BCC WORKSHOP

FEBRUARY 28, 2023 (1:30 PM)

Background

- ▶ On October 27, 2022, the Board of County Commissioners (BCC) held a Zoning Public Hearing to consider, among other matters, potential amendments to the Unified Land Development Code (ULDC) to provide for electric vehicle service equipment (EVSE).
- ▶ Board discussion of the item led to an exchange about providing EVSE in County-owned buildings.
- ▶ County Staff was directed to return at a future date with recommendation for implementation to be considered by the BCC.

EVSE Pilot Program

- ▶ In late 2019, the Office of Resilience (OOR) initiated the process of designing an EVSE pilot program.
- ▶ In August 2020, a Request for Information (RFI) was issued regarding the installation, maintenance, operations and costs for implementation of an EVSE program in Palm Beach County.
- ▶ Five sites were identified for implementation of the pilot program: Governmental Center Garage, Convention Center, Garage Judicial Garage, Vista Center and 4th Street Surface Parking Lot.

EVSE Pilot Program (cont.)

- ▶ The EVSE pilot program was included in the County's approved Capital Improvement Program (CIP) commencing in FY21 and extending through FY23, with a total appropriation of \$788,000.
- ▶ The FY23 CIP reflects a total appropriation of \$965,000 extending through FY25, based on completion of one site per year.

EVSE Pilot Program (cont.)

- ▶ How is the pilot being implemented?
 - ▶ OOR and FDO working in close collaboration
 - ▶ FDO retained engineering services to assess the electrical infrastructure improvements needed at each of the five selected sites
 - ▶ Site-specific design services are authorized as a function of the annual appropriation
 - ▶ FDO manages the installation of the required infrastructure (i.e. design, procurement, construction) and signage
 - ▶ OOR procures, through the Purchasing Department, a vendor to supply, install, maintain and operate the EV chargers

EVSE Pilot Program (cont.)

- ▶ Why was this approach to implementation chosen?
 - ▶ A competitive process for vendor selection is reflective of market availability (i.e. multiple companies offering the service).
 - ▶ In general, companies offering EVSE “at no cost” rely on existing electrical infrastructure; the existing County-owned facilities chosen for the pilot did not have the required infrastructure in place.
 - ▶ There was a need to ensure all electrical upgrades met County (FDO) standards.
 - ▶ By competitively procuring vendor services, the County was able to align its needs with contractual requirements.
 - ▶ By issuing separate solicitations for each site, County Staff has been able to refine the scope based on lessons learned with the goal of, at the end of the pilot program, issuing one final solicitation that will provide for countywide rollout.

EVSE Pilot Program (cont.)

▶ How has the pilot progressed?

