

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of Commissioners

FROM: Shawn Frederick

DATE: December 02, 2024

RE: AGREEMENT re: EV Charging Station Grant

STATEMENT OF ISSUE: Jefferson County has been selected for two grants under the Washington Electric Vehicle Charger Program (WAEVCP 2023). Combined the two worksite grants provide up to 40 ports and 6 stub-outs for future expansion. The contract between the lead applicant and Department of Commerce was signed on August 9, 2024 and the project completion deadline is May 6, 2025.

ANALYSIS: Based on the initial fiscal investment to accept the grant award, cost variance in electric versus internal combustion vehicles, fuel and expected decreases in maintenance costs it would be beneficial to sign a letter of intent to contract with a service provider to install and maintain the ports to be located at multiple worksites for fleet vehicle use. We recommend contracting with EVCS with whom we already have a contract for EV charging stations elsewhere in the county (Port Townsend Community Center and the Olympic Gateway Visitor Center). Contracting with EVCS would free the county from a \$102,000 grant match requirement but we would incur a per kwh increase of 18 cents.

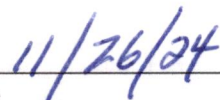
FISCAL IMPACT: The amount of the grant is \$306,000 with a 25% match of \$102,000.00. On November 4, 2024, the Commissioners held a workshop, ultimately voicing consensus for amending the existing Olympic Gateway Visitor Center contract recognizing the fiscal impact would be determined by kwh usage. The county will save in the long run on maintenance and fuel costs.

RECOMMENDATION: Central Services recommends amending the existing agreement with EVCS to include the additional 40 ports and 6 stubs, pending successful contract negotiation.

REVIEWED BY:



Mark McCauley, County Administrator



Date



Site Host Agreement – Jefferson County Amendment No. 1

This Amendment No. 1 (this “Amendment”) is entered into by and among EV Charging Solutions, Inc., a California corporation, (“EVCS”), and Jefferson County, a Washington local governmental entity (“Site Host” and “Property Owner”) for the purpose of amending that certain Site Host Agreement dated May 17, 2024 (the “Agreement”). Capitalized terms used in this Amendment that are not defined herein shall have the meanings ascribed to them in the Agreement.

The purpose of this Amendment is to include the following county-owned properties for the provision of Level 2, workplace/fleet charging, and to define the price/rate at which electricity shall be sold by EVCS to Jefferson County, a commission form of local government authorized by the state of Washington, for its enterprise utilization of the Workplace/Fleet charging equipment.:

1. An update of Site Host’s Jefferson County properties included under Exhibit B of the Agreement to add the Courthouse site, located at 1820 Jefferson St., Port Townsend, 98368 (the “County Courthouse Property”);
2. An update of Site Host’s Jefferson County properties included under Exhibit B of the Agreement to add the Public Works Department property, located at 615 Sheridan St., Port Townsend, WA 98368 (the “Public Works Department Property”);
3. An update of Site Host’s Jefferson County properties included under Exhibit B of the Agreement to add the Community Development and Public Health Department property, located at 623 Sheridan St., Port Townsend, WA 98368 (the “Community Development and Public Health Department Property”);
4. An update of Site Host’s Jefferson County properties included under Exhibit B of the Agreement to add the Sheriff’s Office and Jail property, located at 81 Elkins Rd., Port Hadlock, WA. 98339 (the “Sheriff’s Office and Jail Property”);
5. An update of Site Host’s Jefferson County properties included under Exhibit B of the Agreement to add the Public Works Shop & Fleet Maintenance property, located at 202 Elkins Rd., Port Hadlock, WA. 98339 (the “Public Works Shop & Fleet Maintenance Property”);
6. Clarification of proposed Level 2 chargers for each Workplace/Fleet charging site in Exhibit A;



7. EVCS will be responsible for the matching funds required by the WAEVCP program;
8. For the Workplace/Fleet charging equipment identified in Amendment #1, EVCS will collect \$0.29 (twenty-nine cents) for each kWh of electricity dispensed to Jefferson County for its enterprise utilization of the Workplace/Fleet Level II charging equipment placed with the Site Host. Future rate increases will be maintained at \$.18 (eighteen cents) above the SCHEDULE 24 GENERAL SERVICE rate for Public Utility District No. 1 of Jefferson County, currently at \$0.11 per kWh. Section 4 (Revenue Share) does not apply to this arrangement, as the equipment is intended for exclusive utilization by the Jefferson County enterprise.

Accordingly, the Parties agree as follows:

1. The County Courthouse property, the Public Works Department property, the Community Development and Public Health Department property, the Sheriff's Office and Jail property, and the Public Works Shop & Fleet Maintenance property are hereby included in the "Property" and/or "Site", in addition to the Olympic Peninsula Gateway Visitors Center Property. The six (6) properties are listed in revised Exhibit B "Project Site Info" of the Agreement attached hereto. Site sketches, showing proposed charger locations, will be added to Exhibit B following individual site walks, outreach to JPUD and design conversations with Jefferson County staff project point of contact. The final installation location of charging equipment must be agreed to by both Jefferson County and EVCS. Jefferson County will have final approval of site design.
2. The Parties agree to update Exhibit A to include description of the proposed chargers to be installed at the new workplace/fleet charging sites.
3. All other terms and conditions of the Agreement shall remain in full force and effect.

This Amendment, effective as of the date last written below, is executed by the persons signing below who warrant that they have the authority to sign on behalf of EVCS and Site Host.

In Witness whereof, the parties have read and understand this Amendment No. 1, and by their signatures below, agree to the terms.



EVCS

By: _____

Printed Name: _____

Title: _____

Date: _____

SITE HOST

Jefferson County, Board of Commissioners

By: _____

Kate Dean, Chair

Date: _____

SEAL:

Attest: _____

Carolyn Gallaway, CMC

Date

Clerk of the Board

Approved as to form only:

for 11/26/2024

Phillip C. Hunsucker

Date

Chief Civil Deputy Prosecuting Attorney



EXHIBIT A – Electric Vehicle Charging Station Equipment Specifications

The Olympic Peninsula Gateway Visitors Center property shall include;

- Three (3) 150 kW DC Fast Charger - Noodoe 150P DCFC, or similar.

Each fast charger will have two ports. DC Fast Chargers must use the CCS1 connector standard or the NACS connector specification. Connector requirements may change to reflect any updates to federal guidelines regarding NACS connectors. Applicants will be notified if a change is proposed. CHAdeMO connectors are eligible but are not included for the award cap calculation.

The County Courthouse property shall include;

- Proposed eight (8) ports – 7.6 kW Level 2 EVSE – Noodoe AC7LC, or similar. The final distribution of L2s and installation location of all units must be agreed by both the County and EVCS. Each L2 charger may have two ports. L2 chargers must use the J1772 connector standard or the NACS connector specification. Connector requirements may change to reflect any updates to federal guidelines regarding NACS connectors. Applicants will be notified if a change is proposed.

The Public Works Department property shall include;

- Proposed eight (8) ports – 7.6 kW Level 2 EVSE – Noodoe AC7LC, or similar. The final distribution of L2s and installation location of all units must be agreed by both the County and EVCS. Each L2 charger may have two ports. L2 chargers must use the J1772 connector standard or the NACS connector specification. Connector requirements may change to reflect any updates to federal guidelines regarding NACS connectors. Applicants will be notified if a change is proposed.

