



Town of Davie  
Procurement Division  
Brian O'Connor, Procurement Manager  
8800 SW 36th Street, Davie, FL 33314

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## [CJ DEVELOPMENT GROUP LLC] RESPONSE DOCUMENT REPORT

RFP No. RFP# RS-25-56

RFP# RS-25-56 Electric Vehicle (EV) Charging Stations: Furnish, Install, Operate & Maintain

RESPONSE DEADLINE: October 28, 2025 at 2:00 pm

Report Generated: Monday, November 3, 2025

### CJ DEVELOPMENT GROUP LLC Response

#### CONTACT INFORMATION

**Company:**

CJ DEVELOPMENT GROUP LLC

**Email:**

christian@cjdevelopgroup.com

**Contact:**

Christian Pena

**Address:**

2438 Liberty St  
Hollywood, FL 33020

**Phone:**

(787) 231-8134

**Website:**

<https://www.cjdevelopgroup.com/>

**Submission Date:**

Oct 27, 2025 11:53 AM (Eastern Time)

## ADDENDA CONFIRMATION

Addendum #1

*Confirmed Oct 16, 2025 2:00 PM by Christian Pena*

Addendum #2

*Confirmed Oct 16, 2025 2:21 PM by Christian Pena*

Addendum #3

*Confirmed Oct 16, 2025 2:21 PM by Christian Pena*

Addendum #4

*Confirmed Oct 16, 2025 2:33 PM by Christian Pena*

Addendum #5

*Confirmed Oct 16, 2025 2:33 PM by Christian Pena*

Addendum #6

*Confirmed Oct 16, 2025 2:34 PM by Christian Pena*

Addendum #7

*Confirmed Oct 23, 2025 8:43 PM by Christian Pena*

## QUESTIONNAIRE

### 1. VENDOR INFORMATION

PLEASE INDICATE ANY PRODUCT OR SERVICES THAT YOUR FIRM PROVIDES:\*

CJ Development Group provides **turnkey engineering, design-build, and electrical contracting services** focused on **EV charging infrastructure, renewable energy, and sustainable power systems**. As a **Florida-licensed Professional Engineer (PE) and Certified Electrical Contractor (EC)** based in Broward County, we handle every phase from site assessment and permitting to installation and

commissioning of **DC Fast Chargers, Level 2 stations, solar canopies, and energy storage systems**. Our parent company, **PulsePoint Charging LLC**, will serve as the **Charge Point Operator (CPO)**, managing the network operations, payment systems, uptime performance, and long-term maintenance—ensuring a fully integrated and future-ready solution for the Town of Davie.

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 2. PROPOSAL SUBMISSION REQUIREMENTS

### PROPOSAL SUBMISSION REQUIREMENTS\*

Upload document per section 5.3 "Proposal Submission Requirements."

5.3\_Proposal\_Submission\_Requirements\_.pdf

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 3. FINANCIAL PROPOSAL REQUIREMENTS

### FINANCIAL PROPOSAL REQUIREMENTS\*

Upload document per section 5.4 "Financial Proposal Requirements."

5.4\_Financial\_Proposal.pdf

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 4. LICENSES AND/OR CERTIFICATIONS

### LICENSES AND/OR CERTIFICATIONS (IF APPLICABLE)

Please attached applicable licenses and certifications for this specific solicitation.

EC13015239.pdf

PE94016.pdf

Approval\_Letter\_-\_CJ\_DEVELOPMENT\_GROUP,\_LLC\_25-26\_-\_CBE\_SBE\_-\_new.pdf

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 5. CLIENT REFERENCES

Provide client references from recent transactions/ work similar to the Scope of Work/Specifications herein. Do not include the Town of Davie as a reference.

### CLIENT REFERENCE 1\*

Name of Client Entity:

Address:

City/State/Zip:

Contact:

Title:

Email Address:

Telephone:

Scope of Work:

Description of Services Provided:

Name of Client Entity: **Greystar**

Address: **10800 Torino Dr**

City/State/Zip: **New Port Richey, FL 34655**

Contact: **Bryan Gracking**

Title: **Senior Director of Construction Services**

Email Address: [bgrackin@greystar.com](mailto:bgrackin@greystar.com)

Telephone: **202.276.6354**

Scope of Work: **Full turnkey solutions for 5ea Level 2 EV Chargers**

Description of Services Provided: CJ Development Group performed **full design-build engineering and electrical contracting services** for the installation of **five (5) Level 2 networked EV charging stations** at the Trinity Club Apartments in the Tampa metro area (10800 Torino Dr, Trinity, FL 34655). The scope of work included **site assessment, electrical load analysis, conduit and wiring installation, panel integration, permitting, and commissioning** in compliance with Florida Building Code and utility standards. The project delivered a turnkey EV charging solution that enhanced property sustainability and provided residents with reliable, energy-efficient charging access.

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

CLIENT REFERENCE 2\*

Name of Client Entity:

Address:

City/State/Zip:

Contact:

Title:

Email Address:

Telephone:

Scope of Work:

Description of Services Provided:

**Name of Client Entity:**

900 Biscayne Bay Condominium Association, Inc.

**Address:**

990 Biscayne Boulevard, Suite #404

**City/State/Zip:**

Miami, FL 33132

**Contact:**

Tanzania Flagler

**Title:**

General Manager

**Email Address:**

[GM@900biscaynebay.net](mailto:GM@900biscaynebay.net)

**Telephone:**

(786) 206-6781

**Scope of Work:**

Installation of four (4) Level 2 electric vehicle charging stations within the existing multi-level parking structure.

**Description of Services Provided:**

CJ Development Group provided **engineering, permitting, and electrical installation services** for the design and deployment of **four (4) Level 2 EV charging stations** at 900 Biscayne Bay Condominium. The project included **power distribution upgrades, conduit routing, equipment mounting, and system commissioning**, ensuring seamless integration with the building's electrical infrastructure. All work was completed in coordination with the property management team and in compliance with Miami-Dade County and Florida electrical codes, delivering a turnkey charging solution that enhances the property's sustainability and resident amenities.

***Please Note:** Responses to this question may be publicly displayed after the due date has passed.*

CLIENT REFERENCE 3\*

Name of Client Entity:

Address:

City/State/Zip:

Contact:

Title:

Email Address:

Telephone:

Scope of Work:

Description of Services Provided:

**Name of Client Entity:**

Porta Bella Yacht & Tennis Club Condominium Association, Inc.

**Address:**

799 Jeffery Street, Suite 107

**City/State/Zip:**

Boca Raton, FL 33487

**Contact / Title:**

Association President (Sam Abazch); Treasurer (Phil Ambrosio)

**Email / Telephone:**

[sabzach@icloud.com](mailto:sabzach@icloud.com) / [philtreas@consultingkaizen.com](mailto:philtreas@consultingkaizen.com) 631.793.7216

**Scope of Work:**

Design, install, commission, and operate **eight (8) Level 2 EV charging stations (48A, ~11.5 kW each)** across Buildings 1–3 (799, 800, and 859 Jeffery St.) with a mix of pedestal and wall mounts; provide cloud management, billing, and access control.

**Description of Services Provided:**

**PulsePoint Charging LLC (CPO)** entered a 10-year services agreement to **own and operate** the EV charging system; **CJ Development Group (Prime/EPC)** performed engineering, permitting, and construction, including utility coordination and commissioning. PulsePoint provides network operations, maintenance to a **97% uptime target**, user access (app/RFID/QR), and quarterly reporting with a **10% revenue share** to the Association; equipment remains Operator-owned for the term.

*Please Note: Responses to this question may be publicly displayed after the due date has passed.*

## 6. OWNERSHIP DISCLOSURE

IF THE CONTRACT OR BUSINESS TRANSACTION IS WITH A COMPANY, THE FULL LEGAL NAME AND BUSINESS ADDRESS SHALL BE PROVIDED FOR EACH OFFICER AND DIRECTOR AND EACH STOCKHOLDER WHO DIRECTLY OR INDIRECTLY HOLDS FIVE PERCENT (5%) OR MORE OF THE COMPANY'S STOCK. IF THE CONTRACT OR BUSINESS TRANSACTION IS WITH A TRUST, THE FULL NAME AND ADDRESS SHALL BE PROVIDED FOR EACH TRUSTEE AND EACH BENEFICIARY. ALL SUCH NAMES AND ADDRESS ARE AS FOLLOWS (POST OFFICE ADDRESSES ARE NOT ACCEPTABLE):\*

Full Legal Name:

Address:

Ownership %:

Full Legal Name:

Address:

Ownership %:

Full Legal Name:

Address:

Ownership %:

Full Legal Name:

Address:

Ownership %:

*Enter N/A if not applicable*

Full Legal Name: Christian J. Pena

Address: 2436 Liberty St Hollywood, FL 33020

Ownership %: 100

Companies: CJ DEVELOPMENT GROUP LLC | PULSEPOINT CHARGING LLC

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

THE FULL LEGAL NAMES AND BUSINESS ADDRESSES OF ANY OTHER INDIVIDUAL (OTHER THAN SUBCONTRACTORS, MATERIALMEN, SUPPLIERS, LABORERS, AND LENDERS) WHO HAVE, OR WILL HAVE, ANY LEGAL, EQUITABLE, OR BENEFICIAL INTEREST IN THE CONTRACT OR BUSINESS TRANSACTION WITH THE TOWN ARE AS FOLLOWS (POST OFFICE ADDRESSES ARE NOT ACCEPTABLE):\*

Full Legal Name:

Address:

*Enter N/A if not applicable*

N/A

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

#### 7. ELIGIBILITY FOR LOCAL VENDOR PREFERENCE (Davie Code of Ordinances Sec. 2-326)

MY BUSINESS IS LOCATED WITHIN THE TOWN OF DAVIE\*

Select as applicable

No

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

MY BUSINESS IS LOCATED WITHIN BROWARD COUNTY\*

Yes

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

HAS THE BUSINESS NAME CHANGED SINCE IT WAS OPENED IN BROWARD COUNTY? IF YES, PROVIDE THE PREVIOUS BUSINESS NAME:\*

no.

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

DATE YOUR BUSINESS WAS ESTABLISHED IN BROWARD COUNTY:\*

06/24/2021

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

NUMBER OF FULL TIME EMPLOYEES YOUR BUSINESS EMPLOYS:\*

6 to 10

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

BUSINESS TAX RECEIPT [OCCUPATIONAL LICENSE(S)]\*

Please upload current Broward County business tax receipt **OR** the city within Broward County business tax receipt.

TaxSys-FF\_o93PA4e1G1.pdf

PrintReceipt.pdf

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 8. PROPOSER/BIDDER QUESTIONNAIRE

PRIMARY CONTACT PERSON FOR THIS SOLICITATION\*

Primary Contact Person Name:

Primary Contact Person Email Address:

Primary Contact Person Phone Number:

Christian J. Pena

[Christian@cjdevelopgroup.com](mailto:Christian@cjdevelopgroup.com)

787-231-8134

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

EMERGENCY CONTACT INFORMATION:\*

Emergency Contact Person Name:

Emergency Contact Person Email Address:

Emergency Contact Person Phone Number:

Christian J. Pena

[Christian@cjdevelopgroup.com](mailto:Christian@cjdevelopgroup.com)

787-231-8134

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

HOW MANY YEARS HAS YOUR FIRM BEEN IN BUSINESS UNDER ITS PRESENT BUSINESS NAME?\*

4

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

HAS YOUR FIRM OPERATED UNDER ANOTHER BUSINESS NAME?\*

No

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

HAVE YOU BEEN AWARDED ANY GOVERNMENT CONTRACTS RECENTLY OR IN THE PAST?\*

No

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

HAVE ANY SIMILAR AGREEMENTS HELD BY THE PROPOSER FOR A SIMILAR PROJECT TO THE PROPOSED PROJECT EVER BEEN CANCELED? \*

No

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

HAS THE PROPOSER OR ANY PRINCIPALS OF THE FIRM FAILED TO QUALIFY AS A RESPONSIBLE PROPOSER, REFUSED TO ENTER INTO A CONTRACT AFTER AN AWARD HAS BEEN MADE, FAILED TO COMPLETE A CONTRACT DURING THE PAST FIVE (5) YEARS, OR BEEN DECLARED TO BE IN DEFAULT IN ANY CONTRACT IN THE LAST FIVE (5) YEARS?\*

No

***Please Note:** Responses to this question may be publicly displayed after the due date has passed.*

HAS THE PROPOSER OR ANY PRINCIPALS OF THE FIRM EVER BEEN DECLARED BANKRUPT OR REORGANIZED UNDER CHAPTER 11 OR PUT INTO RECEIVERSHIP? \*

No

***Please Note:** Responses to this question may be publicly displayed after the due date has passed.*

HAS THE PROPOSER BEEN INVOLVED IN ANY LITIGATIONS/JUDGEMENTS/SETTLEMENTS/DEBARMENTS/SUSPENSIONS?\*

No

***Please Note:** Responses to this question may be publicly displayed after the due date has passed.*

HAS THE PROPOSER BEEN INVOLVED IN ANY DISCIPLINARY ACTION TAKEN OR PENDING AGAINST THE FIRM DURING THE PAST THREE (3) YEARS WITH STATE REGULATORY BODIES OR PROFESSIONAL ORGANIZATIONS? \*

No

***Please Note:** Responses to this question may be publicly displayed after the due date has passed.*

## 9. VENDOR REQUIREMENTS

QUOTES\*

**When Providing A Quote Related To A Contract, Please Do The Following:**

- A. You must reference the contract number that is being utilized to develop the quote.
- B. You must remove any extraneous terms and conditions that are not related to the referenced contract on your quote.
- C. Remove any request for an authorized signature on the quote. A purchase order can be provided.

- D. If you are quoting prices based on a cost-plus contract, please show your Cost + % of Markup = Total Cost. This will help us verify that your pricing complies with the contract. We ask that you provide evidence of your cost (supplier invoice/receipt) using this model.
- E. If you are quoting prices based on a discount off list, please show List Price +% Discount = Total Cost. This will help us verify that your pricing complies with the contract and will provide evidence of the list price as well.
- F. If your quoted prices are based on a unit price contract, please ensure the pricing matches the contract.
- G. If permits are applicable, please be sure to include those costs on your quote.
- H. Please verify if freight is allowed, or not, before submitting your quote.
- I. Is installation applicable to the contract, or not? If not, please be sure to notate.
- J. When awarded a contract by the Town or the Town chooses to piggyback a contract, please inform all sales and accounting teams that the Town will be utilizing said contract.
- K. Please ensure all pricing is loaded into your information system.

**By checking “Please Confirm” this will serve as an electronic Signature.**

Confirmed

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

INVOICES\*

**All Invoices To The Town MUST Include The Following Information Or It WILL Be Rejected:**

- A. Must include a PO# when a purchase order has been provided.
- B. Must include a non-repetitive invoice number.
- C. Must show contract pricing, if applicable to a contract.
- D. No freight charges shall be included unless the contract provides for freight terms.

- E. All invoices shall be sent to the ordering department or division. This will help to expedite your payment process. Some departments have set up e-mail addresses to which invoices should be submitted. It is advisable to request such email address when speaking to the department you are doing business with.
- F. The Town's policy is to pay within 30 days; however, Florida Law is net 45 days from the receipt of a proper invoice.
- G. The Town is a Tax-Exempt entity therefore all sales tax shall be excluded.
- H. The Town will pay either by Purchasing Card (credit card) or Purchase Order/Invoice. The Town will not pay any convenience fees for Purchasing Card transactions. If it is your policy to charge transaction fees, you must request a PO before an order is placed.

**By checking "Please Confirm" this will serve as an electronic Signature.**

Confirmed

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

PACKAGES AND DELIVERIES\*

All packages must include the "ship to" address and contact information of the person who placed the order on the outside of the package. Without this information, the Town may be unable to verify delivery.

**By checking "Please Confirm" this will serve as an electronic Signature.**

Confirmed

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

PROCUREMENT CARD\*

Bidder agrees to accept the VISA Procurement card for payment.

Yes

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

IF YES, DO YOU CHARGE A CREDIT CARD CONVENIENCE OR OTHER TYPE OF TRANSACTION FEE? IF YES, INDICATE FEE PERCENTAGE.\*

Example: 3%

3% processing fee

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 10. AFFIDAVIT OF COMPLIANCE WITH FOREIGN ENTITY LAWS

AFFIDAVIT OF COMPLIANCE WITH FOREIGN ENTITY LAWS\*

Please download the document, complete and have notarized. An online notarization option will be provided for you when responding.

- [AFFIDAVIT OF COMPLIANCE WIT...](#)

AFFIDAVIT\_OF\_COMPLIANCE\_WITH\_FOREIGN\_ENTITY\_LAWS.pdf

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 11. AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS\*

Please download the document, complete and have notarized. An online notarization option will be provided for you when responding.

- [AFFIDAVIT OF COMPLIANCE WIT...](#)

AFFIDAVIT\_OF\_COMPLIANCE\_WITH\_ANTI-HUMAN\_TRAFFICKING\_LAWS.pdf

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 12. CERTIFICATION PURSUANT TO FLORIDA STATUTE § 287.135

CERTIFICATION PURSUANT TO FLORIDA STATUTE § 287.135\*

By checking the box below, the Contractor certifies that the company is not participating in a boycott of Israel. Contractor must also certify that Contractor is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria. Contractor must submit the certification that is attached to this agreement. Submitting a false certification shall be deemed a material breach of contract. The Town shall provide notice, in writing, to the Contractor of the Town's determination concerning the false certification. The Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the Town's determination of false certification was made in error then the Town shall have the right to terminate the contract and seek civil remedies pursuant to Florida Statute § 287.135.

**By checking "Please Confirm" this will serve as an electronic Signature.**

Confirmed

***Please Note:** Responses to this question may be publicly displayed after the due date has passed.*

### **13. TOWN OF DAVIE CERTIFICATION REGARDING DEBARMENT**

#### **CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS\***

The prospective Vendor certifies that it and its principals (subcontractors and suppliers):

- A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or involuntarily excluded by any Federal, State, County, City or Town or other government agency;
- B. Have not within a three (3) year period preceding this bid proposal been convicted of or had a civil judgment entered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, City or Town or other local agency) transaction or contract; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- C. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) within commission of any of the offenses enumerated in paragraph (A)(2) of this certification; and

- D. Have not within a three (3) year period preceding this bid proposal had one or more public contracts (Federal, State, City or Town or other agency) terminated for cause or default.

By checking “Yes” this will serve as an electronic Signature.

*Where the prospective vendor is unable to certify to any of the statements in this certification, an authorized signatory to this proposal shall complete, sign and attach a detailed explanation.*

Yes

*Please Note: Responses to this question may be publicly displayed after the due date has passed.*

#### 14. E-VERIFY

##### E-VERIFY SYSTEM\*

- A. Vendor/Consultant/Contractor and any sub-contractors shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of the resulting Contract/Purchase Order, if awarded. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If the contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor shall be liable for any additional costs incurred by the Town as a result of the termination of this contract.
- A. Vendor/Consultant acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Vendor/Consultant to perform employment duties within Florida during the term of the contract; and (b) all persons (including SUBCONTRACTORS/SUBVENDORS) assigned by Vendor/Consultant to perform work pursuant to the contract with the Department. The Vendor/Consultant acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Town of Davie.

**By checking “Please Confirm,” the Contractor is in compliance with Section 448.095, Fla.Stat. and hereby declares under penalty of perjury that the foregoing is true and correct. By checking “Please Confirm” this will serve as an electronic Signature.**

Confirmed

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 15. CONFLICT OF INTEREST

What Defines A Conflict Of Interest According To The Town:

- A. An officer, director, employee, agent, or other consultant of the Town or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with a grant of the Agreement with the Town or its Departments.
- B. There are undisclosed persons or entities interested with the Contractor in the Agreement. The Agreement is entered into by the Contractor with a connection with another entity or person making a proposal for the same purpose, and possibly with collusion, fraud or conflict of interest. Elected or appointed officer(s) or official(s), director(s), employee(s), agent(s) or other consultant(s) of the Town, or of the State of Florida (including elected and appointed members of the legislative and executive branches of government), or member of the immediate family or household of any of the aforesaid:
  - 1. Is interested on behalf of or through the Contractor directly or indirectly in any manner whatsoever in the execution or the performance of the Agreement, or in the services, supplies or work, to which the Agreement relates or in any portion of the revenues; or
  - 2. Is an employee, agent, advisor, or consultant to the Contractor or to the best of the Contractor's knowledge, any subcontractor or supplier to the Contractor.

VENDOR SHALL DISCLOSE BELOW, TO THE BEST OF HIS OR HER KNOWLEDGE, ANY TOWN OF DAVIE OFFICER OR EMPLOYEE, OR ANY RELATIVE OF ANY SUCH OFFICER OR EMPLOYEE AS DEFINED ABOVE AND IN SECTION 112.3135, FLORIDA STATUTES, WHO IS AN OFFICER, PARTNER, DIRECTOR OR PROPRIETOR OF, OR HAS A MATERIAL INTEREST IN THE VENDOR'S BUSINESS OR ITS PARENT COMPANY, ANY SUBSIDIARY, OR AFFILIATED COMPANY, WHETHER SUCH TOWN OFFICIAL OR EMPLOYEE IS IN A POSITION TO INFLUENCE THIS PROCUREMENT OR NOT.