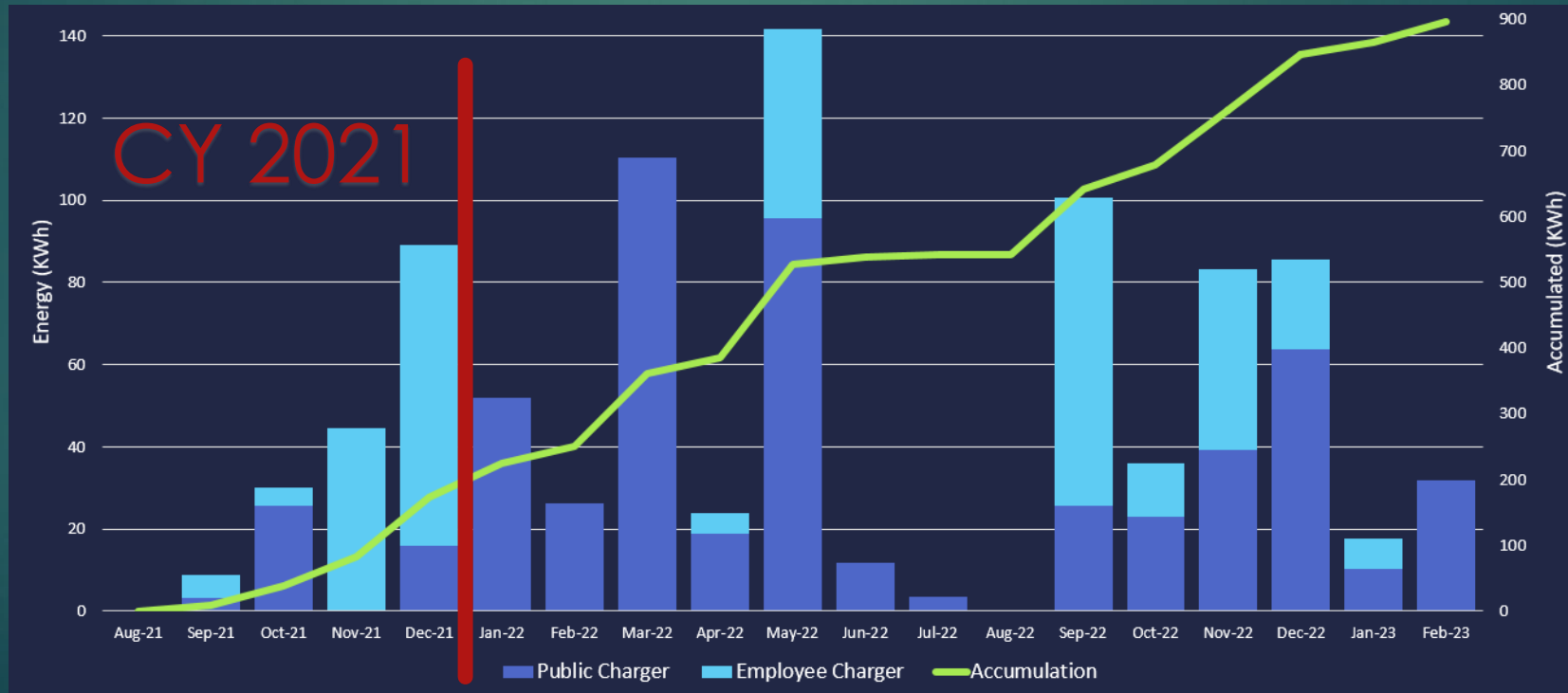
Site	Number of Level 2 Chargers	Status
Governmental Center Parking Garage	2 public 4 employee-only (includes 1 ADA)	In operation as of September 2021
Convention Center	12 public spaces (includes 1 ADA)	Under construction
Vista Center	8 public spaces	In design
Judicial Parking Garage	To be determined	Planned for FY24
4 th Street Parking Lot	To be determined	Planned for FY25

EVSE Pilot Program (cont.)

- ▶ How has the pilot progressed?
 - ▶ Governmental Center Parking Garage EVSE
 - ▶ Vendor: OBE Power Networks 1 LLC
 - ▶ County pays an annual service, operation and maintenance fee of \$1,375 for each dual port EV charging station (3 total stations, 6 spaces)
 - ▶ Vendor handles billing and retains all payments from users for connection sessions at charging stations at a rate not to exceed \$0.60/kWh
 - ▶ Vendor pays the County \$15 for every metric ton of GHG saved from the environment as a direct result of the operation of the charging stations (“Carbon Credit Income”)
 - ▶ Vendor reimburses the County on a quarterly basis for direct cost of electricity consumed by users at EVSEs

EVSE Pilot Program (cont.)

- ▶ How has the pilot progressed?
 - ▶ Governmental Center Parking Garage EVSE
 - ▶ ~\$30 electricity costs reimbursed through CY 2021



EVSE Pilot Program (cont.)

- ▶ What is the final goal?
 - ▶ At the end of the pilot program, County Staff expects to have sufficient information to recommend (or not) rollout of the initiative to all (or select) County facilities
 - ▶ Better understanding of usage, location, costs and contractual requirements

Existing Infrastructure

- ▶ General Government Facilities
 - ▶ Governmental Center Parking Garage (installed in September 2021)
- ▶ Airports
 - ▶ Short Term Parking Garage (1 universal & 2 Tesla chargers)
 - ▶ Travel Plaza (2 universal EV chargers)

