

Final Report

Electric Vehicle Charging Station Project
MSRC Contract No. ML18090



City of Santa Clarita
Contract Period - May 9, 2019 through February 9, 2023

**Prepared for the Mobile Source Air Pollution Review Committee (MSRC) under the AB
2766 Discretionary Fund Work Program**

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ChargePoint, Inc.
FivePoint (formerly Newhall Land and Farm)

This report was submitted in fulfillment of ML18090 and the Electric Vehicle Charging Station Project, R0022, by the City of Santa Clarita under the partial sponsorship of the Mobile Source Air Pollution Reduction Review Committee (MSRC). All construction-related and outreach activities were completed as of February 8, 2021.

Disclaimer

The statement and conclusions in this report are those of the contractor and not necessarily those of the Mobile Source Air Pollution Reduction Review Committee (MSRC) or the South Coast Air Quality Management District (SCAQMD). The mention of commercial products, their sources or their uses in connection with material reported is not to be construed as either an actual or implied endorsement of such products.

Project Description & Work Performed

The City's electric vehicle project has long been in the works and is identified as an action item in the City's five-year strategic plan, Santa Clarita 2020. The project began in November 2017, with an analysis of the emerging electric vehicle market followed by a Citywide survey posted in December 2017. In May 2018, City staff presented the Electric Vehicle Charging Station Project, R0022 to the City Council. As part of the item, City staff

presented to the Council the MSRC's Local Government Partnership Program and received approval to move forward with the partnership and project as proposed.

Over the next several months, staff prepared and submitted a grant application to the MSRC. In addition, City staff met and/or held discussions with numerous electric vehicle charging station vendors including: ChargePoint, EVgo, Volta, EV Arc, and SemaConnect, among others. After careful consideration, it was determined that ChargePoint provided the City with the most robust hardware and software and aligned with the City's goals for the project.

In January, 2019, the City Council awarded the design/build contract for the installation of eight (8) ChargePoint level II charging stations at seven city-owned facilities to Servitek Solutions, Inc. (Servitek) for a total contract amount not to exceed \$194,325 inclusive of contingency. In addition, the City Council authorized the acceptance of eight ChargePoint CT4021 electric vehicle charging stations via donation, from FivePoint, and the purchase of five-years of prepaid cloud and maintenance services for each station, as well as one additional CT4021 electric vehicle charging station. The initial project site locations included:

- Santa Clarita City Hall, 23920 Valencia Blvd
- The Centre, 20880 Centre Pointe Parkway
- Old Town Newhall Parking Structure, 22551 9th Street
- Central Park, 27150 Bouquet Canyon Road
- Valencia Heritage Park, 24155 Newhall Ranch Road
- Valencia Glen Park, 23750 Via Gavola
- Canyon Country Park, 17615 Soledad Canyon Road

The design of this project initially began in mid-March 2019, which included site surveys and walk-throughs used to identify the challenges and constraints of the project and establish the design. The preliminary design was submitted in early April. Based on this design, the contractor received authorization to commence non-electrical construction work associated with the project. This work included boring, establishment of station platforms, and procurement of needed materials and hardware. Work was completed at all of the aforementioned City locations over the course of three months, as staff and the contractor completed several go-arounds of the design documents; specifically, the electrical components. The final design of the project was approved by the City's Building & Safety division on May 20, 2019. Shortly thereafter, all electrical work for each station was completed. This included the physical connections from power source to charge. The design and installation of eight stations was completed by Servitek in mid-June.

Problems Encountered

Contractor – Shortly after executing the contract with Servitek, it was evident that the contractor may have underestimated the scope of the project and the City's high standards. Additionally, several items related to Americans with Disability Act (ADA) were not considered by the contractor. As a result, there were several disagreements on the design of the project, including the division of responsibility for the project, which caused numerous delays during construction. However, the contractor was able to complete all major components of the project with City staff assistance and/or guidance, and completed construction activities in mid-June with inspections completed shortly thereafter.