The Community Development and Public Health Department property shall include;

- Proposed eight (8) ports – 7.6 kW Level 2 EVSE – Noodoe AC7LC, or similar. The final distribution of L2s and installation location of all units must be agreed by both the County and EVCS. Each L2 charger may have two ports. L2 chargers must use the J1772 connector standard or the NACS connector specification. Connector requirements may change to reflect any updates to federal guidelines regarding NACS connectors. Applicants will be notified if a change is proposed.

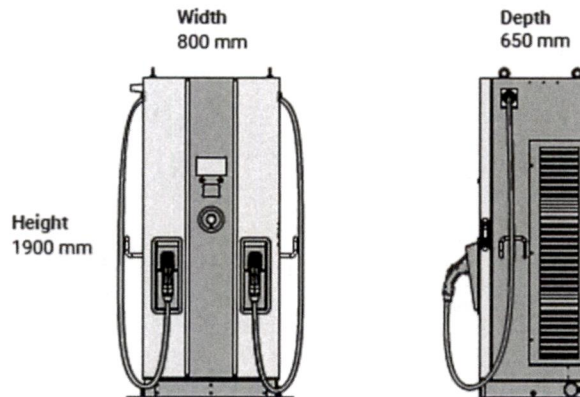


The Sheriff's Office and Jail property shall include;

- Proposed eight (8) ports – 7.6 kW Level 2 EVSE – Noodoe AC7LC, or similar. The final distribution of L2s and installation location of all units must be agreed by both the County and EVCS. Each L2 charger may have two ports. L2 chargers must use the J1772 connector standard or the NACS connector specification. Connector requirements may change to reflect any updates to federal guidelines regarding NACS connectors. Applicants will be notified if a change is proposed.

The Public Works Shop & Fleet Maintenance property shall include;

- Proposed eight (8) ports – 7.6 kW Level 2 EVSE – Noodoe AC7LC, or similar. The final distribution of L2s and installation location of all units must be agreed by both the County and EVCS. Each L2 charger may have two ports. L2 chargers must use the J1772 connector standard or the NACS connector specification. Connector requirements may change to reflect any updates to federal guidelines regarding NACS connectors. Applicants will be notified if a change is proposed.



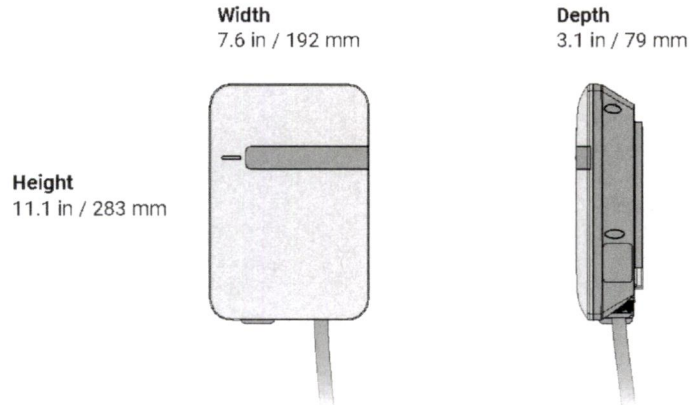
SPECIFICATIONS

Cloud service	Noodoe EV OS
Maximum output power	150 kW
Output power	CCS2: 200 A @150~500 Vdc or 157 A @950 Vdc CHAdeMO: 120 A @150~500 Vdc
Vehicle connector	CCS2, CHAdeMO
Charging cable length	4 m
Input power	3-phase, 5-wire, 380~415 Vac, 276 A maximum
Grounding system	TN, TT, IT
Efficiency	> 94%
Power factor	> 0.99
Display	7 inch LCD
Communication protocol	OCPP 1.6 JSON
Vehicle communication interface	ISO 15118
Network connectivity	Ethernet, Wi-Fi, 4G
RFID	RFID ISO/IEC 14443 A/B
Ingress protection(IP)	IP55
Impact protection	IK10
Electrical protection	Over voltage protection, over current protection, over power protection, over temperature protection, under voltage protection, surge protection device, insulation monitoring device, short circuit protection
Operating temperature	-30 °C to +50 °C
Dimensions	800 (W) x 1900 (H) x 650 (D) mm
Weight	450 kg
Certifications	CE, RED

Noodoe EV OS



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 15F, No.19-13,
 Sanchong Road,
 Nangang District,
 Taipei City 11501,
 Taiwan
 +886 2 7722 0677
 info@noodoe.com
 noodoe.com



SPECIFICATIONS

Cloud service	Noodoe EV OS
Maximum output power	7.6 kW
Output power	32 A @208~240 Vac, 1-phase
Vehicle connector	SAE J1772
Charging cable length	25 feet / 7.6 m
Input power	1-phase, 3-wire, 208~240 Vac, 32 A maximum
Grounding system	TN, TT
Efficiency	> 99%
Power factor	> 0.99
Display	LED indicator, OLED, 20 characters, 2 lines
Communication protocol	OCPP 1.6 JSON
Network connectivity	Wi-Fi, 4G
RFID	RFID ISO/IEC 14443 A/B, ISO 15693
NEMA enclosures(NEMA)	NEMA 4
Impact protection	IK10
Electrical protection	Over voltage protection, under voltage protection, surge protection, ground fault protection, residual current device, short circuit protection, over current protection, over temperature protection
Operating temperature	-22 °F to +122 °F / -30 °C to +50 °C
Dimensions	7.6 (W) x 11.1 (H) x 3.1 (D) in 192 (W) x 283 (H) x 79 (D) mm
Weight	11 lbs / 5 kg
Certifications	UL, FCC, Energy Star

Noodoe EV OS



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 Houston, TX 7703,
 United States
 +1 281-888-3429
 info@noodoe.com
 noodoe.com