Concurrent Initiatives

▶ EV Ready Spaces

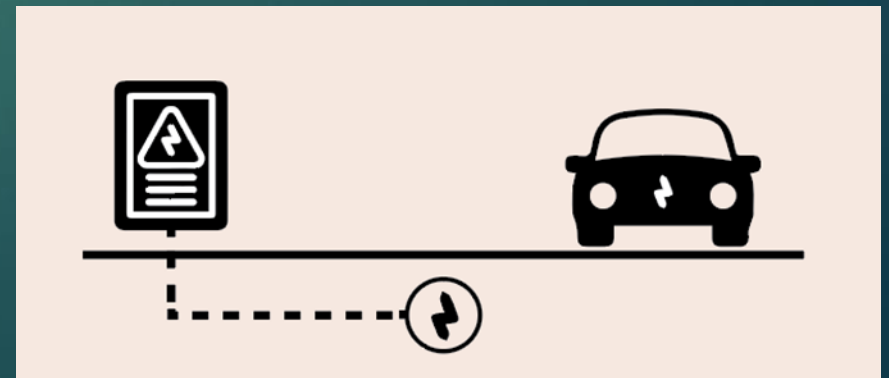
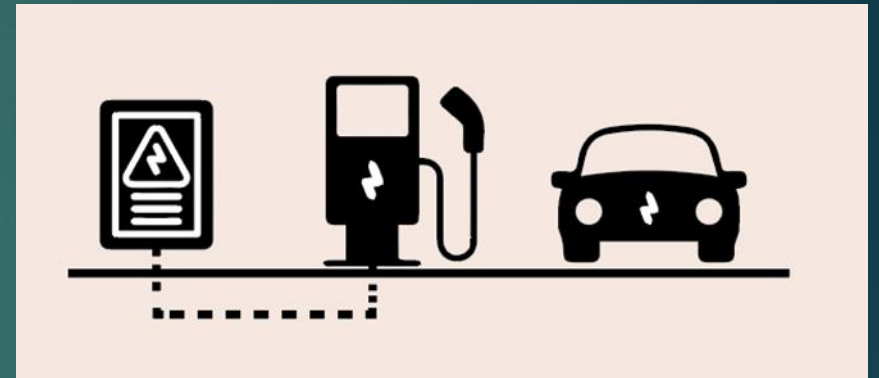
- ▶ FDO has included the provision of EV Ready spaces in new construction; this avoids costly future upgrades and impact to newly built facilities

EV Space:

- Has an EV charger
- Is specifically labeled as an EV parking space
- Only EVs can park in this space

EV Ready Space:

- Does not have a charger
- Has electrical conduit running from the space to an electrical supply and an electrical supply capable of providing power to any chargers which are added later
- Unmarked
- Any vehicle can park in this space



Concurrent Initiatives (cont.)

13

▶ EV Pilot (fleet)

- ▶ The Clerk of Courts (CoC) has agreed to assist FDO in a pilot to test an electric vehicle (currently awaiting delivery)



2022 NISSAN LEAF S PLUS 62KW

The Nissan Leaf S Plus is an all-electric vehicle, energized from a large lithium-ion battery mounted along the car's floor. This vehicle produces zero tail pipe emissions, costs less to maintain, and provides instant acceleration. The floor mounted-battery creates a lower center of gravity improving the ride and handling.

Concurrent Initiatives (cont.)

14

- ▶ Fire Rescue
 - ▶ EV Pilot planned for FY24
 - ▶ Two (2) light trucks
 - ▶ Two (2) small sport utility vehicles (SUVs)
 - ▶ Two (2) medium sedans
 - ▶ Evaluating portable chargers for emergency response operations

Concurrent Initiatives (cont.)

15

▶ Palm Tran

- ▶ Actively working towards electrifying its fleet

- ▶ Milestones:

- ▶ Palm Tran sponsored EV Forum in 2023 followed by selection of EV manufacturer (FDOT Purchasing Consortium)

- ▶ Begin delivery of 10 EV buses by 2025

- ▶ Convert 25% of its diesel fleet by 2032



Options for Implementation

- ▶ **Option 1:** Continue with pilot program implementation as planned, return to the BCC with findings final recommendation based on data gathered through the pilot.
- ▶ **Option 2:** Expand pilot program by outfitting newly constructed facilities with EV chargers thereby increasing availability and data gathering. This option will require additional appropriation under the existing capital project.
 - ▶ 8 facilities, average cost of \$200,000 per site
- ▶ **Option 3:** Proceed with countywide rollout for select existing facilities which will require a new capital project (and associated appropriation) to be included in FY24 recommended CIP.
 - ▶ 15 parks, 17 libraries, 3 general government complexes, average cost of \$200,000 per site

Questions