Central Park – During inspection of the Central Park location, it was identified the current transformer and electrical panel feeding the new electric vehicle charging station did not meet code. To properly feed the new station, the existing transformer would need to be replaced. The City requested Servitek to submit a bid for the change order work. Once received, the City rejected the bid for infeasibility, as the proposal was unclear, cost prohibitive, and lacked a viable schedule. Therefore, staff sought additional quotes from electrical companies listed on the City "as-needed" contract. After a few site walks and discussions with the City's Building & Safety division, a reasonable bid and scope of work was received and approved. The work at the location was completed in October 2019.

Valencia Glen Park – Also identified during the original inspection, were issues with the electrical panel at the Valencia Glen Park location. The existing electrical panel was outdated and with the addition of the new charging station was over capacity. Additionally, the work completed by the contractor was not to code and preventing the new station from working at optimal levels. As with the Central Park location, the City requested a change order from Servitek that was rejected for infeasibility. Additional quotes were received from contractors listed in the City's "as-needed" contract. A quote was received, which was deemed appropriate and feasible. However, the cost of the change order exceeded available funding in the City's project account and the station was temporarily made unavailable.

After some internal discussions, the City's Park division agreed to share the cost of the entire panel upgrade, given that the panel feeds all park components and the charging station uses only a portion of the electrical power. The contractor was given the go ahead in early February 2020, but was subsequently delayed by a 12-14-week lead time for the hardware and the safer-at-home orders as a result of COVID-19. The materials were finally received, and work completed, in February 2021.

Corporate Yard Station – The City requested an amended contract with the MSRC to add an additional station to the scope of work and be installed at City Hall. This request was approved and a change order was requested from Sertivek. Once again, the change order was rejected requiring the City to seek an alternate contractor to install the station. After careful consideration, it was determined that the station would be better suited for the City's Maintenance Facility, known as Corporate Yard, as City Hall already had a dual port station. With this, staff sought a proposal for this work, which was reviewed and accepted, and the station was installed shortly thereafter.

With the installation of this station, the design and installation of all nine stations is 100 percent complete. All nine stations are fully operational and available for public consumption at a rate of \$.25 per kWh. The stations located at City parks are available for public use between 6:00 a.m. and 10:00 p.m., while all other stations are available for public use 24 hours a day.

Photos of all locations can be found in Appendix A.

Emission Benefits

As of February 11, 2021, the City's eight charging stations have helped avoid 20,313 kg of greenhouse gas emissions, which can be compared to planting 521 trees and letting them grow for 10 years.

Project Outreach

On July 18, 2019, the City submitted a Public Outreach Plan to the MSRC for review. The plan included the following activities:

- Post a press release from the City Manager announcing the completion of the project. This press release would be posted on various social media outlets (e.g. Facebook, Instagram, Twitter, etc.) and will detail the different stages of the project. These stages include the original feasibility analysis, community survey, grant application to MSRC, and the construction of the stations. The press release would also highlight the City's partnership with the MSRC and provide related information about the charging stations such as locations, fees, and hours of operation.
- Host a Facebook Live event. This "live event" would also provide a description of the project and highlight the City's partnership with the MSRC. Additionally, staff

would provide a tutorial on how to use the stations, including the pertinent information (e.g. rates and hours of operation).

In addition to the aforementioned outreach efforts, the City planned to update its Green Santa Clarita website to reflect the addition of the eight charging stations to the City's network.

On November 6, 2019, the City posted a press release on the City's website. The article outlined the timeline of the project, the City's partnership with the MSRC, and information related to the construction of the project. The City also used Instagram to share the good news! The full article (also found in Appendix B) and social media post can be found at following links:

<https://www.santa-clarita.com/Home/Components/News/News/9196/1230>

https://www.instagram.com/p/B40sKSIAGsj/?utm_source=ig_web_copy_link

The Facebook Live event never came to fruition as described in the outreach plan. However, the City put together a short YouTube video for Drive Electric Week in place of the Facebook event. The video provides valuable information related to the City's new charging stations. The complete video can be found at:

<https://www.youtube.com/watch?v=CDBDuRkVtIM&list=PLr6wvGQ3NmKmNI4gTqyLuOUCbNK-Wa4F&index=8&t=0s>

Also, as mentioned in the outreach plan, the City's Green Santa Clarita website was updated and can be found at:

<http://greensantaclarita.com/green-store/alternative-fueling-station-finder/>

Conclusion

Overall, Electric Vehicle Charging Station, R0022, was anything but smooth; however, the benefit it provides to the community and EV users made the project a huge success. The charging stations have been well received by the community, which is evident by the usage of the stations. Prior to the safer-at-home orders, the three-month average for sessions was 405, of which 176 on average were unique drivers (i.e. different cars). The City will continue to monitor the usage of its network and assess the possibility of expansion in the future.

