City of Milwaukee Electric Vehicle Charging P3 Vendor Meeting

8/20/2025



Project Management by the City of Milwaukee Environmental Collaboration Office (ECO) with support from Kapur and Associates and WSP Engineering

Overall Project Goals

City of Milwaukee | ECO ENVIRONMENTAL COLLABORATION OFFICE | MKE EV MILWAUKEE PUBLIC CHARGING



Increase access to reliable EV charging infrastructure, especially for residents of multi-family buildings, renters and low-income community members



Reduce community greenhouse gas pollution, Improve air quality, reduce asthma related ER visits and deaths.



Create good paying jobs and increase access to opportunities for all Milwaukeeans

Federal Grants Overview



- **City of Milwaukee has been awarded nearly $15 million** ($14,965,533) by the U.S. DOT Federal Highway Administration through the Charging & Fueling Infrastructure (CFI) Discretionary Grant Program
- The project will install at least 53 public electric vehicle charging locations, each with 4 ports.
- Total project in size is $18,706,916 including $3,741,383 local cost share (20%).
- **The local cost share will come from a private-sector network provider who would design, build, finance, operate and maintain the network in exchange for system revenues.**
- **Approximately $16.2m for construction including $12.5m in federal funds**

Public-Private Partnership (DBFOM Model)

Design—City developing generic site design specifications and conceptual site designs to begin the planning process. These will be provided to the P3 vendor who will expand on them.

Operate—Vendor will own and operate the EVSE

Build—Vendor responsible for site preparation, electrical work and installation of EVSE

Maintain—CFI grant funding will be used to maintain the EVSE over the course of 5 years, by qualified electricians and maintain the required federal uptime standards

Finance—Vendor to provide 20 percent match. Up to 80% of vendor's costs will be reimbursable through City's grant agreement

Phases and Work to Date

- Of the $15m federal grant, the City of Milwaukee only has access to engineering and planning funds until NEPA reviews are complete on sites.
- City of Milwaukee hired Kapur and Associates to do site engineering work, with WSP Engineering conducting NEPA applications
- We have developed a public engagement website (Engage.Milwaukee.gov/EV) to gather public input on sites
- Kapur has done preliminary engineering on first 13 of 53 sites and submitted plans to our electric utility
- WSP has begun NEPA review on first 13 sites of 53 sites

Working in Batches

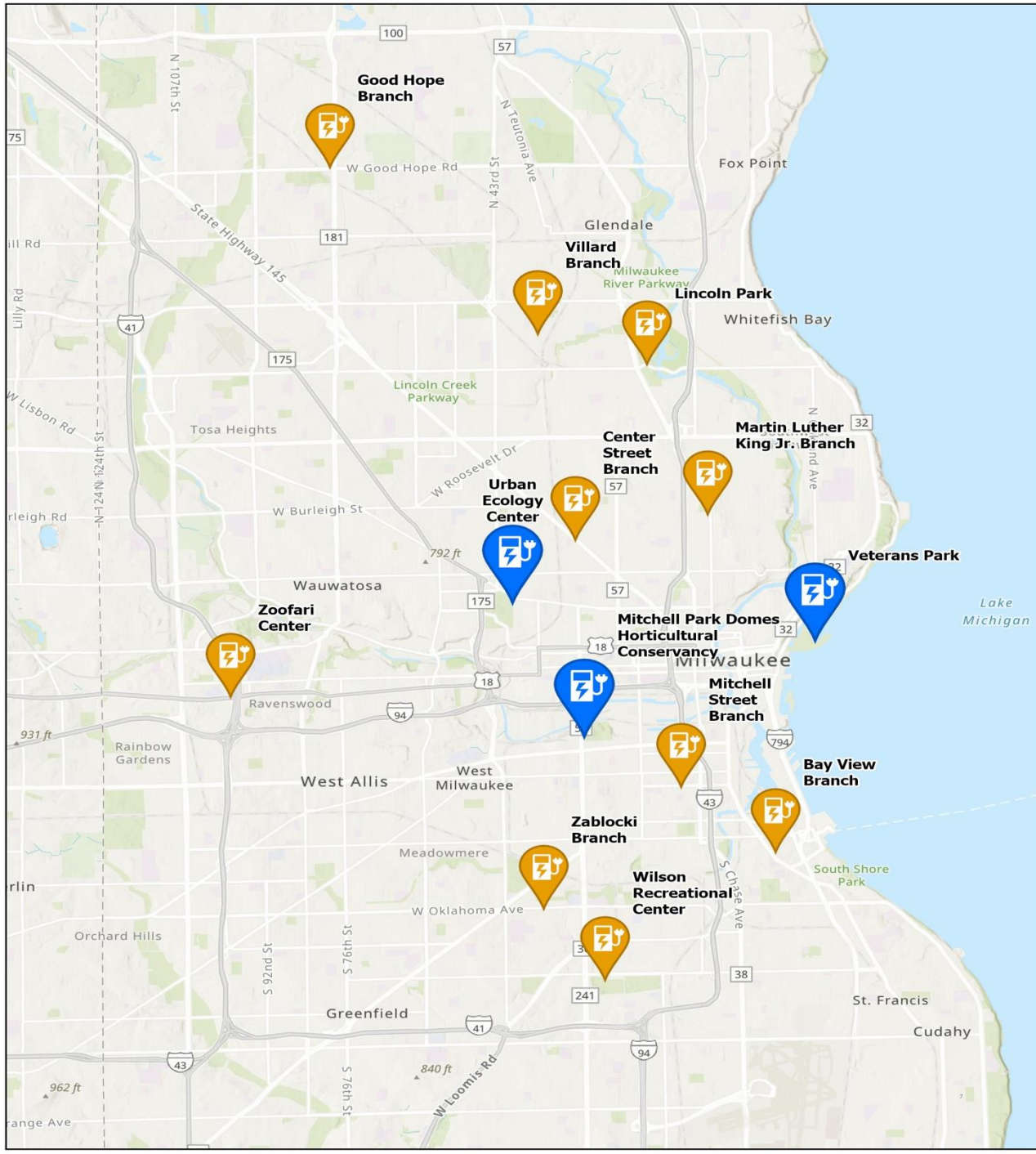
Rather than selecting and designing all sites at once, we plan to request construction funding on first 13 sites.