**Please indicate below if there is a Conflict of Interest. Please select "Yes," or "No."**

PLEASE INDICATE IF THERE IS A CONFLICT OF INTEREST\*

No

*Please Note: Responses to this question may be publicly displayed after the due date has passed.*

## 16. PROOF OF INSURANCE

PLEASE UPLOAD PROOF OF INSURANCE\*

Please attach proof of insurance (insurance certificate)

Town\_of\_Davie\_CJ\_Development\_Group,\_LLC\_1345732810.pdf

Auto\_Liability.pdf

Certificate.pdf

PL\_ACORD\_TownofDavie\_10\_23\_2025\_P103624898-3112599468756.PDF

*Please Note: Responses to this question may be publicly displayed after the due date has passed.*

## 17. BUSINESS REGISTRATION

STATE OF FL SUNBIZ OR STATE REGISTRATION (IF NOT REQUIRED TO HAVE STATE OF FL SUNBIZ)\*

Please upload current State of FL Sunbiz **OR** State Registration (if not required to have State of FL Sunbiz). Please reference the attached document as an example.

- [Sunbiz Search Example.pdf](#)

Detail\_by\_Entity\_Name\_2025.pdf

*Please Note: Responses to this question may be publicly displayed after the due date has passed.*

## 18. W9

IS YOUR FEDERAL TAX CLASSIFICATION INDIVIDUAL/SOLE PROPRIETOR?\*

No

IF NO, PLEASE UPLOAD W9\*

Please upload W9.

CJDG\_W9\_2025\_R1.pdf

## 19. EXCEPTIONS

EXCEPTIONS

If bidder takes exception to any part of this solicitation, please upload a document with listed exceptions.

Exceptions.pdf

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 20. BID ACKNOWLEDGEMENT

BID ACKNOWLEDGEMENT\*

This bid submission shall be considered an offer on the part of the bidder. By submitting this bid, you are affirming that you have read and understood the terms, conditions, and information included within this solicitation. That all the information provided is true and accurate. That the business associated with this solicitation has not been debarred, convicted of a public entity crime, and does not have a conflict of interest in any manner as described herein. That you have the proper authority to submit this bid and the ability to bind this business entity to the terms and conditions herein. I certify that I have read, understood and agree to the terms in this solicitation, and that I am authorized to submit this response on behalf of my company.

By checking “Please Confirm” this will serve as an electronic Signature.

Confirmed

**Please Note:** Responses to this question may be publicly displayed after the due date has passed.

## 21. SOURCE OF INFORMATION SURVEY

HOW DID YOU FIND OUT ABOUT THIS SOLICITATION? CHECK ALL THAT APPLY:\*

*Please note: This information is used for internal Procurement purposes only.*

Referral/word-of-mouth

# Electrical Vehicle Charging Station RFP

RFP RS-25-26



**Submitted by**

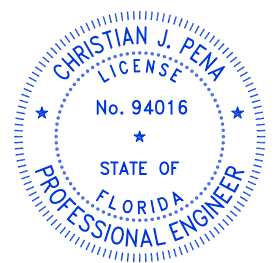
***CJ Development Group, LLC (Prime Contractor)  
PulsePoint Charging, LLC (Charge Point Operator)***



**Prepared for:**



**Date:**  
**October 28, 2025**



Oct 28, 2025

**CJ DEVELOPMENT GROUP LLC.**  
HOLLYWOOD, FL 33020

## **COVER LETTER**

### **CJ Development Group, LLC**

Florida Licensed Professional Engineer (PE) & Electrical Contractor (EC)  
Broward County, Florida

**and**

### **PulsePoint Charging, LLC**

Charge Point Operator (CPO) – Sustainable EV Infrastructure

**CJ Development Group, LLC (CJDG)**, in partnership with **PulsePoint Charging, LLC (PulsePoint)**, is honored to submit this proposal to the Town of Davie. Together, we bring a **complete, end-to-end solution** for the design, installation, operation, and maintenance of a forward-thinking EV charging network that embodies sustainability, innovation, and reliability.

**CJ Development Group** is a **Florida-licensed Professional Engineering (PE) and Electrical Contracting (EC)** firm headquartered in Broward County. As a local business with deep experience in EV charging, renewable energy integration, and electrical infrastructure, CJDG delivers **turnkey EPC services**—covering design, permitting, utility coordination, installation, and commissioning. Our team has successfully completed multiple EV and energy projects across Florida, including residential, commercial, and municipal deployments.

**PulsePoint Charging LLC**, our parent and operational partner, will serve as the **Charge Point Operator (CPO)**. PulsePoint manages networked EV infrastructure across the Southeast U.S., specializing in **real-time monitoring, billing, maintenance, and uptime performance exceeding 97%**. Through open-protocol, OCPP-compliant systems and renewable integration such as **solar canopy and battery storage solutions**, PulsePoint ensures seamless, scalable, and future-ready charging operations.

Our combined expertise mirrors the collaborative, data-driven approach exemplified by North America's leading EV solution providers. Like SWTCH Energy in Canada, CJDG and PulsePoint aim to deliver **smart charging ecosystems** that maximize grid efficiency, reduce emissions, and create long-term community value. Together, we serve municipalities, fleet operators, and private developers with sustainable mobility infrastructure that's built to last.

As a **Broward County-based engineering firm** and **regional CPO**, we are uniquely positioned to provide the Town of Davie with a **cost-effective, locally supported, and environmentally responsible** EV charging network. Our shared goal is to advance Davie's sustainability strategy while ensuring reliable access for residents, visitors, and future electric fleets.

We appreciate this opportunity to contribute our expertise to the Town's clean-energy initiatives and look forward to a lasting partnership.

Sincerely,

**Christian J. Pena, PE**

**Principal Engineer**

**CJ Development Group, LLC**

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## EXECUTIVE SUMMARY

CJ Development Group, a firm dedicated to engineering a sustainable future, and is pleased to lead this submission as the prime contractor for the Town of Davie's EV charging stations project. Our mission is to empower positive change through innovative engineering, and for this project, we have partnered with industry-leading subcontractor SWTCH Energy. In this professional collaboration, our combined qualified team will offer a comprehensive, turnkey solution that harmonizes economic viability with ecological responsibility.

As the prime contractor with a strong local presence and familiarity in Davie, CJDG will provide the signature "White-Glove Treatment," offering personalized, meticulous project management and ensuring all project goals are met with the highest standards of quality. Our turnkey solution is inclusive of the following:

- **Furnish & Install:** CJ Development Group (CJDG) will lead all site assessments, design, engineering, permitting, and installation activities. Our Florida-licensed PE and EC team will deliver a turnkey, code-compliant installation of EV infrastructure using Open Charge Point Protocol (OCPP)-certified hardware, including DC Fast Chargers (DCFC) and Level 2 systems. CJDG's approach ensures full coordination with the Town of Davie and Florida Power & Light (FPL) to achieve safe, efficient, and future-ready deployment.
- **Operate & Maintain:** PulsePoint Charging LLC, our parent company and designated Charge Point Operator (CPO), will oversee all operations, maintenance, and performance management of the charging network. The company's dedicated support team will conduct preventive and corrective maintenance, manage field service dispatch, and maintain all networked components, software updates, and user access controls. All operations will include transparent data reporting, utilization analytics, and revenue reconciliation for the Town of Davie.
- **Software:** The network will be powered by a flexible, open-platform approach. CJDG and PulsePoint will deploy SWTCH's advanced network management platform (SWTCH Portal™) as the primary solution, offering 24/7/365 support, remote diagnostics, dynamic pricing, and flexible payment processing. However, depending on site configuration, grant eligibility, or interoperability needs, PulsePoint will also integrate alternative network solutions such as ChargePoint or Tesla infrastructure where strategically advantageous. This ensures long-term compatibility, future-proof performance, and seamless user experience across the Town's charging ecosystem.

We are confident that our combined team meets and exceeds all RFP qualifications. CJDG brings cutting-edge engineering solutions, a commitment to "Quality Over Quantity," and a core value of Ownership, making us the ideal single point of accountability for the Town. We are partnered with SWTCH, a leading North American provider managing a network of over 17,500 chargers. This partnership combines CJDG's meticulous project execution with SWTCH's proven, at-scale hardware and software technology.

Our enclosed proposed solution is built on the revenue-sharing model requested by the Town. The CJDG team acknowledges this condition and will bear the capital and operational costs in exchange for a long-term site

license. This partnership provides the Town of Davie with several key benefits such as a consistent, transparent revenue stream with minimal financial risk while expanding public access to reliable EV charging.

## COMPANY BACKGROUND & EXPERIENCE

**SWTCH INFO:** SWTCH Energy Inc. is one of North America's fastest growing providers of Open Charge Point Protocol (OCPP) certified EV charging solutions, managing an expanding network of 17,500+ EV chargers across a diverse portfolio of property types. Our company was founded in 2016 by entrepreneurs, investors, and energy professionals with a vision of enabling communities to realize the social, economic, and environmental benefits of widespread EV adoption. We help utilities, municipalities, businesses, building owners and operators deploy EV charging solutions that optimize energy usage and revenue at scale using existing grid infrastructure. SWTCH is making it possible to commission EV charging solutions at any property regardless of local grid constraints. By leveraging the latest technology available, SWTCH is making EV charging possible for all.

Our turnkey solutions are successful in large part due to strong partnerships with regional channel partners like **CJ Development Group** who provide efficient EVSE installation services that exceed industry standards. SWTCH has a broad network of partners across North America which include equipment manufacturers, electrical contractors, site servicing partners, consultants, and property technology partners. With a trusted network of local, regional, and national electrical contractors & consulting engineers, SWTCH has the ability to move rapidly on quoting and installation opportunities with portfolio roll-outs done to consistent installation standards. This allows SWTCH to provide timely site servicing for all clients operating on the SWTCH network to ensure charger uptime is maximized.

With a growing footprint in strategic cities across North America - SWTCH provides profitable and unique business models for operators to stay competitive. SWTCH is composed of nearly 100 full-time employees who are positioned in strategic locations across the US and Canada to provide clients with more localized support, alongside regional assistance with awareness of relevant funding opportunities to benefit our customers. We have multiple offices across the United States including Annapolis MD, Austin TX, Boston MA, Charlotte NC, Brooklyn NY, Chicago IL, Cincinnati OH, San Francisco CA, Los Angeles CA, Portland OR, Phoenix AZ, and Seattle WA.

## Organizational Chart



### Florida Licensing: CJ DEVELOPMENT GROUP LLC

PROFESSIONAL ENGINEER – PE94016

ELECTRICAL CONTRACTOR – EC13015239

## TECHNICAL SOLUTION, SITE STRATEGY & EQUIPMENT SPECS

### Technical Solution:

SWTCH's EV charging solutions are purpose-built to maximize futureproofing, equipping the Town of Davie with the flexibility to seamlessly integrate emerging technologies and adapt to evolving industry standards. Rather than manufacturing charging hardware, SWTCH specializes in providing robust software network solutions that are compatible with a wide range of leading charging equipment brands. This approach ensures that as new hardware models and technologies are introduced, the City can incorporate them into the existing network without the need for costly infrastructure overhauls. SWTCH's platform is already integrated with over 80% of global EV charging hardware manufacturers—including ABB, Autel, BTC Power, EVBox, Lite-ON, Delta Electronics, Zerova, Siemens, Wallbox, and Tritium—through the latest OCPP (1.6J and 2.0.1) protocols, ensuring broad interoperability and scalability.

All charging stations on the SWTCH network are equipped to receive over-the-air software updates, guaranteeing access to the latest features, security enhancements, and compatibility improvements. This capability extends the useful life of charging infrastructure and supports ongoing compliance with regulatory requirements.

Additionally, SWTCH's advanced analytics platform delivers actionable insights into charging usage patterns and customer behavior, empowering the Town of Davie to make informed, data-driven decisions regarding future network upgrades and expansions.

**Level 2:** Based on the project scope provided we recommend installing the Zerova AX48 charging station hardware as a Level 2 option. This popular station model is ENERGY STAR certified, has a track record of proven reliability, and is equipped with one SAE J1772 charging port, that can be wall or pedestal mounted in single or dual port configurations with the option of adding a cable management system for either mounting scenario. This will provide simplicity for various configurations of installation, whether it be in a garage or on a public sidewalk. The AX48 has a standard cable length of 5 meters, or 16.4 feet, with an upgrade option for 7.5 meters, or 24.6 feet, with cable management. The AX48 has a standard LED Pilot Lamp with a 5-inch LCD display.

The Zerova AX48 has three hardware configurations that can be altered using an internal DIP switch. The standard configuration is the 48A output current, but it can be configured to 40A output current and 32A output current using the DIP switch. Externally, it will reflect the internal rating.

By partnering with SWTCH, the Town of Davie has the added benefit of selecting from other OCPP compliant EV charging equipment options if so desired. The SWTCH EV charging hardware product brochure illustrates a range of alternative hardware options to choose from and will be provided upon request. With charging configuration flexibility and creative site design planning, SWTCH can provide effective charging access for the Town of Davie's varied



public site needs. For sites with severe power constraints, pairing the Zerova AX48 stations with SWITCH Control™ power management technology will allow drivers to charge at fast enough speeds without sacrificing their charging experience.

All Zerova units come with a standard manufacturer's warranty of 2 years. Extended warranty pricing is available upon request. The EV charging stations will meet ADA Accessibility Standards. See Appendix A for the spec sheet.

**DCFC:** We recommend installing the ABB C50 charging station for DCFC charging. The ABB C50 DC Fast Charger is a high-efficiency solution optimized for locations requiring approximately a one-hour dwell time. Providing a reliable 50kW Output Power, the unit is designed for a Fully Managed & Operated experience with an operational target success rate of over 99%. The charger features a robust, floor-mounted, high-durability aluminum body with an IP54, NEMA 3R rating for both indoor and outdoor use. For user convenience, it incorporates a large 21.5in HD full color anti-glare LCD touchscreen, supports multiple authentication methods including RFID, Autocharge, Plug & Charge, and credit/debit card, and includes an Integrated linear force balancer CMS. Crucially, the C50 meets ADA requirements for height, reach, and user interface, and is certified by UL 2202, is CTEP/NTEP certified for metering, and holds the ENERGY STAR designation. Communication is future-proof, supporting OCPP 1.6J and 2.0.1 and ISO 15118-2/-3 protocols. See Appendix A for the spec sheet.

**Alt DCFC:** We recommend installing the ABB A400 charging station for DCFC charging. The ABB A400 DC Fast Charger is the flagship of the A-Series, delivering a powerful, flexible DC fast-charging solution with an operational target success rate exceeding 99%. A key benefit is the hardware's extreme adaptability: the output power is configurable as 400kW, 300kW, or 200kW and is field-upgradable from 200kW. This is paired with 50kW power granularity for Dynamic Power Sharing across its dual outlet configuration. The unit is built to withstand demanding conditions, rated IP54 and NEMA 3R, with C5-H corrosion resistance, and is designed for indoor and outdoor floor-mounted installation. The user experience is enhanced by a large 32in HD full-color anti-glare LCD, 2x integrated self-retracting swing arm Cable Management Systems, and multiple authentication options, including Plug & Charge, Autocharge, and credit/debit card. The A400 meets ADA requirements for height, reach, and user interface, is compliant with OCPP 1.6J and 2.0.1, and is certified to North American safety standards including UL 2202 and CTEP/NTEP. See Appendix A for the spec sheet.

#### **Alternative DCFC Platforms – Tesla & ChargePoint:**

In addition, CJ Development Group and PulsePoint Charging also support **Tesla and ChargePoint DC fast-charging platforms** to meet site-specific or interoperability requirements.

- **Tesla Supercharger (Urban or V4 Platform):** For strategic, high-visibility municipal or corridor sites, **Tesla Superchargers** offer **250–400 kW DC output**, with native NACS connectors and optional CCS adapters for universal access. Tesla systems provide **high reliability (>99.5% uptime)** and seamless user experience through automatic vehicle recognition and payment integration.
- **ChargePoint Express Plus (EXPP Series):** For networked public and fleet charging, **ChargePoint EXPP** configurations deliver **up to 500 kW scalable power** with modular Power Blocks and







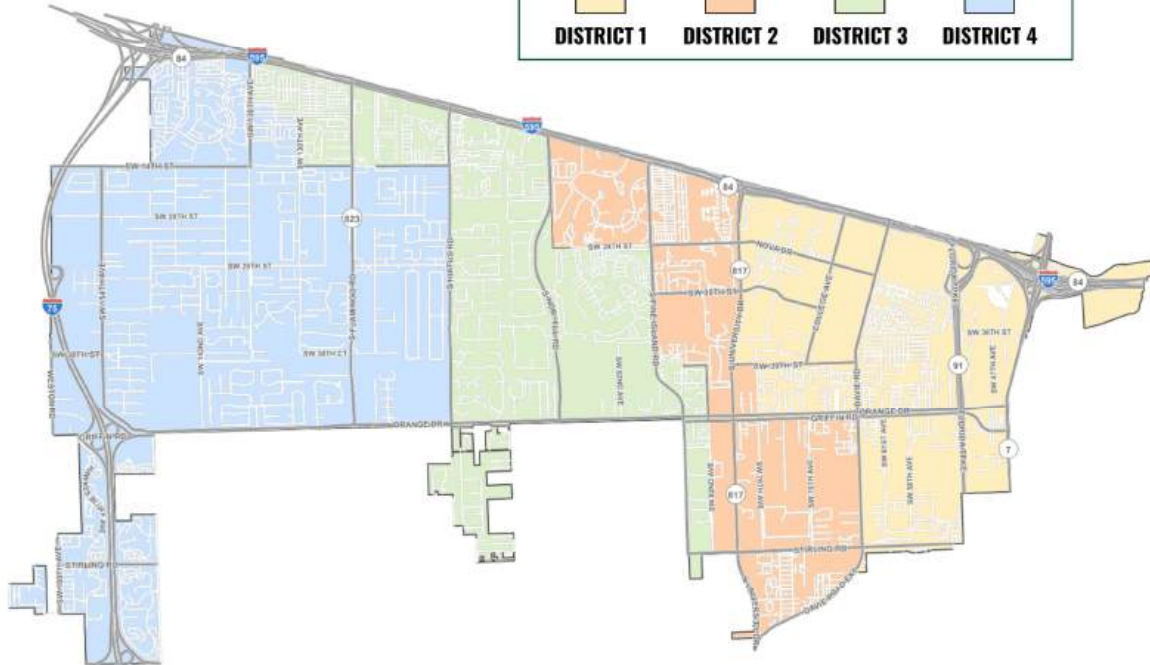
Power Links, supporting CCS/NACS/CHAdeMO standards. These systems are fully **OCPP 2.0.1-compliant, CTEP/NTEP-certified**, and integrate with PulsePoint's and SWTCH's management platforms for unified monitoring, data reporting, and 24/7 support.

### Site Strategy:

Category	Strategy Focus	Description
<b>Phase 1 – Immediate Deployment</b>	<b>High-Visibility Civic &amp; Event Sites</b>	Prioritize anchor locations with strong public engagement and visibility: Town Hall Complex, Davie Police Department, Bergeron Rodeo Grounds, and Bamford Sports Complex. These will serve as the foundation of the Town's public charging network, leveraging GM Fast Break DCFC incentives for rapid ROI.
<b>Phase 2 – Community Expansion</b>	<b>Neighborhood &amp; Equestrian Parks</b>	Expand the network into local parks and equestrian centers to increase community access, improve geographic coverage, and support equitable EV adoption. This includes neighborhood destinations such as Wolf Lake Park, Potter Park, Shenandoah Park, and Oakhill Equestrian Park.
<b>Technology Mix</b>	<b>Scalable, Interoperable Platforms</b>	Utilize a hybrid network model combining DC Fast Chargers (GM Fast Break Program), ChargePoint or Tesla infrastructure for DCFC flexibility, and SWTCH-managed Level 2 systems for longer-dwell community sites. All chargers will support OCPP-compliant interoperability and open network access.
<b>Sustainability Layer</b>	<b>Renewable Energy Integration</b>	Implement solar canopy pilot installations at select sites — Vista View Park, Davie Golf Course, and Robbins Lodge — integrating PV and battery storage systems to enhance energy resiliency and reduce grid load during peak hours. These projects will serve as educational, and sustainability showcases for the Town.



DISTRICT MAP KEY			
			
<b>DISTRICT 1</b>	<b>DISTRICT 2</b>	<b>DISTRICT 3</b>	<b>DISTRICT 4</b>





### Town of Davie EV Charging Deployment Strategy

Category	Site Name	Address	Phase	Recommended Charger Type	Notes
Parks & Recreation Sites	Pine Island Park / Multipurpose Center / Bamford Sports Complex*	3801 S Pine Island Rd, Davie, FL	Phase 1	Level 2 + DCFC	High-traffic community complex; ideal for hybrid site with DCFC under GM Fast Break + Level 2 networked chargers. Large parking capacity and event-driven use.
Parks & Recreation Sites	Bergeron Rodeo Grounds*	4271 Davie Rd, Davie, FL	Phase 1	Level 2 + DCFC	Major event venue with regional visibility; strong candidate for 150–200 kW DCFC under GM incentive; town branding opportunity.
Parks & Recreation Sites	Davie Pine Island Aquatic Center*	3800 SW 92nd Ave, Davie, FL	Phase 1	Level 2	Adjacent to Bamford; secondary community site suitable for 4–6 L2 stations; long dwell times.
Parks & Recreation Sites	Vista View Park	4001 SW 142nd Ave, Davie, FL	Phase 1	Level 2	Ideal solar canopy site; long parking duration; supports sustainability showcase.
Town Facilities & Municipal Lots	Town Hall Complex*	8800 SW 36th St, Davie, FL	Phase 1	Level 2 + DCFC	Town flagship site; excellent for municipal fleet readiness and public DC fast charging; visible civic location.
Town Facilities & Municipal Lots	Robbins Lodge Community Hall*	4005 Hiatus Rd, Davie, FL 33325	Phase 1	Level 2	Eco-heritage site; promote renewable energy use through solar-integrated L2 chargers; sustainability demo site.
Town Facilities & Municipal Lots	Davie Senior Citizens Center	6650 Griffin Rd, Davie, FL	Phase 1	Level 2	Daytime visitor site with predictable use; perfect for slower L2 charging and ADA-compliant access.
Town Facilities & Municipal Lots	Davie Police Department	1230 S Nob Hill Rd, Davie, FL	Phase 1	Level 2 + DCFC	Critical operations facility; dual-use for fleet and public; GM Fast Break DCFC integration recommended.
Parks & Recreation Sites	Davie Golf Course	8201 Nova Dr	Phase 1	Level 2	Long-dwell recreational site; perfect for L2 deployment and solar canopy demonstration.
Parks & Recreation Sites	Potter Park	4301 SW 57th Terrace, Davie, FL	Phase 2	Level 2	Neighborhood-scale L2 installation (2–4 ports); low cost, community visibility.
Parks & Recreation Sites	Driftwood Park & Community Pool	3000 NW 69th Ave, Davie, FL	Phase 2	Level 2	Local recreational site with steady parking turnover; good candidate for residential user support.
Parks & Recreation Sites	Shenandoah Park	14601 SW 14th St, Davie, FL	Phase 2	Level 2	Residential-adjacent park; supports equitable charging access in west Davie.
Parks & Recreation Sites	Waterford Park	15090 Waterford Dr, Davie, FL	Phase 2	Level 2	Add small 2–4 L2 ports; long-term residential usage.
Parks & Recreation Sites	Wolf Lake Park	5400 SW 76th Ave, Davie, FL	Phase 2	Level 2	High visitation equestrian site; long dwell time, ideal for L2 with solar canopy integration.

