

Country Club Manor



Type: Market-rate rental apartment building for seniors

Size: 105 units

Location: 1945 Oakdale Ave, St Paul, MN 55118

Year built: 1969

Parking: 100 parking spaces outside and 110 in underground parking

Website: <http://ccmanor.com/>

Description: Country Club Manor offers seniors a variety of living arrangements, services, daily-weekly-monthly-and annual social activities. CCM is located in West Saint Paul, by the Southview Golf Course just a couple of miles south of downtown St Paul.

PEV Charging plans and infrastructure:

As of December 2013, none of the residents owns a PEVs. However, the CCM owners have a Tesla Model S and they know that sooner or later their residents will start driving electric and they want to be ready with options for those clients. They plan on installing a 50 Amp Level 2 charging station in their underground garage that would be available for their residents and guests. They are going with a higher power unit so that they can charge their Tesla Model S faster when they visit the building. There are also a number of existing 120 V outlets that can be used for PEV charging if any of the residents would prefer to use those. The owners also plan to organize a PEV seminar for the residents.



MultiHousingCharging.com case report

Metering and billing:

CCM has two underground parking garages that both have two meter banks in the parking garage area. There are also electrical rooms in the center of the garages. The electrical rooms contain power supply for the elevator and breaker panels for common area circuits. The CCM owners would rather install the charging stations next to the meter banks because the spaces in the middle of the garage (by the electrical room and the elevator) are reserved for those with disabilities. Therefore, they are looking into adding a separate meter and breaker panel for EVSEs by the meter banks.

The CCM management is presently planning to go with a monthly flat billing with an annual adjustment if they decide to install submeters for each station.

Parking space:

CCM has two underground parking garages that each have 55 parking spots. These spots are assigned by contract to residents who need them. There is a 50 dollar monthly fee per space. Outside parking is free.

Purchase and ownership of EVSEs:

CCM will purchase the Level 2 EVSEs and Level 1 outlets.

Installation cost sharing:

CCM will install the Level 2 EVSEs and Level 1 outlets.

Signage and parking enforcement:

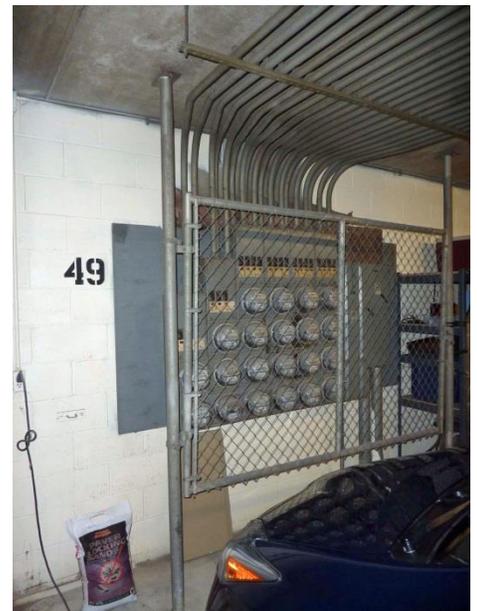
Parking spots equipped with charging systems will be reserved for residents and parking enforcement will operate the same as any other assigned parking space in the facility.

Insurance needs: There will be no extra insurance requirements for PEV owners.

Future expansion capability:

In the short term, there aren't any limitations to the expansion, but if a large portion of residents start driving PEVs, the power service will need to be upgraded.

Public charging availability nearby: Closest charging station is about a mile south at the Luther Nissan dealership and available during the dealership business hours.



This case report was developed as part of the Advancing Alternatives for Minnesota Drivers Initiative funded by the U.S Department of Energy. Author Jukka Kukkonen, PlugInConnect. For more info visit www.MultiHousingCharging.com