EXHIBIT B – Project Sites

Olympic Peninsula Gateway Visitors Center, Port Ludlow, WA

93 Beaver Valley Rd., Port Ludlow, WA 98365



Green Squares
represent the 3 DC Fast
Chargers

Orange Rectangle
represents 6 parking
spaces

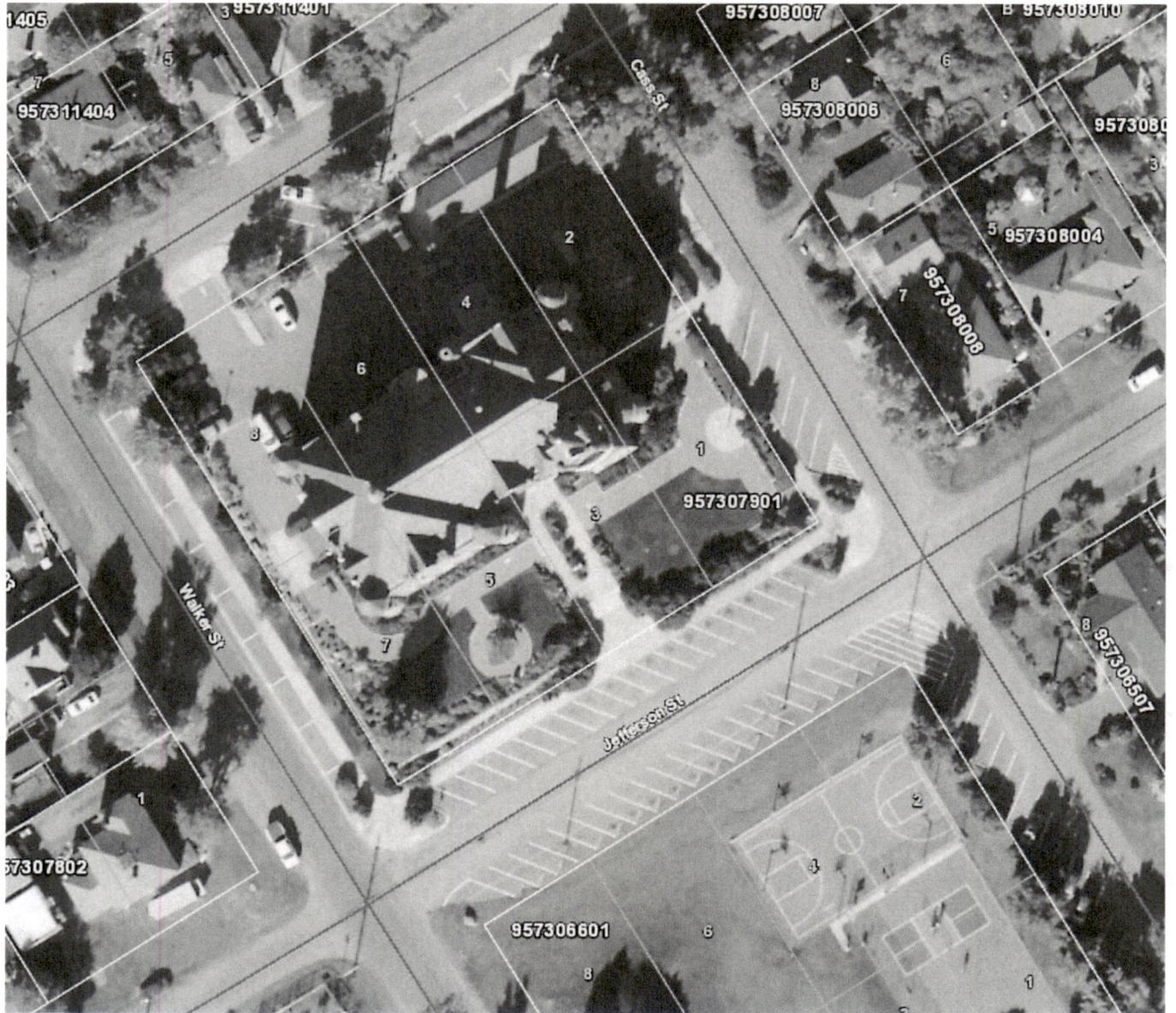
Yellow Triangle
represents possible
transformer

Proposed installation location shown resulted from a March 6, 2024 site walk (EVCS, Jefferson County Public Works staff and Jefferson County PUD).



Jefferson County Courthouse, Port Townsend, WA

1820 Jefferson St., Port Townsend, WA. 98368



Site sketch and proposed distribution and installation location pending site walk and discussion with county staff

Public Works Department, Port Townsend, WA

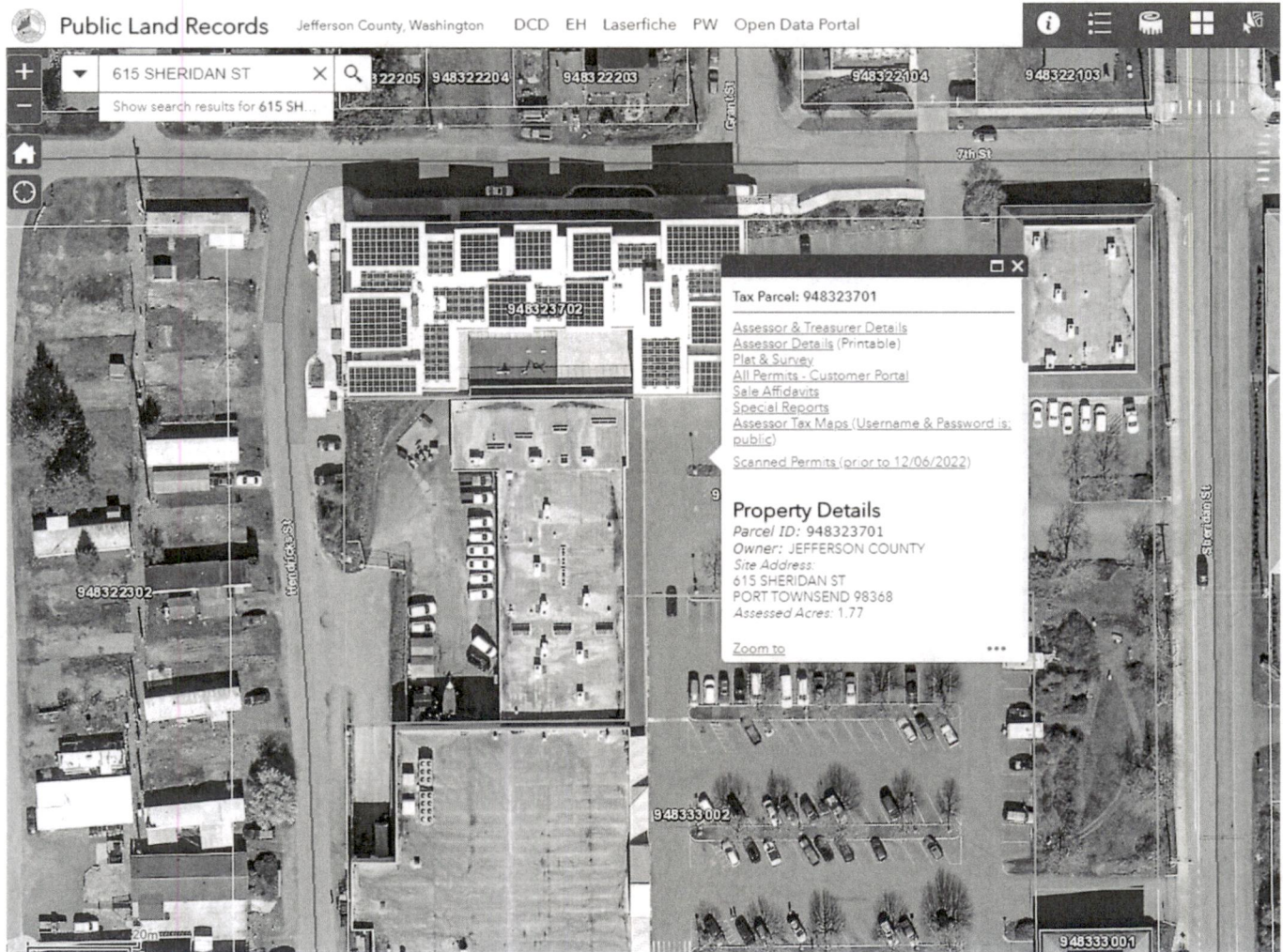
623 Sheridan St., Port Townsend, WA. 98368



Site sketch and proposed distribution and installation location pending site walk and discussion with county staff