Parks & Recreation Sites	Silver Lakes Park	5300 SW 130th Ave, Davie, FL	Phase 2	Level 2	Suitable for smaller 2–3 L2 chargers serving neighborhood users.
Parks & Recreation Sites	Reflections Park	9501 SR 84, Davie, FL	Phase 2	Level 2	Great for residential EV adoption; lower-cost installation with future expansion option.
Parks & Recreation Sites	Joy Yoder Equestrian Park	3050 SW 121st Ave, Davie, FL	Phase 2	Level 2	Equestrian-focused site; long parking durations; potential for 4 L2 chargers.
Parks & Recreation Sites	Oakhill Equestrian Park	3101 SW 130th Ave, Davie, FL	Phase 2	Level 2	Ideal for small-scale sustainable L2 deployment; supports rural sustainability goals.
Parks & Recreation Sites	Tree Tops Park (County-managed)	3900 SW 100th Ave, Davie, FL	Phase 2	Level 2	Large county park; potential for collaborative installation with Broward Parks; solar-integrated L2 recommended.
Town Facilities & Municipal Lots	Utilities / Public Works Facility	7351 SW 30th St, Davie, FL	Phase 2	Level 2 + DCFC	Support town fleet electrification; internal-only use recommended initially, expandable later.
Town Facilities & Municipal Lots	Davie Fire Rescue HQ	6901 Orange Dr, Davie, FL	Phase 2	DCFC	Fleet-centric location; high-power DCFC for emergency vehicle readiness.
Town Facilities & Municipal Lots	Broward Fire Museum (Old Fire Station)	6500 SW 47th St, Davie, FL	Phase 2	DCFC	Showcase heritage and clean-energy modernization with 2–3 DCFC units.
Town Facilities & Municipal Lots	Community Redevelopment Agency (CRA) / Downtown Davie Area	3921 SW 47th Ave #1008, Davie, FL 33314	Phase 2	Level 2 + DCFC	High-visibility downtown hub; supports mixed retail and visitor parking.
Town Facilities & Municipal Lots	Davie-Cooper City Chamber / Visitor Center Lot	1st Floor, 6191 Orange Dr SUITE 6177-N, Davie, FL 33314	Phase 2	Level 2	Tourist/visitor location; small cluster of 2–4 L2 chargers to support Town branding.

- ■ **Phase 1** – Immediate deployment sites
- ■ **Phase 2** – Future expansion



## PROPOSED ALTERNATE DCFC SOLUTIONS WITH INCENTIVES:

1. TESLA SUPERCHARGERS
2. GENERAL MOTORS FAST CHARGE

T E S L A | Energy

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The Tesla Energy Certified Installer designation identifies industry professionals who have completed Tesla Energy training, possess extensive technical knowledge of Tesla Energy products, and deliver the highest quality installations for Tesla customers.

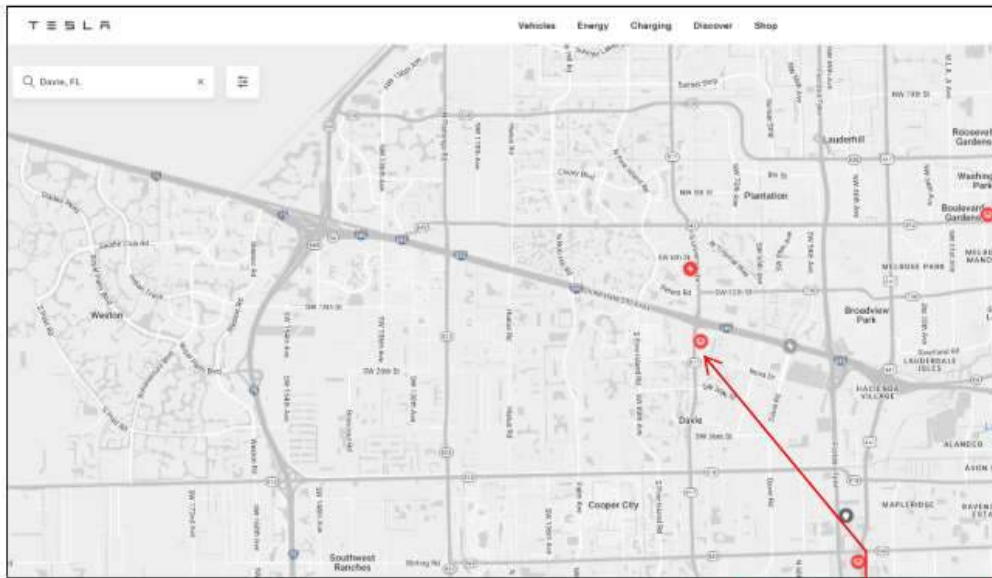
**CJ DEVELOPMENT GROUP LLC**

T E S L A

CERTIFIED INSTALLER



**WITH OR WITHOUT SOLAR CARPORTS TO REDUCE/OFFSET ENERGY**



**TESLA MAP LOCATIONS**

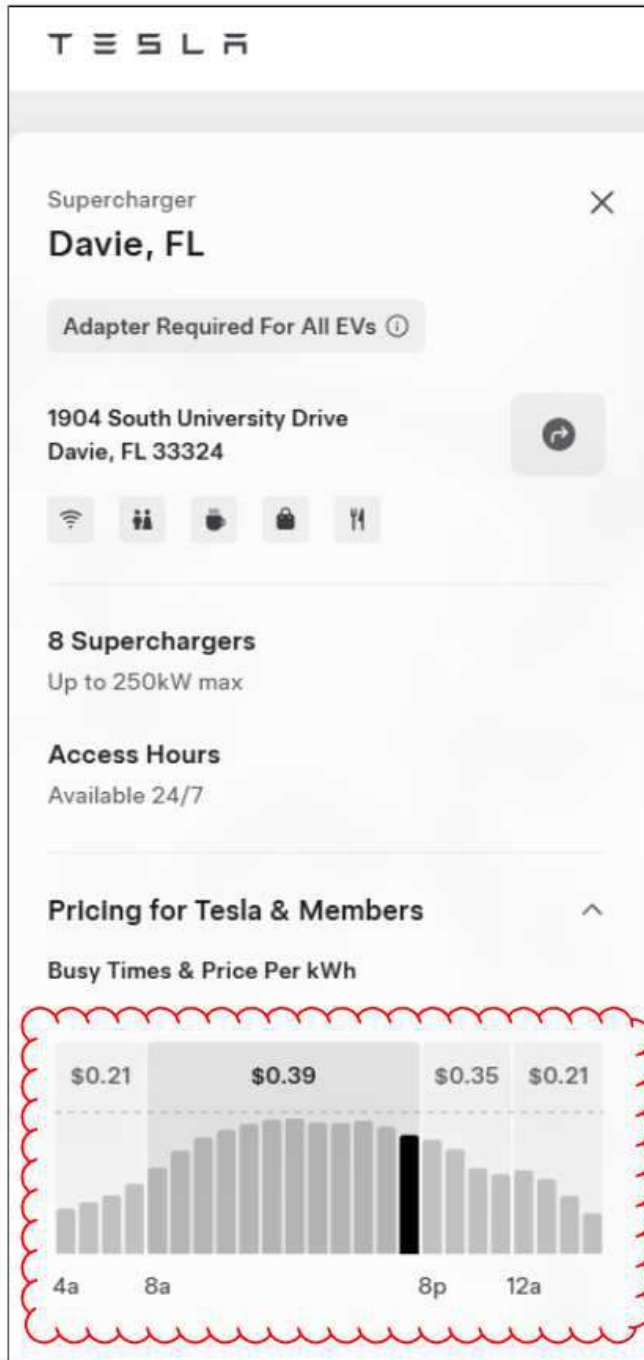
**Scope:**

**8ea STATIONS**

**ADD 2-3 SUPER CHARGERS SITES ON PHASE 1  
ADD MORE ON PHASE 2**

**Facts:**

**ADDING SUPERCHARGERS IS A MUST SINCE TESLA HAVE 40-50% OF EV  
MARKET SHARE**



OUR PRICING WOULD BE COMPETITIVE TO CURRENT MARKET CONDITIONS AND BETTER FOR CITY OF DAVIE RESIDENTS

**TESLA PRICING**

## SAMPLES OF PROPOSED SOLUTIONS



***V4 POWER CABINE WITH SUPERCHARGERS + BRANDING  
WHITE LABEL OPTIONS WITH CITY LOGO***



***TESLA + SOLAR PANELS CARPORT  
FOR PARK AND OPEN AREAS***

**T E S L A**  
**SUPERCHARGER**



***TESLA SUPERCHARGER WITH CITY LOGO AS SAMPLE***



***TESLA SUPERCHARGERS WITH SOLAR CARPORTS***

***GOOD FOR PHASE 1 OPEN AREA LOCATIONS WITH PARKING LOTS***



## **General Motors Fast Break Program Integration – City of Davie EV Infrastructure Plan Program Overview**

The GM Fast Break Program is a national incentive initiative designed to accelerate the deployment of public DC Fast Charging (DCFC) stations across North America. The program provides direct funding, technical assistance, and hardware subsidies to qualified Charge Point Operators (CPOs) and site hosts who install GM-approved, open-access DC fast chargers in key regional corridors and community destinations.

Administered through participating OEM partners (including ABB, BTC Power, and EVBox), the program aims to expand equitable access to fast charging infrastructure while reducing upfront capital costs for local governments and private developers.



### **Project Fast Break Background**

- + Consumers believe the lack of enough EV charging stations is a barrier to EV purchase
- + GM's goal is to contribute toward and accelerate DC fast charger deployment
- + Partnership with ChargePoint and Channel Partners allows to get scale and speed
- + Phase 1 from January 2025 to February 2026, Phase 2 through December 2026 (Chargers to be active by this time)
- + Deploy 500+ charging stalls (ports)
- + This program is exclusive to ChargePoint



## Program Overview

### Offer:

- + GM seeks to continue to accelerate DC public charger deployment in high traffic areas
  - Quick Serve Restaurants, Retailers, Shopping Centers, F&C, Grocers, Hotels, Municipalities and more...
  - Charging to be available to all OEM EV makes/models
- + Applicable configurations and **incentive from GM** as follows:
  - EXPP configurations – incentive will vary from \$49,000-69,000 per port
  - CPE280 – incentive is \$35,000 per port
- + Project term is 10 years; CPO or site host to sign agreement with ChargePoint
- + CPO or site host must maintain Cloud & Assure plan for the duration of the program term



## Qualifying Project Location

### Site Characteristics

- + Publicly accessible 24/7
- + On-Site Amenities
- + Brand Awareness and Sales Volume
- + High traffic corridors
- + Pull-through where applicable

### Site Types

- + Retail Shopping Centers
- + Fuel & Convenience / Travel Plazas
- + Quick-Serve Restaurants
- + Municipal Mobility Hubs





Culvers Rhinelander WI: (2) PL2.0 @ 160KW each



Crowne Plaza Lake Placid NY: (4) PL1.0 @ 200KW shared

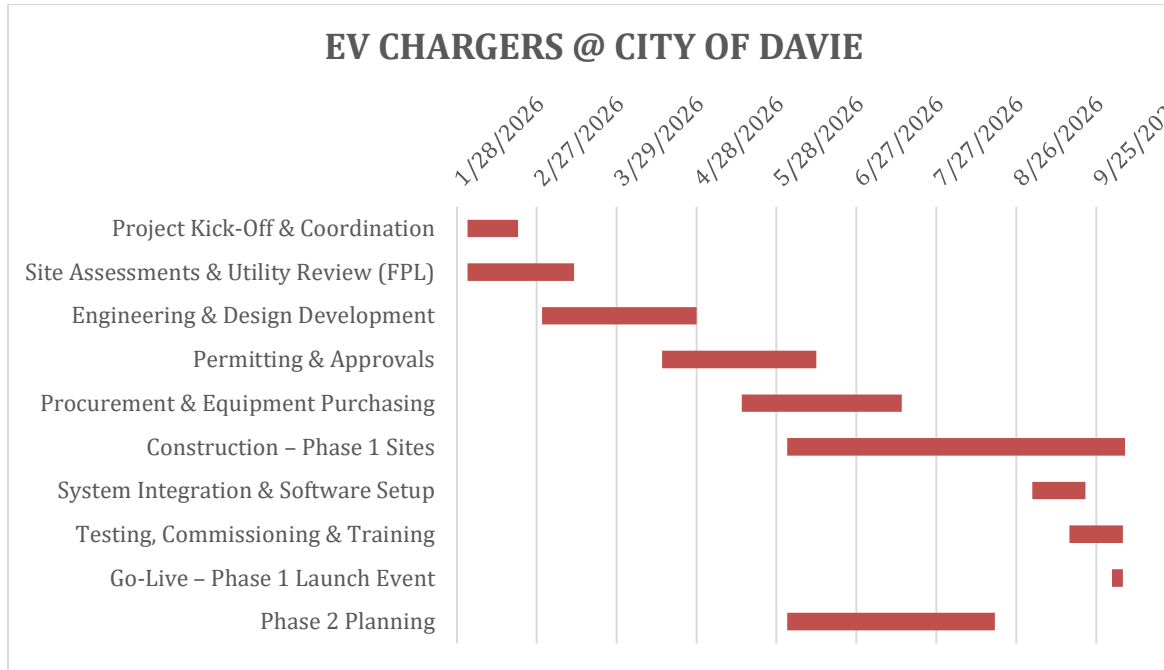


Safeway Grocer Elk Grove CA: (10) CPE250 CCS/NACS Paired



Burger King Opelika AL: (4) CPE280 CCS/NACS Paired

## INSTALLATION & IMPLEMENTATION TIMELINE



Phase / Task	Start	Days Needed	Completion	Adjusted Length	Key Milestones / Deliverables
<b>Project Kick-Off &amp; Coordination</b>	2/1/2026	15	2/20/2026	19	Contract execution, Town coordination meeting, confirm sites & responsibilities
<b>Site Assessments &amp; Utility Review (FPL)</b>	2/1/2026	30	3/13/2026	40	Site walk-throughs, FPL load review, preliminary design concepts
<b>Engineering &amp; Design Development</b>	3/1/2026	42	4/28/2026	58	100% site plans, one-lines, ADA layouts, load calcs, permitting drawings
<b>Permitting &amp; Approvals</b>	4/15/2026	42	6/12/2026	58	Building/Electrical permits, FPL service approval, Town sign-off
<b>Procurement &amp; Equipment Purchasing</b>	5/15/2026	42	7/14/2026	60	Order ABB DCFC, SWTCH/ChargePoint L2, pedestals, bollards, and solar canopy components
<b>Construction - Phase 1 Sites</b>	6/1/2026	91	10/6/2026	127	Civil, electrical, trenching, mounting, panel upgrades, commissioning of 1st group
<b>System Integration &amp; Software Setup</b>	9/1/2026	14	9/21/2026	20	SWTCH Portal™, ChargePoint, or Tesla network activation; billing and uptime dashboards
<b>Testing, Commissioning &amp; Training</b>	9/15/2026	14	10/5/2026	20	System verification, Town staff training, turnover packages
<b>Go-Live - Phase 1 Launch Event</b>	10/1/2026	2	10/5/2026	4	Public ribbon-cutting and operational hand-off
<b>Phase 2 Planning</b>	6/1/2026	56	8/18/2026	78	Identify next-round parks, design L2 expansion

**Milestone Summary** *(SUBJECT TO CHANGE)*

1. **M1:** Contract & Kick-Off – *Week 2*
2. **M2:** Site Assessments Complete – *End of Month 2*
3. **M3:** 100% Design & Permit Submittal – *Mid-Month 3*
4. **M4:** Permits Issued / FPL Approval – *Month 5*
5. **M5:** Phase 1 Construction Start – *Month 5*
6. **M6:** System Commissioning – *Month 7.5*
7. **M7:** Public Launch & Town Handover – *Month 8*
8. **M8:** Phase 2 Expansion Plan Initiated – *Month 6 onward*

# WARRANTY, MAINTENANCE & UPTIME PLAN

## Warranty

All charging hardware furnished under this project will include the manufacturer's standard warranty and extended support options administered by **PulsePoint Charging**, the Town's designated **Charge Point Operator (CPO)**.

CJ Development Group (CJDG) will provide the installation warranty, ensuring workmanship and materials comply with Florida Building Code and the National Electrical Code (NEC).

### Hardware Warranty Coverage (SWTCH / ABB / ChargePoint / Tesla):

- **Standard Manufacturer Warranty:** Two (2) years parts coverage from the date of commissioning, inclusive of remote diagnostic support and factory repair.
- **Extended Warranty Options:** Three (3) or five (5) year extensions available to cover additional parts, labor, and field maintenance.
- **Replacement Components:** All spare parts replaced under warranty will carry a **five (5)-year guarantee** from installation date.
- **Service Response:** Any warrantable failure or defect reported within the term will be diagnosed remotely and repaired or replaced at no cost for labor or materials.
- **Installation Warranty:** CJDG warrants workmanship for a period of **one (1) year** from substantial completion, covering wiring integrity, terminations, and conduit systems.

### Warranty Exclusions:

- Damage due to misuse, vandalism, or operation outside rated specifications.
- Unauthorized modifications or repairs by unapproved personnel.
- Cosmetic damage, lightning, or other force majeure events.
- Grid or voltage irregularities outside the specified operating range.

During the warranty period, **PulsePoint Charging** and **SWTCH** will coordinate all service ticketing, OEM engagement, and warranty claims on behalf of the Town, providing end-to-end accountability under a single operations interface.

## Maintenance:

CJ Development Group and PulsePoint Charging will jointly maintain all EV charging infrastructure in a **proactive, data-driven, and preventive** manner.

Our program aligns with **OEM guidelines**, **Florida reliability standards**, and **NEVI-compliant uptime metrics**.

### Preventive Maintenance (PM):

- **DCFC Units:** Biannual inspections and calibration (spring/fall).
- **Level 2 Units:** Annual preventive inspection and software review.
- **Scope:** Visual inspection, thermal scanning, tightening of lugs, cable/connector inspection, communications test, cleaning, and signage review.
- **Documentation:** Each PM visit includes a digital report, with recommendations and photos logged into the Town's online maintenance dashboard.

### Corrective Maintenance:

- **Remote Resolution:** PulsePoint's Network Operations Center (NOC) resolves most events remotely in <15 minutes via remote restart or firmware patch.

- **On-Site Response:**
  - **Critical DCFC outage:** within 24 hours.
  - **Non-critical Level 2 outage:** within 48 hours.
- **Spare Parts Strategy:** Common modules, cables, and connectors are warehoused locally to minimize downtime.

**Software & Network Maintenance:**

- Over-the-air firmware updates, cybersecurity patches, and PCI compliance checks applied quarterly.
- Continuous data synchronization between SWTCH Portal™, PulsePoint systems, and Town reporting dashboards.

## Uptime Plan

PulsePoint Charging/SWTCH is committed to providing a reliable platform and charging experience for our users across North America. Our Service Level Agreement (SLA) promises a platform uptime of 98%, and we're proud to report that we have historically exceeded this, maintaining an average yearly uptime of 99.7%. Our platform uptime percentages are based on network connection and software resiliency.

Charger uptime is vitally important for a seamless user experience. However, measuring charger uptime presents its own set of challenges. Factors such as the mean time between failure (MTBF) rates can impact uptime percentages, and these rates often differ based on the manufacturer and model of the charger. Despite these challenges and occasional hardware maintenance needs, we continually aim to keep downtime to a minimum. Our investment in predictive maintenance technology enables us to detect and address potential issues before they become significant, ensuring more proactive management and minimal interruptions. For a standardized approach to monitoring, SWTCH utilizes the NEVI Minimum Uptime formula. We monitor uptime on a per-port, per-second basis, and our annual reports consistently show that SWTCH charging stations achieve an impressive average uptime of over 98%.

At SWTCH, we take customer feedback and issues seriously. We have redundancies in place across our infrastructure to ensure the platform's high availability, which allows us to provide a consistent and reliable experience for our customers. As part of our comprehensive and proactive management of customer issue reporting and tracking resolutions, our platform features:

- **Integrated Ticketing System:** Customers can directly report any issues they face with a charging station through our app or web portal. Upon submission, a ticket is automatically generated in our system, ensuring quick visibility and response.
- **Real-time Monitoring:** Our platform continuously monitors the health and status of each charger. If a charger reports an issue, it's instantly flagged in our system, and our support team is notified.
- **24/7 Support:** We have a dedicated customer support team available 24/7 that strives to deliver timely, personable, and expert technical support to our customers. They're trained to handle a range of issues, from simple inquiries to technical troubleshooting.

