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# EV Charging The Vaux

2335 NW Raleigh Street  
Portland, OR 97210

2350 NW Savier Street  
Portland, OR 97210

[www.thevaux.com](http://www.thevaux.com)

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## Vaux Overview

- 144 Condominiums
- 175 Parking Spaces
- 2 Buildings
- 4 Elevators
- 176,586 SF
- Year Built: 2006

Square Footage Summary	Raleigh	Savier	Total	%
Unit SF	73,512	74,330	147,842	84%
Common Area Buildings SF	<u>14,182</u>	<u>14,562</u>	<u>28,744</u>	<u>16%</u>
Total Square Feet	87,694	88,828	176,586	100%

### Recap

Total SF	176,586
Units - Total	144
Parking Spaces - Total	175
Parking Area - SF	67,160
Land Area - SF	72,400



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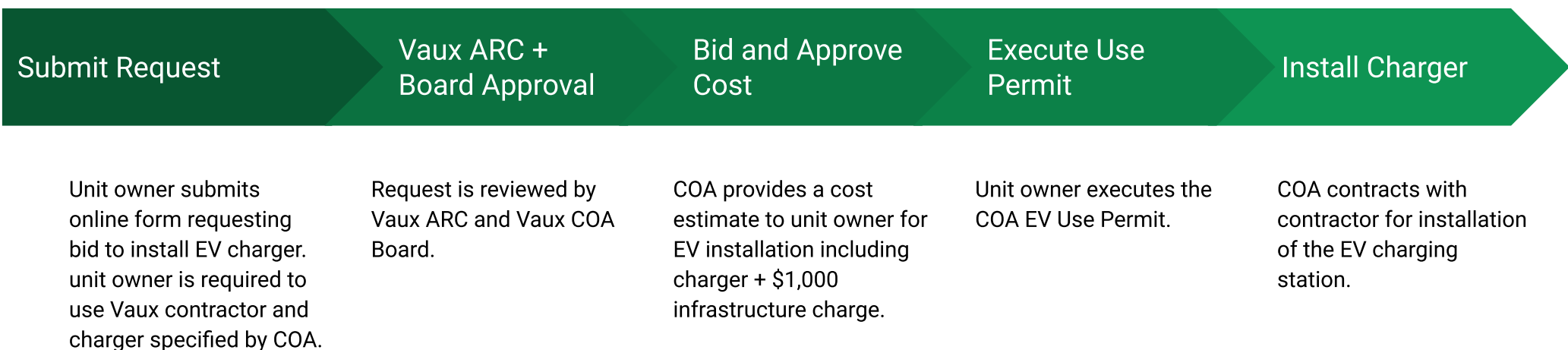
# What does EV Ready Mean?

## The Vaux - “EV Ready” Building!

- The Vaux has developed a plan to make our buildings an “EV Ready” community for current and future residents.
- The Vaux EV Ready plan includes upgrading the buildings electrical core system to be EV Ready. Owners electing to utilize EV charging will be responsible to pay on one time access fee + the cost to construct and install a charging station in their parking space.
- All EV charging will follow design and installation standards as adopted by the Vaux COA.
- The EV Ready design includes design standards that balance electrical capacity and resident use for a high % of use cases.
- The access fee will be held in reserve for future electrical upgrades if needed.
- An EV Ready community (buildings) adds to the “Vaux Brand” and resale value while serving the EV charging needs of residents.



# The EV Process



## Vaux EV - Basic FAQ

### 1. How much will installing an EV Charger in my space cost?

It will depend on the distance of your parking space from your buildings electrical room. Assuming an average of 100 lineal feet - the total cost would be app. \$8,400 including charger and installation. Note, each installation shall be bid by a licensed contractor designated by COA and cost will vary (see the next slide for sample breakdown).

### 2. Why is it so expensive?

Delivering EV charging to a parking space is not a simple construction project in a condominium building. The core electrical capacity must be increased, the parking ceiling must be x-rayed to conduit installation. Chargers must enable power management, metering, network and billing capabilities. Finally, early stage EV owners must fund fair share of increasing capacity for future EV users. Be assured, the Vaux COA has vetted all solutions and engaged the leading installer of EV in condo projects in PDX - Christiansen Electric.

### 3. Am I required to use the building approved charging station?

Yes, the Vaux ARC and COA did an extensive review of best in class charging systems that could accommodate EV Charging, metering users, billing, automation, power management, liability, insurance, maintenance of charging stations, user authentication, mobile application and level of service.


### 4. Once I install my charging station, how will I be billed?

Residents installing charging stations will be billed the actual cost of electricity and use. Each resident that installs and uses a charging station will also be required to subscribe to a Service Plan. The Service Plan fee includes billing, metering, liability insurance, charger station maintenance, 24/7 support.

