

**TOWN OF BLADENSBURG**

**REQUEST FOR PROPOSALS**

**LIGHTING PROJECT 57<sup>TH</sup> AVENUE**

**CDBG PY 49R – PHASE 2**



**Issued by:**

**TOWN OF BLADENSBURG**  
**4229 Edmonston Road**  
**Bladensburg, Maryland 20710**

**Tel: 301-927-7048**

**RFP -011 - 2025**

**Phase 2 – 5-6 Light Fixtures**

**Issue Date: March 10, 2025**  
**AMENDED RFP Due Date: May 23, 2025, at 3:00 p.m.**

**AMENDED RFP ADVERTISEMENT  
TOWN OF BLADENSBURG  
REQUEST FOR PROPOSALS – LIGHTING PROJECT 57TH AVENUE  
RFP 011-2025 – Phase 2 (5-6 Light Fixtures)**

**AMENDMENT NOTICE:** The submission deadline has been amended.

The Town of Bladensburg is requesting sealed bid proposals from qualified vendors to install lighting for Phase 2 of the Lighting Project on 57th Avenue.

Two (2) electronic copies of the bid proposal must be submitted on the specified forms, in full compliance with the requirements outlined in the Bid Documents, and sent via email no later than **MAY 23, 2025, at 3:00 p.m. EST.**

Copies of the RFP Documents may be downloaded from the Town's website at <https://bladensburgmd.gov>. Requests for printed copies should be directed to the Town of Bladensburg, 4229 Edmonston Road, Bladensburg, Maryland 20710, Monday - Friday, 8:00 a.m. - 5:00 p.m. (telephone: 301-927-7048).

The Town of Bladensburg is an Equal Opportunity Employer. Unlawful discrimination based on race, religion, sex, age, ethnicity, ancestry, national origin, physical or mental disability, color, marital status, sexual orientation, gender identity, genetic information, political affiliation, or any other unlawful basis is expressly prohibited.

The Town reserves the right to reject any and all bids in the best interest of the Town. The Project Manager for this contract is Purnell Hall. For inquiries, please contact him at telephone 301-927-7048 or email: [phall@bladensburgmd.gov](mailto:phall@bladensburgmd.gov) and [clerk@bladensburgmd.gov](mailto:clerk@bladensburgmd.gov).

**TOWN OF BLADENSBURG**  
**REQUEST FOR PROPOSALS – LIGHTING PROJECT 57<sup>TH</sup> AVENUE**  
**RFP 11-2025 – Phase 2 | CDBG PY 49 R**

**SECTION 1: SCOPE OF WORK AND TOWN BACKGROUND**

**1.1 Scope of Work**

The Town of Bladensburg seeks a qualified individual or firm to install lighting for Phase 1 of the 57<sup>th</sup> Avenue Lighting Project. A successful proposal should demonstrate the firm's ability to meet the following objectives:

- A. Install lighting as described in **Attachment 1 – E-2 Diagram** (5-6 fixtures/Poles).
- B. Supplying and installing energy-efficient lighting fixtures and associated equipment.
- C. Ensuring compliance with local regulations and standards.
- D. Test and commission the new lighting systems.
- E. Provide training to our staff on the operation and maintenance of the installed systems.
- F. Comply with federal grant requirements, including wage and EEOC requirements. Must attend pre-construction conference with Prince George's County.

**SECTION 2: RFP AND BID SUBMITTAL PROCESS**

**2.1 RFP Issuance**

Upon issuance, the RFP will be posted to the Town's website at <https://bladensburgmd.gov> as well as other RFB distribution websites. The Town may send notification of the issuance of the Lighting Project for 57<sup>th</sup> Avenue | Phase 2 – CDBG PY 49R RFP to certain potential bidders. This notification does not in any way indicate prequalification of said bidders. No pre-bid meeting is scheduled. Potential bidders with questions about the RFP or its process may contact Purnell Hall, Project Manager, no later than **April 25, 2025**, at 3:00 p.m. EST. Contact information is: 301-927-7048; e-mail: [phall@bladensburgmd.gov](mailto:phall@bladensburgmd.gov). For questions received by the deadline, we anticipate issuance of an addendum by March 20, posting the responses on the Town's website.