Community Development and Public Health Department, Port Townsend, WA

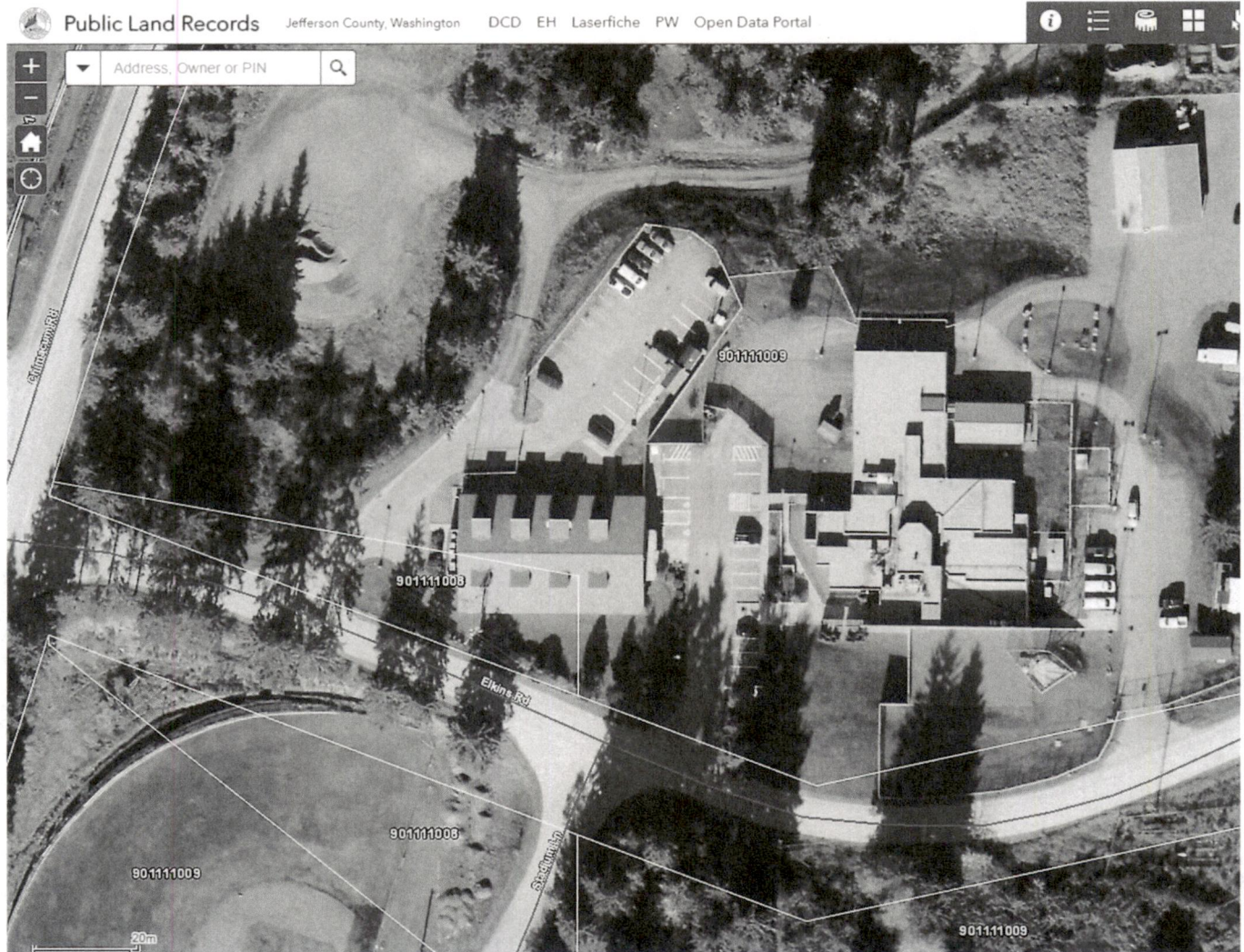
615 Sheridan St., Port Townsend, WA. 98368



Site sketch and proposed distribution and installation location pending site walk and discussion with county staff

Sheriff's Office and Jail, Port Hadlock, WA

81 Elkins Rd., Port Hadlock, WA. 98339



Site sketch and proposed distribution and installation location pending site walk and discussion with county staff

Public Works Shop & Fleet Maintenance, Port Hadlock, WA

202 Elkins Rd., Port Hadlock, WA. 98339



Site sketch and proposed distribution and installation location pending site walk and discussion with county staff



SITE HOST AGREEMENT

This Site Host Agreement (hereafter the “**Agreement**”) is effective as of **April 29, 2024** (hereafter the “**Effective Date**”) by and between EV Charging Solutions, Inc., a California corporation with its principle at 11800 Clark Street, Arcadia, California 91006 (hereafter “**EVCS**”), and **Jefferson County** with its principal place of business located at **1820 Jefferson St., Port Townsend, WA 98368** (hereafter “**Site Host**”). EVCS and Site Host may collectively be referred to herein as the “**Parties**” or individually as “**Party**.”

RECITALS

WHEREAS, EVCS has access to public and/or private funding to install and operate Level II Charging and/or Direct Current Fast Charging (“**DCFC**”) stations used for charging and/or recharging electric vehicles (hereafter the “**Equipment**”); and

WHEREAS, this funding is intended to improve the availability and reliability of electric vehicle charging systems; and

WHEREAS, Site Host wishes to allow the construction, operation, and/or maintenance of one or more items of Equipment on its real property (hereafter “**Property**” and/or “**Site**”) in the location more specifically identified herein as the Project Site: Olympic Peninsula Gateway Visitors Center located at 93 Beaver Valley Rd., Port Ludlow, WA. 98365, and also wishes to allow public use of the Equipment; and

WHEREAS, the Parties wish to collaborate by utilizing their respective resources to promote the electric transportation sector; and

WHEREAS, the Parties wish to share the revenue realized from the sale of electricity stemming from the utilization of the Equipment on the Property as more fully described below; and

WHEREAS, the Parties desire that this Agreement shall remain in effect, subject to the terms and conditions set forth below, for ten (10) years after the commissioning date (i.e., date when the Equipment is placed in service on the Property);

NOW, THEREFORE, in consideration of the promises set forth herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, EVCS and Site Host agree as follows:

1. Recitals

The Parties agree that the foregoing Recitals are true, correct, and accurate.

2. EVCS’ General Obligations for Equipment and Services



EVCS shall provide the following equipment and services at EVCS sole expense:

- a) Purchase of the Equipment (consisting of **3 DCFC Stations**), the general specifications for which are detailed in Exhibit A together with all other mechanical, electrical, and physical components necessary for the installation, connection, and operation of the Equipment in accordance with this Agreement (the Parties agree that the Equipment delivered to the Property shall be the same or similar to the equipment detailed in Exhibit A);
- b) Preparation of the Property and installation of the Equipment at the location(s) approved, specified and identified by Site Host (the "**Project Site**") and performed by qualified and licensed contractor(s) in accordance with local codes, permitting, and inspection requirements, as detailed in **Exhibit B**. For the purposes of initially creating a rebate application and reserving funding for the Project, EVCS and Site Host may mutually agree to leave Exhibit B blank upon initial execution. Once funding is reserved and further feasibility and recommendations are made by EVCS' electrical contractor in accordance with Site Host's written approval, the Parties shall further specify the approved location(s) and Site design by mutual written agreement on Exhibit B;
- c) Payment of all costs of its contractors associated with the delivery, site preparation, installation, and setup of the Equipment at the Project Site;
- d) In EVCS' sole discretion, design, installation, wiring, connection and integration of the charging system, consumption/use meters, and related equipment into the public power grid in a manner sufficient to allow operation of the charging station(s) and the ongoing metering of power usage from each charging port;
- e) Ongoing maintenance/repairs of the Equipment for the term of the Agreement;
- f) All necessary communications, instructions, and network systems to facilitate public use of the Equipment to charge electric vehicles;
- g) Periodic reports to Site Host on the utilization of the Equipment; and

