

Work Order Signature Document

EZIQC Contract No.: FL-R6-GC-092524-DAN

☒

New Work Order



Modify an Existing Work Order

Work Order Number.: 157400.00

Work Order Date: 06/22/2026

Work Order Title: City of Cooper City - City Hall - Bathrooms Renovation

Owner Name: SOURCEWELL - FLORIDA -
Cooper City

Contractor Name: DAN ENTERPRISES TEAM, LLC

Contact: John Quintero

Contact: Fabio Vargas

Phone: 954-434-4300

Phone: 954 536 5429

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-R6-GC-092524-DAN.

Brief Work Order Description:

Time of Performance

Estimated Start Date:

Estimated Completion Date:

Liquidated Damages

Will apply: ☐

Will not apply: ☒

Work Order Firm Fixed Price: \$109,415.08

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date



Detailed Scope of Work

To: Fabio Vargas
DAN ENTERPRISES TEAM, LLC
19081 NW 78th. Ave.
Hialeah, FL 33015
954 536 5429

From: John Quintero
SOURCEWELL - FLORIDA - Cooper City
9090 SW 50th Place
Cooper City, FL 33328
954-434-4300

Date Printed: June 22, 2026

Work Order Number: 157400.00

Work Order Title: City of Cooper City - City Hall - Bathrooms Renovation

Brief Scope:

☐

Preliminary

☐

Revised

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Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Per attached scope of work.

Subject to the terms and conditions of JOC Contract **FL-R6-GC-092524-DAN**.

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date:	June 22, 2026	
Re:	IQC Master Contract #:	FL-R6-GC-092524-DAN
	Work Order #:	157400.00
	Owner PO #:	
	Title:	City of Cooper City - City Hall - Bathrooms Renovation
	Contractor:	DAN ENTERPRISES TEAM, LLC
	Proposal Value:	\$109,415.08

Ceiling	\$1,066.71
Countertop	\$3,036.45
Demolition	\$4,009.56
Electrical	\$13,331.19
Fixtures	\$2,549.19
Partitions	\$18,524.86
Plumbing	\$11,491.81
Reimbursable	\$3,850.00
Tile	\$51,555.32
Proposal Total	\$109,415.08

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: June 22, 2026

Re: IQC Master Contract #: FL-R6-GC-092524-DAN
 Work Order #: 157400.00
 Owner PO #:
 Title: City of Cooper City - City Hall - Bathrooms Renovation
 Contractor: DAN ENTERPRISES TEAM, LLC
 Proposal Value: \$109,415.08

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		
Ceiling					
1	09 51 13 00 0013		SF	2' x 2' x 5/8" Thick, Square Edge, Mineral Fiber Acoustical Ceiling Panel (Armstrong Random Textured)	\$1,002.39
				Quantity Unit Price Factor = Total	
			Installation	454.00 x 1.65 x 1.1807 = 884.46	
			Demolition	454.00 x 0.22 x 1.1807 = 117.93	
2	09 51 13 00 0013 0095		MOD	For >200 To 500, Add	\$64.32
				Quantity Unit Price Factor = Total	
			Installation	454.00 x 0.12 x 1.1807 = 64.32	
Subtotal for Ceiling					\$1,066.71
Countertop					
3	22 42 16 13 0057		EA	61" x 22" Solid Surface Vanity Top With Integrated Backsplash And Two Sinks	\$3,036.45
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 1,233.28 x 1.1807 = 2,912.27	
			Demolition	2.00 x 52.59 x 1.1807 = 124.19	
			CALICO SOLID SURFACES		
Subtotal for Countertop					\$3,036.45
Demolition					
4	02 41 16 13 0003		GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck	\$4,009.56
				Quantity Unit Price Factor = Total	
			Installation	454.00 x 7.48 x 1.1807 = 4,009.56	
Subtotal for Demolition					\$4,009.56
Electrical					
5	01 22 20 00 0010		HR	ElectricianFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$2,029.48
				Quantity Unit Price Factor = Total	
			Installation	24.00 x 71.62 x 1.1807 = 2,029.48	
6	01 22 20 00 0010 0001		MOD	For Foreperson, Add	\$101.45
				Quantity Unit Price Factor = Total	
			Installation	24.00 x 3.58 x 1.1807 = 101.45	
7	10 28 13 13 0275		EA	Surface Mounted, Automatic Sensor, Graphite Textured Painted Finish, Zinc-Die Cast Cover, Hand Dryer (Excel XLERATOR® XL-GR)	\$6,356.65
				Quantity Unit Price Factor = Total	
			Installation	4.00 x 1,327.75 x 1.1807 = 6,270.70	
			Demolition	4.00 x 18.20 x 1.1807 = 85.95	
			XLERATOR		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 157400.00