**2.2 Proposal Submittal Requirements**

All interested parties shall submit proposals by the submittal deadline. Responses must include the following:

- 1. Cover Letter/Memo: Briefly introduce your company and express interest in the project.
- 2. Cost Estimate | Bid Form: A detailed labor, materials, and other relevant expenses breakdown. Please outline the cost for compliance with Federal Grant requirements, including wage reporting.

2.3 RFB Addenda (if any)

In the event that the Town must amend the RFB, either in response to submitted bidder questions (see section 3.1 above) or to clarify provisions in the RFB, any addenda issued will be posted on the Town’s website. It is the bidder’s responsibility to check whether any addenda have been issued and to comply with any provisions or changes contained in the addenda. Bidder will be asked to acknowledge receipt of any addenda on their bid submittal form.

2.4 Bid Submittal Requirements

Bidders may bid only on the entire contract. In order to be considered complete, all bid submittals must include the specified number of copies of the various forms in the Bid Documents, listed as follows:

Form	Electronic
<b>Bid Proposal Submittal Packet</b> (Cover Letter, Bid Form and Fees Schedule)	2
<b>Information Regarding the Bidder Form</b>	2
<b>Affidavits:</b>	2
Non-Collusion Affidavit	2
Affidavit With Respect To Non-Conviction, Non- Non-Suspension And False Pretenses	2

Bid proposals should be sent electronically and titled **Phase 2: PY 49R - Lighting Project 57<sup>th</sup> Avenue**, and delivered to:  
[phall@bladensburgmd.gov](mailto:phall@bladensburgmd.gov) and [clerk@bladensburgmd.gov](mailto:clerk@bladensburgmd.gov)

no later than **May 23, 2025, at 3:00 p.m. EST**. Late submittals will not be accepted.

The submittal shall include the specified documents, organized in the following manner to facilitate review:

- a. Bid Proposal Submittal Packet and supplemental documents
- b. Information Regarding the Bidder  
NOTE: The information requested on this form may be submitted in a separate document as long as it is provided and numbered according to the form.
- c. Affidavits

## **SECTION 3: BID EVALUATION**

### **3.1 Evaluation Criteria**

The Town will evaluate the responses received from each bidder. Prior to the selection of the apparent successful bidder, bidders shall be available to meet with the Town to discuss their responses to the RFB, inclusion of required criteria, and other items deemed appropriate by the Town. If an award is made as a result of this RFB, it shall be awarded to the bidder whose proposal is most advantageous to the Town. In determining which proposal is best, the Town will consider the bid price and the experience, qualifications, references, responsibility, and currently available facilities of the Bidder to perform the work.

1. Experience and Qualifications: Relevant experience in similar projects.
2. Cost Competitiveness: The reasonableness of the cost estimate.

### **3.2 Right to Cancel**

The Town reserves the right to change any aspect of, terminate, or delay this RFP, the RFP process, and/or the program that is outlined within this RFP at any time, and notice shall be given in a timely manner thereafter. The Town reserves the right to reject any or all proposals, and to exercise its sole discretion to best serve the interests of the Town.

### **3.3 Other Provisions**

- a. Responses to this RFP will become the property of the Town and will form the basis of negotiations of an agreement between the Town and the apparent selected bidder.
- b. The Town is not liable and will not be responsible for any costs incurred by any bidder(s) for the preparation and delivery of the RFP responses, nor will the Town be liable for any costs incurred prior to the execution of an agreement, including, but not limited to, presentations by RFP finalists to the Town.
- c. The Town reserves the right, at its sole discretion, to waive minor administrative irregularities contained in any proposal.
- d. The Town reserves the right to make an award without further discussion of the proposal submitted. Therefore, the proposal should be submitted initially with the bidder's most favorable terms.
- e. Bidder may withdraw a proposal submitted at any time up to the RF closing date and time. A written request signed by an authorized bidder representative must be submitted to the Project Manager to accomplish this. The bidder may submit another proposal at any time up to the RFP closing date and time. Bidders will be held to the terms of the bid for 90 days.