- *We want certainty that feds will release the construction funding per the terms of the grant agreement*
- *We want to try to get some sites constructed in 2026*
- *We expect better RFP results if the feds have released construction funds*



Phase 1 Site Locations

Site Location	Proposed Charging
Good Hope Branch Library	4 L2 Ports
Villard Branch Library	4 L2 Ports
Center Street Branch Library	4 L2 Ports
MLK Jr. Branch Library	4 L2 Ports
Bay View Branch Library	4 L2 Ports
Zablocki Branch Library	4 L2 Ports
Mitchell St Branch Library	4 L2 Ports
Wilson Recreational Center	4 L2 Ports
Lincoln Park	4 L2 Ports
Mitchell Park Domes	2 L2 and 2 Fast Charger Ports
Washington Park Urban Ecology Center	2 L2 and 2 Fast Charger Ports
Veterans Park	2 L2 and 2 Fast Charger Ports
Zoofari Center	4 L2 Ports



Engineering Example



Key RFP Considerations

- Site selection
- Ownership structure of installations
- Desired contract length
- Fee payment/collection structure
- Revenue opportunities and conformance with City/County goals
- Proposal evaluation criteria

RFP Sections (Scope of Work)

- **Background and Project Information**
- **Timeline**
- **Design Guidelines**
- **Site Locations and Descriptions**
- **Planning Budget**
- **EV Charging Infrastructure Provider Profile**
- **Community Benefits**
- **Proposal Evaluation Framework**