## EV Time to Charge

### Tesla Model Y


40 amp Circuit  
(Level 2)



Users	Charge Rate	Miles	Charge Hours	Total Capacity Parking Spaces
1	30.0 mph	240	8 hours	42
2	15.0 mph	120	8 hours	84
3	10.0 mph	80	8 hours	126
4	7.5 mph	60	8 hours	168

### Tesla Model S

40 amp Circuit  
(Level 2)



Users	Charge Rate	Miles	Charge Hours	Total Capacity Parking Spaces
1	23.0 mph	184	8 hours	42
2	11.5 mph	92	8 hours	84
3	7.66 mph	61	8 hours	126
4	5.75 mph	46	8 hours	168

\*Standard 110/220v outlet charges approximately 3 to 5 mph

**Design the charging system for high % of use cases while maximizing capacity**

# Vaux EV - Cost Example

## EV To Parking Space - Owner Cost Cost will vary by parking space



Bldg.	Units	Parking
Raleigh	71	85
Savier	73	90
Total	144	175

### EV Budget - Sample

Item	Cost Type	Source	QTY	Unit Price	Total	\$ Per LF	Note
Connection to Core - Variable*	Variable	Bid	100	\$25	\$2,500	\$25	Power Distribution to parking space
EV Prep	Fixed	Bid	-	-	\$1,600	\$16	PT Scan, Permit, Prep, Lift
Core EV Allocation	Fixed	COA			\$1,000	\$10	Connect to Core EV
<b>EV Ready - Total</b>					<b>\$5,100</b>	<b>\$51</b>	
Add Charging							
Charger	Fixed	Bid	1	\$1,600	\$1,600	\$16	Includes shipping
Charger Install	Fixed	Bid	1	\$1,200	\$1,200	\$12	
PM Oversight	Variable	COA			\$500	\$5	Kin/Tross Admin
<b>Charging + Install Total</b>					<b>\$3,300</b>	<b>\$33</b>	
<b>Total</b>					<b>\$8,400</b>	<b>\$84</b>	Will vary by parking space location

EV Ready

EV Charger  
+ Install

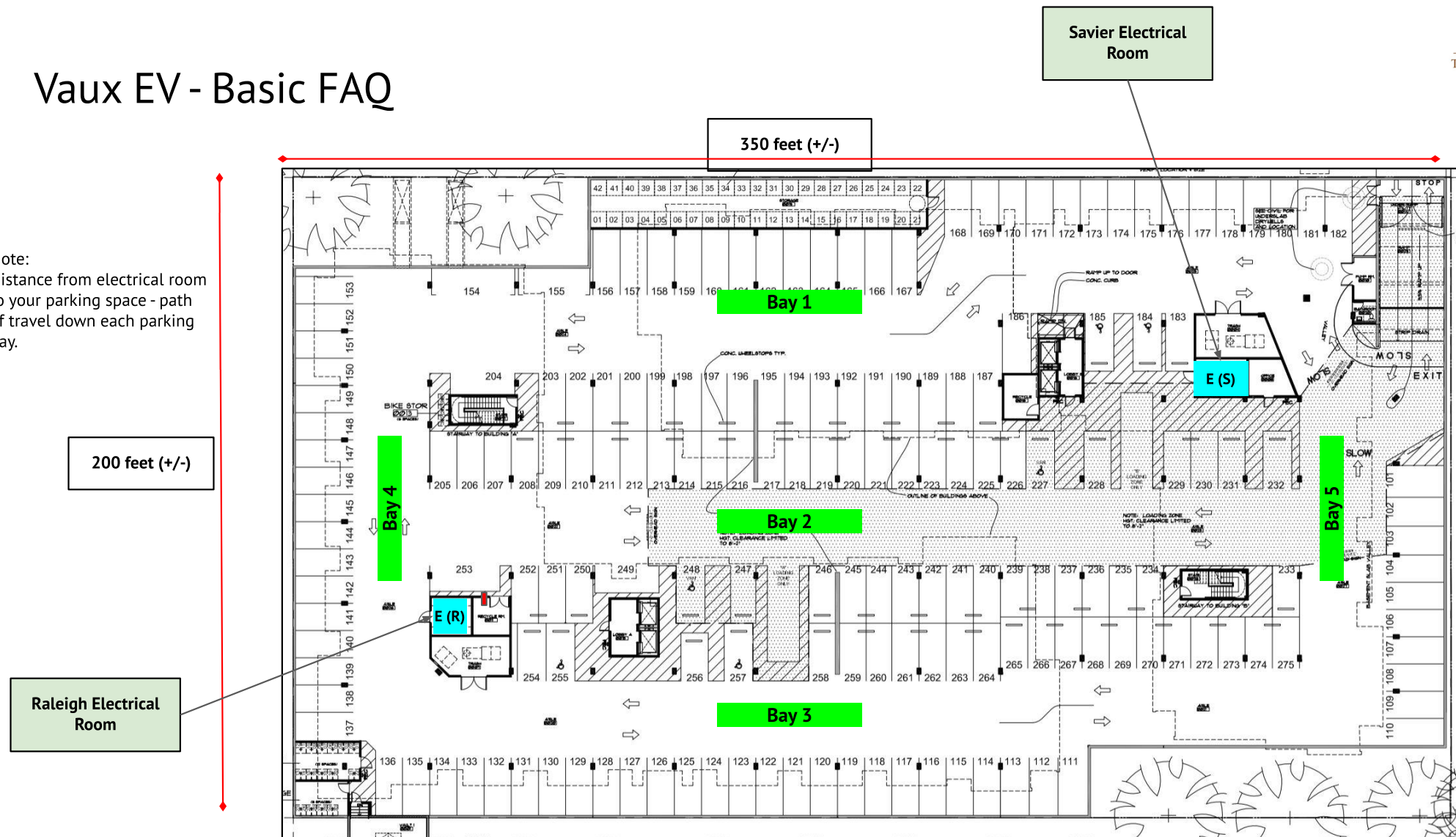
\*Core EV to Parking cost based on distance to CORE EV equipment in nearest electrical room