- f. As a result of the selection of a bidder to supply products and/or services, the Town is neither endorsing nor suggesting that the bidder's product or services are the best or only solution. The bidder agrees to make no reference to the Town in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the Town.
- g. Any information contained in the proposal that is proprietary must be clearly designated. Marking the entire proposal as proprietary will be neither accepted nor honored.
- h. A bid bond is not required.
- i. A performance bond is not required.
- j. A payment bond is not required.
- k. Throughout this RFP, associated documents and sample consultant agreement, the title "bidder", "bidder" and/or "consultant" may be used interchangeably. Each of these terms refers to the individual or firm submitting a bid proposal to the Town of Bladensburg in response to this RFB.
- l. The Town's payment terms are net 30 days. It is anticipated that progress payments under the contract will be made based on measurable milestones.
- m. The selected Vendor must be a current, participating contractor in Pepco Commercial Energy Efficiency Rebate Program. The vendor shall be responsible for managing all aspects of rebate application(s) related to this Program, including but not limited to: initial submission, required updates, and any supplemental documentation necessary to meet Program requirements. Whenever applicable to the scope of work, the Vendor shall ensure successful completion of the application process and verify that all qualifying project components adhere to Pepco Program standards in order to secure eligible incentives. The Vendor shall coordinate directly with the utility and/or its designated Program implementor and shall promptly provide the Owner with copies of all application materials, approval notices, and rebate confirmations. Failure to comply with these obligations may be considered a material breach of contract and may subject the Vendor to penalties, including but not limited to withholding of payment or contract termination.

### 3.4 Contract Award

Following a staff recommendation, the Mayor and Council of the Town of Bladensburg will make a contract award at the earliest possible date after the date set for receipt of proposals. It is anticipated that the contract will be awarded on a lump sum basis, in the best interest of the Town.

The successful bidder shall be required to execute a contract in a form satisfactory to the Town, in substantially the same form as attached hereto, within 10 days of the award of the contract. The Town reserves the right to cancel the award of the contract at any time before execution of the contract without liability on the part of the Town.

If the successful bidder fails to execute the contract as required, the award may be annulled and the contract awarded to the second lowest responsible bidder, and such bidder shall fulfill every stipulation embraced herein as if he were the original party to whom the award was made, or the Town may reject all of the bids, as its interest may require.

## TO BE SUBMITTED WITH BID

### Town of Bladensburg Bid Form | CDBG PY 49R - 57th Avenue Lighting Project

#### BIDDER INFORMATION

Company Name:	Lighting Maintenance Inc.
Contact Name:	Will Kowaleski
Address:	7462 Railroad Ave
Phone Number:	(443) 962-3008
Email Address:	WKowaleski@lightingmaintenace.com
Company Name:	

#### PROJECT SCOPE

The undersigned proposes to furnish all labor, materials, equipment, and services required to complete the following work by the Town of Bladensburg's specifications:

#### BID ITEMS

1. **Prevailing Wages Compliance** | Confirm compliance with prevailing wages based on Prince George's County Wage Determination: ☒ Yes [ ] No
2. **Pre-Construction Conference Compliance Forms for CDBG Projects** | Confirm that firm will complete the required forms and attend online conference call: ☒ Yes [ ] No
3. **Installation of Pole Foundations**
  - Install (5) or (6) pole foundations per drawing E2 detail
  - 5 Poles - Proposed Cost: \$ 19,627.12
  - 6 Poles - Proposed Cost: \$ 20,402.12
4. **Furnish & Install Light Poles and Fixtures** | Furnish and install (5) or (6) light poles and fixtures
  - 5 Poles - Proposed Cost: \$ 15,860.71
  - 6 Poles - Proposed Cost: \$ 17,980.71
5. **PEPCO Lateral Electrical Service** | Install PEPCO lateral electrical service
  - 5 Poles - Proposed Cost: \$ \_\_\_\_\_
  - 6 Poles - Proposed Cost: \$ \_\_\_\_\_