- **Feedback Loop:** We believe in continuous improvement. Every reported issue is analyzed for trends and potential system-wide improvements. This way, we not only address individual concerns but also work to improve the overall user experience.
- **Regular Updates:** Our platform receives regular updates based on user feedback, emerging technology, and the evolving needs of the EV community. These updates often include enhancements that address previously reported issues or introduce new features for a better user experience.
- **Reference Materials & User Guides:** We provide comprehensive reference materials and user guides, available both online and within our app. These guides offer valuable information and step-by-step instructions, ensuring users can make the most of our platform and services. A majority of customer support issues stem from user error and can be quickly remedied with a little education to empower the end-user.
- **Frequently Asked Questions (FAQs):** We've curated a detailed FAQ section, available both online and within our app, based on common user queries. This segment offers instant answers to many concerns, enhancing user understanding and satisfaction.

## CUSTOMER SUPPORT & USER INTERFACE



SWTCH has live and local 24/7/365 customer support available for both owners/operators and end-users of SWTCH EV charging services. The SWTCH customer support team strives to deliver timely, personable, and expert technical support to our customers.

Our customer support team responds to users within the same business day, either by phone or email. Our toll-free customer support number and email are posted on each charging station, as well as our mobile and web apps. Diagnosis of issues can typically be done within 48 hours of initial alert. If the issue cannot be resolved remotely, a service technician is dispatched onsite for further diagnosis.

In addition to live customer support, SWTCH also provides reference materials in the form of user guides and suggestions on how to fix the issue on their own that are accessible through our website or on the SWTCH Charge™ app. A majority of customer support issues stem from user error and can be quickly remedied with a little education to empower the end-user. SWTCH will provide the following services to ensure smooth and ongoing operation of all EV charging stations for owners and station operators:

- Onboarding & Training:** SWTCH will provide staff training on accessing the dashboard including downloading of data and how to reach SWTCH for any service requests. The network also has training material for first time users in the form of a PDF guide, as well as onboarding for users directly on the mobile application. An initial, two-hour, hybrid (virtual or on-site) training session will be provided to one administrator, covering dashboard use, user/rate management, reporting, and troubleshooting. Additional electronic help materials and manuals are included.
- Remote Monitoring & Diagnostics:** Equipment is monitored 24/7/365 to ensure system operation and health, with a high uptime expectation. A data report is automatically downloaded once every 24 hours from each EV charger providing diagnostics, usage, electricity kWh consumption and other useful data required to ensure optimal functioning of the equipment. Periodic over-the-air updates are carried out to improve system performance; in the event of equipment failure that cannot be resolved remotely, SWTCH will contact a local service technician within 72 hours of initial alert.



Meet Jason, SWTCH's Director of Customer Experience.

At work, he manages our in-house support team.

Outside work, he is a Director with Electric Mobility

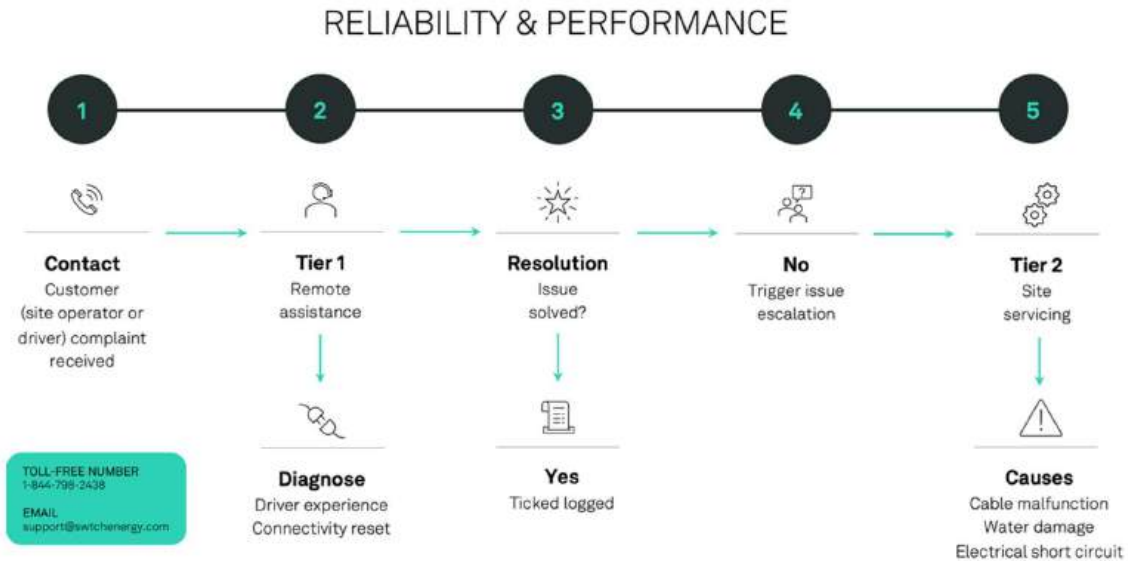
Canada and the founder of his local EV community.

- **Network Reliability:** SWTCH certified service technicians will follow a well-established protocol set by SWTCH to ensure that chargers are reliably connected to the internet for remote monitoring purposes, prior to commissioning for use. Network signal strength at each site is continuously monitored to ensure minimum connectivity requirements are met for remote diagnostic and control purposes.
- **Routine Maintenance & Reporting:** Routine maintenance via remote and on-site diagnostics is carried out on a quarterly basis to ensure system health and proactively detect potential issues. All maintenance, service, equipment usage levels, revenue, and other operating data are reported to the client as part of the quarterly management report to site hosts. A sample report is attached. Routine site performance data is automatically reported to admins. Advance notice of planned downtime ( $\geq 48$  hours) is strictly observed.

The complaint and resolution process follows SWTCH's standard support process managed by our Customer Success team with solutions reinforced by other departments as needed. Asset owners/operators have access to the SWTCH software admin dashboard which contains charger behavior information: diagnostics and logs.

Charger statuses are actively monitored 24/7 by SWTCH's customer experience team for quality management. When a charger disconnects from the network, it will attempt to reconnect by default. If that solution does not avail, the team will activate the remote troubleshooting process. An end-user (driver) experiencing an offline station or other queries about their charging sessions are encouraged to contact our customer experience team, available 24/7 by email or toll-free phone number found on the station/app/RFID card. When our team is notified of a faulty charger prompted by a user, the team files a ticket on Zendesk. The Zendesk platform is utilized to bookkeep station behaviors and escalate the problem with the SWTCH Deployment team. The Deployment team will assume responsibility to liaise directly with electricians to diagnose the concern and resume regular activity of the station.

Please see the flow chart below to review the Customer Support escalation policy in detail:



## User Interface

The SWTCH Portal allows the following driver access control and management functionalities:

- **User Registration & Profile Management:** Drivers can register on our platform securely through our mobile app, creating a unique profile that can be used to access charging stations. They can also update their profile to include personal information, vehicle details, and preferred payment methods.
- **Charging Session Control:** Drivers can initiate, pause, or terminate a charging session through the mobile or web app. Drivers will be able to see session history, energy consumption, and transaction details.
- **Charger Availability:** Drivers can view real time availability of chargers, as well as pricing of the chargers through the mobile or web app. Registered users using the mobile app can keep a list of favorite or frequently used stations, as well as have the ability to reserve a charging station.
- **Permissions & Restrictions:** Administrators or station operators can set permissions for specific drivers or groups, including setting limits on charging times or access to certain chargers.
- **Transactions & Billing:** Registered users using the mobile app can view past transactions and billing invoices, as well as securely store payment information for direct billing and payments.
- **Notifications & Alerts:** Drivers can receive real-time notifications about the charging status, availability of stations, loitering alters, or any other custom alerts set by the administrator or station operator.

The SWTCH Portal utilizes the following methods of access control and authentication:

- **Mobile App:** Our platform offers a dedicated mobile app that allows drivers to access, initiate, pay for, and control charging station sessions. Using the app, registered users have the ability to store payment information, reserve charging stations, keep a history of charging transactions and invoices, and have the option to pay per transaction or be billed monthly.

- **Web App:** Our platform offers a dedicated web app that allows drivers to access, initiate, pay for, and control charging station sessions. The web app can be easily accessed by scanning a QR code located on the front of the charging station. The web app can be accessed by both registered and guest users. Guest users will be able to view and access charging station sessions much like registered users, without the convenience of being able to store payment information for efficient charging, make charger reservations, or have the option to be billed monthly.
- **Guest Checkout:** For occasional users or those who don't want to register or download the mobile app, we provide a guest checkout option by scanning the QR code located on the front of the charging station to link to the web app. Users can then choose the guest mode to initiate a charging session. With this method, drivers can access a charging station and make a one-time payment without the need to create a profile. This offers convenience for infrequent users or visitors.
- **RFID card:** For drivers or locations that prefer physical authentication, our platform supports RFID cards or tags. Drivers can simply tap their RFID card on the charger to initiate a session.
- **Credit Card Tap (NFC):** As a modern convenience, drivers can tap their NFC-enabled credit cards to authenticate and initiate a charging session. This method ensures a seamless user experience, combining payment and access in a single action.
- **Combination:** To enhance security and provide flexibility, our platform can be set to allow a mix of authentication methods, e.g. require both app and RFID authentication, ensuring a two-factor authentication method.

The SWTCH Portal™ allows station management and control access granularity at the following levels:

- **Per Connector:** Considering that some charging stations have multiple connectors (e.g., J1772, NACS, CCS, CHAdeMO), our platform allows admins to set specific rules and permissions for each connector type. This is particularly useful when managing diverse vehicle compatibility needs at a single station.
- **Per Charger:** Administrators can set permissions, restrictions, or custom policies for individual chargers. This is particularly useful for locations with specific needs or for allocating chargers for particular vehicle types or priority users.
- **Group of Chargers:** Our platform allows for the creation of charger groups, which can be useful for managing multiple chargers at a single location or for categorizing chargers based on their capacity, location, or other parameters. Access controls, policies, and permissions can be set at the group level, streamlining the management process.
- **Global Settings:** For overarching policies or access controls that apply to all chargers or all users, administrators can set global configurations that apply platform-wide.

## Payment

CJ Development Group and PulsePoint Charging will integrate **SWTCH Portal™** as the core management platform, while maintaining interoperability with other **OCCP-certified networks** such as **ChargePoint, ABB Terra Cloud, and Tesla Fleet API** environments. This open-network approach ensures that the Town of Davie’s charging infrastructure remains flexible, future-proof, and accessible to the broadest possible base of EV drivers and roaming partners.

Each network platform supports multiple **secure payment methodologies** and **open-access configurations**, giving site owners and users maximum convenience and transparency.

Supported Payment Methodologies:

Method	Platform Support	Key Features
<b>Mobile App (iOS, Android)</b>	SWTCH, ChargePoint, Tesla, ABB & others	- Securely store preferred payment methods- Track charging history and energy use- Real-time charger map and availability- Push notifications for session completion and billing
<b>Web Interface / QR Access</b>	SWTCH, ChargePoint	- Scan QR code on charger for instant access- Ideal for guests or one-time users- No account or app download required- Pay directly via web checkout
<b>Integrated RFID / Access Cards</b>	SWTCH, ChargePoint, ABB	- Complimentary RFID cards for frequent users- Ideal for fleets, staff, residents, and tenants- Secure authentication at enabled chargers
<b>On-Charger POS Terminal</b>	SWTCH, ABB, Tesla (Supercharger V4)	- Supports credit/debit cards, NFC (tap-to-pay), Apple Pay, Google Pay- Compliant with EMV, PCI, and ADA accessibility standards- Ideal for public-facing deployments and multi-user access

### Network & Software Integration

All chargers provided under this project will operate under an open-protocol environment (OCCP 1.6J / 2.0.1 and ISO 15118). This allows interoperability between the Town’s SWTCH-managed network and other partner ecosystems including ChargePoint, Tesla, and ABB, enabling cross-network access and user roaming.

- **Open Access & Roaming:** The network supports driver authentication through major roaming partners (e.g., PlugShare, ChargeHub, EV Connect) ensuring non-SWTCH users can locate and pay for charging seamlessly.
- **Flexible Pricing Control:** Through the administrative dashboard, site managers can configure tiered pricing based on user type (residents, staff, public), time-of-day rates, or kWh-based billing.
- **Transparent User Experience:** Drivers can view real-time pricing and charger status before initiating a session. Pricing and terms are displayed on the charger screen, within apps, and via web interface.
- **Access Control:** Separate access groups may be created for employees, municipal fleet, or public users—each with custom pricing, access hours, and authentication options.

## **Billing, Payment Processing & Revenue Remittance**

All financial transactions are processed securely through Stripe, Adyen, or Tesla's payment gateway, each of which is PCI Level 1 certified and independently audited by a Qualified Security Assessor (QSA). Revenue collected from end users is remitted to the Town of Davie (or designated site owner) via direct deposit on a quarterly basis. No commissions are withdrawn beyond standard payment processing fees and guest transaction fees necessary to facilitate card processing and network reconciliation. All systems comply with U.S. banking and PCI DSS regulations, ensuring complete transparency, auditability, and security.

The SWTCH network uses an open protocol to allow subscribers of other charging networkers to access the charging stations. SWTCH will support station owners and site operators to establish a reasonable charging fee for drivers to recover energy costs and generate additional revenue. Site administrators will have the ability, through the admin dashboard, to set variable pricing structures for tiered users at different times of the day and days of the week. This includes the ability to set fees based on time (hourly), kWh pricing, tiered pricing (residents vs public) and no user charge. Admin dashboard settings are configurable to allow for access control and pricing to vary for users, and employees can have different pricing than public users. Drivers can view real time availability & pricing of chargers, activate, and end their charging transactions, view past transactions, and store payment information for direct billing and payment. This is done through SWTCH's mobile app and web app. Chargers can also be activated through personalized RFID cards and NFC via mobile device.

Account registration is not required when using the SWTCH app - users can check-in as a guest and add a payment method for the transaction. The SWTCH platform default payment option is pay-per-use, but subscription payment methods are also available. Fees are made transparent for users as part of the user agreement accepted when they check-in or initiate a transaction and pricing will be displayed on the charger and in the app and web interface.

SWTCH will handle billing and process payments made through the SWTCH network platform via Stripe. Stripe has been audited by an independent PCI Qualified Security Assessor (QSA) and is certified as a PCI Level 1 Service Provider. Revenue collected from the charging users will be remitted to the SMECO site on a quarterly basis.



No direct commission is withdrawn per transaction. The revenue from a charging station is remitted by direct deposit to the client on a quarterly basis. Fees subtracted from the total station revenue include a payment processing fee for every transaction, as well as nominal fee for transacting as a guest through the SWTCH mobile app or web app. To note, no profit-generating commission is withdrawn and remitted to SWTCH, only costs to cover payment processing fees.

SWTCH Charge™, our intuitive mobile or web app, secure payment system is both VPAT (Voluntary Product Accessibility Template) and WAG 2.0 certified meaning that we have taken significant steps to ensure our offerings are accessible to individuals with disabilities. In terms of mobile applications, our interfaces are

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designed with accessibility in mind, incorporating features such as screen reader compatibility, adjustable text sizes, and high-contrast modes. We strive to improve accessibility on our platforms to better serve our diverse customer base. Our Accessibility Conformance Report can be provided upon request.

All payment platforms (SWTCH, ChargePoint, Tesla, ABB) adhere to **VPAT** and **WCAG 2.0** accessibility standards.

## Languages

As SWTCH does not outsource its customer support, their dedicated, in-house support team is strategically located in key areas across North America. This model allows SWTCH to provide exceptional, localized support in multiple languages (English, French, and Spanish), ensuring they can effectively cater to the diverse community groups and various user populations within the Town of Davie. Furthermore, their language support is continually expanding to serve even more residents and visitors in the future.

## PROPOSED PUBLIC CHARGING RATE STRUCTURE

Our pricing models offer flexibility and customization to meet diverse needs. All models are fully configurable and can be managed by admins.

- **Time-of-Use (TOU) Rates:** We provide time-of-use rates that vary by the time of day, allowing cost-effective charging during off-peak hours. Implementing TOU pricing that varies based on the time of day, encouraging drivers to charge during off-peak hours when energy costs are lower. This helps optimize energy usage, reduces grid strain, and offers more cost-effective charging options for drivers. TOU rates can be customized for weekdays, weekends, and peak periods, giving drivers greater control over their charging costs.
- **Per kWh or Per Hour Charging Rates:** Charging stations can be configured to bill drivers either by the kilowatt-hour (kWh) consumed or by the hour. Offering both options provides flexibility based on the needs of different users. Prorated hourly rates can also be introduced for power-sharing scenarios, ensuring drivers are charged fairly for the time their vehicle is actively charging.
- **Loitering Fees:** To prevent vehicles from occupying charging stations after they are fully charged. These can be time-based, where drivers are charged for staying parked beyond a set time, or status-based, where fees are triggered once the vehicle has completed its charge. These fees can be customized to apply only during peak hours or waived during off-peak periods, ensuring more equitable access to chargers during high-demand periods.
- **Flat Rate Pricing:** For users who prefer simplicity, we offer flat rate pricing per charging session. This can be combined with other fees, such as loitering charges, to incentivize efficient charging and parking behaviors.
- **Discount Plans:** We support the implementation of flexible discount plans for various user groups, such as employees, residents, or frequent users. For example, employee-preferred pricing can incentivize workplace charging, while residents in disadvantaged communities could receive reduced rates to promote equitable access.

## FINANCIAL PROPOSAL

In summary, the CPO (Charge Point Operator) model offers Davie a **turnkey, zero-capital** solution with **sustainable revenue**, measurable public benefit, and full network flexibility across **SWTCH, ChargePoint, Tesla, and ABB** platforms.

### Pricing Structure

Charger Type	Pricing Method	Typical Rate	Notes
<b>Level 2 (Public / Parks)</b>	Energy-based	\$0.30 – \$0.35 /kWh	2–6 hr dwell; resident discount eligible
<b>Level 2 (Fleet / Employees)</b>	Time-based	\$1.50 /hr or \$0.25 /kWh	Internal cost recovery only
<b>DC Fast Charging (Public)</b>	Energy-based + connection fee	\$0.45 – \$0.55 /kWh + \$0.50 session	Mirrors FPL EVolution / Electrify America averages
<b>Idle Fee</b>	Post-charge	\$0.10 /min after 10 min grace	Prevents charger hoarding
<b>Off-Peak Incentive</b>	Dynamic	–10 % rate midnight–6 AM	Grid-friendly pricing
<b>Resident / Employee Discount</b>	Account flag	10–15 % discount	Registered Davie users via RFID or app

All pricing can be dynamic via OCPP SOFTWARE Portal, adjusted seasonally or during high-demand events.

### Revenue/Profit-Sharing Structure

Item	Structure	Rationale
<b>Town of Davie</b>	Fixed site license: \$50 – \$150 / stall / month	Predictable baseline income
	+ Tiered Revenue Share: 10 % (Y1-2) → 15 % (Y3-5) → 20 % (Y6-10)	Grows with utilization
<b>CJ Development Group &amp; PulsePoint Charging</b>	Retains remainder of net operating revenue	Covers O&M, network fees, capital recovery
<b>Settlement Cycle</b>	Quarterly ACH remittance + transparent utilization report	Aligns with Town's accounting cycles

Optional: Town may opt for flat-fee license only (no revenue share) on certain civic/fleet sites to simplify accounting.

**User Fee Model**

Flexible and transparent—visible in-app, on-screen, and via QR.

**Structure**

- **Per-use / Pay-as-you-go:** default for all public chargers.
- **Subscription / Pass Plans:**
  - *Resident Pass* – \$15 / mo = 10 % discount on L2 rates.
  - *Fleet Plan* – Custom billing per kWh.
- **Guest Access:** no account needed; web QR checkout.
- **Free Charging Events:** configurable for Town festivals or sustainability outreach.

Payment methods: Credit / Debit, Apple Pay, Google Pay, RFID, NFC, Tesla in-car billing, and ChargePoint network roaming.

