

EV Charging Stations

EMC Headquarters

Case Study



LEADING THE FUTURE OF
LIGHTING + TECHNOLOGY

EV Charging Stations Case Study

When LED Lighting + Technology and service solutions provider EMC moved to its new headquarters in 2018 it remodeled the building as a “living lab.” There employees work in environments with the same vendor-neutral LED lighting, networked lighting controls and UV-C air duct solutions it offers customers. Given the increasing demand and commitment by car manufacturers and the federal government for electric vehicles (EVs), it was EMC’s opportunity to expand its living lab to the parking lot, adding EV charging stations for use by employees and the local community.

Taking the same vendor-neutral approach it used for the building’s interior, EMC installed charging stations from three different manufacturers, including dual port (for charging two vehicles at a time) units from ChargePoint and FLO, and a single port offering from US LED.

The company also installed a dedicated sub panel to run the EV chargers so it could meter daily charges and monitor the power pulled from each unit. This involved running new cable to the panel and calculating the proper voltage drop needed to deliver correct amperage. While EMC initially planned to run 160 amps, it ultimately went with 200 amps to ensure a fast charge and allow for adding more EV charging stations in the future.

With the charging stations now up and running, EMC sees the installation and ongoing management as an opportunity to hone its design, installation and service expertise for current and future customer installations.

EV Charging Incentive Sources

Infrastructure cost offset: Incentives can run up to 100% of the infrastructure cost.



Tax credits: Local, state and federal versions support many aspects of EV expansion.

Grants: The Infrastructure Investment and Jobs Act of 2021 includes \$7.5 billion in funding to support EV charging infrastructure. Given the magnitude of this funding, we expect demand to be strong.



Bring EV Charging to Your Facilities

Don't let the procurement portion of the project hold you back. Various options exist to ensure you're able to bring EV chargers to your buildings. There are multiple procurement options to help get your project started and keep it running smoothly. EMC will work with you to find the solution that works best for you and your stakeholders through three approaches:

Owner Operator Model

Investment: The building tenant or owner uses their own capital to fund the project. Local and Federal incentives are available to help offset the "make ready" costs (e.g., meter, sub panel, wiring, cement pads) as well as incentives to offset the EV charger itself.

Benefit: The owner has full control over their fleet, employee or customer charging experience including how much to sell the charge for and when to make it available on the network.

Third-party Model

Investment: There are multiple programs available where a third party funds the costs of the project and in turn requires a 10-year commitment for those parking spots and EV chargers. This gives the third party ultimate say in the consumer experience and cost model. Any incentives go to them as they are funding the project.

Benefit: Your company and all stakeholders benefit from having an EV charging infrastructure without any up-front cost as all costs are included.

Charging as a Service (CaaS) Model

Investment: This is a hybrid model where a third party provides funding as a service with no debt. A model is drafted to determine monthly payments, which will be offset by revenue from the EV chargers, with the goal of being cash flow positive. Local and federal incentives go directly to the program to also help offset total cost required for the program and lower monthly payments.

Benefit: The owner remains in control of the consumer experience.

Key Benefits of CaaS



No up-front cost



Cash flow positive
accelerated savings



Potentially off-balance
sheet financing



No technology,
performance or
maintenance risks

EMC Headquarters EV Chargers



ChargePoint Dual Port Level 2 Charger



FLO CoRe+ Level 2 Chargers



US LED Single Port Level 2 Charger



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