6. **Electrical Service Equipment and Housekeeping Pad** | Install new electrical service equipment and housekeeping pad

○ Proposed Cost: \$ 32,402.83

7. **Conduit Installation via Directional Drilling** | Furnish & install new conduit via directional drilling, including:

- 5" HDPE at road crossings
- Junction boxes on either side

○ 5 Poles - Proposed Cost: \$ 14,725.66

○ 6 Poles - Proposed Cost: \$ 14,773.36

8. **XHHW Conductors and Termination** : Furnish & install XHHW conductors and terminate

○ 5 Poles - Proposed Cost: \$ 6,240.71

○ 6 Poles - Proposed Cost: \$ 6,323.21

9. **3rd Party Inspections** : Conduct required 3rd party inspections

○ 5 Poles - Proposed Cost: \$ 5000.00

○ 6 Poles - Proposed Cost: \$ 5000.00

### **TOTAL BID AMOUNT**

○ 5 Poles - Proposed Cost: \$ 104,115.83

○ 6 Poles - Proposed Cost: \$ 107,950.91

### **BIDDER CERTIFICATION**

By signing below, the bidder certifies that they have reviewed the project requirements, visited the project site (if applicable), and agree to perform all work as specified in this RFP.

Signature: 

Printed Name: William Kowaleski

Title: Project Manager Date: 6/2/2025

TO BE SUBMITTED WITH BID

**TOWN OF BLADENSBURG**  
**Lighting Project 57<sup>th</sup> Avenue**  
**Bid Proposal Form – CDBG PY 49 R | Phase 2 (5 -6 Light Fixtures)**

TOWN OF BLADENSBURG  
4229 Edmonston Road  
Bladensburg, MD 20710

BID DUE: May 23, 2025  
TIME: 3:00 p.m. EST

**Lighting Maintenance Inc.**

(Name of Bidder)

hereby submits the following proposal for the Lighting Project 57<sup>th</sup> Avenue – Phase 2. Having carefully examined the Request for Proposals, related documentation, and **Addenda Numbered** \_\_\_\_\_ (indicate numbers or N/A if none issued), and having received clarification on all items of conflict or upon which any doubt arose, and understanding that all prices bid will remain in effect throughout the term of the contract, whether completed at one time or in interrupted phases, the undersigned proposes to furnish all labor, equipment, materials, etc., required by the documents for the entire work, all in strict accordance with the contract documents.

Provide unit and hourly pricing for specific tasks and personnel.

**SPECIAL TERMS AND CONDITIONS**

- A. Failure to properly and completely fill in all blanks may be cause for rejection of this proposal.
- B. In addition to completing this Bid Proposal Form with bid price, Bidder should provide an estimate of budget and resources required.
- C. It is understood that the proposal price will be firm for a period of 90 calendar days from the proposal opening date, and that, if the undersigned is notified of acceptance of this proposal within this time period, the Bidder shall execute a contract for the above stated compensation.

**Lighting Maintenance Inc.**

Name of Bidder



Signature

**Will Kowaleski Project Manager**



Date

Name and Title of Individual Authorized to Bind Bidder

TO BE SUBMITTED WITH PROPOSAL

Non-Collusion Affidavit

Leon W. Bromley, being duly sworn on oath, deposes and says:

That he/she is the

Chief Operations Officer  
(Owner, Partner, Title if on behalf of a Corporation)

of Lighting Maintenance Inc.  
(Name of Business, Corporation or Partnership)

the party submitting the Proposal; that no officer of the said Corporation has nor has any person, firm or corporation acting on its behalf; agreed, conspired, connived or colluded to produce a deceptive show of competition in the compilation of the Proposal being submitted herewith; and that the said Corporation has not in any manner, directly or indirectly, entered into any agreement, participated in any collusion to fix the Proposal Price of the Proposer herein or any competitor, or otherwise taken any action in restraint of free competitive bidding in connection with the contract for which the Proposal is submitted; that in making this Affidavit, the affiant represents that she has personal knowledge of the matters and facts herein stated. The Affiant hereby declares and affirms under the penalties of perjury that the foregoing is true to the best of her knowledge and information.