Work Order Title: City of Cooper City - City Hall - Bathrooms Renovation

Electrical

8	26 27 26 00 0138	EA	1 Gang, 20 Amperes, 120/277 Volt, SPST, Switch Assembly						\$236.87
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	72.75	x	1.1807	=	171.79	
		Demolition	2.00 x	27.56	x	1.1807	=	65.08	
			Leviton ips02 motion sensor switch						
9	26 51 19 00 0058	EA	2' x 4', 4,800 Lumens, Volumetric, Lay-In/Troffer LED Fixture (Lithonia 2RTL4)						\$3,794.25
			Quantity	Unit Price	Factor	=	Total		
		Installation	4.00 x	772.51	x	1.1807	=	3,648.41	
		Demolition	4.00 x	30.88	x	1.1807	=	145.84	
10	26 52 13 16 0010	EA	Single Face, Thermoplastic Housing, LED Exit Sign/Emergency Light Combo With Battery Back-Up (Lithonia LHQM-S-W-3-R-M4)Includes two circular side mounted krypton emergency lights.						\$812.49
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	344.07	x	1.1807	=	812.49	
			Lithonia Lighting Basics LED Exit Sign/Emergency Light Combo, Red/Green Switchable Exit Sign and Eme...						

Subtotal for Electrical

\$13,331.19

Fixtures

11	10 28 13 13 0022	EA	Surface Mounted, Automated Touchless Towel Dispenser, Translucent Plastic (Georgia-Pacific enMotion® 59462)						\$329.60
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	127.21	x	1.1807	=	300.39	
		Demolition	2.00 x	12.37	x	1.1807	=	29.21	
12	10 28 13 13 0027	EA	Two Roll, Surface Mounted, Acrylonitrile Butadiene Styrene (ABS) Plastic Toilet Tissue Dispenser (Bobrick B-5288)						\$435.27
			Quantity	Unit Price	Factor	=	Total		
		Installation	5.00 x	61.36	x	1.1807	=	362.24	
		Demolition	5.00 x	12.37	x	1.1807	=	73.03	
13	10 28 13 13 0067	EA	40 Fluid Ounce, Surface Mounted, Translucent Plastic Soap Dispenser (Bobrick Classic B-42)						\$179.23
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	63.53	x	1.1807	=	150.02	
		Demolition	2.00 x	12.37	x	1.1807	=	29.21	
			GOJO Touchless						
14	10 28 13 13 0166	EA	42" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x42)						\$541.52
			Quantity	Unit Price	Factor	=	Total		
		Installation	4.00 x	103.66	x	1.1807	=	489.57	
		Demolition	4.00 x	11.00	x	1.1807	=	51.95	
			Brobrick B-680.99x42 grab bar						
15	10 28 13 13 0362	EA	24" x 60", Surface Mounted, Stainless Steel Angle Frame Glass Mirror (Bobrick B-290 2460)						\$1,063.57
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	436.65	x	1.1807	=	1,031.11	
		Demolition	2.00 x	13.75	x	1.1807	=	32.47	
			Bobrick						