Appendix A



The Centre – 20880 Centre Pointe Parkway



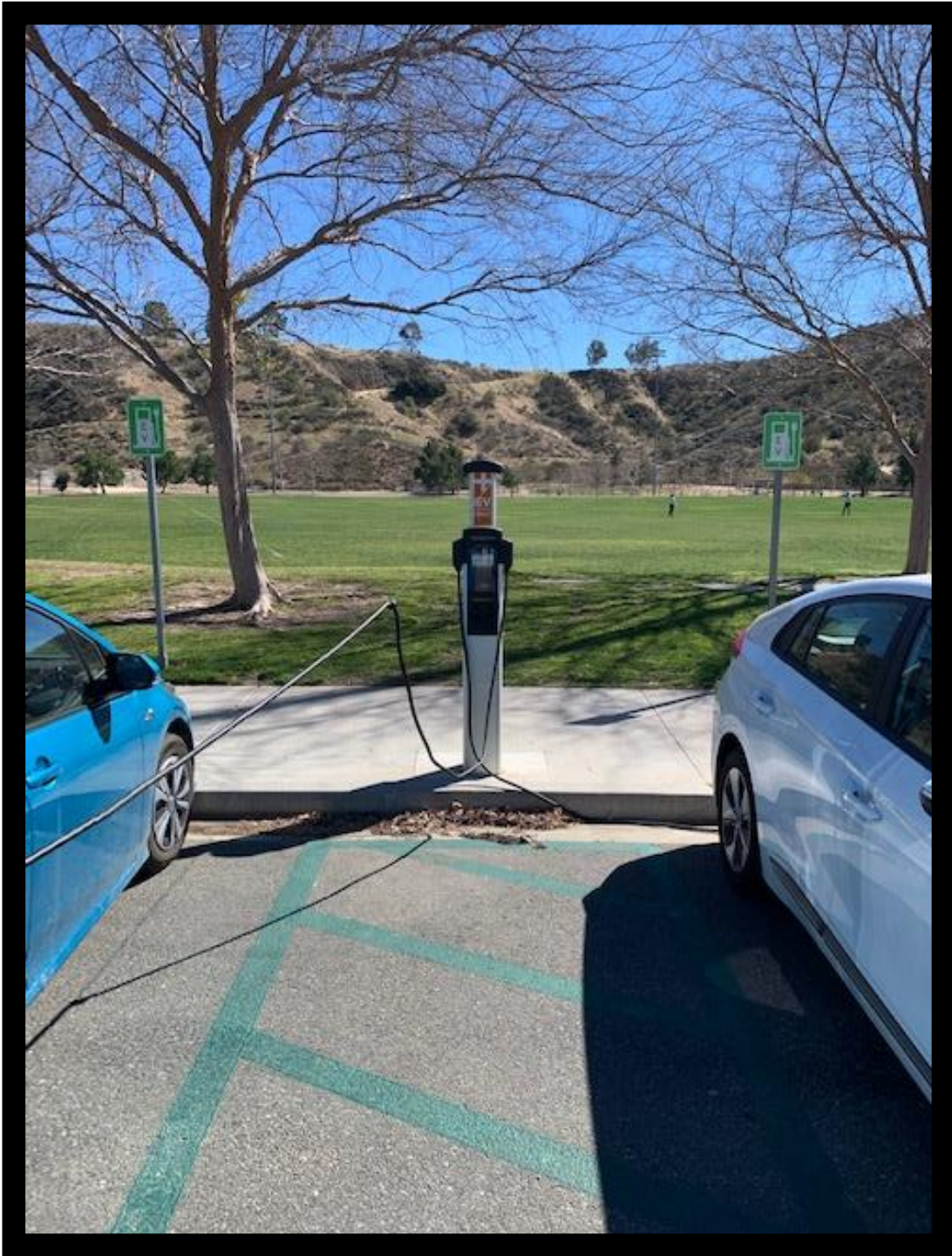
Valencia Glen Park - 23750 Via Gavola



Valencia Heritage Park - 24155 Newhall Ranch Road



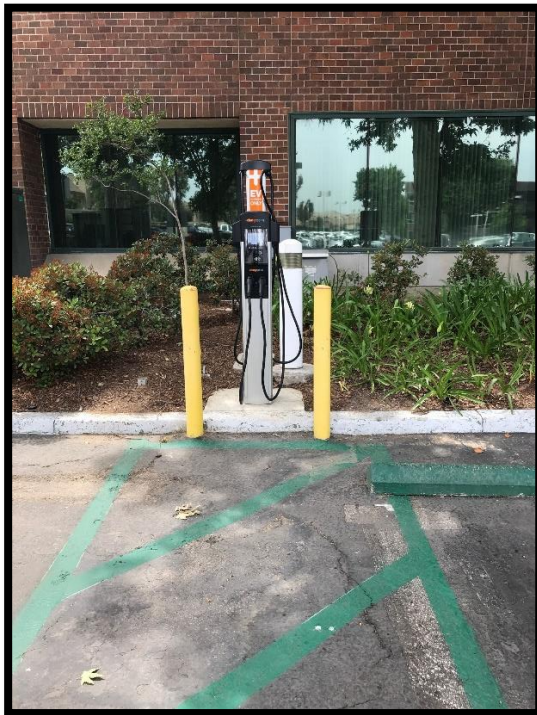
Canyon Country Park – 17615 Soledad Canyon Road



Central Park - 27150 Bouquet Canyon Road



Old Town Newhall Parking Structure



City Hall



Corporate Yard

Appendix B

FOR IMMEDIATE RELEASE
November 7, 2019

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CITY INSTALLS EIGHT ELECTRIC VEHICLE CHARGING STATIONS

The City of Santa Clarita is excited to take another step toward a more sustainable future with the installation of **eight new level II Electric Vehicle (EV) charging stations** throughout Santa Clarita. The stations are now available to the public at the cost of \$.25 per kWh.

The EV charging station project was first proposed in late 2017. Over several months, City staff worked on the development of the project which included a comprehensive analysis of the EV marketplace, identification of funding opportunities and input from the community via survey, which generated over 400 responses.

In May 2018, staff presented the project for the City Council's consideration and received approval to move forward with the design and installation of eight electric vehicle charging stations citywide. In addition, the City Council authorized the pursuit of a grant opportunity with the Mobile Source Air Pollution Reduction Review Committee's (MSRC) Local Government Partnership Program.

After a successful grant submittal, the City went to bid for the design and installation of eight ChargePoint level II charging stations at seven city-owned facilities, which included:

- Santa Clarita City Hall, 23920 Valencia Blvd.
- The Centre, 20880 Centre Pointe Parkway
- Old Town Newhall Parking Structure, 22551 9th Street
- Central Park, 27150 Bouquet Canyon Road (available soon)
- Valencia Heritage Park, 24155 Newhall Ranch Road

- Valencia Glen Park, 23750 Via Gavola
- Canyon Country Park, 17615 Soledad Canyon Road

In January 2019, the City Council awarded the design/build contract for the project. The design of the project was completed over the course of two months, with physical construction of the stations taking place from April through June 2019. The project is now complete. Through the City's partnership with the MSRC, the City now has a total of nine EV charging stations at eight facilities including the charging station installed at the Santa Clarita Metrolink Station in January 2019.

For more information about EV Charging stations throughout Santa Clarita, please contact Laura Jardine at ljardine@santa-clarita.com or call (661) 255-4376. Additional information regarding environmentally friendly transportation options can be found at GreenSantaClarita.com.