

Agreement Checklist

Attention Vendor/Contractor/Firm,

As part of the processing and execution of an agreement with the Town, please return the signed agreement along with the following additional documentation.

Requirement

Agreement – Signed and Notarized (if applicable)

Affidavit of Compliance with Foreign Entity Laws Form– Signed and Notarized

Affidavit of Compliance with Anti-Human Trafficking Laws Form– Signed and Notarized

Certificate of Insurance* (listing the Town as additional insured with the contract # and title included in the description of operations box)

Complete PaymentWorks Registration (one-time registration in the Town's Vendor Management website)

*COI to be submitted and updated in PaymentWorks

COOPERATIVE OR PIGGYBACK AGREEMENT
BETWEEN THE TOWN OF DAVIE
AND DAN ENTERPRISES TEAM, LLC

THIS AGREEMENT is entered upon the date of the final signature below by and between the TOWN OF DAVIE, FLORIDA a political subdivision of the State of Florida, 8800 SW 36th Street Davie, Florida 33328, hereinafter referred to as the “TOWN”, and DAN Enterprises Team, LLC a corporation organized and existing under the laws of the State of Florida, with offices at 19081 NW 78th. Ave., Hialeah, FL 33015 hereinafter referred to as the “CONTRACTOR”.

WITNESSETH:

WHEREAS, the TOWN has determined that it is in its best interest to make a cooperative purchase, utilizing contract number FL-R6-GC-092524-DAN, effective December 12, 2024 through December 10, 2026, titled Indefinite Delivery-Indefinite Quantity Construction Contract: General Construction attached hereto and made a binding part hereof by this reference. The contract includes the solicitation Terms and Conditions, Specifications/ Scope of Work, Required Forms, associated addenda, and the Contractor’s solicitation response, hereinafter referred to as “COOPERATIVE CONTRACT”; and

WHEREAS, the “COOPERATIVE CONTRACT” was competitively solicited and negotiated by Sourcewell. The CONTRACTOR has exhibited by its response to the solicitation number IFB #FL-092524 that it is capable of providing the required services and agrees to provide the required services to the TOWN; and

WHEREAS, the parties hereto have agreed to the terms and conditions cited herein based on said solicitation and to be bound by the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and provisions contained herein, the parties agree as follows:

SECTION 1. DEFINITIONS

COOPERATIVE PROCUREMENT (PURCHASING)

1. The action taken when two or more entities combine their requirements to obtain the advantages of volume purchases, including administrative savings and other benefits.
2. A variety of arrangements, whereby two or more public procurement entities purchase from the same supplier or multiple suppliers using a single Invitation for Bids (IFB) or Request for Proposals (RFP). Cooperative procurement efforts may result in contracts that other entities may “piggyback.”
3. Per Town Code Section 2-323(d) “cooperative purchasing programs may include, but not be limited to, joint or multiparty contracts between public procurement units and open-ended public procurement term contracts that are made available to other

governmental units. Once the active contract is used as the basis of a cooperative contract by the Town, the contract shall not be impaired by the future decisions or actions of the other agency. The Town shall adopt the contract as its own agreement and shall not be associated or connected in any manner with the initiating agency that originally solicited the contract. The Town may negotiate the terms of the contract to ensure legal sufficiency and protect the Town's best interests to the point in which it does not alter the originally intended products, pricing (unless further discounts are offered) or services.

PIGGYBACKING

1. The purchases of goods or services based upon contracts awarded by other governmental or not-for-profit entities by any formal competitive bid, selection process or negotiated process. The Town shall adopt the contract as its own agreement and shall not be associated or connected in any manner with the initiating agency that originally solicited the contract. The Town may negotiate the terms of the contract to ensure legal sufficiency and protect the Town's best interests to the point in which it does not alter the originally intended products, pricing (unless further discounts are offered) or services. Once the other agency's active contract is used as the basis of a piggyback by the Town, the piggyback shall not be impaired by the future decisions or actions of the other agency (Town Code Sec. 2-317).

SECTION 2. CONTRACT NUMBER

The Town of Davie's Contract titled ID-IQC: General Construction will be referenced as Contract Number PB-JA-25-59.

SECTION 3. EFFECTIVE DATE

This Contract is effective upon the date of the final signature below.

SECTION 4. RENEWAL OF AGREEMENT

The initial term of this contract is effective through December 10, 2026. The TOWN and CONTRACTOR have the option to renew this Contract for three (3) additional, one (1) year periods. Contract renewals, extensions, termination, and amendments/modifications will be handled administratively.