Subtotal for Fixtures

\$2,549.19

Partitions

16	10 21 13 19 0071	EA	36" x 60", Overhead Braced, Anti-microbial Solid Plastic, High-Density Polyethylene (HDPE), One Compartment Corner Unit, Complete Toilet Partition						\$9,405.37
			Quantity	Unit Price	Factor	=	Total		
		Installation	3.00 x	2,579.57	x	1.1807	=	9,137.09	
		Demolition	3.00 x	75.74	x	1.1807	=	268.28	
			RTI SUPPLY. HDPE partitions. Slate Grey. Orange Peel						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 157400.00

Work Order Title: City of Cooper City - City Hall - Bathrooms Renovation

Partitions

17	10	21	13	19	0072	EA	60" x 60", Overhead Braced, Anti-microbial Solid Plastic, High-Density Polyethylene (HDPE), One Compartment Corner Unit, Complete ADA Compliant Toilet Partition								\$7,819.37
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	3,230.09	x	1.1807	=	7,627.53		
						Demolition	2.00	x	81.24	x	1.1807	=	191.84		
							RTI SUPPLY. HDPE partitions. Slate Grey. Orange Peel								
18	10	21	13	19	0085	EA	24" x 42" x 1", Wall Hung, Anti-microbial Recycled Solid Plastic (HDPE), Urinal Screen								\$1,300.12
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	550.57	x	1.1807	=	1,300.12		
							RTI SUPPLY. HDPE partitions. Slate Grey. Orange Peel								

Subtotal for Partitions

\$18,524.86

Plumbing

19	01	22	20	00	0024	HR	PlumberFor tasks not included in the Construction Task Catalog® and as directed by owner only.								\$1,650.62
							Quantity		Unit Price		Factor	=	Total		
						Installation	24.00	x	58.25	x	1.1807	=	1,650.62		
20	01	22	20	00	0024	0001	MOD	For Foreperson, Add							\$137.43
							Quantity		Unit Price		Factor	=	Total		
						Installation	40.00	x	2.91	x	1.1807	=	137.43		
21	22	42	13	13	0004	EA	Flush Valve Type, Siphon Jet, Floor Mounted, Wall Outlet, Elongated Vitreous China Water Closet (American Standard Priolo™)								\$3,631.60
							Quantity		Unit Price		Factor	=	Total		
						Installation	5.00	x	557.58	x	1.1807	=	3,291.67		
						Demolition	5.00	x	57.58	x	1.1807	=	339.92		
							Sloan water closet								
22	22	42	13	16	0012	EA	Wall Hung, Washout, 1.0 GPF, HEU, Vitreous China Urinal (Sloan SU-1006-A)								\$1,816.03
							Quantity		Unit Price		Factor	=	Total		
						Installation	3.00	x	453.46	x	1.1807	=	1,606.20		
						Demolition	3.00	x	59.24	x	1.1807	=	209.83		
							Sloan Urinal								
23	22	42	43	00	0010	EA	Exposed Battery Powered Water Closet Flush Valve (Sloan G2 Optima Plus 8113)								\$4,256.13
							Quantity		Unit Price		Factor	=	Total		
						Installation	5.00	x	702.07	x	1.1807	=	4,144.67		
						Demolition	5.00	x	18.88	x	1.1807	=	111.46		
							Sloan flush valve								

Subtotal for Plumbing

\$11,491.81

Reimbursable

24	01	22	16	00	0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.								\$3,850.00
							Quantity		Unit Price		Factor	=	Total		
						Installation	3,500.00	x	1.00	x	1.1000	=	3,850.00		
							Permit and administrative fees								

Subtotal for Reimbursable

\$3,850.00

Contractor's Price Proposal - Detail Continues..