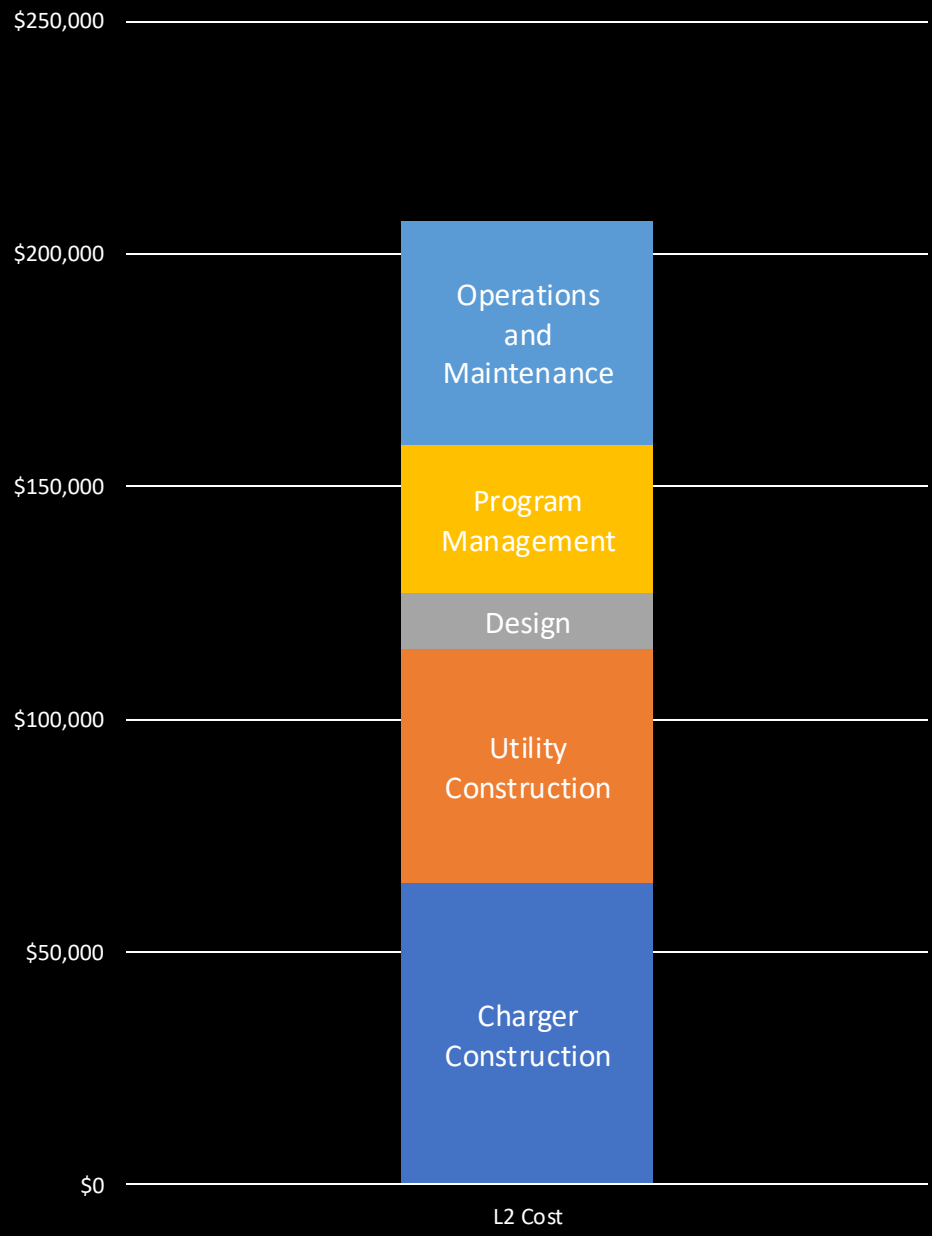
Site Location Considerations for RFP

- City of Milwaukee approves all site locations
- RFP to include information for first 13 sites on (as available):
  - *Physical address, site type, facility type, reasoning behind selection*
  - *Location specifics, such as housing density, surrounding amenities, location of nearby multifamily housing, nearby chargers*
  - *Utility information: nearest primary feeder, interconnection point, headroom on existing transformer, voltage level, and photograph of physical room inside existing transformer*
  - *Vendor access to sites; sample license agreement or lease*
- Some flexibility to be provided, while still requiring that vendors must bid on full portfolio of sites (Phase 1 and 2), i.e vendors may have more input into phase 2 site selection

CONSTRUCTION AND OPERATION COST INFORMATION (L2, PER SITE)

L3 COSTS BEING DEVELOPED

CONSTRUCTION BUDGET FOR FIRST 13 SITES UNDER DEVELOPMENT

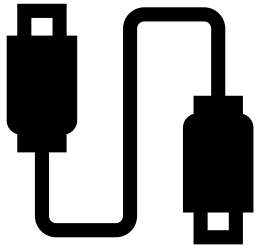


Project Responsibilities

City Responsibilities
Finance infrastructure in accordance with CFI regulations
Identify suitable locations (phase 1)
Serve as property owner/agreement holder
Manage parking areas (if City owned)
Implement site regulations (if City owned)

Vendor Responsibilities
Provide match to federal funds
Comply with NEVI/CFI regulations
Construction, installation and maintenance of EVSE
Customer support
Manage disposal or continuation
Provide usage and revenue data to City
Collect program income and provide agreed upon revenue share

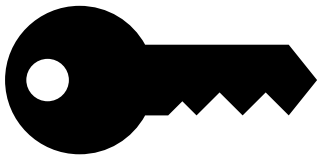
Selected Design Guidelines



- At least 4 DCFC or L2 charging ports, capable of simultaneous charging
- L2 Chargers will have at least 2 J1772 plugs; DCFC chargers must have at least one CCS port; City to require at least one NACS plug at each site



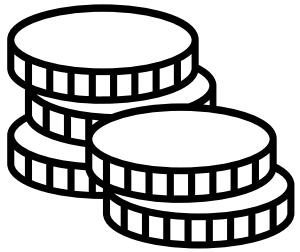
- L2: 6kW per port simultaneously
- L3: 250V to 920 V DC