**Revenue Forecast**

*(Assuming Phase 1 = 8-9 sites / 12 DCFC + 32 L2 ports)*

Year	Utilization Growth	Gross Revenue	O&M + Processing (25 %)	Town Share (Avg 15 %)	CJDG / PulsePoint Net
Y1	30 % (early adoption)	\$285 k	\$71 k	\$32 k	\$182 k
Y3	50 %	\$475 k	\$118 k	\$71 k	\$286 k
Y5	70 %	\$650 k	\$163 k	\$98 k	\$389 k
Y10	85 %	\$780 k	\$195 k	\$117 k	\$468 k

*All values are estimates; Town share escalates annually. GM Fast Break and future incentives reduce capital cost ≈ 60 %, accelerating ROI by Year 4.*

**Town Benefits**

**No Capital Expenditure:** 100 % CJDG / PulsePoint funded design-build-operate.

**Guaranteed Revenue Stream:** Base lease + revenue share; transparent quarterly reporting.

**Sustainability Leadership:** Publicly visible EV infrastructure supporting Davie’s climate goals.

**Economic Development:** EV drivers increase visitation to nearby businesses and Town events.

**Data Access:** Full access to energy, GHG reduction, and utilization analytics.

**Fleet Readiness:** Sites engineered for future municipal/fleet charging integration.

**Educational Impact:** On-site signage promoting renewable energy and sustainable mobility.

**Optional Enhancements**

<b>Enhancement</b>	<b>Description</b>	<b>Benefit</b>
<b>Solar Canopies &amp; Battery Storage</b>	PV arrays (50–150 kW) with storage (250–500 kWh)	Resiliency, energy offsets ≈ 25 %, sustainability showcase
<b>Tesla Destination Co-branding</b>	Partnership under “Tesla Destination Charging”	Adds brand visibility + cross-platform access
<b>Dynamic Load Management</b>	Intelligent power sharing to avoid utility demand penalties	10–20 % lower operating costs
<b>Advertising Kiosks / Digital Screens</b>	21-inch interactive displays for Town messaging or sponsorship	Revenue offset + community engagement
<b>EV Education Hub Events</b>	Annual public demo and training workshop	Public outreach and Town branding
<b>Future Fleet Charging Integration</b>	Dedicated DCFC channels for municipal vehicles	Supports Town fleet electrification goals through 2030



***Solar Canopies & Battery Storage Options to EV Chargers to bring Innovation and sustainability to the City of Davie.***

# KEY PERSONNEL RESUMES

## CJ DEVELOPMENT GROUP - EPC



**Christian J. Peña, P.E.**

*Principal Engineer | Founder, CJ Development Group LLC | Licensed in FL, TX, IL, CA, PR*

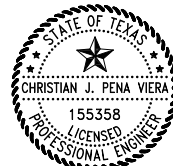
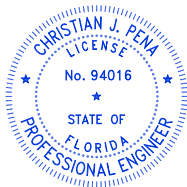
As Principal Engineer and founder of **CJ Development Group**, Christian Peña brings over two decades of expertise in **power systems design, EV infrastructure deployment, and sustainable energy integration**. A **Florida-licensed Professional Engineer** and **Electrical Contractor**, he has led complex projects across municipal, commercial, and renewable sectors, specializing in **EV charging network design, utility coordination, and turnkey EPC execution**.

Christian’s career foundation at **Schneider Electric**—where he managed high-value electrical distribution portfolios and microgrid initiatives across the U.S. and Caribbean—has equipped him with unmatched technical fluency and commercial insight. Today, he directs all engineering and implementation efforts for **PulsePoint Charging**, CJDG’s operational partner, uniting **smart energy management, grid resiliency, and revenue-generating public infrastructure**.

Recognized for his ability to align public sustainability goals with private-sector innovation, Christian leads with a solutions-first mindset—bridging design excellence, safety, and financial sustainability. His leadership ensures that every EV charging project delivers measurable environmental, operational, and community benefits for municipal clients.

**Core Strengths:**

EV Infrastructure Design • Electrical Power Distribution • Project Management • Utility Coordination • Sustainable Energy Systems • Turnkey EPC Delivery • OCPP Integration • Stakeholder Engagement • Team Leadership • Public-Private Partnerships





CJ Development Group, LLC

**COMPANY OVERVIEW:**

Founded in 2021, CJ Development Group, LLC is a minority-owned business dedicated to providing innovative and sustainable energy solutions. Our company operates on three core principles: Honor, Trust, and Quality. As global demand for energy-efficient solutions grows, we remain committed to reducing carbon footprints through the implementation of cutting-edge technology and strategic real estate asset development.

We specialize in engineering and consulting services aimed at enhancing energy efficiency, improving infrastructure resilience, and optimizing renewable energy integration. Our expertise spans across various industries, including commercial, industrial, and residential sectors, ensuring tailored solutions that meet the evolving needs of our clients.

With a team of experienced engineers, certified professionals, and sustainability experts, CJ Development Group offers end-to-end solutions, from feasibility studies and design to implementation and maintenance. We take pride in our licensed professional engineers operating across multiple states, including Florida, Puerto Rico, Illinois, California, and Texas, ensuring compliance with industry standards and best practices.

**CORE COMPETENCIES:**

CJ Development Group, LLC specializes in providing sustainable, high-quality engineering and energy solutions, including:

Renewable Energy & Sustainability Solutions

- Solar Energy Solutions – Design and installation of roof-mounted PV systems, solar carports, and ground-mounted solar arrays.
- Microgrid Development – Integration of distributed energy resources to enhance grid reliability and resilience.
- EV Charging Infrastructure – Engineering, procurement, and installation of electric vehicle

(EV) charging stations for residential and commercial applications.

- LEED Certifications & Sustainability Assessments – Providing guidance on achieving LEED and other sustainability certifications for buildings and infrastructure.

### **Engineering & Power System Solutions:**

- MEP (Mechanical, Electrical, and Plumbing) Engineering – End-to-end design services for building systems to ensure efficiency and sustainability.
- Energy Storage & Backup Power Solutions – Feasibility studies and implementation of battery storage systems and backup power solutions to enhance energy resilience.

### **Construction & Development Services**

- Design & Build Projects – Comprehensive engineering and construction management services for energy-efficient and sustainable infrastructure projects.
- Sustainable Real Estate Development – Assessment and optimization of real estate assets to maximize energy efficiency and long-term value.
- Project Feasibility & Due Diligence – Conducting in-depth analysis and risk assessments to support investment and development decisions.

### **KEY DIFFERENTIATORS:**

- Multidisciplinary Expertise – Our diverse team of engineers, consultants, and project managers brings a holistic approach to sustainable development.
- Licensed & Certified Professionals – We hold Professional Engineer (PE) licenses across multiple states and industry certifications, ensuring the highest level of compliance and quality.
- Bilingual & Culturally Adaptable – Our team is fluent in English and Spanish, allowing us to effectively serve diverse clients and communities.
- Commitment to Sustainability – We integrate environmentally responsible practices into all our projects, prioritizing renewable energy, energy efficiency, and carbon reduction.
- Client-Centric Approach – We tailor each solution to meet our clients' unique needs, ensuring cost-effective and long-term sustainable benefits.

### **COMPANY DATA:**

- Established: 2021
- Employees: 2-10
- Business Certification: Minority Business Enterprise (MBE)
- County Business Enterprise

**LICENSED PROFESSIONAL ENGINEER (PE):**

- Florida
- Puerto Rico
- Illinois
- California
- Texas

**PAST PERFORMANCE & CLIENT SECTORS:**

We have successfully served clients across various industries, including:

Commercial Real Estate – Energy-efficient building retrofits and renewable energy integration.

- Industrial Facilities – Power system optimization and microgrid development.
- Residential Communities – Solar energy solutions and EV charging infrastructure.

**OUR PAST PROJECTS INCLUDE: *SEE APPENDIX A***

- EV Charging Infrastructure Implementation for commercial properties.
- Solar Carport Designs for corporate offices and municipalities.
- Microgrid Feasibility Studies for industrial and residential applications.
- Energy Audits & Sustainability Assessments for commercial buildings.

## QUALIFICATIONS OF ASSIGNED STAFF



### **José V. Peña**

Role: Superintendent | Construction & Operations

Qualifications:

- 20+ years in the electrical construction field, specialize in design-build projects.
- Manages project execution and field operations.



### **Johanna Lerma**

Role: Marketing and Media Relations | Customer Engagement

- 5+ years of experience in the marketing field

**Anastasia Torres**

Role: Project Engineer | EV Chargers Deployment and Maintenance

Qualifications:

- Expertise in MEP engineering, energy storage systems, and grid modernization.
- Conducts load flow analysis, energy audits, and sustainability assessments.
- Certifications:
  - NABCEP Certified Solar PV Installer
  - NFPA 70E (Electrical Safety) Certified

**Javier Guzman**

Role: Project Manager | Construction & Development

Qualifications:

- 7+ years in sustainable real estate development and design-build projects.
- Manages permitting, subcontractor coordination, and LEED certification processes.
- Bilingual (English/Spanish) with experience in municipal and commercial projects.
- Certifications:
  - PMP (Project Management Professional)

## PulsePoint Charging - CPO



### PulsePoint Charging LLC — Company Overview

PulsePoint Charging is a Florida-based Charge Point Operator (CPO) that designs, deploys, and operates open, interoperable EV charging networks for municipalities, multifamily, hospitality, retail, and fleets. We deliver turnkey programs—from site development and financing to 24/7 operations—with a  $\geq 97\%$  uptime target, open payments (EMV/RFID/mobile), roaming, real-time monitoring, and performance reporting. Our platform supports multi-vendor hardware (ABB/ChargePoint/Tesla) and OCPP standards, enabling scalable DCFC and Level 2 solutions that are reliable, accessible, and easy to use.

#### What we do (end-to-end):


- **Plan & Fund:** Site selection, incentives stacking, flexible own-operate or revenue-share models.
- **Build:** Engineering, permitting, and construction with ADA-compliant layouts and smart load management.
- **Operate:** 24/7 network monitoring, proactive maintenance, SLA enforcement, and uptime analytics.
- **Engage:** Transparent pricing, guest QR access, apps/RFID, and data dashboards for the Town.
- **Brand:** Clean, consistent visual identity and clear wayfinding at chargers for a modern driver experience.

#### Why PulsePoint

- **Municipal-grade reliability:** NOC monitoring, preventive maintenance, rapid field response.
- **Open & future-ready:** OCPP/ISO 15118 compatibility across ABB, ChargePoint, and Tesla ecosystems.
- **Resident-friendly pricing:** Dynamic rates (kWh/time), off-peak incentives, and local discounts.
- **Sustainability options:** Solar canopy + storage pilots for resilience and reduced grid impact.


**Website:** [pulsepointcharging.com](https://pulsepointcharging.com) | **Role on this project:** Network Operator (CPO) and long-term O&M partner.

## SWTCH - Brandon Terrazas, Business Development Manager



**CONTACT**

Brandon Terrazas  
brandon.terrazas@swtchenergy.com  
864-813-1340  
Greenville, SC



**EDUCATION**

**SAN JOSE STATE UNIVERSITY**  
Bachelor of Science.  
*Business Marketing*

**SKILLS**

- Project Implementation
- Fleet Telematics
- Technical Product Knowledge
- Strategic Problem Solving
- Client-Focused Solutions



### BUSINESS DEVELOPMENT MANAGER

# Brandon Terrazas

### QUALIFICATIONS

With a wealth of experience within the EV charging sector, Brandon has adeptly spearheaded market expansion and enhanced the adoption of EV solutions across a variety of property uses. He is at the forefront of cultivating strategic client partnerships to significantly amplify market penetration and revenue. Brandon's proficiency in value-based selling, managing key accounts, coupled with my expertise in fleet telematics, position him as a trusted EV infrastructure advisor.

### EXPERIENCE

**BUSINESS DEVELOPMENT MANAGER**  
SWTCH Energy | Greenville, SC | 2024-Present

Enhance Mid-Atlantic market presence by driving widespread EV adoption by building strategic partnerships, amplifying revenue streams and elevate market penetration. Leverage advanced CRM tools to conduct market research and uncover new business opportunities that propel network growth.

**ACCOUNT MANAGER**  
Voltrek | Greenville, SC | 2023-2024

Spearheaded turnkey solution process for EVSE installations, encompassing site assessments and detailed quotations. Drove generation of \$1 MIL+ in growth opportunities, with a trajectory poised to yield up to \$3MIL within a year.

**ACCOUNT EXECUTIVE – ELECTRIC BUS**  
ChargePoint | Greenville, SC | 2020-2023

Managed a portfolio of 50+ key accounts in Canada, providing telematics solutions and EVCS options to optimize fleet management. Consistently fulfilled quota by building strong relationships with partners, conducting product demos.

## SWTCH - Vlad Vakulenko, Senior Sales Engineer



### CONTACT

Vlad Vakulenko  
vladyslav.vakulenko@swtchenergy.com  
416-559-1930



### EDUCATION

**ALGONQUIN COLLEGE**  
Graduate Certificate  
*Energy & Project Management*

**IGOR SIKORSKY KYIV  
POLYTECHNIC INSTITUTE**  
Master of Science  
*Engineering*

### SKILLS

- Project Management
- Engineering
- EV Charging Technologies
- Power Distribution
- Grid Infrastructure



### SENIOR SALES ENGINEER, SOLUTIONS

## Vlad Vakulenko

### QUALIFICATIONS

Vlad is dynamic, results-driven engineer with over 7 years of experience in the EV charging, battery storage, and solar energy industry. He has deployed over 15,000 EV chargers across the United States and Canada, driving the successful implementation of large-scale electrification projects. Vlad excels in providing end-to-end technical guidance, tailored solutions to cater to property needs and existing infrastructure. He has strong expertise in managing cross-functional teams to deliver seamless EV charging experience.

### EXPERIENCE

**SENIOR SALES ENGINEER, SOLUTIONS**  
SWTCH Energy | Toronto, ON | 2020-Present

Deliver innovative technical EVSE solutions, generating over \$25 million in project revenue while enhancing client engagements and facilitating seamless system integration to expedite deployments. Partner with cross-functional teams to refine project delivery processes and elevate customer satisfaction.

**TECHNICAL SALES SPECIALIST**  
Solacity | Ottawa, ON | 2018-2020

Advised clients on solar PV, battery storage, and off-grid solutions, developing custom proposals and ensuring smooth system integration. Focused on increasing customer acquisition and providing effective after-sales support.

**ENERGY COORDINATOR**  
OCDSB | Ottawa, ON | 2017-2018

Managed energy efficiency projects to reduce operational costs by analyzing energy data and recommending cost-saving solutions. Supported sustainability initiatives and contributed to energy reporting compliance.



## REFERENCES

### Reference 1

<b>Name of Client Entity</b>	Greystar
<b>Address</b>	10800 Torino Dr
<b>City/State/Zip</b>	New Port Richey, FL 34655
<b>Contact</b>	Bryan Gracking
<b>Title</b>	Senior Director of Construction Services
<b>Email Address</b>	<a href="mailto:bgrackin@greystar.com">bgrackin@greystar.com</a>
<b>Telephone</b>	202.276.6354
<b>Scope of Work</b>	Full turnkey solutions for 5ea Level 2 EV Chargers
<b>Description of Services Provided</b>	CJ Development Group performed full design-build engineering and electrical contracting services for the installation of five (5) Level 2 networked EV charging stations at the Trinity Club Apartments in the Tampa metro area (10800 Torino Dr, Trinity, FL 34655). The scope of work included site assessment, electrical load analysis, conduit and wiring installation, panel integration, permitting, and commissioning in compliance with Florida Building Code and utility standards. The project delivered a turnkey EV charging solution that enhanced property sustainability and provided residents with reliable, energy-efficient charging access.

### Reference 2



<b>Name of Client Entity</b>	900 Biscayne Bay Condominium Association, Inc.
<b>Address</b>	990 Biscayne Boulevard, Suite #404
<b>City/State/Zip</b>	Miami, FL 33132
<b>Contact</b>	Tanzania Flagler
<b>Title</b>	General Manager
<b>Email Address</b>	GM@900biscaynebay.net
<b>Telephone</b>	(786) 206-6781
<b>Scope of Work</b>	Installation of four (4) Level 2 electric vehicle charging stations within the existing multi-level parking structure.
<b>Description of Services</b>	CJ Development Group provided engineering, permitting, and electrical

**Provided** installation services for the design and deployment of four (4) Level 2 EV charging stations at 900 Biscayne Bay Condominium. The project included power distribution upgrades, conduit routing, equipment mounting, and system commissioning, ensuring seamless integration with the building's electrical infrastructure. All work was completed in coordination with the property management team and in compliance with Miami-Dade County and Florida electrical codes, delivering a turnkey charging solution that enhances the property's sustainability and resident amenities.

### Reference 3

<b>Name of Client Entity</b>	Porta Bella Yacht & Tennis Club Condominium Association, Inc.
<b>Address</b>	799 Jeffery Street, Suite 107
<b>City/State/Zip</b>	Boca Raton, FL 33487
<b>Contact</b>	Sam Abazch / Phil Ambrosio
<b>Title</b>	Association President / Treasurer
<b>Email Address</b>	<a href="mailto:sabzach@icloud.com">sabzach@icloud.com</a> / <a href="mailto:philtreas@consultingkaizen.com">philtreas@consultingkaizen.com</a>
<b>Telephone</b>	202.536.6831 / 631.793.7216
<b>Scope of Work</b>	Design, install, commission, and operate eight (8) Level 2 EV charging stations (48A, ~11.5 kW each) across Buildings 1-3 (799, 800, and 859 Jeffery St.) with a mix of pedestal and wall mounts; provide cloud management, billing, and access control.
<b>Description of Services Provided</b>	PulsePoint Charging LLC (CPO) entered a 10-year services agreement to own and operate the EV charging system; CJ Development Group (Prime/EPC) performed engineering, permitting, and construction, including utility coordination and commissioning. PulsePoint provides network operations, maintenance to a 97% uptime target, user access (app/RFID/QR), and quarterly reporting with a 10% revenue share to the Association; equipment remains Operator-owned for the term.

# APPENDIX A

<p><b>GENERAL NOTES:</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND SPECIFICATIONS:</p> <ul style="list-style-type: none"><li>A. NATIONAL ELECTRICAL CODE (NEC)</li><li>B. NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72)</li><li>C. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>D. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>E. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>F. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>G. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>H. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>I. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>J. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>K. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>L. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>M. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>N. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>O. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>P. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>Q. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>R. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>S. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>T. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>U. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>V. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>W. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>X. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>Y. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li><li>Z. NATIONAL ELECTRICAL SAFETY CODE (NESC)</li></ul>	<h2>TRINITY CLUB ELEGANT APARTMENT LIVING</h2> <p>5ea EV CHARGERS LEVEL 2 PROJECT</p>  <p>10800 Torino Dr, Trinity, FL 34655</p>  <p>1" = 10'</p> <p><b>CJ DEVELOPMENT GROUP ENGINEERING COMPANY</b> 2415 LIBERTY ST MOLLY MAZUREK, P.E. PHONE: 787-231-8134 CHRISTIAN@CJDEVELOPGROUP.COM</p> <p><b>CJ</b></p> <p>N</p> <p>10800 Torino Dr 5114, FL 34655</p> <p>GENERAL NOTES</p> <p><b>C-0</b></p>
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1" = 10'

**CJ DEVELOPMENT GROUP  
ENGINEERING COMPANY**  
2415 LIBERTY ST  
MOLLY MAZUREK, P.E.  
PHONE: 787-231-8134  
CHRISTIAN@CJDEVELOPGROUP.COM

**CJ**

N

10800 Torino Dr  
5114, FL 34655

EV CHARGERS

**C-1**



# EV CHARGER LOCATION PLAN

for  
 900 Biscayne Bay Condominium  
 900 Biscayne Bay, Miami, FL 33132

DESIGN CRITERIA	
1.0 PROJECT INFORMATION	PROJECT NAME: 900 BISCAYNE BAY CONDOMINIUM
2.0 DESIGN CRITERIA	DESIGNER: CJ DEVELOPMENT GROUP
3.0 NOTES	SEE ALL SHEETS FOR COMPLETE INFORMATION



TABLE OF CONTENTS	
0.00	COVER SHEET AND SHEET INDEX
1.00	GENERAL NOTES
2.00	GENERAL NOTES
3.00	GENERAL NOTES
4.00	GENERAL NOTES
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SCOPE OF WORK	
1.00	SELECTIVE DEMOLITION OF EXISTING ELECTRICAL INFRASTRUCTURE FOR NEW EV CHARGERS.
2.00	SELECTIVE CONSTRUCTION OF EXISTING ELECTRICAL INFRASTRUCTURE FOR NEW EV CHARGERS.
3.00	INSTALL NEW EV CHARGERS AND RELATED ELECTRICAL INFRASTRUCTURE.
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CJ DEVELOPMENT GROUP  
 2400 SWEET ST  
 HOLLYWOOD, FL 33020  
 PHONE: 787-231-8134  
 INFO@CJDEVELOPGROUP.COM

100% PERMIT

900 Biscayne Bay Condominium  
 900 BISCAYNE BAY BLVD  
 MIAMI, FL 33132



DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

EV CHARGERS

COVER SHEET

CS101



# EV CHARGER PLAN

for  
Amelia Apartments  
15350 SW 136th St, Miami, FL 33196

DESIGN CRITERIA	
<b>1. PROJECT INFORMATION</b>	PROJECT NAME: AMELIA APARTMENTS
<b>2. DESIGNER INFORMATION</b>	DESIGNER: CJ DEVELOPMENT GROUP
<b>3. CLIENT INFORMATION</b>	CLIENT: AMELIA APARTMENTS
<b>4. PROJECT LOCATION</b>	15350 SW 136th St, Miami, FL 33196
<b>5. PROJECT PHASE</b>	CONSTRUCTION
<b>6. PROJECT SCHEDULE</b>	START DATE: 01/15/2025
<b>7. PROJECT BUDGET</b>	BUDGET: \$1,000,000
<b>8. PROJECT RISK</b>	RISK: LOW
<b>9. PROJECT COMPLIANCE</b>	COMPLIANCE: ALL APPLICABLE CODES
<b>10. PROJECT NOTES</b>	SEE GENERAL NOTES FOR ADDITIONAL INFORMATION



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SHEET NO.	SHEET TITLE
01	GEN. SHEET AND SHEET INDEX
02	BUILDING CODE REQUIREMENTS AND SPECIFICATIONS
03	GENERAL NOTES
04	STEP PLAN INSTALLMENTS
05	EV PARKING SPACE LAYOUT PLAN
06	EV PARKING SPACE LAYOUT - ENLARGED
07	TYPICAL EV POINT ELEVATION VIEW
08	TYPICAL EV SIDE ELEVATION VIEW
09	ELECTRICAL SYMBOLS PLAN
10	ELECTRICAL PANEL AND PAPER WORKSHEET

SCOPE OF WORK	
<b>1. GENERAL</b>	INSTALLATION OF EV CHARGING STATIONS IN EXISTING HOIST PANEL.
<b>2. ELECTRICAL</b>	CONDUCT FROM HOIST PANEL TO CHARGING STATION IN EXISTING PARKING AREA TO ACCOMMODATE CHARGING STATIONS APPROXIMATELY 200 FT. TO NEW EV LOCATION IN PARKING AREA.
<b>3. MECHANICAL</b>	PULL NEW FROM HOIST PANEL TO NEW BOX IN EXISTING PARKING AREA.
<b>4. FINISHES</b>	FINISHES PERFORMED FOR THE FRAME SHEET.