Work Order Number: 157400.00

Work Order Title: City of Cooper City - City Hall - Bathrooms Renovation

Tile											
25	01	22	20	00	0034		HR	Tile LayerFor tasks not included in the Construction Task Catalog® and as directed by owner only.			\$4,396.93
							Installation	Quantity	Unit Price	Factor =	Total
								80.00	x	46.55	1.1807 = 4,396.93
26	01	22	20	00	0034	0001	MOD	For Foreperson, Add			\$220.08
							Installation	Quantity	Unit Price	Factor =	Total
								80.00	x	2.33	1.1807 = 220.08
27	02	41	19	16	0003		SF	Scarify Concrete Floor			\$72.26
							Installation	Quantity	Unit Price	Factor =	Total
								408.00	x	0.15	1.1807 = 72.26
							Prep work				
28	02	41	19	16	0005		SF	Scarify Concrete Wall			\$2,283.50
							Installation	Quantity	Unit Price	Factor =	Total
								1,639.00	x	1.18	1.1807 = 2,283.50
							Prep work				
29	09	30	13	00	0004		SF	8" x 8" And Larger Unmounted Ceramic Floor TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles.			\$5,837.45
							Installation	Quantity	Unit Price	Factor =	Total
								454.00	x	9.96	1.1807 = 5,338.94
							Demolition	454.00	x	0.93	1.1807 = 498.52
							DAL TILE				
30	09	30	13	00	0007		SF	8" x 8" And Larger Unmounted Ceramic Wall TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles.			\$25,685.75
							Installation	Quantity	Unit Price	Factor =	Total
								1,822.00	x	10.80	1.1807 = 23,233.34
							Demolition	1,822.00	x	1.14	1.1807 = 2,452.41
							DAL TILE				
31	09	30	13	00	0011		LF	6" High x 12" Long, Unpolished Ceramic Cove Base (Daltile Portfolio)			\$4,325.33
							Installation	Quantity	Unit Price	Factor =	Total
								212.00	x	15.98	1.1807 = 3,999.93
							Demolition	212.00	x	1.30	1.1807 = 325.40
							DAL TILE				
32	09	32	13	00	0002		SF	3/4" Minimum Thickness Portland Cement Mortar Setting BedFor residential floors. Includes 15 Lb. felt and wire reinforcement.			\$8,734.02
							Installation	Quantity	Unit Price	Factor =	Total
								1,822.00	x	3.07	1.1807 = 6,604.29
							Demolition	1,822.00	x	0.99	1.1807 = 2,129.72
Subtotal for Tile											\$51,555.32

Proposal Total **\$109,415.08**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

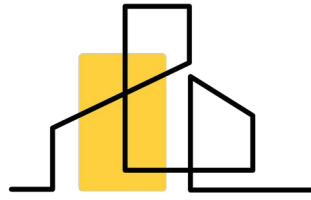
The Percentage of NPP on this Proposal: %

Subcontractor Listing

Date: June 22, 2026

Re: IQC Master Contract #: FL-R6-GC-092524-DAN
Work Order #: 157400.00
Owner PO #:
Title: City of Cooper City - City Hall - Bathrooms Renovation
Contractor: DAN ENTERPRISES TEAM, LLC
Proposal Value: \$109,415.08

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00



SCOPE OF WORK

Cooper City Commission Chambers Restroom Renovation

Owner	City of Cooper City
Project Location	Commission Chambers, Cooper City, FL
Prepared By	Dan Enterprises Team LLC
Scope Basis	Like-for-like restroom renovation at existing locations; existing layout, fixture locations, plumbing rough-ins, electrical points, and ADA/accessibility spaces to remain

1. General Scope

Dan Enterprises Team LLC shall provide labor, materials, supervision, equipment, coordination, and construction services required to renovate the existing restroom areas at the Cooper City Commission Chambers. The scope includes demolition of existing restroom finishes, fixtures, and accessories, followed by installation of new tile, ceiling tiles, lighting, plumbing fixtures, restroom accessories, solid surface countertops, partitions, and related final adjustments.