SECTION 5. PRODUCTS AND PRICING

The CONTRACTOR will provide to the TOWN products and pricing as specified in the COOPERATIVE CONTRACT.

SECTION 6. CONTRACT PROVISIONS

The parties hereto agree to be bound by all of the terms and conditions of the COOPERATIVE CONTRACT unless otherwise modified, supplemented or specified herein.

SECTION 7. NOTICE

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the TOWN and the CONTRACTOR. All notices required to be given to the TOWN or the CONTRACTOR pursuant to this Agreement shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

TOWN: Town of Davie, Florida
Attention: Procurement Division
8800 SW 36th St
Davie, FL 33328

CONTRACTOR: Dan Enterprises Team, LLC,
19081 NW 78th Avenue
Hialeah, FL 33015

SECTION 8. APPLICABLE LAW, VENUE, JURY TRIAL

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to pursue legal action regarding this Agreement, the exclusive jurisdiction for any litigation arising from this contract shall be in the seventeenth judicial circuit in and for Broward County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim arising out of this Agreement which may be brought by either of the parties hereto.

SECTION 9. MODIFICATION

The covenants, terms, and provisions of this Agreement may be modified only by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 10. CONFLICT

To the extent that any conflict shall arise between the TOWN Purchase Order or this Agreement and the terms and conditions of the COOPERATIVE CONTRACT, the terms and conditions of this Agreement and/or the TOWN Purchase Order shall prevail.

SECTION 11. FUND AVAILABILITY AND USE OF CONTRACTOR

Services to be performed in accordance with this Agreement are subject to and contingent upon the annual appropriation of funds by the TOWN. In its sole discretion, the TOWN reserves the right to forego use of the CONTRACTOR for any project which may fall within the scope of services listed herein.

If the agreement is fully or partially funded by the Davie Community Redevelopment Agency (CRA), all terms, conditions, and special provisions that reference the Town of Davie shall equally apply to the CRA. In such cases, any mention of the 'Town Council' shall also be understood as the 'CRA Board,' and any reference to the 'Town Administrator' shall likewise refer to the 'CRA Executive Director.

SECTION 12. EQUAL OPPORTUNITY EMPLOYER

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 13. AUDITING, RECORDS, AND INSPECTION

The Town reserves the right to require the Contractor to submit to an audit. The Contractor shall provide access to all of its records which relate directly or indirectly to the Agreement at its place of business during regular business hours. The Contractor shall retain all records pertaining to the Agreement and upon request make them available to the Town for three years following expiration of the Agreement. The Contractor agrees to provide such assistance as may be necessary to facilitate the review or audit by the Town to ensure compliance with applicable accounting and financial standards at no cost to the Town.

The Town, or its duly authorized representatives or governmental agencies shall, until the expiration of three (3) years after the expiration of the Agreement and any extension thereof, have access to and the right to examine and reproduce any of the Contractor's books, documents, papers and records and those of its subcontractors and suppliers which apply to all matters of the Town as needed. Such records shall conform to Generally Accepted Accounting Principles requirements, as applicable, and shall only address those transactions related to the Agreement.

The Contractor agrees to grant access to the Town's Auditor to all financial and performance-related records, property, and equipment purchased in whole or in part with government funds. The Contractor agrees to maintain an accounting system that provides

accounting records that are supported with adequate documentation, and adequate procedures for determining the allowability and allocability of costs.

Contractor agrees to comply with public records laws. This includes but is not limited to:

1. Keep and maintain public records as required by the Florida Statutes.
2. Upon request from the Town Clerk, provide the Town of Davie with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in the applicable Florida Statutes.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
4. Upon completion of the contract, transfer, at no cost to the Town all public records in possession of the contractor or keep and maintain the public records as required by the Florida Statutes.

If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contact the custodian of public records at 954-797-1000, Evelyn_Roig@davie-FL.gov, 8800 SW 36th St, Davie, FL 33328.

SECTION 14. TERMINATION

- a. Termination for Convenience: This Agreement may be terminated by the TOWN for convenience, upon seven (7) days written notice by the TOWN to the Contractor for such termination in which event the Contractor shall be paid its compensation for services performed to termination date, including services reasonably related to termination. Contractor acknowledges and agrees that ten dollars (10.00) of the compensation to be paid by TOWN, the receipt and adequacy of which is hereby acknowledged by Contractor is given as specific consideration to Contractor for TOWN's right to terminate this Agreement for convenience.
- b. Default by Contractor: In addition to all other remedies available to the TOWN, this Agreement shall be subject to cancellation by the TOWN for cause, should the Contractor neglect or fail to perform or observe any of the terms, provisions, conditions, or requirements herein contained, if such neglect or failure shall continue for a period of thirty (30) days after receipt by Contractor of written notice of such neglect or failure.