Miami-Dade County Department of Regulatory and Economic Resources • Job Copy  
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CJ DEVELOPMENT GROUP  
3425 LIBERTY ST  
MIAMI, FL 33133  
Phone: 787-231-8134  
INFO@CJDEVELOPGROUP.COM

EV CHARGERS  
AMELIA APARTMENTS  
15350 SW 136th St  
MIAMI, FL 33196



PROJECT & JOB P.C.  
CJ DEV & ARCH  
EV CHARGERS  
DATE: 01/15/2025  
SCALE: N-101  
SHEET: 1 OF 10



**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B, AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING THE COURSE OF THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF THE EV CHARGING STATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY ELECTRICAL AND MECHANICAL SERVICES FOR THE INSTALLATION OF THE EV CHARGING STATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FINISHES FOR THE EV CHARGING STATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SAFETY MEASURES DURING THE COURSE OF THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DOCUMENTATION FOR THE INSTALLATION OF THE EV CHARGING STATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TRAINING FOR THE OPERATORS OF THE EV CHARGING STATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY MAINTENANCE SERVICES FOR THE EV CHARGING STATIONS.
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Miami-Dade County Department of Regulatory and Economic Resources • Job Copy  
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General Notes SCALE: 1/1" = 1'-0"



CJ DEVELOPMENT GROUP  
3425 LIBERTY ST  
MIAMI, FL 33133  
Phone: 787-231-8134  
INFO@CJDEVELOPGROUP.COM

EV CHARGERS  
AMELIA APARTMENTS  
15350 SW 136th St  
MIAMI, FL 33196



PROJECT & JOB P.C.  
CJ DEV & ARCH  
EV CHARGERS  
DATE: 01/15/2025  
SCALE: N-101  
SHEET: 2 OF 10



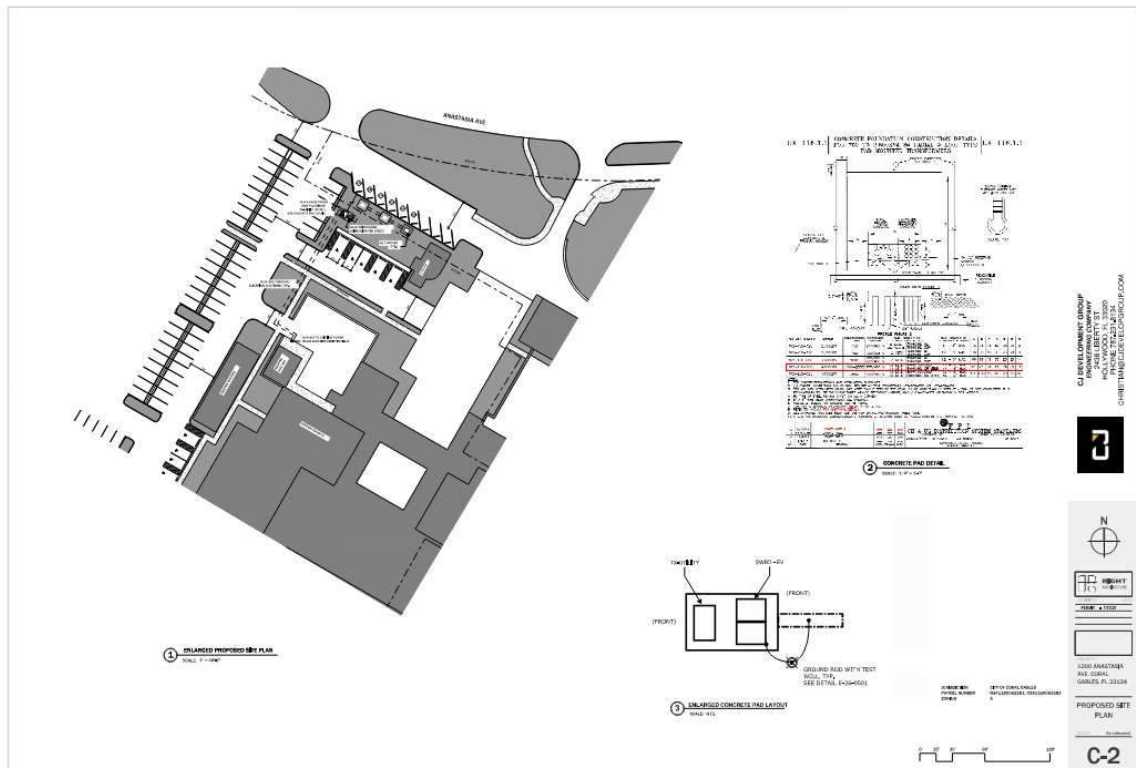
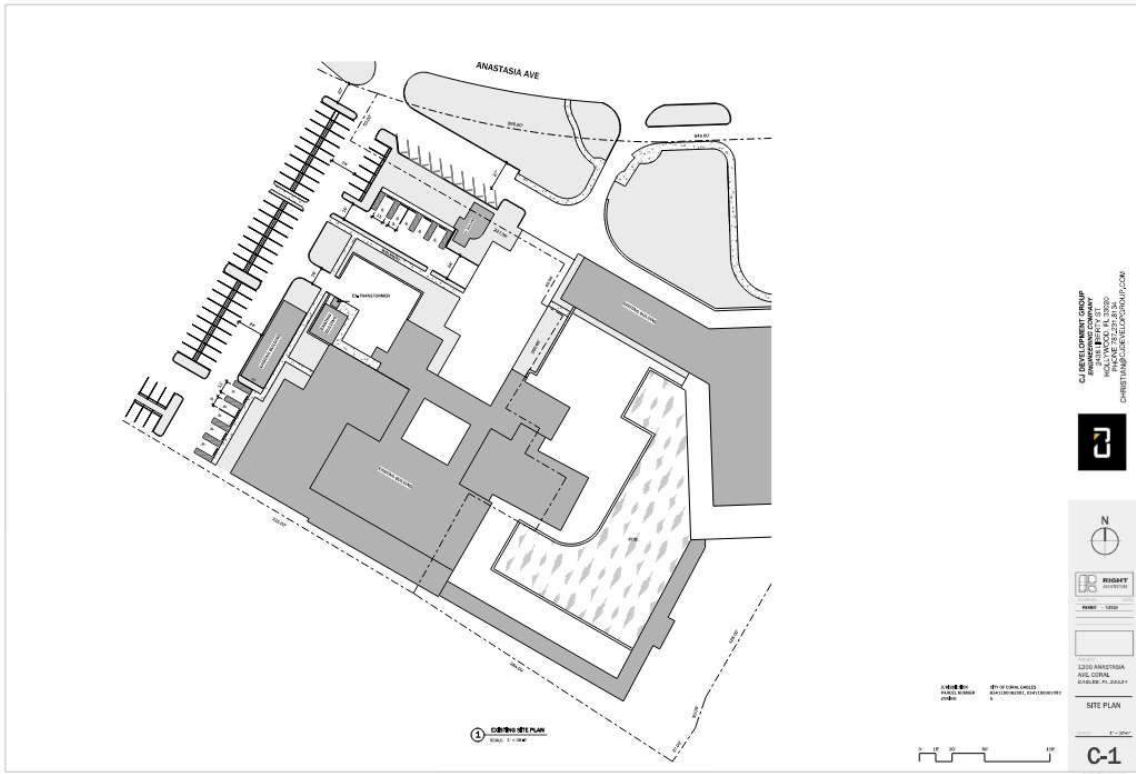
## **BILTMORE HOTEL**

**3ea Level 3**

**DC FAST CHARGERS**

**CITY OF CORAL GABLES,  
FL**

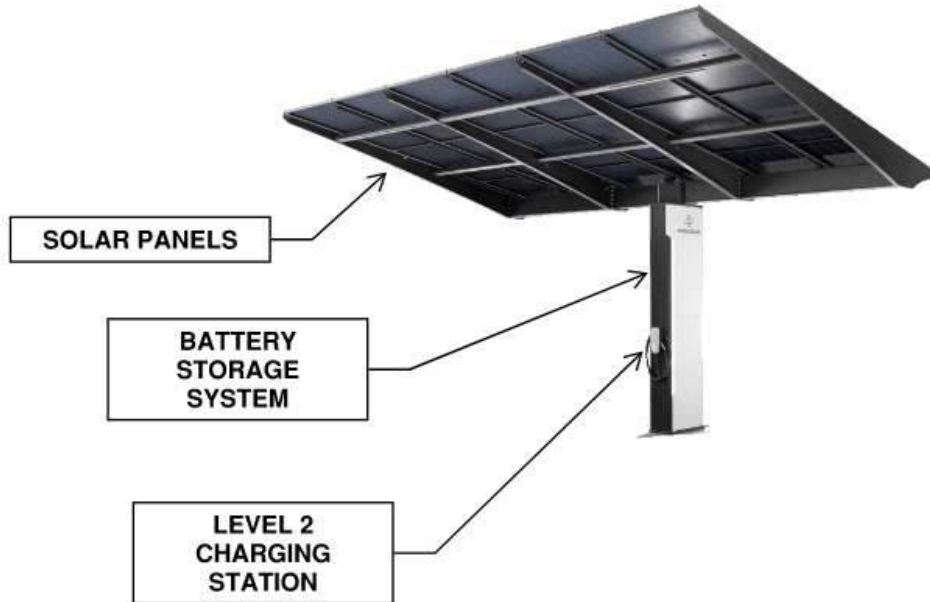








## SOLAR CANOPIES



### WE WOULD BE APPROACHING EACH SITE WITH A SUSTAINABLE APPROACH *(where possible)\**

Integrating solar canopies into our charging stations reflects CJ DEVELOPMENT GROUP commitment to sustainable, self-powered infrastructure. Each canopy offsets grid demand by capturing clean solar energy, reducing the site's carbon footprint while enhancing reliability. **This green-forward design allows Davie to lead by example powering electric mobility with renewable energy built right into the community landscape.**





# ChargePoint software

The leading platform for EV charging



Get complete control and rich insights with unified EV charging management software, all part of the ChargePoint network.

## Meet your new charging command center



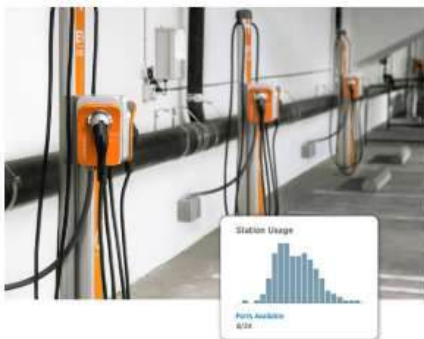
### Real-time visibility

Get real-time visibility to better manage charging, including driver details, power use, energy costs, driver revenue and station status.



### Complete control

Set prices based on driver type, session length, energy cost and time of use, and remotely manage driver access for security and peace of mind.



### Actionable reporting

Leverage more than 35 prebuilt charts and reports to understand station usage, session fees, utility costs, station health, environmental impact and more.



### Automated station management

Built-in station software offers dynamic charging, proactive monitoring and full vehicle interoperability.

#### Dynamic charging

Get rich, advanced diagnostics on station health, including on stations that need service, to help improve uptime and usage.

#### Proactive monitoring

Get rich, advanced diagnostics on station health, including on stations that need service, to help improve uptime and usage.

#### Full interoperability

Ensure that any EV can charge seamlessly with any ChargePoint station.

### Top-rated driver app

The top-rated ChargePoint mobile app connects drivers to stations so they can easily find a charge when they need it.

#### All-in-one app

The ChargePoint app makes it easy for drivers to find available stations, start charging and get updates when their EV is fully charged. Drivers can use the Waitlist feature to easily reserve a station.

#### Charge with any station

Drivers can leverage ChargePoint's network and roaming partnerships to charge with any station, including non-ChargePoint stations.

#### Streamlined driver experience

Easily charge at work, home, en-route, and across other commercial locations, with ChargePoint's suite of stations available for every use case.

ChargePoint Commercial Software



### Industry-leading network

ChargePoint's roaming partnerships enable drivers to use third-party stations with their ChargePoint account, and ensure drivers from supported third-party networks can use public ChargePoint stations.



### Turnkey API integrations

Leverage the ChargePoint open API and more than 40 integrations to streamline data sharing across your organization. Connect all aspects of your charging program using one intuitive solution, including OCPP-capable chargers.

# Tesla V4 Supercharger Post

Tesla's next generation V4 Supercharger Post is designed to deliver best-in-class performance, user experience, and aesthetics. The V4 Supercharger Post brings Tesla's global leadership in EV charging infrastructure deployment to more use cases by enabling support for global charging standards, including NACS, CCS1, CCS2, and GB/T. The V4 Supercharger Post with universal cable reach delivers a vehicle-agnostic experience allowing all users to charge with confidence.

## KEY FEATURES

- Supports global charging standards
- Supports open communication standards
- Universal cable reach
- Unparalleled ergonomics and performance
- No high voltage at post when not in use
- Integrated revenue-grade DC energy meter
- Optional payment/display module
- Illuminated logo for greater visibility
- 1 m flood tolerance
- Small footprint saves space in parking areas

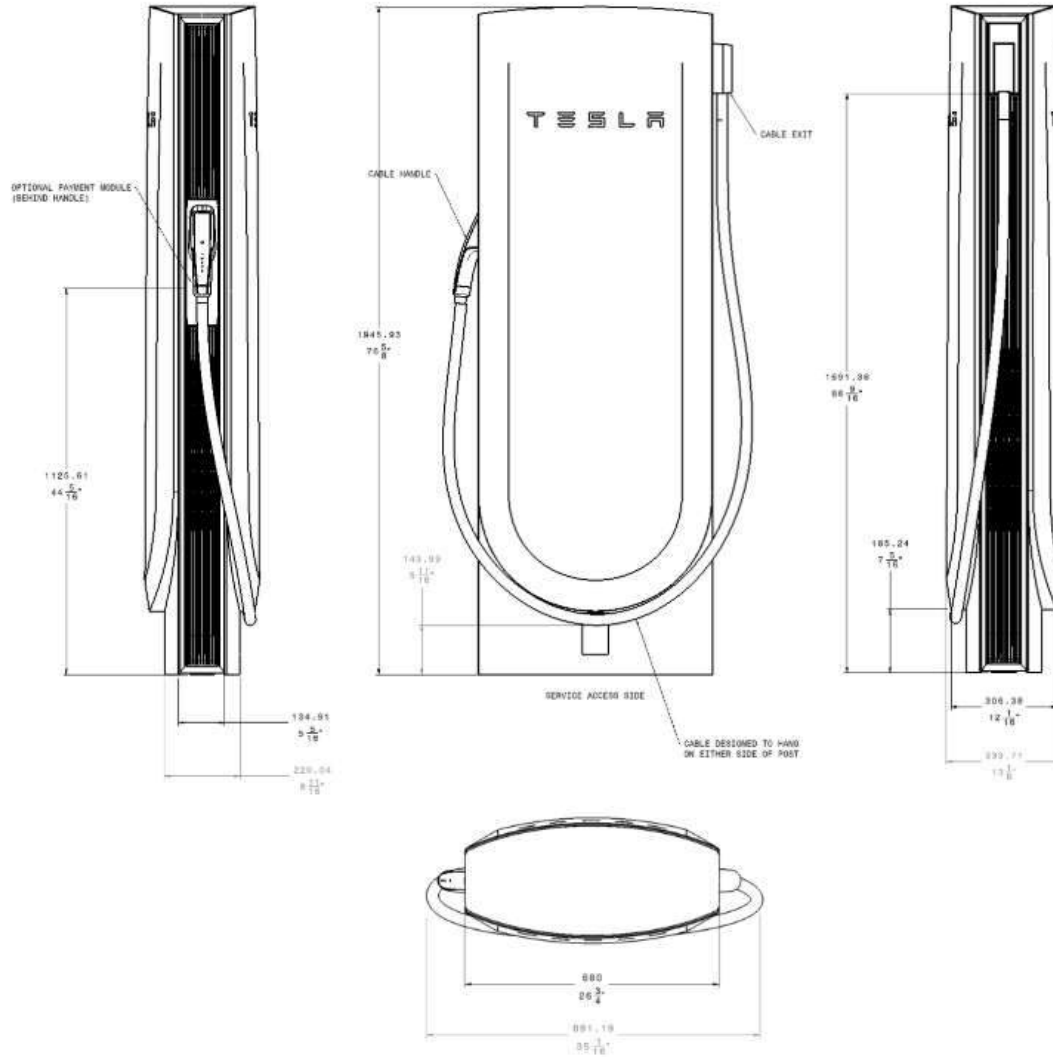


## V4 Supercharger Post Technical Specifications

Product	Model Number	1732843
	Certified Maximum Power with V3 Cabinet	250kW
	Certified Voltage Range with V3 Cabinet	0-500VDC
	Certified Continuous Current with V3 Cabinet	615A
	Protection	Over Current, Over Temperature
	Compliance (pending)	UL 2202, CSA 22.2#107.1, IEC 61851-1, IEC 61851-2
Payment Module (Optional)	Payment Types	Contactless Payments with Debit Card, Credit Card and Digital Wallets (Apple Pay, Google Pay etc.), RFID card
	Display Size	3.5 inch touchscreen
	Compliance	EMVCo L1, EMVCo L2 contactless, EMVCo L3, PCI PTS V6 unattended
Environmental	Operating Temperature	-30°C to 50°C
	Ingress Protection	IP54
	Flood Tolerance	1015 mm
	Maximum Noise Level @ 1m	60 dBA below 40°C, 65 dBA above 40°C
Mechanical	Total Weight	90 kg
	Dimensions	334 x 891 x 1946 mm
	Charging Cable Length	3 m
Site Layout and Installation	Input Lug: V+, V- (2/pole)	Cu/Al, 150 mm <sup>2</sup> – 380 mm <sup>2</sup> (300MCM – 750MCM)
	PE Lug (2)	Cu/Al, 16 mm <sup>2</sup> – 95 mm <sup>2</sup> (6AWG – 250MCM)
	24V Power Input: V+, V- (1/pole)	Cu, 10 mm <sup>2</sup> (8 AWG)
	Termination Temperature	90°C
	Max Distance From Cabinet	100 m

## V4 Supercharger Post Technical Specifications

### Dimensions





## AX Series



# 48A-11kW Single Phase Wall Mount EV AC Charger



For information on the optional charging pedestal, please refer to the accessory section.