This proposal is based on a like-for-like renovation of the existing restrooms. Existing restroom layouts, fixture locations, plumbing rough-ins, electrical points, wall locations, door locations, toilet partition locations, ADA/accessibility spaces, and the overall restroom configuration shall remain as-is.

2. Demolition

Remove existing restroom fixtures, toilet partitions, urinals, toilets, sinks, countertops, mirrors, accessories, hand dryers, paper towel dispensers, toilet paper dispensers, soap dispensers, existing floor tile, wall tile, ceiling tiles, light fixtures, and related finish materials as required for the restroom renovation.

Demolished materials shall be removed from the work area and disposed of properly. Existing items not specifically included for replacement, relocation, or removal shall remain and shall be protected as field conditions allow.

3. Restroom Tile and Finishes

Prepare existing restroom floors and walls as required to receive new tile finishes. Install new floor tile throughout the restroom areas and new wall tile from floor to ceiling. Tile work shall include surface preparation, setting materials, grout, trim, sealants, and final cleaning.

Install new cove base / tile base as required at the restroom perimeter. Final field conditions shall be verified prior to procurement and installation.

4. Drop Ceiling and Lighting

Remove and replace existing drop ceiling tiles within the restroom areas. Install new ceiling tiles in the existing ceiling grid. Existing ceiling grid replacement is not included unless specifically stated otherwise. Any damaged, deteriorated, or required grid replacement shall be handled as additional work if identified during construction.

Remove and replace existing restroom light fixtures with new Lithonia LED ceiling panels where included. Replace Leviton light switches and emergency combo exit signs where included. Electrical work is limited to replacement of existing devices and fixtures in the same existing locations using existing wiring and circuits where feasible.

No electrical panel upgrades, new circuits, new outlets, GFCI receptacles, device relocation, service upgrades, conduit relocation, fire alarm work, low-voltage work, or electrical redesign is included unless specifically stated otherwise.

5. Plumbing Fixtures and Final Connections

Remove and replace existing toilets, urinals, sinks, faucets, flushometers, flush valves, and related plumbing trim. Install new commercial toilets and urinals with Sloan touchless flushometers / flush valves where included. Install new sinks with Moen touchless faucets.

Plumbing work is limited to disconnecting and reconnecting fixtures at the existing locations using the existing plumbing rough-ins where feasible. No plumbing relocation, underground plumbing work, sanitary line relocation, vent relocation, water line relocation, fixture relocation, or new plumbing layout is included.

6. Countertops, Sinks, and Faucets

Furnish and install new Calico solid surface countertops with backsplash at the restroom lavatory areas. Install new sinks, Moen touchless faucets, drains, supplies, traps, and related final connections as required for a complete installation at the existing locations.

7. Toilet Partitions and Urinal Screens

Remove existing toilet partitions and urinal screens. Furnish and install new RTI Supply toilet partitions and new urinal screens in the existing restroom locations.

The existing toilet partition layout, existing stall locations, existing stall count, existing door locations, and existing general partition configuration shall be maintained. This proposal is not based on reconfiguring the partitions or redesigning stall sizes, clearances, door swings, toilet locations, or access routes.

Any existing ADA-designated stall or accessible stall condition is included only as a replacement in the same existing location and existing layout. This proposal does not include ADA stall enlargement, ADA clearance upgrades, fixture relocation, door relocation, wall relocation, partition layout redesign, or any modification required to bring the existing stall layout into compliance with current ADA requirements.

8. Restroom Accessories

Furnish and install new restroom accessories included in the proposal, including mirrors, XLERATOR hand dryers, soap dispensers, toilet paper dispensers, paper towel dispensers, grab bars, Koala Kare baby changing stations where included, and related accessories. Accessories shall be installed in the existing general locations unless field conditions require minor adjustment.