SECTION 15. INDEMNIFICATION

- a. Upon completion of all services, obligations and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, Section III. O.1. and Section IX. of the General Terms and Conditions of the COOPERATIVE CONTRACT shall survive indefinitely.
- b. The Contractor shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with the indemnifications including, but not limited to, reasonable attorney's fees (including appellate attorney's fees) and costs.

SECTION 16. SOVEREIGN IMMUNITY; LIMITATION ON DAMAGES

The Town expressly retains all rights, benefits and immunities of sovereign immunity in accordance with section 768.28, Florida Statutes, as amended. Notwithstanding anything set forth in the Contract to the contrary, nothing in this Contract shall be deemed as a waiver of immunity or limits of liability of the Town beyond any statutory limited waiver of immunity or limits of liability which may have been or may be adopted by the Florida Legislature and the cap on the amount and liability of the Town for damages, regardless of the number or nature of claims in tort, equity, or Contract, shall not exceed the dollar amount set by the legislature for tort. Nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim against the Town, which claim would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

SECTION 17. SEVERABILITY

Should any part, term or provision of this Agreement be found by a court of competent jurisdiction to be illegal or in conflict with any law of the State, the validity of the remaining portions or provisions shall not be affected thereby.

SECTION 18. BUDGETARY CONSTRAINTS

In the event the TOWN is required to reduce contract costs due to budgetary constraints, all services specified in this document may be subject to a permanent or temporary reduction in budget. In such an event, the total cost for the affected service shall be reduced as required. The Contractor shall also be provided with a minimum 30-day notice prior to any such reduction in budget.

SECTION 19. SCRUTINIZED COMPANIES

Pursuant to Florida Statute § 287.135, Contractor certifies that the company is not participating in a boycott of Israel. Contractor also certifies 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.

SECTION 20. INSURANCE

The Town of Davie shall be shown as the additional insured under the required insurance. Copies of such insurance must be provided to the Town prior to the commencement of any Work under this Agreement.

SECTION 21. INSPECTOR GENERAL AND ETHICS

In accordance with Section 10.01 of the Broward County Code of Ordinances, the Contractor understands that this Contract may be subject to investigation and/or audit by the Broward County Inspector General. The Contractor understands and agrees to his obligations under this ordinance. The Contractor further understands and agrees that in addition to all other remedies and consequences provided by law the failure of the Contractor or its subcontractors to fully cooperate with the Inspector General, when requested, may be deemed by the Town to be a material breach of the Contract justifying its termination.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement

upon the date of the final signature below.

DAN ENTERPRISES TEAM, LLC,

By: HEIDI K. PEREZ
(Signature)

Name: HEIDI PEREZ
(Print)

Title: MANAGING PARTNER

Date: 11/21/25

STATE OF Florida
COUNTY OF Broward



The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of November, 2025 by Heidi Perez who is personally known to me or produced power of attorney.

as identification who did/did not take an oath.



Notary

11/21/2025.
Date

TOWN OF DAVIE

By: _____
Mayor Judith Paul

Date: _____

Attested: _____
Evelyn Roig, Town Clerk (Seal)

Date: _____

Approved as to form and legal sufficiency:

Allan Weinthal, Town Attorney



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: 11/21, 2025 Signed: HEIDI K. PEREZ

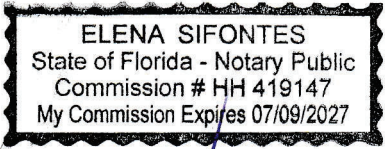
Entity: DAW ENTERPRISES TEAM Name: HEIDI PEREZ

Title: MANAGING PARTNER

STATE OF Florida
COUNTY OF DADE

Sworn to and subscribed before me by means of physical presence or online notarization, this 21 day of November, 2025, by Heidi Perez

(NOTARY SEAL)



Elena Sifontes
Signature of Notary Public-State of Florida
ELENA SIFONTES

(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced Driver's 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: NOVEMBER 21, 2025 Signed: HEIDI A. PEREZ

Entity: DAV ENTERPRISES TEAM Name: HEIDI PEREZ

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF DADE

Sworn to and subscribed before me by means of physical presence or online notarization, this 21 day of November, 2025, by Heidi Perez.

(NOTARY SEAL)



Elena Sifontes

Signature of Notary Public-State of Florida

ELENA SIFONTES
(Name of Notary Typed, Printed, or Stamped)

Personally Known OR Produced Identification

Type of Identification Produced Driving License