### Applications

- Parking Garages
- Commercial Fleet Operators
- EV Infrastructure Operators and Service Providers
- EV Dealer Workshops

### Features

- Residential and Commercial EV Charging
- Wired/Wireless Connection for Central Management System
- Support for RFID Card and QR Code for User Authentication and Management
- Input: 200Vac~240Vac
- Modern, Ergonomic and Custom Design
- Optional 5-inch LCD Display
- IP56/NEMA 4 Rated for Indoor/Outdoor Applications
- Charging Interface: SAE J1772 (Type 1)/IEC 62196-2 (Type 2)
- OCPP 1.6 JSDN (Upgradeable to 2.0)
- ISO 15118 Protocol
- Local Load Management, Making the Field Power Configuration Planning of Charging Stations More Flexible
- Over the Air Technology

sales@switchenergy.com | switchenergy.com | 1-844-798-2438



EMPOWERING THE FUTURE



Model Name	AX48 Series	
Safety	UL/cULus (North America)	
Picture		
<b>Power Specification</b>		
AC Input	Input Rating	Single-Phase: 200~240Vac
	AC Input Connection	L1/L2/GND or L/N/PE
	Input Current	48A
	Frequency	50Hz/60Hz
AC Output	Output Current	48A
	Output Power	11.5kW (240Vac*48A)
<b>User Interface &amp; Control</b>		
Display	LED Pilot Lamp (standard), 5-inch LCD (Optional)	
User Authentication	RFID (ISO/IEC 14443A/B, ISO/IEC 15693, FeliCa™, MIFARE), ISO 15118	
Meter	Meter IC (1% Accuracy)	
<b>Communication</b>		
External	LAN+WIFI (Standard) or LAN+4G+WIFI (Optional)	
Internal	OCPP 1.6 JSON (Upgradeable to 2.0) EEBUS (Support in 2022)	
<b>Environmental</b>		
Operating Temperature	-30°C ~ +50°C (-22°F ~ +122°F) Standard	
Humidity	< 85% (RH) @ 50°C (+122°F)	
Altitude	≤ 2000m (6562ft)	
Enclosure Protection (IK/IP Level)	NEMA TYPE 4	
Cooling Method	Natural Cooling	
<b>Mechanical</b>		
Dimension(WxDxH)	295mm x 158mm x 505mm (11.61in x 6.22in x 19.88in)	
Weight	<7kg (15.43lbs) with Socket; <10kg (22lbs) With Cable	
Cable Length	5m (16.4ft) 7.5m (24.6ft) with Optional Cable Management	
<b>Protection</b>		
RCD/CCID	CCID 20	
Input Side	UVP, OVP, Surge Protection, Ground Fault	
Output Side	OCP, Control Pilot Fault, Residual Current Protection	
Protocol	OTP, Relay Welding Detection, CCID Self-Test, MCU Function Fault Detection	
<b>Regulation</b>		
Certification	UL2594, UL2231-1/-2, CTEP, EnergyStar™	
Wireless Certification	FCC/IC	
Charging Interface	SAEJ1772 Type 1 Plug	

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C50

# Built to Power Places



Optimized for  
1h Dwell Time

**50 kW**  
Output Power

Branded  
Experiences

**21.5" HD**  
Interactive Display

Fully Managed  
& Operated

**+99%**  
Success Rate\*

\*Operational target

C50 Data Sheet V2-2  
[e-mobility.abb.com/C50](https://e-mobility.abb.com/C50)



## Power Specification

<b>DC Output:</b>	<p>Output power: 50 kW Dynamic Power Sharing: 25 kW power granularity</p> <p>Output voltage: 150 - 980 V Output current (continuous): 150 A</p> <p>Number of outlets: dual outlet Power conversion efficiency: up to 96.5% Standby power: 100 W</p>
<b>AC Input:</b>	<p>Nominal voltage: (CE): 400 Vac (<math>\pm 10\%</math>) (NA): 480 Vac (<math>\pm 10\%</math>) Nominal input current (RMS): (CE): 77 A (NA): 64 A</p> <p>Frequency: (CE): 50 Hz (<math>\pm 10\%</math>) (NA): 60 Hz (<math>\pm 10\%</math>) Earthing systems: (CE): TN-C, TN-C-S, TN-S, TT (NA): WYE Inlet cable size per phase (no neutral): multi core cable, max. 28 mm (1.1 in) outer diameter Power factor: &gt; 0.99 at full load</p> <p>Total Harmonic Distortion (THD): &lt; 3% Overvoltage category: III SPD: (CE): Type 1 + 2 (NA): Type 1 SCCR: (CE): 50 kA (NA): 65 kA</p>

## Customer Interface

<b>Display:</b>	Type: 21.5" HD full color anti-glare LCD; Brightness: 1300 nits; Contrast: 5000:1; Interface: Touchscreen
<b>HMI Configuration:</b>	Info modules: pricing, payment method, help content, idle state info Branding modules: brand color and logo, app QR code, outro screen
<b>Languages:</b>	English, French, Spanish, German, Italian, Norwegian, Dutch
<b>Connector Options:</b>	CCS1/2 air-cooled, J3400 air-cooled
<b>Cable Management System (CMS):</b>	Integrated linear force balancer CMS
<b>Cable Options:</b>	Length: 4.2 m (13.8 ft); Reach: 3.9 m (12.8 ft) Type: Air-cooled
<b>Lighting:</b>	Roof: 360° dual RGBW LED strips; Gun holder: RGBW LEDs
<b>Authentication Methods:</b>	RFID, Autocharge, Plug & Charge, credit/debit card, mobile app
<b>RFID System:</b>	Mifare ISO 14443 A/B to part 4 and ISO 15693, ISO 18092/ECMA-340 (NFC). Others available on request (Calypso, Ultralight, PayPass, HID, and more)
<b>Remote Management:</b>	Access control, configuration, diagnostics, software updates <sup>1</sup>

## System Specification

<b>Operating Conditions:</b>	<p>Operating from -30°C to 55°C (-22°F to 131°F) with derating            Storage from 5°C to 40°C (41°F to 104°F), IEC 60721-3-2            Altitude: 2500 m (8202 ft)            Humidity: up to 95%, non-condensing</p> <p>Impact resistance: IK10            IP rating: IP54, NEMA 3R, indoor and outdoor rated</p> <p>Noise emission: 55 dB(A) average within 1 m radius,            at 25°C (77°F), full power            Intended use: indoor and outdoor            Mounting options: floor mounted            Environment pollution degree: Class 3</p>
<b>Form Factor:</b>	<p>Dimensions of charger body (H x W x D):            1967 x 653 x 235 mm (77.4 x 25.7 x 9.3 in)            Weight: 175 kg (385 lbs)</p> <p>Accessibility: meets ADA requirements for height,            reach, and user interface</p> <p>Enclosure type: high-durability aluminum body            Corrosion resistance: C5-H, ISO 12944</p>

## Standards & Compliance

<b>Safety Standards:</b>	(CE): IEC 61851-1, IEC 61851-23 (NA): UL 2202, UL 2231-1, UL 2231-2, CSA 22.2 No.346:22
<b>Metering:</b>	(CE): Eichrecht, MID, LNE (NA): CTEP/NTEP
<b>EMC:</b>	(CE): IEC 61851-21-2 (NA): FCC 47 CFR Part 15B (Class A)
<b>Manufactured:</b>	USA & Europe
<b>Network Connections:</b>	3G/4G/5G, Ethernet (10/100 Base-T), single modem
<b>OCPP:</b>	Open Charge Point Protocol (OCPP) 1.6J and 2.0.1
<b>Vehicle Communication Protocol:</b>	DIN SPEC 70121, ISO 15118-2, ISO 15118-3, Autocharge, Plug & Charge
<b>RED Directive:</b>	ETSI EN 300 330, ETSI EN 301 489-1, ETSI EN 301 489-3, ETSI EN 301 489-52, ETSI EN 301 908-1, ETSI EN 301 908-2, ETSI EN 301 908-13, EN IEC 62311: 2020
<b>Sustainability:</b>	ENERGY STAR
<b>Additional Standards:</b>	DC Vehicle connector compliant with IEC 62196-1, IEC 62196-3, Cabinet IP rating according to IEC 60529 ENERGY STAR
<b>Expected Lifespan:</b>	10 years <sup>2</sup>

<sup>1</sup> Subject to Service Package coverage  
<sup>2</sup> Subject to Service Package coverage, potential refurbishment, and environmental operating conditions including proximity to sea water, conductive dust, and condensing humidity

A200 | A300 | A400

# Charging Made Seamless



Power Fit for Purpose

## 400 kW

Field-upgradable from 200 kW

Branded Experiences

## 32" HD

Award-winning UI/UX

Reliable Energy Delivery

## +99%

Success Rate\*

\*Operational target

Product Data Sheet A400/V2-1  
[e-mobility.abb.com/A400](https://e-mobility.abb.com/A400)

**ABB E-mobility**

## Power Specification

<b>DC Output:</b>	<p>Output power: Configurable as 400 kW, 300 kW, or 200 kW Upgradable from 200 kW to 300 kW or 400 kW Dynamic Power Sharing: 50 kW power granularity</p> <p>Output voltage: 150 - 980 V Output current (peak): CCS1/2: 600 A; J3400: 375 A</p> <p>Number of outlets: dual outlet Power conversion efficiency: up to 97%</p>
<b>AC Input:</b>	<p>Nominal voltage: (CE): 400 Vac (NA): 480 Vac Nominal input current (RMS): <b>A200</b>: (CE): 306 A (NA): 255 A <b>A300</b>: (CE): 460 A (NA): 383 A   <b>A400</b>: (CE): 612 A (NA): 510 A</p> <p>Frequency: (CE): 50 - 60 Hz (<math>\pm 5\%</math>) (NA): 60 Hz (<math>\pm 5\%</math>) Earthing systems: (CE): TN-C, TN-C-S, TN-S, TT (NA): WYE Inlet cable size per phase (no neutral): max. 2 x 300 mm<sup>2</sup> (600 kcmil) Power factor: &gt; 0.99 at full load</p> <p>Total Harmonic Distortion (THD): &lt; 3% Overvoltage category: III SPD: (CE): Type 1 + 2 (NA): Type 1 SCCR: (CE): 50 kA (NA): 65 kA</p>

## Customer Interface

<b>Display:</b>	Type: 32" HD full-color anti-glare LCD; Brightness: 1300 nits Contrast: 5000:1; Interface: 4 push buttons
<b>HMI Configuration:</b>	Info modules: pricing, payment method, help content, idle state info Branding modules: brand color and logo, app QR code, outro screen
<b>Languages:</b>	English, French, Spanish, German, Italian, Norwegian, Dutch
<b>Connector Options:</b>	CCS1/2 with patented two-phase cooling technology J3400 air-cooled
<b>Cable Management System (CMS):</b>	2 x integrated self-retracting swing arm
<b>Cable Options:</b>	Length: 4.8 m (15.7 ft); Reach: 3.5 m (11.4 ft) Length: 7 m (22.9 ft); Reach: 6.3 m (20.7 ft) Type: Air-cooled
<b>Lighting:</b>	Roof: 360° dual RGBW LED strips; Gun holder: RGBW LEDs
<b>Authentication Methods:</b>	RFID, Autocharge, Plug & Charge, credit/debit card, mobile app
<b>RFID System:</b>	Mifare ISO 14443 A/B to part 4 and ISO 15693, ISO 18092/ECMA-340 (NFC). Others available on request (Calypso, Ultralight, PayPass, HID, and more)
<b>Remote Management:</b>	Access control, configuration, diagnostics, software updates <sup>1</sup>

## System Specification

<b>Operating Conditions:</b>	<p>Operating from -30°C to 55°C (-22°F to 131°F) with derating            Storage from 5°C to 40°C (41°F to 104°F), IEC 60721-3-2            Altitude: 2000 m (6562 ft)            Humidity: up to 95%, non-condensing</p> <p>Impact resistance: IK10 (A400 display: IK08 until Q3 2025), NEMA 3R            IP rating: IP54, indoor and outdoor rated</p> <p>Noise emission average within 1 m radius, at 25°C (77°F), full power:  <b>A200:</b> 62 dB(A)   <b>A300:</b> 64 dB(A)   <b>A400:</b> 65 dB(A)</p> <p>Intended use: indoor and outdoor            Mounting options: floor mounted            Environment pollution degree: Class 3 (outside), Class 2 (inside)</p>
<b>Form Factor:</b>	<p>Dimensions of charger body (H x W x D):            2256 x 790 x 810 mm (88.8 x 31.1 x 31.9 in)            Weight: <b>A200:</b> 560 kg (1235 lbs)   <b>A300:</b> 645 kg (1422 lbs)  <b>A400:</b> 730 kg (1610 lbs)</p> <p>Accessibility: meets ADA requirements for height, reach,            and user interface. DIN 18040 (for A400 coming Q3 2025)</p> <p>Enclosure type: high-durability aluminum body            Corrosion resistance: C5-H, ISO 12944</p>

## Standards & Compliance

<b>Safety Standards:</b>	(CE): IEC 61851-1, IEC 61851-23 (NA): UL 2202, UL 2231-1, UL 2231-2, CSA 22.2 No.346:22
<b>Metering:</b>	(CE): Eichrecht (NA): CTEP/NTEP
<b>EMC:</b>	(CE): IEC 61851-21-2 (NA): FCC 47 CFR Part 15B (Class A)
<b>Manufactured:</b>	USA & Europe
<b>Network Connections:</b>	3G/4G/5G, Ethernet (10/100 Base-T), optional second modem (coming Q3 2025)
<b>OCPP:</b>	Open Charge Point Protocol (OCPP) 1.6J and 2.0.1
<b>Vehicle Communication Protocol:</b>	DIN SPEC 70121, ISO 15118-2, ISO 15118-3, Autocharge, Plug & Charge
<b>RED Directive:</b>	ETSI EN 300 330, ETSI EN 301 489-1, ETSI EN 301 489-3, ETSI 301 489-52, ETSI EN 301 908-13, EN 50364 (RFID), IEC 62311: 2019, EN IEC 62311: 2020 (4G test)
<b>Additional Standards:</b>	DC Vehicle connector compliant with IEC 62196-1, IEC 62196-3, Cabinet IP rating according to IEC 60529
<b>Expected Lifespan:</b>	10 years <sup>2</sup>

<sup>1</sup> Subject to Service Package coverage

<sup>2</sup> Subject to Service Package coverage, potential refurbishment, and environmental operating conditions including proximity to sea water, conductive dust, and condensing humidity



Category	Site Name	Address	Phase	Recommended Charger Type	Notes
Parks & Recreation Sites	Pine Island Park / Multipurpose Center / Bamford Sports Complex*	3801 S Pine Island Rd, Davie, FL	Phase 1	Level 2 + DCFC	High-traffic community complex; ideal for hybrid site with DCFC under GM Fast Break + Level 2 networked chargers. Large parking capacity and event-driven use.
Parks & Recreation Sites	Bergeron Rodeo Grounds*	4271 Davie Rd, Davie, FL	Phase 1	Level 2 + DCFC	Major event venue with regional visibility; strong candidate for 150–200 kW DCFC under GM incentive; town branding opportunity.
Parks & Recreation Sites	Davie Pine Island Aquatic Center*	3800 SW 92nd Ave, Davie, FL	Phase 1	Level 2	Adjacent to Bamford; secondary community site suitable for 4–6 L2 stations; long dwell times.
Parks & Recreation Sites	Vista View Park	4001 SW 142nd Ave, Davie, FL	Phase 1	Level 2	Ideal solar canopy site; long parking duration; supports sustainability showcase.
Town Facilities & Municipal Lots	Town Hall Complex*	8800 SW 36th St, Davie, FL	Phase 1	Level 2 + DCFC	Town flagship site; excellent for municipal fleet readiness and public DC fast charging; visible civic location.
Town Facilities & Municipal Lots	Robbins Lodge Community Hall*	4005 Hiatus Rd, Davie, FL 33325	Phase 1	Level 2	Eco-heritage site; promote renewable energy use through solar-integrated L2 chargers; sustainability demo site.
Town Facilities & Municipal Lots	Davie Senior Citizens Center	6650 Griffin Rd, Davie, FL	Phase 1	Level 2	Daytime visitor site with predictable use; perfect for slower L2 charging and ADA-compliant access.
Town Facilities & Municipal Lots	Davie Police Department	1230 S Nob Hill Rd, Davie, FL	Phase 1	Level 2 + DCFC	Critical operations facility; dual-use for fleet and public; GM Fast Break DCFC integration recommended.
Parks & Recreation Sites	Davie Golf Course	8201 Nova Dr	Phase 1	Level 2	Long-dwell recreational site; perfect for L2 deployment and solar canopy demonstration.
Parks & Recreation Sites	Potter Park	4301 SW 57th Terrace, Davie, FL	Phase 2	Level 2	Neighborhood-scale L2 installation (2–4 ports); low cost, community visibility.
Parks & Recreation Sites	Driftwood Park & Community Pool	3000 NW 69th Ave, Davie, FL	Phase 2	Level 2	Local recreational site with steady parking turnover; good candidate for residential user support.
Parks & Recreation Sites	Shenandoah Park	14601 SW 14th St, Davie, FL	Phase 2	Level 2	Residential-adjacent park; supports equitable charging access in west Davie.
Parks & Recreation Sites	Waterford Park	15090 Waterford Dr, Davie, FL	Phase 2	Level 2	Add small 2–4 L2 ports; long-term residential usage.
Parks & Recreation Sites	Wolf Lake Park	5400 SW 76th Ave, Davie, FL	Phase 2	Level 2	High visitation equestrian site; long dwell time, ideal for L2 with solar canopy integration.
Parks & Recreation Sites	Silver Lakes Park	5300 SW 130th Ave, Davie, FL	Phase 2	Level 2	Suitable for smaller 2–3 L2 chargers serving neighborhood users.
Parks & Recreation Sites	Reflections Park	9501 SR 84, Davie, FL	Phase 2	Level 2	Great for residential EV adoption; lower-cost installation with future expansion option.
Parks & Recreation Sites	Joy Yoder Equestrian Park	3050 SW 121st Ave, Davie, FL	Phase 2	Level 2	Equestrian-focused site; long parking durations; potential for 4 L2 chargers.
Parks & Recreation Sites	Oakhill Equestrian Park	3101 SW 130th Ave, Davie, FL	Phase 2	Level 2	Ideal for small-scale sustainable L2 deployment; supports rural sustainability goals.
Parks & Recreation Sites	Tree Tops Park (County-managed)	3900 SW 100th Ave, Davie, FL	Phase 2	Level 2	Large county park; potential for collaborative installation with Broward Parks; solar-integrated L2 recommended.
Town Facilities & Municipal Lots	Utilities / Public Works Facility	7351 SW 30th St, Davie, FL	Phase 2	Level 2 + DCFC	Support town fleet electrification; internal-only use recommended initially, expandable later.
Town Facilities & Municipal Lots	Davie Fire Rescue HQ	6901 Orange Dr, Davie, FL	Phase 2	DCFC	Fleet-centric location; high-power DCFC for emergency vehicle readiness.
Town Facilities & Municipal Lots	Broward Fire Museum (Old Fire Station)	6500 SW 47th St, Davie, FL	Phase 2	DCFC	Showcase heritage and clean-energy modernization with 2–3 DCFC units.
Town Facilities & Municipal Lots	Community Redevelopment Agency (CRA) / Downtown Davie Area	3921 SW 47th Ave #1008, Davie, FL 33314	Phase 2	Level 2 + DCFC	High-visibility downtown hub; supports mixed retail and visitor parking.
Town Facilities & Municipal Lots	Davie-Cooper City Chamber / Visitor Center Lot	1st Floor, 6191 Orange Dr SUITE 6177-N, Davie, FL 33314	Phase 2	Level 2	Tourist/visitor location; small cluster of 2–4 L2 chargers to support Town branding.



## Canopy Solutions



Tee-Shape



Truss



Longspan



Garage



Inverted



# Complete Single-Source Solutions

When EPCs and Developers need a dependable solar carport or canopy mounting solution, they turn to RBI Solar. As a single-source provider, RBI Solar is focused on reducing total project costs through complete responsibility for the Design, Engineering, Manufacturing, and Installation of efficient PV racking solutions. When you choose RBI Solar for your next solar carport, you're choosing peace of mind that your project is in the hands of the most trusted racking team in the industry.

## *Why choose RBI Solar?*

- Maximize parking lot functionality
- Single-source solution for canopy structure design and construction
- No on-site welds for faster install
- Multiple manufacturing facilities
- Variety of finishing options available
- In-house engineering team licensed in all 50 states
- Pre-construction design and support resources available
- Water management available
- Multiple foundation options
- DSA options available





### *Tee-Shape Canopy Solution | CP-Tee*

- Most cost-effective solution
- Aisle and perimeter options
- Ideal for budget-focused projects



### *Truss Solution | CP-Truss*

- Accommodates higher snow loads
- Architectural aesthetic appeal



### *Longspan Solution | CP-LS*

- Provides full coverage
- Custom lengths designed per site



### *Garage Solution | CP-G*

- Engineered to existing structure
- Architectural design options for aesthetic appeal



### *Inverted Solution*

- Directs snow and ice away from drive aisles
- Compatible with CP-Tee, CP-Truss and CP-LS

*Optional Customizable Features to All Canopy Structures above include: Foundation Options, Finishes, Decking & Gutters and/or Snow guards*

*Over 100 carports constructed in the last 5 years*

# Single-Source Provider

## DESIGN

RBI Solar's in-house designers provides complete structural and foundation design. It is our focus to deliver the most effective and efficient racking solution for each project's site specific conditions.



## ENGINEERING

Our licensed in-house engineers incorporate and analyze data from certified geotechnical reports, on-site pile testing and all applicable codes/loading considerations when designing each individual project.



## MANUFACTURING

Having multiple state-of-the-art manufacturing facilities with vertical integration and refined manufacturing protocol, ensure RBI Solar delivers on overall quality of product with reduced lead times for material delivery to job sites.

## INSTALLATION

RBI Solar provides single-source responsibility with in-house project management and a network of installation crews. Overall project coordination allows RBI Solar to focus on delivering projects on time and within budget.

## **Solar Racking Solutions from the Industry's Most Trusted Team**

Contact us at [info@rbisolar.com](mailto:info@rbisolar.com) or (513) 242-2051

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



# SHIELD

## Solar Carport Mounting System

Solar PV Carports and Canopies for Projects of all sizes. The Polar Shield is a solar energy canopy solution that is highly configurable, easy to assemble and cost effective. With single, double and long-span options. It is the industry's most versatile solar carport solution.

### KEY PRODUCT BENEFITS



**Robust design** - perfect for areas with heavy wind, snow or rain



**Multiple configuration options**



**Waterproof and snow guard solutions**



**Multiple foundation options available based on soil conditions:** Helical, Spread-footer, Caisson, I-Beam



**Perfect for EV charging stations**



**Installation services available**

### KEY FEATURES

#### Fully Configurable

- Single row, double row, long-span and custom options
- Mono-slope, dual-slope design options
- Custom tilt angles

#### Optimized to the Site

- Custom designed to geographic loads and local building codes
- Optimized span between foundation posts
- Multiple foundation solutions
- Raised or at grade foundation

#### Weather Protected and Water Management

- Durable galvanized steel construction (G90-G235)
- Corrosion resistant hardware (SS, Magni-Coated, Hot-Dip-Galvanized)

#### Full Customer Support

- Engineering field support
- Complimentary site layouts
- Sealed and stamped structural and foundation engineering drawings

#### Various Customizations Available

- Structure - Different coatings available
- Lighting options
- Underdecking - Different colors



**L-SHAPE  
SINGLE ROW**

- Covers a single row
- Flat or check mark, up-slope, or down-slope
- Ideal for large lots that have additional space for parking, such as housing units, commercial buildings



**T-SHAPE  
DOUBLE ROW, MONO SLOPE**

- Covers double rows
- Up-slope and down-slope, mono-slope
- Ideal for large lots that have additional space for parking, such as commercial buildings



**Y-SHAPE  
DOUBLE ROW, THROUGH SLOPE**

- Covers double rows
- Up-slope (Y-shape slope), through-slope
- Single or dual posts (Pi-shape)
- Ideal for large lots that have additional space for parking, such as housing units, commercial buildings



**LONG SPAN**

- Covers two or more rows
- Mono-slope
- Ideal for covering large lots, such as top of a building garages and outdoor parking lots.



**CHECK MARK - OPTION  
DOUBLE ROW, THROUGH SLOPE**

- Check mark slope
- Built-in snow and ice mitigation
- Can add to T-Shape, L-Shape and Longspan

This document does not create any express warranty by Polar Racking or about its products or services. Polar Racking's sole warranty is contained in the written product manual for each product. The end-user documentation shipped with Polar Racking's products constitutes the sole specifications referred to in the product warranty. The customer is solely responsible for verifying the suitability of Polar Racking's product for each use. Subject to change without notice. Last updated in September 2024.