3. Site Host General Obligations

Site Host shall undertake the following, at Site Host's sole expense:

- a) Provide full, complete and unfettered access to EVCS for the placement, use, and operation of the Equipment at the Project Site for the full term of this Agreement;
- b) Provides the necessary temporary construction access for EVCS and its contractors for preparation of the Project Site and for installation of the Equipment;
- c) Provides necessary ongoing utility easements and / or access for installation, usage, and maintenance of power lines, conduits, meters and Equipment;
- d) Allow full, complete and unfettered ongoing access to the Project Site and Equipment in order for EVCS to collect, use, and distribute data;
- e) Will not knowingly allow the Equipment to be, and will take all reasonable steps to prevent the Equipment from being opened, accessed, modified, or repaired by anyone other than EVCS or its licensed contractors;
- f) Will not sell, alienate, hypothecate, transfer, assign, encumber or otherwise pledge the Equipment;
- g) Use best efforts to prevent damage and vandalism of any type to the Equipment;
- h) Will not, and will not permit or allow any third party to, open, move, modify, reverse engineer, or disassemble the whole or any part of the Equipment or any part thereof in any manner;
- i) Will not, and will not permit or allow any third party to, uninstall the Equipment;

- j) Allow EVCS and its approved contractors full, complete and unfettered access to the Project Site for installation, maintenance, repair, replacement and approved de-installation of the Equipment;
- k) Cause the Project Site to be maintained in a clean, safe, and orderly condition, utilizing at least the same standard as to which other areas at the Property that are under the Site Host's control are maintained;
- l) Assign to EVCS all right, title and interest in and to all and any rebates that Site Host may receive relating to the Equipment, and/or this Agreement; including, but not limited to, (a) rebates or other payments based in whole or in part on the cost or size of equipment, (b) performance-based incentives paid as periodic payments, (c) tax credits, grants or benefits, and (d) any other attributes, commodities, revenue streams or payments, in each of (a) through (d) under any present or future law, standard or program and whether paid by a utility, private entity or any governmental, regulatory or administrative authority.
- m) Assign EVCS all right, title and interests in and to environmental credits (e.g., carbon credits) relating to the Equipment, and/or this Agreement; including, but limited to electric vehicle charging or renewable energy credits or certificates, carbon credits and any similar environmental or pollution allowances, credits or reporting rights.
- n) Assign EVCS all right, title and interest in and to the enrollment of the Equipment into a demand response program and any and all economic benefit arising from such an enrollment. If demand response program benefits credits the Site Host utility bill, the utility bill credit will be used to offset cost of electricity described in paragraph 4 and subchapter d (4.d.) and demand charges described in paragraph 4 and subchapter e (4.e.) and if the demand response credits are in excess of demand charges and cost of electricity, EVCS can request Site Host for reimbursement of such excess. The Site Host agrees to issue such a reimbursement within thirty (30) days of request by EVCS.
- o) Promptly execute the Easement Agreement upon the request of EVCS or the applicable utility service provider. If the Site Host fails or refuses promptly to execute and return such Easement Agreement, whether due to Site Host's incapacity or any other cause, Site Host hereby irrevocably designates and appoints EVCS, and its duly authorized officers and agents, as Site Host's agents and attorneys-in-fact to execute and deliver such document and do all other lawfully permitted acts to further the easement rights described therein with the same force and effect as if executed by Site Host. Site Host agrees that this appointment of EVCS as agent and holder of this limited

power of attorney is durable and coupled with and interest. In the event that such Easement Agreement is not executed by Site Host as described above, and if such failure or refusal to execute such agreement blocks or precludes the completion of installation of the Equipment on the Project Site despite EVCS' exercise or attempted exercise of its rights as Site Host's agent and holder of Site Host's power of attorney, Site Host agrees that, in addition to all other rights and remedies available to EVCS hereunder, Site Host shall reimburse EVCS for all costs incurred by EVCS in connection with the preparation of the Project Site and/or the incomplete installation of the Equipment.

- p) Shall fully cooperate and promptly communicate with EVCS during the entire time period required by EVCS to complete the preparation of the Project Site and the installation of the Equipment. Site Host understands and acknowledges that EVCS will expend a significant amount of time, resources and effort to assess the Project Site, secure funding for the installation of the Equipment, and initiate engineering and design for the Equipment. Site Host further understands and acknowledges that the timeframe for completion of the Equipment installation is in part dependent on third parties, such as utility providers, rebate and permitting authorities and grant organizations, and thus the amount of time it takes to complete installation of the Equipment at the Project Site is often outside of EVCS' control. Thus, Site Host agrees that its cooperation as described above is of the essence of this Agreement, and the breach of these provisions shall be a material breach that shall cause substantial harm to EVCS.
- q) Provide EVCS with prompt notified of the sale or transfer of the Project Site, which notice shall include current contact information of the buyer or transferee.

4. Revenue Sharing

The Parties agree that:

- a) The Equipment installed by EVCS is intended to generate revenue through the patronage of customers utilizing the Equipment placed with the Site Host.
- b) EVCS shall, in its discretion, determine the price/rate at which electricity shall be sold to consumers utilizing the Equipment.
- c) EVCS will collect the proceeds generated from the sale of electricity from the Equipment placed with the Site Host and pay Site Host **\$0.05** (five cents) for each kWh of electricity sold to customers utilizing the DCFC Equipment, plus 100% of the cost of electricity utilized by the equipment; in the event the Site Host is responsible to pay for the cost of such electricity usage. Site Host may, in Site Host's discretion, offer certain customers free or discounted charging rates, provided,

however, that EVCS will offset any revenue share amounts owed to Site Host by an amount proportionate to the reduction in revenue caused by such discounts. In the event there is a balance owed from Site Host to EVCS as a result of such discounts, Site Host shall remit payment to settle said balance within ninety (90) days of receipt of a request for payment from EVCS.

- d) In the event Site Host incurs any utility provider assessed incremental demand charges strictly in connection with the operation of the installed Equipment, Site Host shall present these charges, including any support and back-up documentation that substantiates the charges to EVCS, and EVCS shall reimburse Site Host for these substantiated charges within ninety (90) days of receipt of a request for payment from EVCS.
- e) EVCS at its sole option will have the right to own the electricity service meter and/or utility service account servicing the Equipment.
- f) EVCS will use commercially reasonable efforts to install a separate electric meter as allowed by the utility provider at the Property through which electrical costs shall be tracked. In the event EVCS deems installing a separate meter is impractical or uneconomical for any reason, the Equipment shall be connected to Site Host's existing electrical meter. In order to allow EVCS to perform the necessary revenue sharing calculations, and reimburse any electrical costs, Site Host will provide EVCS with a hard copy or electronic/digital copy of Site Host's electricity bills or will allow EVCS to view the bills electronically on an on-going basis. In the event EVCS is unable to obtain copies of the electricity bills, or copies are not provided by the Site Host, then EVCS, in its sole discretion, may either (i) withhold payment until the electricity bills are provided, or (ii) calculate the amount of reimbursement for electricity using information available to EVCS from the administrative panel (*i.e.*, which indicates the amount of electricity that was dispensed by the charger(s)) and then assign, in its sole discretion, a per kWh value that will be multiplied by the amount of electricity dispensed by the charger(s). If EVCS chooses the above second option, then (a) once such calculation is made EVCS shall issue reimbursement for electricity based thereon, and (b) if the Site Host thereafter provides copies of appropriate electricity bills to EVCS, then EVCS will true up the calculation and issue payment for any resulting shortfall for the prior 12 months of activity from the date of electricity bills being submitted to EVCS.
- g) EVCS will have forty-five (45) days after the end of each calendar quarter, to remit the appropriate revenue share payment to Site Host. The billing cycle will begin on the first day of the quarter and end on the last day of that same calendar quarter. EVCS shall provide Site Host with a quarterly accounting statement within forty-five (45) days following the end of the previous quarter indicating the total amount of revenue

generated, including any offsets or reductions to revenue, and the resulting net revenue share amount owed to Site Host.