\*\*Users metered separately for electricity and to pay actual cost + \$20/mo for [EV Power Cloud Management & Billing Service](#)

\*\*\*Owner assessed above amount - COA contracts with Christianson for install

# Vaux EV - Basic FAQ

Note:  
Distance from electrical room  
to your parking space - path  
of travel down each parking  
bay.





# Appendix

# Raleigh Building

New
  Existing

## Phase 1

Up to 20 EV Charging Stations  
\$7.5k per bldg

Main Service  
800 amp  
120/208v

Main Breaker  
225 amp  
120/208v

Main Breaker  
225 amp  
120/208v

EV Panel  
200 amp  
120/208v

40 amp Circuits (5)

New

### EV Station Ratio & EV Reserves

Share Ratio	EV Stations	Core Cost Per Station	Res. Fund (CoreEV)*
2 to 1	10	\$750	\$10,000
3 to 1	15	\$500	\$15,000
4 to 1	20	\$375	\$20,000

\*EV Core Charge for future EV or as determined by COA

## Phase 2

Up to 40 EV Charging Stations  
\$7.5k per bldg

Main Service  
800 amp  
120/208v

Main Breaker  
225 amp  
120/208v

Main Breaker  
225 amp  
120/208v

EV Panel  
200 amp  
120/208v

EV Panel  
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New

40 amp Circuits (5)

40 amp Circuits (5)

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## Phase 3

Up to 52 EV Charging Stations  
\$7.5k per bldg

Main Service  
800 amp  
120/208v

Main Breaker  
400 amp  
120/208v

New

EV Panel  
200 amp  
120/208v

EV Panel  
200 amp  
120/208v

EV Panel  
100 amp  
120/208v

100 amp Circuits (13)

New

### EV Station Ratio & EV Reserves

Share Ratio	EV Stations	Core Cost Per Station	Res. Fund (CoreEV)*
2 to 1	26	\$1,000	\$26,000
3 to 1	39	\$1,000	\$39,000
4 to 1	52	\$1,000	\$52,000

\*EV Core Charge for future EV or as determined by COA

New
  Existing

## Savier Building

### Phase 1

Up to 20 EV Charging Stations  
**\$7.5k per bldg**

Main Service  
**1000 amp**  
120/208v

Main Breaker  
**225 amp**  
120/208v

Main Breaker  
**225 amp**  
120/208v

EV Panel  
**200 amp**  
120/208v

**40 amp Circuits (5)**



New

### EV Station Ratio & EV Reserves

Share Ratio	EV Stations	Core Cost Per Station	Res. Fund (CoreEV)*
2 to 1	10	\$750	\$10,000
3 to 1	15	\$500	\$15,000
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### Phase 2

Up to 40 EV Charging Stations  
**\$7.5k per bldg**

Main Service  
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120/208v

Main Breaker  
**225 amp**  
120/208v

Main Breaker  
**225 amp**  
120/208v

EV Panel  
**200 amp**  
120/208v

EV Panel  
**200 amp**  
120/208v

New

**40 amp Circuits (5)**



**40 amp Circuits (5)**



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2 to 1	20	\$750	\$20,000
3 to 1	30	\$500	\$30,000
4 to 1	40	\$375	\$40,000

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### Phase 3

Up to 52 EV Charging Stations  
**\$7.5k per bldg**

Main Service  
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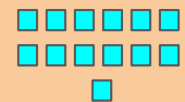
New

EV Panel  
**200 amp**  
120/208v

EV Panel  
**200 amp**  
120/208v

EV Panel  
**100 amp**  
120/208v

**100 amp Circuits (13)**



New

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# EV Reference Documents

## **Vaux EV Reference Documents**

1. [Vaux Resolution and Use Permit](#)
2. [Vaux EV Charging Resident Survey & Request Form](#)