9. Alarm Strobes / Low-Voltage Devices

Existing alarm strobes located within the restroom areas are excluded from this scope. Dan Enterprises Team LLC shall not disconnect, remove, relocate, modify, or reinstall any alarm strobes, fire alarm devices, low-voltage devices, wiring, or related life-safety components.

If alarm strobes must be removed to allow proper wall tile installation, the Owner shall coordinate removal and reinstallation by the appropriate fire alarm / low-voltage vendor. Dan Enterprises Team LLC may install tile after the devices are removed by others, or, if the alarm strobes remain in place, tile shall be installed around the existing devices as field conditions allow.

Any alarm strobe relocation, wiring modification, fire alarm programming, testing, certification, inspection, or reinstallation is excluded and shall be performed by others or handled under a separate change order.

10. Reimbursable Permit and Administrative Fee

A reimbursable permit and administrative fee in the amount of \$3,850.00 is included in this proposal. This fee is intended to cover permit-related processing, administrative coordination, filing, and applicable municipal processing costs related to this scope of work.

If the actual permit fees, city fees, plan review fees, inspection fees, administrative fees, or any related municipal costs exceed the included reimbursable amount, the additional cost shall be the responsibility of the Owner and shall be handled as an additional reimbursable cost or change order.

11. Like-for-Like / ADA / Layout Clarification

This proposal is based strictly on a like-for-like restroom renovation. All existing restroom layouts, plumbing fixture locations, electrical points, wall locations, toilet partition locations, door locations, ADA/accessibility spaces, and existing rough-ins are to remain as-is.

This scope does not include ADA layout upgrades, ADA stall enlargement, plumbing relocation, fixture relocation, wall relocation, door relocation, or redesign of the existing restroom configuration. Existing ADA-designated fixtures or stalls, if any, are included only as replacement in the same existing locations and do not constitute a redesign or certification that the existing layout complies with current ADA requirements.

If the City, Building Department, inspector, or any Authority Having Jurisdiction requires ADA modifications, larger ADA stalls, different clearances, plumbing relocation, wall modifications, door modifications, partition layout modifications, or any layout changes beyond the existing conditions, such work shall be considered outside this proposal and shall be handled by change order or separate proposal.

12. Material Clarification

Unless otherwise noted in the proposal, the restroom renovation materials shall be based on Calico solid surface countertops, RTI Supply toilet partitions and urinal screens, Sloan flush valves / flushometers, Kohler or Sloan toilets and urinals, XLERATOR hand dryers, and Koala Kare baby changing stations or approved equal.

13. Patching, Cleaning, and Final Adjustment

Patch and repair affected areas related to the restroom renovation as required to provide a finished condition. Adjust partitions, doors affected by the work, restroom fixtures, accessories, faucets, flushometers, hand dryers, electrical devices, and plumbing connections for proper operation. Clean work areas and remove construction debris related to this scope.

14. Exclusions and Clarifications

Pricing is based on work being performed Monday through Friday, from 8:00 AM to 5:00 PM. Any work required outside of this schedule, including weekends, holidays, or after-hours work, may require additional cost.

This proposal excludes layout changes, ADA upgrades, ADA redesign, ADA stall enlargement, partition layout modification, plumbing relocation, electrical redesign, new electrical circuits, new outlets, GFCI receptacles, fire alarm work, low-voltage work, alarm strobe removal or reinstallation, ceiling grid replacement, structural work, door relocation, wall relocation, hazardous material remediation, mold remediation, asbestos abatement, lead paint abatement, and work outside the affected restroom areas unless specifically included in the proposal.

Existing hidden, deteriorated, undocumented, non-code-compliant, or unforeseen conditions are excluded unless specifically included or added by approved change order. Any additional work required by the Authority Having Jurisdiction beyond the like-for-like scope described herein shall be reviewed with the Owner prior to proceeding and shall be handled as an additional cost/change order.



Diego Iacobelli

Project Manager

Dan Enterprises Team LLC