- h) Notwithstanding anything to the contrary in this Section 4, if the total quarterly amount owed to Site Host is less than one hundred dollars (\$100), then EVCS may, in its sole discretion, choose to withhold payment payout to the Site Host until at least one hundred dollars (\$100) is due to Site Host.
- i) See Exhibit C for Site Host ACH payment information. If such information is provided, EVCS shall make all required payments via ACH direct deposit, until further notice from Site Host.

5. Term of Agreement:

The term hereof shall begin upon the Effective Date. The date the Equipment becomes operational will hereafter be referred to as the "Commencement Date." The term hereof shall expire (unless renewed or extended) ten (10) years from the Commencement Date (hereafter the "Termination Date"), unless sooner terminated in accordance with the provisions hereof.

a) Optional Ten (10) Year Extension Option

At least ninety (90) days but no earlier than one hundred & eighty (180) days prior to the expiration of the initial Term, EVCS reserves the right to provide written notice of Ten-Year Extension to Site Host. In the event of said Ten-Year Extension, EVCS reserves the right to replace the Equipment at the Project Site with Equipment that is comparable or better to Equipment that was previously installed. If EVCS notifies the Site Host of such intent EVCS will then replace the Equipment no later than one hundred & twenty (120) days after the Termination Date. The terms of this Agreement will remain in effect during that 120-day period after the Termination Date. Site Host will take all reasonable steps to allow EVCS to remove the pre-existing Equipment and replace the pre-existing Equipment with new Equipment. EVCS shall bear the cost to remove and replace the pre-existing Equipment. The removed pre-existing Equipment will then become the exclusive property of EVCS. If EVCS elects to replace the Equipment, this will cause the termination date of the Agreement to extend for an additional ten (10) year term from the expiration of the initial Term. If the existing Equipment is replaced with new Equipment during or at the conclusion of the original Term, site host grants all interest to EVCS of any rebate(s) and/or environmental credits associated with the equipment replacement.

b) Automatic One (1) Year Renewal Clause

Provided EVCS (or the Parties) have not exercised the Ten (10) Year Extension Option, this agreement will automatically renew at the end of each Term for a further term of one (1) year unless either party gives the other written notice of termination at least thirty (30) days but no earlier than ninety (90) days prior to the end of the relevant term.

c) Early Termination Clause

This Agreement may be terminated upon 30 (thirty) days' written notice to either party without penalty or fee in the following instances:

In the case of EVCS, at any time and for any reason prior to the submission of the permit application for construction of the Equipment, at the Project Site, or thereafter at any time in the event that EVCS determines that the construction or continued operation of the Equipment is impracticable or uneconomical.

In the case of Site Host, in the event the Commencement Date has not occurred within eighteen (18) months from issuance of the approved utility plan, and required utility easement, if applicable, provided that Site Host's rights to terminate under this section shall terminate upon the Commencement Date.

6. Ownership of Equipment and Content

EVCS shall retain title to and ownership of the Equipment. All the information, content, services and software displayed on, transmitted through, stored within, or otherwise used in connection with the use and operation of the Equipment, including, but not limited to data, text, photographs, images, illustrations, video, html, source and object code, software, internet account access, advertising, and the like (collectively, the "Content") is owned exclusively by EVCS. Once this Agreement is terminated EVCS shall remove equipment at no cost to the Site Host.

7. Installation Activities

EVCS shall, at its sole cost and expense, be responsible for all installation activities (hereafter "Installation Activities") required to support the operation of the Equipment, and services therewith, including the hiring and coordination of all vendors and contractors; the installation of electrical equipment, utility lines, hardware, and software; site preparation, trenching, repaving, and landscaping.

8. Limitations on Use of Project Site

The Project Site and related parking spaces made available to the Project Site may be used for providing publicly-accessible electric vehicle charging. Site Host shall provide EVCS, its employees and contractors with reasonable access to the parking spaces and Equipment and shall otherwise provide to EVCS the same amenities and services Site Host provides to other users of Site Host's parking facilities.

9. Utility Charges

EVCS shall be responsible for all electricity costs associated with both the operation of the Equipment and the charging of electric vehicles from the Equipment. Site Host shall cooperate with EVCS efforts regarding provision of electricity to the Equipment. Neither Site Host nor EVCS has any responsibility or liability for interruption, curtailment, failure, or defect in the supply of utilities furnished to the Equipment.

10. Allocation of Environmental Benefits

Site Host assigns to EVCS any renewable energy credits, allowances, or other indicators of environmental benefit attributable to the presence of the Equipment for the entirety of the time the originally installed Equipment is installed at the site but for a minimum of ten (10) years. If this Agreement extends under paragraph 5 and subchapter a (5.a.) or renews under paragraph 5 and subchapter b (5.b.), then paragraph 10 shall continue to remain in effect through the updated termination date.

11. Signage

EVCS shall have the right to place project-related signage to denote the location of the Equipment and the services available and may place other signage or advertising at the Property as EVCS reasonably determines to be practicable or appropriate.

12. Publicity

During the term of this Agreement, neither party will use the other party's name, logos, trademarks or service marks in any manner without the other party's prior written approval, which will not be unreasonably withheld or delayed.

13. Media Content

It is agreed that EVCS shall have sole control over the solicitation, contracting, and distribution of any and all media content relating to the Equipment, including but not limited to, any media content data transmitted to or from the Equipment and displayed using the Equipment. EVCS will use commercially reasonable efforts to avoid distributing media content that actually and directly conflicts with Site Host's media and advertising.

14. Indemnification

- a) EVCS shall defend, indemnify and hold the County, its officers, officials, employees, agents and volunteers (and their marital communities) harmless from any claims, injuries, damages, losses or suits, including attorney's fees, arising out of or resulting from the acts, errors or omissions of EVCS in performance of this Agreement, except for injuries and damages caused by the sole negligence of the County. Should a court of competent jurisdiction determine this Agreement is subject to RCW 4.24.115 if liability for damages occurs arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of EVCS and the County, its officers, officials, employees, agents and volunteers (and their marital communities) EVCS's liability, including the duty and cost to defend, shall be only for the EVCS's negligence. It is further specifically understood that the indemnification

provided constitutes the EVCS's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. This section shall survive the expiration or termination of this Agreement.

- b) Site Host agrees to indemnify EVCS, its officers, board, employees, and agents, and hold all of same harmless from and against any and all liability and expense of any kind, including reasonable attorneys' fees, arising from injuries or damages to persons or property resulting in any way from any act or negligence or willful misconduct of Site Host, its contractors, agents or employees. It is a condition of this indemnification provision that Site Host shall receive prompt notice from EVCS of any claim against EVCS.

