



BOTL Board Meeting

EV Charging Report

March 20, 2025

EV Charger Report

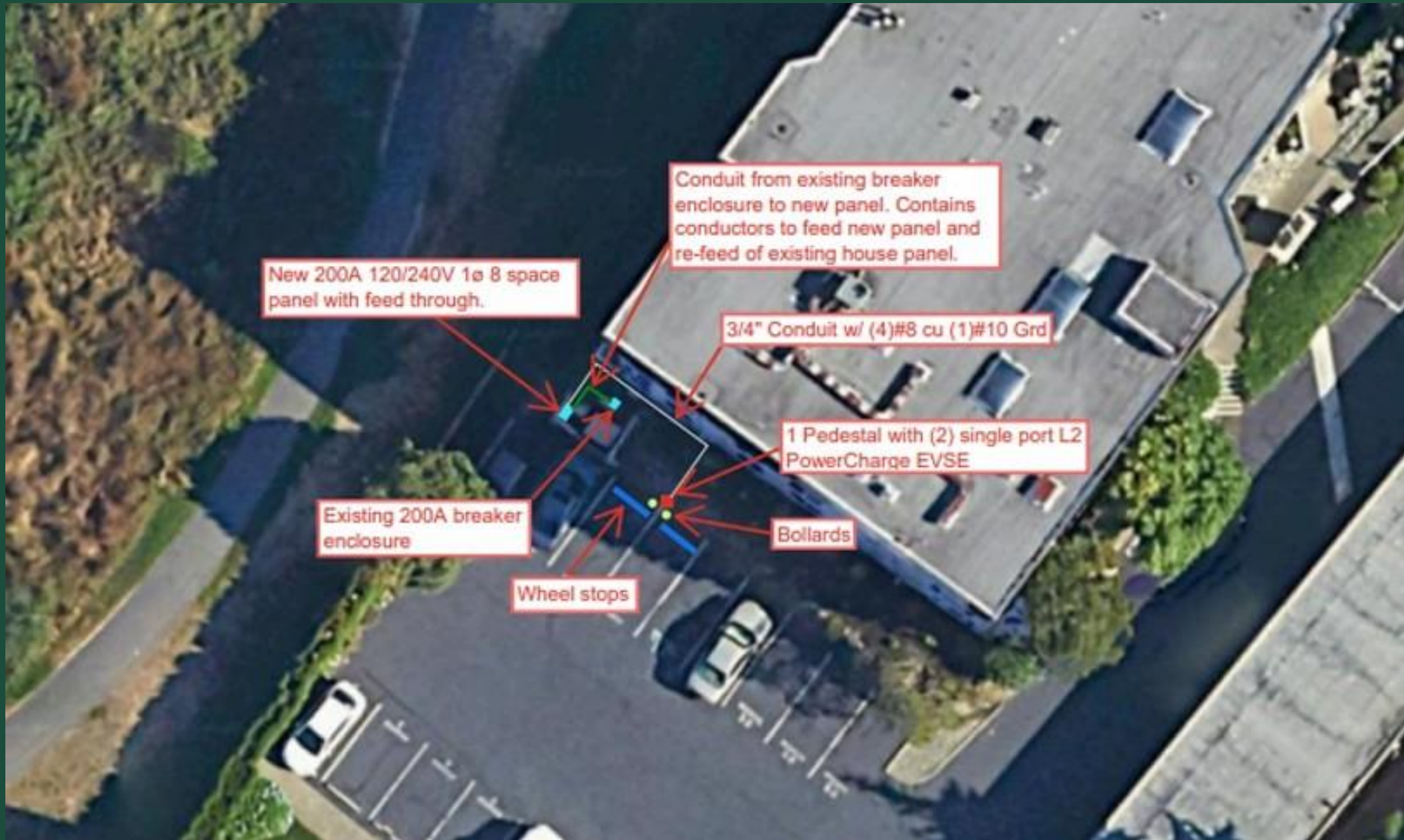
- Work Performed & Our Circuit Breaker
- Cost for Chargers
- Work Remaining
- Operation & Bayview Responsibilities





Work Performed to Date

- Construction started February 19.
- Installation to date
 - New cabinet & junction box
 - Bollards & the two chargers
- Bayview circuit breaker found to be inoperative in manual mode and out of code.
 - Board approved the replacement of the circuit breaker.
 - This cost about a three-week delay in the schedule.



New 200A 120/240V 1ø 8 space panel with feed through.

Conduit from existing breaker enclosure to new panel. Contains conductors to feed new panel and re-feed of existing house panel.

3/4" Conduit w/ (4)#8 cu (1)#10 Grd

1 Pedestal with (2) single port L2 PowerCharge EVSE

Existing 200A breaker enclosure

Bollards

Wheel stops





Cost for Chargers

- Signed contract with PSE on January 29, 2025
- Cost of the project is \$20,941.17
 - PSE pays \$20,000
 - Bayview pays \$941.17
 - No sales tax for EV charger installation
- Circuit breaker failure of our circuit breaker
 - Cannot be shut off manually, out of code
 - Cost to replace breaker and box \$3953
 - Approved by board on March 13
 - Requested PSE to include as part of their installation (Have not heard back yet)





Work Remaining

- Install new circuit breaker.
- Finish wiring in the switchgear box.
- Complete the wiring connection to the EV chargers.
- Complete installation of bollards and curb stops.
- PSE tests, sets up chargers, & phone communications.
- PSE trains us in administration of the chargers.
- Volunteer administrators:
 - Dennis Dorratcague
 - Lee Brickman
 - We recommend that the property manager also be trained



Operation and Bayview Responsibilities

- Set up Operating Rules in the HOA documents for the EV chargers.
- Establish provision to replace the two guest parking spaces.
- Notice to all residents about the EV chargers and new guest parking spaces.