## FINANCIAL PROPOSAL

In **summary**, the CPO (Charge Point Operator) model offers Davie a **turnkey, zero-capital** solution with **sustainable revenue**, measurable public benefit, and full network flexibility across **SWTCH, ChargePoint, Tesla, and ABB** platforms.

### Pricing Structure

Charger Type	Pricing Method	Typical Rate	Notes
<b>Level 2 (Public / Parks)</b>	Energy-based	\$0.30 – \$0.35 /kWh	2–6 hr dwell; resident discount eligible
<b>Level 2 (Fleet / Employees)</b>	Time-based	\$1.50 /hr or \$0.25 /kWh	Internal cost recovery only
<b>DC Fast Charging (Public)</b>	Energy-based + connection fee	\$0.45 – \$0.55 /kWh + \$0.50 session	Mirrors FPL EVolution / Electrify America averages
<b>Idle Fee</b>	Post-charge	\$0.10 /min after 10 min grace	Prevents charger hoarding
<b>Off-Peak Incentive</b>	Dynamic	–10 % rate midnight–6 AM	Grid-friendly pricing
<b>Resident / Employee Discount</b>	Account flag	10–15 % discount	Registered Davie users via RFID or app

*All pricing can be dynamic via OCPP SOFTWARE Portal, adjusted seasonally or during high-demand events.*

### Revenue/Profit-Sharing Structure

Item	Structure	Rationale
<b>Town of Davie</b>	Fixed site license: \$50 – \$150 / stall / month	Predictable baseline income
	+ Tiered Revenue Share: 10 % (Y1-2) → 15 % (Y3-5) → 20 % (Y6-10)	Grows with utilization
<b>CJ Development Group &amp; PulsePoint Charging</b>	Retains remainder of net operating revenue	Covers O&M, network fees, capital recovery
<b>Settlement Cycle</b>	Quarterly ACH remittance + transparent utilization report	Aligns with Town’s accounting cycles

*Optional: Town may opt for flat-fee license only (no revenue share) on certain civic/fleet sites to simplify accounting.*

## User Fee Model

Flexible and transparent—visible in-app, on-screen, and via QR.

### Structure

- **Per-use / Pay-as-you-go:** default for all public chargers.
- **Subscription / Pass Plans:**
  - *Resident Pass* – \$15 / mo = 10 % discount on L2 rates.
  - *Fleet Plan* – Custom billing per kWh.
- **Guest Access:** no account needed; web QR checkout.
- **Free Charging Events:** configurable for Town festivals or sustainability outreach.

Payment methods: Credit / Debit, Apple Pay, Google Pay, RFID, NFC, Tesla in-car billing, and ChargePoint network roaming.

## Revenue Forecast

*(Assuming Phase 1 = 8-9 sites / 12 DCFC + 32 L2 ports)*

Year	Utilization Growth	Gross Revenue	O&M + Processing (25 %)	Town Share (Avg 15 %)	CJDG / PulsePoint Net
Y1	30 % (early adoption)	\$285 k	\$71 k	\$32 k	\$182 k
Y3	50 %	\$475 k	\$118 k	\$71 k	\$286 k
Y5	70 %	\$650 k	\$163 k	\$98 k	\$389 k
Y10	85 %	\$780 k	\$195 k	\$117 k	\$468 k

*All values are estimates; Town share escalates annually. GM Fast Break and future incentives reduce capital cost ≈ 60 %, accelerating ROI by Year 4.*

## Town Benefits

**No Capital Expenditure:** 100 % CJDG / PulsePoint funded design-build-operate.

**Guaranteed Revenue Stream:** Base lease + revenue share; transparent quarterly reporting.

**Sustainability Leadership:** Publicly visible EV infrastructure supporting Davie’s climate goals.

**Economic Development:** EV drivers increase visitation to nearby businesses and Town events.

**Data Access:** Full access to energy, GHG reduction, and utilization analytics.

**Fleet Readiness:** Sites engineered for future municipal/fleet charging integration.

**Educational Impact:** On-site signage promoting renewable energy and sustainable mobility.

**Optional Enhancements**

<b>Enhancement</b>	<b>Description</b>	<b>Benefit</b>
<b>Solar Canopies &amp; Battery Storage</b>	PV arrays (50–150 kW) with storage (250–500 kWh)	Resiliency, energy offsets ≈ 25 %, sustainability showcase
<b>Tesla Destination Co-branding</b>	Partnership under “Tesla Destination Charging”	Adds brand visibility + cross-platform access
<b>Dynamic Load Management</b>	Intelligent power sharing to avoid utility demand penalties	10–20 % lower operating costs
<b>Advertising Kiosks / Digital Screens</b>	21-inch interactive displays for Town messaging or sponsorship	Revenue offset + community engagement
<b>EV Education Hub Events</b>	Annual public demo and training workshop	Public outreach and Town branding
<b>Future Fleet Charging Integration</b>	Dedicated DCFC channels for municipal vehicles	Supports Town fleet electrification goals through 2030



***Solar Canopies & Battery Storage Options to EV Chargers to bring Innovation and sustainability to the City of Davie.***



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**ELECTRICAL CONTRACTORS' LICENSING BOARD**

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES  
Additional Business Qualification

**PACUNAS, CLAYTON C**

CJ DEVELOPMENT GROUP LLC  
2438 LIBERTY ST  
HOLLYWOOD FL 33020

**LICENSE NUMBER: EC13015239**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 07/17/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**FBPE**  
FLORIDA BOARD OF  
PROFESSIONAL ENGINEERS

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**BOARD OF PROFESSIONAL ENGINEERS**

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**PENA, CHRISTIAN J**

2438 LIBERTY STREET  
HOLLYWOOD FL 33020

**LICENSE NUMBER: PE94016**

**EXPIRATION DATE: FEBRUARY 28, 2027**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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This is your license. It is unlawful for anyone other than the licensee to use this document.



**OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT**

**Governmental Center Annex**

115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

January 27, 2025

**ANNIVERSARY DATE: January 27<sup>th</sup>.**

Mr. Christian Pena  
**CJ DEVELOPMENT GROUP, LLC**  
2438 Liberty St.  
Hollywood, FL, 33020

Dear Mr. Pena:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to award your company certification as a **County Business Enterprise (CBE) and Small Business Enterprise (SBE)**. Your firm is now eligible to participate in the Office of Economic and Small Business Development programs.

**Please note: your certifications are continuous but are contingent upon your firm verifying annually its eligibility in each of the two programs.** Each year, on the anniversary of the date you were awarded certification, you **must submit to OESBD** a Personal Net Worth Worksheet, a copy of the previous year's Business Tax Return, copies of the current professional licenses, and County and local business tax receipts. As a courtesy, OESBD will notify you in advance of your obligation to provide the continuing eligibility documents. **However, the responsibility to ensure continued certification is yours.**

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **BPRO, powered by Bonfire**. All vendors must complete the vendor registration process in Broward County's **BPRO** system. It is free to do so. Information on how to register your company can be found on the Purchasing Division's webpage: [www.broward.org/Purchasing](http://www.broward.org/Purchasing). Alternatively, you may use your camera to scan the QR code in this letter.



To review current Broward County Government bid opportunities visit: [www.broward.org/Purchasing](http://www.broward.org/Purchasing) and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in **BPRO** to ensure you have added all appropriate classification codes. Bid opportunities over \$3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is: **Architecture & Engineering**. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: [www.broward.org/EconDev](http://www.broward.org/EconDev) and click on "Certified Firm Directories."

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine  
[www.broward.org](http://www.broward.org)

Your firm may compete for, and perform work on Broward County projects in the following areas:

**NAICS CODE: 238210, 541330, 221114, 238210, 335999, 423610, 221122, 335312**

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

SANDY-MICHAEL MCDONALD  
MCDONALD

Digitally signed by SANDY-  
MICHAEL MCDONALD  
Date: 2025.01.27 14:08:38  
-05'00'

Sandy-Michael McDonald, Director  
Office of Economic and Small Business Development

**Cert Agency: BC-CBE-SBE**



# THIS CERTIFICATE IS AWARDED TO

CJ DEVELOPMENT GROUP, LLC

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE) and Small Business Enterprise (SBE)

**SANDY-MICHAEL  
 MCDONALD**

Digitally signed by SANDY-MICHAEL  
 MCDONALD  
 Date: 2025.01.27 14:08:55 -05'00'

Anniversary Date: January 27th.

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.

A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS  
 BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301  
 TEL: 954-357-6400 • EMAIL: SBCERT@BROWARD.ORG • TTY: 954-357-5664



# BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

**VALID OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021**

**Business Name:** CJ DEVELOPMENT GROUP LLC

**Receipt #:** 318-347803  
**Business Type:** REAL ESTATE CORP/COMPNY/BROKER  
(ENGINEERING)

**Owner Name:** CJ DEVELOPMENT GROUP LLC  
**Business Location:** 2438 LIBERTY ST  
HOLLYWOOD

**Business Opened:** 06/24/2021  
**State/County/Cert/Reg:** 37876  
**Exemption Code:**

**Business Phone:** 7872318134

**Rooms**                      **Seats**                      **Employees**                      **Machines**                      **Professionals**  
2

For Vending Business Only						
Number of Machines:			Vending Type:			
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
15.00	0.00	0.00	3.75	0.00	20.00	38.75

Receipt Fee 15.00  
Packing/Processing/Canning Employees 0.00

## THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

### THIS BECOMES A TAX RECEIPT

### WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

### Mailing Address:

CHRISTIAN J. PENA VIERA  
2438 LIBERTY ST  
HOLLYWOOD, FL 33020-2053

**Receipt #** WWW-24-00024263  
**Paid** 11/05/2024 38.75

## 2020 - 2021

# BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

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**Business Phone:** 7872318134

**Rooms**                      **Seats**                      **Employees**                      **Machines**                      **Professionals**  
2

For Vending Business Only						
Number of Machines:			Vending Type:			
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	7.50	0.00	25.00	62.50

Receipt Fee 30.00  
Packing/Processing/Canning Employees 0.00

## THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

### THIS BECOMES A TAX RECEIPT

### WHEN VALIDATED

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### Mailing Address:

CHRISTIAN J. PENA VIERA  
2438 LIBERTY ST  
HOLLYWOOD, FL 33020-2053

**Receipt #** WWW-24-00024263  
**Paid** 11/05/2024 62.50

## 2021 - 2022

# BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

**VALID OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022**

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For Vending Business Only						
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30.00	0.00	0.00	7.50	0.00	25.00	62.50

**Receipt #** WWW-24-00024263  
**Paid** 11/05/2024 62.50











**CITY OF HOLLYWOOD  
TREASURY SERVICES DIVISION  
LOCAL BUSINESS TAX**

**CJ DEVELOPMENT GROUP LLC  
2436-2438 LIBERTY ST  
HOLLYWOOD, FL 33020**

**Please contact us with any changes or corrections to your information.**

**CUSTOMER SERVICE:** Should you have any questions regarding Local Business Tax or need to update / correct any information related to your Business Tax Account, please contact us by phone at 954-921-3225, by email at [businesstax@hollywoodfl.org](mailto:businesstax@hollywoodfl.org) or in person at City Hall, Room 103, 2600 Hollywood Blvd. Please send all written correspondence to: City of Hollywood, Treasury Services Division, Attn: Business Tax, Room 103, PO Box 229045, Hollywood, FL 33022-9045.

PURSUANT TO STATE LAW, LOCAL BUSINESS TAX IS LEVIED FOR THE PRIVILEGE OF DOING BUSINESS WITHIN A CITY'S LIMITS, AND IS NON-REGULATORY IN NATURE. ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT BY THE CITY OF HOLLYWOOD DOES NOT MEAN THAT THE CITY HAS DETERMINED THAT THE EXISTING OR PROPOSED USE OF A LOCATION IS LAWFUL. ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT DOES NOT LEGALIZE OR CONDONE THE NATURE OF THE BUSINESS BEING CONDUCTED IF CONTRARY TO ANY LOCAL, STATE OR FEDERAL LAW OR REGULATION.

**THIS IS NOT A BILL. DO NOT PAY.**

BELOW IS YOUR LOCAL BUSINESS TAX RECEIPT. PLEASE DETACH AND POST THIS LOCAL BUSINESS TAX RECEIPT IN A CONSPICUOUS PLACE AT YOUR PLACE OF BUSINESS.



**2025/2026 LOCAL BUSINESS TAX RECEIPT**

Business Name: **CJ DEVELOPMENT GROUP LLC**  
DBA:  
Business Location: **2436 LIBERTY ST**  
Business Category: **SERVICE/LICENSED BUSINESS**  
Classification: **Engineer/Electrical**  
Tax Basis: **0 - 1 WORKER (OWNER)**

Account Registration #: **B9076649-2026**  
Expiration Date: **9/30/2026**  
Tax Rate: **\$190.00**



# AFFIDAVIT COMPLIANCE WITH FOREIGN ENTITY LAWS

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source: § 287.138(2)(a), Florida Statutes)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source: § 287.138(2)(b), Florida Statutes)
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes)
4. Entity is not owned or controlled by the government of a foreign country of concern, as defined in Section 692.201, Florida Statutes. (Source: § 288.007(2), Florida Statutes)
5. Entity is not a partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, as defined in Section 692.201, Florida Statutes, or a subsidiary of such entity. (Source: § 288.007(2), Florida Statutes)
6. Entity is not a foreign principal, as defined in Section 692.201, Florida Statutes. (Source: § 692.202(5)(a)(1), Florida Statutes)
7. Entity is in compliance with all applicable requirements of Sections 692.202, 692.203, and 692.204, Florida Statutes.
8. *(Only applicable if purchasing real property)* Entity is not a foreign principal prohibited from purchasing the subject real property. Entity is either (a) not a person or entity described in Section 692.204(1)(a), Florida Statutes, or (b) authorized under Section 692.204(2), Florida Statutes, to purchase the subject property. Entity is in compliance with the requirements of Section 692.204, Florida Statutes. (Source: §§ 692.203(6)(a), 692.204(6)(a), Florida Statutes)
9. The undersigned is authorized to execute this affidavit on behalf of Entity.

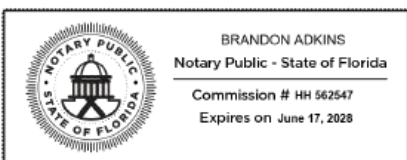
Date: 10/25, 2025 Signed: Christian J Pena  
 Entity: CJ DEVELOPMENT GROUP LLC Name: Christian J Pena  
 Title: President

STATE OF FLORIDA  
 COUNTY OF Orange

Sworn to and subscribed before me by means of  physical presence or  online notarization, this  
25th day of October, 2025, by Christian J Pena.

(NOTARY SEAL)

Brandon Adkins



Signature of Notary Public-State of Florida  
 Brandon Adkins  
 (Name of Notary Typed, Printed, or Stamped)  
 Notarized remotely online using communication technology via Proof.

Personally Known \_\_\_\_\_ OR Produced Identification   
 Type of Identification Produced Florida State DR. License



# AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

In accordance with section 787.06 (13), Florida Statutes, the undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury that:

- 1. Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking".

The undersigned is authorized to execute this affidavit on behalf of the Entity.

Date: 10/25, 2025 Signed: Christian J Pena

Entity: CJ DEVELOPMENT GROUP LLC Name: Christian J Pena

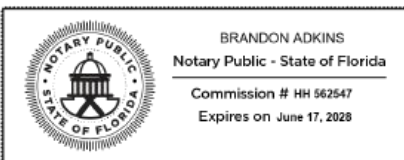
Title: PRESIDENT

STATE OF FLORIDA  
COUNTY OF Orange

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 25th day of October, 2025, by Christian J Pena.

(NOTARY SEAL)

Brandon Adkins



Signature of Notary Public-State of Florida  
Brandon Adkins  
(Name of Notary Typed, Printed, or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification

Type of Identification Produced Florida State DR. License

Notarized remotely online using communication technology via Proof.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The Baldwin Group Personal Insurance, LLC 4211 W Boy Scout Blvd Ste 165 Tampa FL 33607-5724	<b>CONTACT NAME:</b> Certificate Department <b>PHONE (A/C No. Ext):</b> 855-447-2873 <b>E-MAIL ADDRESS:</b> certificates.mscl@baldwin.com		<b>FAX (A/C, No):</b> 813-434-2015
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> CJ Development Group, LLC 2438 Liberty Street Hollywood FL 33020	<b>INSURER A :</b> Kinsale Insurance Company		38920
	<b>INSURER B :</b>		
	<b>INSURER C :</b>		
	<b>INSURER D :</b>		
	<b>INSURER E :</b>		

**COVERAGES**

CERTIFICATE NUMBER: 1345732810

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			0100373853-0	5/29/2025	5/29/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Town of Davie  
 8800 SW 36th Street  
 Davie FL 33328

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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## ADDITIONAL REMARKS SCHEDULE

<b>AGENCY</b> AMWINS ACCESS INS		<b>NAMED INSURED</b> CJ Development Group LLC 2436 Liberty St Hollywood, FL 33020	
<b>POLICY NUMBER</b> 990963898		<b>EFFECTIVE DATE:</b> 12/26/2024	
<b>CARRIER</b> Progressive Express Insurance Company	<b>NAIC CODE</b> 10193		

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance

**Additional Coverages**

Insurance coverage(s)	Limits
Personal Injury Protection	\$10,000 w/\$0 Ded - Named Insured Only

**Description of Location/Vehicles/Special Items**

Scheduled autos only	
2021 GMC SIERRA 3GTU9CETXMG336364	
Comprehensive	\$1,000 Ded
Collision	\$1,000 Ded

**Additional Information**

The Certificate holder is an additional insured if required by written contract executed by the named insured prior to the occurrence of any loss, per blanket AI endorsement.



JIMMY PATRONIS  
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA  
DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF WORKERS' COMPENSATION**

**\*\* CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW \*\***

**CONSTRUCTION INDUSTRY EXEMPTION**

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

**EFFECTIVE DATE:** 12/30/2024

**EXPIRATION DATE:** 12/30/2026

**PERSON:** CHRISTIAN J PENA VIERA

**EMAIL:** SUPERINSXIOMARA@GMAIL.COM

**FEIN:** 871503715

**BUSINESS NAME AND ADDRESS:**

CJ DEVELOPMENT GROUP LLC

2438 LIBERTY ST

HOLLYWOOD, FL 33020

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to [www.myfloridalicense.com](http://www.myfloridalicense.com).

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IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT  
RULE 69L-6.012, F.A.C. REVISED 01/2023

E02049289

QUESTIONS? (850) 413-1609



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	<b>CONTACT NAME:</b> <b>PHONE (A/C. No. Ext):</b> (888) 202-3007	<b>FAX (A/C. No):</b>
	<b>E-MAIL ADDRESS:</b> contact@hiscox.com	
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> Hiscox Insurance Company Inc	10200	
<b>INSURED</b> CJ Development Group LLC 2436 Liberty St Hollywood, FL 33020	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y / <input type="checkbox"/> N / A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability		Y	P103.624.898.2	09/17/2025	09/17/2026	Each Claim: \$ 1,000,000 Aggregate: \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**
 Town of Davie  
 8800 SW 36th Street  
 Davie, FL 33328

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
 CJ DEVELOPMENT GROUP LLC

### Filing Information

**Document Number** L21000302192  
**FEI/EIN Number** 87-1503715  
**Date Filed** 06/30/2021  
**Effective Date** 06/24/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

2436 Liberty St  
 hollywood, FL 33020

Changed: 08/16/2022

### Mailing Address

2436 Liberty St  
 hollywood, FL 33020

Changed: 08/16/2022

### Registered Agent Name & Address

PENA VIERA, CHRISTIAN J  
 2438 Liberty St  
 Hollywood, FL 33020-2053

Address Changed: 01/27/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PENA VIERA, CHRISTIAN J, MR.  
 2436 Liberty St  
 hollywood, FL 33020

### Annual Reports

Report Year	Filed Date
2023	01/27/2023
2024	02/26/2024
2025	02/10/2025

### Document Images

<a href="#">02/10/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/30/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

<b>Print or type. See Specific Instructions on page 3.</b>	<b>1</b>	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>CJ DEVELOPMENT GROUP LLC</b>		
	<b>2</b>	Business name/disregarded entity name, if different from above.		
	<b>3a</b>	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>S</b> <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions) _____	<b>4</b>	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  <i>(Applies to accounts maintained outside the United States.)</i>
	<b>3b</b>	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>		
	<b>5</b>	Address (number, street, and apt. or suite no.). See instructions. <b>2438 LIBERTY ST</b>	Requester's name and address (optional)	
	<b>6</b>	City, state, and ZIP code <b>HOLLYWOOD, FL 33020</b>		
	<b>7</b>	List account number(s) here (optional)		

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
8	7	-	1	5	0	3	7	1	5

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date <b>04/22/2025</b>
------------------	--------------------------	------------------------

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



## Statement of Exceptions

**CJ Development Group, LLC and PulsePoint Charging, LLC have carefully reviewed all sections, terms, and conditions outlined in RFP RS-25-56 – Electric Vehicle (EV) Charging Stations, Furnish, Install, Operate & Maintain for the Town of Davie.**

**We respectfully take no material exceptions to the scope, specifications, or conditions of this solicitation. However, we reserve the right to negotiate minor commercial terms related to the final structure of the revenue-sharing agreement, maintenance schedule, and branding rights to ensure alignment with the Town’s operational policies and utility coordination requirements.**

**All technical specifications, warranty standards, and performance commitments proposed herein meet or exceed the requirements described in the RFP and associated addenda.**