- Accessible during business hours



- Mechanism for customer service and be ADA compliant



- Vendor may collect program income as set forth in NEVI standards



- Chargers must be maintained for a minimum of 5 years

Contract Length, Maintenance and Disposal

Contract length of 5 years with opportunity for extension

Continued management and ownership subject to negotiation by both parties

City should have option to buy EVSE at end of 5 year period

If the City and Vendor cannot come to an agreement, Vendor to dismantle and dispose of EVSE

Revenue Structure Framework

Find a balanced approach, where the charging site is sustainable and there is some revenue shared back with the City

Vendors may propose revenue sharing ranges that may be used to award points towards selection decision

Approach to consider revenue sharing across the portfolio of sites as a whole

Data Sharing

Dashboard or reporting system accessible by City

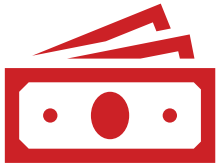
Transparency around overall functioning of system

Annual revenue reports

Community Benefits



Buy America



Davis Bacon Wage Requirements



EVITP Workforce Development

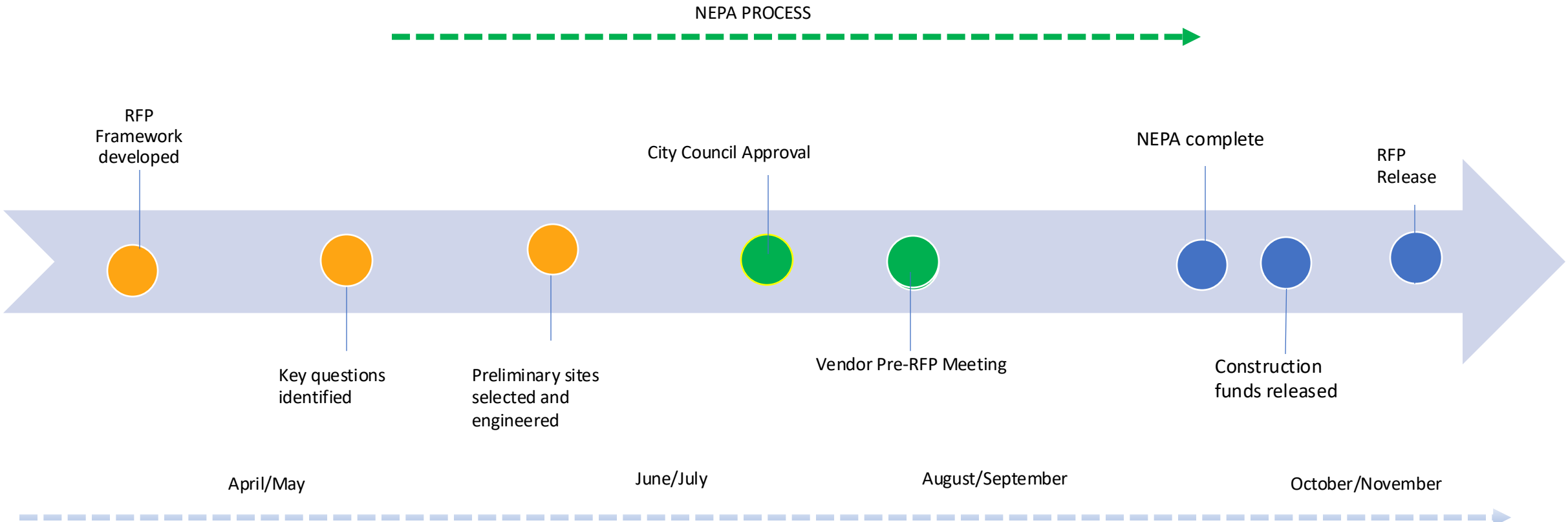


Apprenticeship and local workers & Small Business Enterprise (SBE) subcontracting

Proposal Evaluation Draft Criteria

Criteria	Measures	Sample Scoring
Current and past vendor performance	• Project team and qualifications • Completed projects • Size of projects • Ability to scale to full portfolio • Schedule and workplan	20
Financial stability of proposer	• Viability of proposed business model • Planning level budget details	20
Proposed customer rate structure and pricing	• Revenue sharing plan • Affordability • Transparency • Methods of payment and access	20
SBE/Workforce Development	• Established relationships with subcontractors • Past history of utilizing SBE	10
Other public benefits (City to rank)	• Local workforce/ownership • User Experience • Uptime guarantees • Future proofing	10
Marketing strategy	• Customer responsiveness • Past increases in utilization	10
Proposed options for EVSE after	• System removal options • Transfer of ownership	10

Steps to RFP Release



Who’s Interested?



QUESTIONS, ANSWERS, & FEEDBACK

City of Milwaukee | ECO ENVIRONMENTAL COLLABORATION OFFICE | MKE EV MILWAUKEE PUBLIC CHARGING

