

Centennial Lakes Office Park



Type: Office park consisting of 5 office buildings

Number of companies and their employees at this location: 86 / 2400

Location: 7650 Edinborough Way, Edina, MN 55435

Year built: 1996-2000

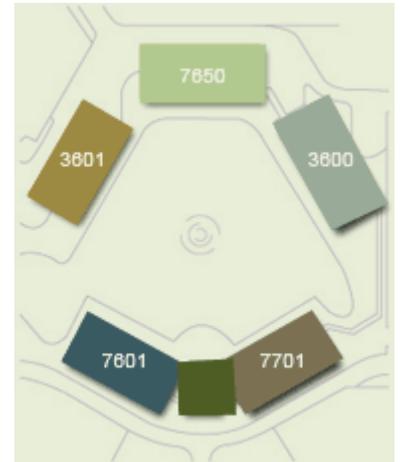
Parking: 300 parking spaces in underground parking garages and 3080 in 5 outside parking ramps

Website: www.centenniallakes.com

Property owner: Centennial Lakes III, LLC

Property management: Centennial Lakes Property Management

Description: Five class A office buildings, located in the southwest area of the Twin Cities. Situated on the 25-acre Park, which features miniature golf, putting greens, outdoor concerts and gondola rides in the summer and ice skating in the winter



PEV Charging plans and infrastructure: Property management had budgeted funds for PEV charging and when they got enough requests they installed the first charging station. It is a Level 2 pedestal station with two cords so two cars can charge simultaneously. It was installed close to an electrical room to keep the conduit run short.

EVSE location: The first station is located in the lower level parking ramp of one of the 5 office buildings. Station area has extra LED lights to keep the area well lit. Pedestal station has two hooks for cord management.

Access control: Users sign up for a RFID card that they use to activate the EVSEs. Charging station can be only used by a person working at this office park who has signed up for charging.

Metering and billing: Charging station has a built in meter and communications module which connects to the data management system. This system has the access control and user database and it tracks the metering data. It sends weekly usage reports to property management and which uses this data to send out monthly bills.



WorkplaceCharging.com Case Report

Networking and service fees: There aren't any extra networking and service fees.

Parking: There is ample parking available at these 5 parking ramps. Parking at the ramps is free. In addition to this there are some heated underground parking spaces that are available on monthly contracts.

Demand charges: This first station's electricity consumption is very small compared to overall consumption in the office building and the parking structure so it does not trigger higher demand charges. This will become timely when management adds multiple stations in each parking ramp.

Demand charge mitigation strategy: Not applicable at the moment.

Signage and parking enforcement: Property management painted the wall behind the parking stalls bright green to differentiate them from other stalls. This helps people to identify the EV parking spaces so Internal Combustion Engine (ICE) vehicle drivers don't park accidentally to these spots. Centennial Lakes Office Park has plenty of parking available so they haven't had any problems with this.

Insurance needs: There are no extra insurance requirements.

Employee WPC policy: N/A

Program promotion: Property management featured the charging infrastructure on the front page of their monthly Community News to all tenants.

Program monitoring and evaluation: System provides usage weekly usage data through email. This can be then used to monitor the usage. All users have registered so it is also easy to send out survey to them to collect feedback about the service.

Future expansion capability: Every parking ramp at this office park has good electrical service so there is plenty of power available. Parking ramp structure makes the conduit runs easy and affordable so it is relatively easy to add more charging infrastructure in the future.

Biggest challenges/learnings: Property management has done monthly billing manually based on the usage data. So far this has been manageable since they have just 10 registered users, but when the number of stations and users increases this system will become too laborious. They are presently testing a prepaid account approach and are considering moving to quarterly or even annual billing. In the future they will also see if their present systems provider could offer billing services and consider some other providers that do.

Public charging availability nearby: There are some public charging stations nearby. Closest ones are two stations in front of the Byerly's grocery store just two blocks away.