15. Insurance

1. Prior to commencing work, EVCS shall obtain at its own cost and expense the following insurance coverage specified below and shall keep such coverage in force during the terms of the Agreement.
 - a. Commercial Automobile Liability Insurance providing bodily injury and property damage liability coverage for all owned and non-owned vehicles assigned to or used in the performance of the work for a combined single limit of not less than \$500,000 each occurrence with the County named as an additional insured in connection with EVCS's performance of this Agreement. This insurance shall indicate on the certificate of insurance the following coverage: (a) Owned automobiles; (b) Hired automobiles; and, (3) Non-owned automobiles.
 - b. Commercial General Liability Insurance in an amount not less than a single limit of one million dollars (\$1,000,000) per occurrence and an aggregate of not less than two (2) times the occurrence amount (\$2,000,000.00 minimum) for bodily injury, including death and property damage, unless a greater amount is specified in the contract specifications. The insurance coverage shall contain no limitations on the scope of the protection provided and include the following minimum coverage:
 - i. Broad Form Property Damage, with no employee exclusion;
 - ii. Personal Injury Liability, including extended bodily injury;
 - iii. Broad Form Contractual/Commercial Liability – including coverage for products and completed operations;
 - iv. Premises – Operations Liability (M&C);
 - v. Independent Consultants and subcontractors;
 - vi. Blanket Contractual Liability.
 - c. The County shall be named as an “additional named insured” under all insurance

policies required by this Agreement, except Professional Liability Insurance when not allowed by the insurer.

- d. Such insurance coverage shall be evidenced by one of the following methods: (a) Certificate of Insurance; or, (b) Self-insurance through an irrevocable Letter of Credit from a qualified financial institution.
- e. EVCS shall furnish the County with properly executed certificates of insurance that, at a minimum, shall include: (a) The limits of overage; (b) The project name to which it applies; (c) The certificate holder as Jefferson County, Washington and their elected officials, officers, and employees; and, (d) A statement that the insurance policy shall not be canceled or allowed to expire except on thirty (30) days prior written notice to the County. If the proof of insurance or certificate indicating the County are "additional insureds" to a policy obtained by the EVCS refers to an endorsement (by number or name) but does not provide the full text of that endorsement, then it shall be the obligation of EVCS to obtain the full text of that endorsement and forward that full text to the County. Certificates of coverage as required by this section shall be delivered to the County within fifteen (15) days of execution of this Agreement.
- f. Failure of EVCS to take out or maintain any required insurance shall not relieve EVCS from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the obligations concerning indemnification of the County.
- g. EVCS's insurers shall have no right of recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies, with the exception of Professional Liability Insurance, so affected shall protect both parties and be primary coverage for all losses covered by the above described insurance.
- h. Insurance companies issuing the policy or policies shall have no recourse against the County (including its employees and other agents and agencies) for payment of any premiums or for assessments under any form of policy.
- i. All deductibles in the above described insurance policies shall be assumed by and be at the sole risk of EVCS.
- j. Any deductibles or self-insured retention shall be declared to and approved by the County prior to the approval of this Agreement by the County. At the option of the County, the insurer shall reduce or eliminate deductibles or self-insured retention, or EVCS shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.
- k. Insurance companies issuing EVCS's insurance policy or policies shall have no recourse against the County (including its employees and other agents and agencies) for payment of any premiums or for assessments under any form of insurance policy.

- l. Any judgments for which the County may be liable, in excess of insured amounts required by this Agreement, or any portion thereof, may be withheld from payment due, or to become due, to EVCS until EVCS shall furnish additional security covering such judgment as may be determined by the County.
- m. Any coverage for third party liability claims provided to the County by a "Risk Pool" created pursuant to Ch. 48.62 RCW shall be non-contributory with respect to any policy of insurance EVCS must provide in order to comply with this Agreement.
- n. The County may, upon EVCS's failure to comply with all provisions of this Agreement relating to insurance, withhold payment or compensation that would otherwise be due to EVCS.
- o. EVCS's liability insurance provisions shall be primary and noncontributory with respect to any insurance or self-insurance programs covering the County, its elected and appointed officers, officials, employees, and agents.
- p. Any failure to comply with reporting provisions of the insurance policies shall not affect coverage provided to the County, its officers, officials, employees, or agents.
- q. EVCS's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- r. EVCS shall include all subcontractors as insured under its insurance policies or shall furnish separate certificates and endorsements for each subcontractor. All insurance provisions for subcontractors shall be subject to all the requirements stated herein.
- s. The insurance limits mandated for any insurance coverage required by this Agreement are not intended to be an indication of exposure nor are they limitations on indemnification.
- t. EVCS shall maintain all required insurance policies in force from the time services commence until services are completed. Certificates, insurance policies, and endorsements expiring before completion of services shall be promptly replaced. All the insurance policies required by this Agreement shall provide that thirty (30) days prior to cancellation, suspension, reduction or material change in the policy, notice of same shall be given to the County.
- u. EVCS shall place insurance with insurers licensed to do business in the State of Washington and having A.M. Best Company ratings of no less than A-, with the exception that excess and umbrella coverage used to meet the requirements for limits of liability or gaps in coverage need not be placed with insurers or re-insurers licensed in the State of Washington.
- v. The County reserve the right to request additional insurance on an individual basis for extra hazardous contracts and specific service agreements.

16. Breach and Opportunity to Cure

If either party breaches this Agreement and fails to cure such breach within thirty (30) days after receipt of written notice of that breach, then the non-breaching party may terminate this Agreement effective as of the end of such thirty (30) day period. Additionally, either party may terminate this Agreement immediately if the other party (i) ceases to do business in the ordinary course; or (ii) either voluntarily or involuntarily files a bankruptcy petition which is not vacated within thirty (30) days of filing. No such termination will be deemed a waiver of any claim for damages by the non-terminating party.

If the Site Host breaches or wrongfully terminates the Agreement prior to the Termination Date, Site Host will be required to reimburse EVCS for all costs incurred relating to the installation of the Equipment within thirty (30) days of receipt of an invoice from EVCS. The Site Host will also be required to reimburse EVCS for the total amount of any rebates EVCS would have received relating to the Equipment, and/or this Agreement had the Agreement not been breached or wrongfully terminated.

17. Limitation of Liability

NO WARRANTY, CONDITION OR REPRESENTATION, EXPRESSED, IMPLIED, ORAL OR STATUTORY, IS PROVIDED TO THE SITE HOST OR ANY THIRD PARTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY, CONDITION OR REPRESENTATION: (A) OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, SATISFACTORY QUALITY, OR ARISING FROM A COURSE OF DEALING, USAGE, OR TRADE PRACTICE; (B) THAT THE EQUIPMENT WILL BE FREE FROM INFRINGEMENT OR VIOLATION OF ANY RIGHTS, INCLUDING INTELLECTUAL PROPERTY RIGHTS OF THIRD PARTIES; OR (C) THAT THE OPERATION OF ANY SOFTWARE OR HARDWARE SUPPLIED WILL BE UNINTERRUPTED OR ERROR FREE. THIS DISCLAIMER AND EXCLUSION SHALL APPLY EVEN IF THE EXPRESS WARRANTY HEREIN FAILS OF ITS ESSENTIAL PURPOSE. THE SITE HOST'S SOLE AND EXCLUSIVE REMEDIES HEREUNDER AND THE ONLY LIABILITY OF SITE HOST IS EXPRESSLY LIMITED TO THE TERMS OF THE AGREEMENT. EVCS SHALL NOT BE LIABLE TO THE SITE HOST, OR ANY THIRD PARTY, FOR ANY OTHER SPECIAL, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY OR INDIRECT COSTS OR DAMAGES, INCLUDING WITHOUT LIMITATION, LITIGATION COSTS, LOSS OF DATA, LOSS OF PRODUCTION, AND/OR LOSS OF PROFIT ARISING FROM ANY CAUSE WHATSOEVER, REGARDLESS OF THE FORM OF THE ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH COSTS OR DAMAGES.

FOR PURPOSES OF THIS PROVISION, EVCS INCLUDES EVCS' DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, AFFILIATES, CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, ANY

CLAIMS FOR DAMAGES BY EITHER PARTY ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT SHALL BE LIMITED TO ACTUAL RECOVERIES UNDER SUCH PARTY'S INSURANCE POLICIES.

18. Disputes

The Parties agree to use their best efforts to prevent and resolve disputes before they escalate into claims or legal actions. Any disputed issue not resolved pursuant to the terms of this Agreement shall be submitted in writing within 10 days to the County representative listed in Section 18., whose joint decision in the matter shall be final, but shall be subject to judicial review. If either party deems it necessary to institute legal action or proceeding to enforce any right or obligation under this Agreement, each party in such action shall bear the cost of its own attorney's fees and court costs. Any legal action shall be initiated in the Superior Court of the State of Washington for Jefferson County. The Parties agree that all questions shall be resolved by application of Washington law and that the parties have the right of appeal from such decisions of the respective Superior Courts in accordance with the laws of the State of Washington. EVCS hereby consents to the personal jurisdiction of the Superior Court of the State of Washington for Jefferson County.

19. Public Records Act

Notwithstanding any provisions of this Agreement to the contrary, to the extent any record, including any electronic, audio, paper or other media, is required to be kept or indexed as a public record in accordance with the Washington Public Records Act, Chapter 42.56 RCW (as may be amended), EVCS agrees to maintain all records constituting public records and to produce or assist the County in producing such records, within the time frames and parameters set forth in state law. EVCS further agrees that upon receipt of any written public record request, EVCS shall, within two business days, notify the County by providing a copy of the request per the notice provisions of this Agreement.

20. Notices

All notices and other communications provided hereunder must be in writing and will be deemed given: (i) on the date of hand-delivery; (ii) on the date when sent by facsimile (with confirmation of transmission); (iii) on the date when sent by email, with confirmation of receipt; (iv) the day after sending by a nationally recognized overnight delivery service (with confirmation of transmission); or (v) 3 days after sending by certified mail (return receipt requested).

For purposes of this Agreement, addresses for notification, unless changed from time to time in writing, shall be:

FOR EVCS:

EV Charging Solutions, Inc.
Attn: Thais Grossi,
Chief Operating Officer
11800 Clark Street
Arcadia, California 91006
thaisg@evcs.com
323.400.EVCS (3827)

Salesperson: Lorrie McKay

Rebate Program: WAEVCP 2023

SITE HOST:

SECONDARY/EMERGENCY CONTACT:

Company: Jefferson County

Company: Jefferson County

Attn: Tracy Coleman

Attn: Amanda Christofferson

Title: Central Services Director

Title: Grant Administrator

Add. 2:

Add. 2:

Email: TColeman@co.jefferson.wa.us Email: amchristofferson@co.jefferson.wa.us

Phone: 360-385-9171

Phone: 360-385-9232

21. Successors and Assigns

The covenants, conditions and agreements contained herein shall bind and inure to the benefit of EVCS and Site Host and their respective successors and assigns. EVCS may freely and in its sole discretion assign this Agreement to a third party upon written notice to Site Host. Site Host may not assign this Agreement to any third party without prior written consent of EVCS.

22. Entire Agreement

This Agreement contains all the agreements between the parties hereto and may not be modified in any manner other than by agreement in writing signed by both the parties hereto and their successors in interest.

IN WITNESS WHEREOF, this Agreement is executed by both parties, to become effective on the date last executed.

EVCS

By: *gustavo occhiuzzo*

Printed Name: Gustavo Occhiuzzo

Title: CEO

Date: 5.17.2024

SITE HOST

Jefferson County, Board of Commissioners

By: *Heidi* ^{Acting Chair}
Heidi Eisenhour

for Kate Dean, Chair

Date 5/13/24

SEAL:

ATTEST:



Carolyn Gallaway 5/13/24

Carolyn Gallaway, CMC

Date

Clerk of the Board

Approved as to form only:

Philip C. Hunsucker

05/08/2024 for

Philip C. Hunsucker

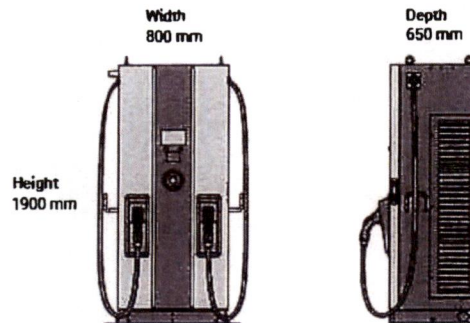
Date

Chief Civil Deputy Prosecuting Attorney

EXHIBIT A - Electric Vehicle Charging Station Equipment Specifications

- 150 kW DC Fast Charger (3) – Noodoe 150P DCFC or equal. Each fast charger will have two ports. DC Fast Chargers must use the CCS1 connector standard or the NACS connector specification. Connector requirements may change to reflect any updates to federal guidelines regarding NACS connectors. Applicants will be notified if a change is proposed. CHAdeMO connectors are eligible but are not included for the award cap calculation.

noodoe EV



SPECIFICATIONS

Cloud service	Noodoe EV OS
Maximum output power	150 kW
Output power	CCS2: 200 A @150~500 Vdc or 157 A @950 Vdc CHAdeMO: 120 A @150~500 Vdc
Vehicle connector	CCS2, CHAdeMO
Charging cable length	4 m
Input power	3-phase, 5-wire, 380~415 Vac, 276 A maximum
Grounding system	TN, TT, IT
Efficiency	> 94%
Power factor	> 0.99
Display	7 inch LCD
Communication protocol	OCPP 1.6 JSON
Vehicle communication interface	ISO 15118
Network connectivity	Ethernet, Wi-Fi, 4G
RFID	RFID ISO/IEC 14443 A/B
Ingress protection(IP)	IP55
Impact protection	IK10
Electrical protection	Over voltage protection, over current protection, over power protection, over temperature protection, under voltage protection, surge protection device, insulation monitoring device, short circuit protection
Operating temperature	-30 °C to +50 °C
Dimensions	800 (W) x 1900 (H) x 650 (D) mm
Weight	450 kg
Certifications	CE, RED

Noodoe EV OS



Noodoe Corp.
15F, No.19-13,
Sanchang Road,
Nangang District,
Taipei City 11501,
Taiwan
+886 2 7722 0677
info@noodoe.com
noodoe.com

EXHIBIT B – Project Site Info

Project Site: Olympic Peninsula Gateway Visitors Center located at 93 Beaver Valley Rd., Port Ludlow, WA. 98365.

Utility/Electric Provider: Jefferson County Public Utility District

Electric Provider Acct. #: Not provided

Total Estimated Parking Spaces: 6 / Estimated Number of ADA Spaces: 0

Other: _____

**EXHIBIT C – Site Host Banking Information (for ACH Payment
Purposes)**

Name on Account: Jefferson County

Name of Bank: 1st Security Bank

Bank Account Number: 105000007733

Bank Routing Number: 325-182-289