To be signed by a duly authorized Officer.

Leon W. Bromley (SEAL)  
Name

Title COO

Date: 6-3-2025



## TO BE SUBMITTED WITH PROPOSAL

### AFFIDAVIT WITH RESPECT TO NON-CONVICTION, NON-SUSPENSION AND FALSE PRETENSES

I hereby affirm that:

1. I am the Chief Operations Officer (Title) and duly authorized representative of

Lighting Maintenance Inc. (Name of Business Entity) whose address is

7462 Railroad Ave, Harmans, MD,  
21077

and that I possess the legal authority to make this affidavit on behalf of myself and the firm for which I am acting.

2. Except as described in Paragraph 7 below, neither I nor the Business Entity nor, to the best of my knowledge, any of its officers, directors, or partners or any of its employees directly involved in obtaining contracts with the State, or any county, bi-county or multi-county agency or subdivision of the State have been convicted, or in an official investigation or other proceeding admitted in writing or under oath, acts or omissions which constitute bribery, attempted bribery or conspiracy to bribe under the provisions of Criminal Law Article of the Annotated Code of Maryland or under the laws of any state or the federal government (conduct prior to July 1, 1977 is not required to be reported); and
3. Except as described in Paragraph 7 below, neither I nor the Business Entity nor, to the best of my knowledge, any of its officers, directors, or partners or any of its employees directly involved in obtaining contracts with the State, or any county, bi-county or multi-county agency or subdivision of the State have been convicted under a State or federal law or statute of any offense enumerated in §16-203 of the State Finance and Procurement Article; and
4. Except as described in Paragraph 7 below, neither I nor the Business Entity nor, to the best of my knowledge, any of its officers, directors, or partners or any of its employees directly involved in obtaining contracts with the State, or any county, bi-county or multi-county agency or subdivision of the State have been found civilly liable under a State or federal antitrust statute as provided in §16-203 of the State Finance and Procurement Article.
5. Except as described in Paragraph 7 below, neither I nor the Business Entity nor, to the best of my knowledge, any of its officers, directors, or partners or any of its employees who will provide, directly or indirectly, supplies, services, architectural services, construction related services, leases of real property, or construction have been debarred or suspended under this subtitle.
6. Except as described in Paragraph 7 below, neither I nor the Business Entity nor, to the best of my knowledge, information and belief, any officer, director, partner, member or

associate thereof; nor any of its employees directly involved in obtaining contracts with the Town, has been convicted of false pretenses, attempted false pretenses or conspiracy to commit false pretenses under the laws of any state or federal government, based upon acts committed after July 1, 1981.

7. State "none" below or, as appropriate, list any suspension, debarment, conviction, plea or admission described in Paragraph 2 - 6 above, with the circumstances, date, court, official or administrative body, the individuals involved and their position with the firm, and the sentence or disposition, if any.

"NONE"

I acknowledge that this affidavit is to be furnished, where appropriate, to the Town of Bladensburg under Section 16-311 of the State of Maryland Finance and Procurement Article of the Annotated Code of Maryland. I acknowledge that, if the representations set forth in this affidavit are not true and correct, the Town of Bladensburg may terminate any contract awarded and take any other appropriate actions. I further acknowledge that I am executing this affidavit in compliance with Section 16-309 of the State Finance and Procurement Article of the Annotated Code of Maryland, which ordains that any person convicted of bribery (upon acts committed after July 1, 1977) in furtherance of obtaining a contract from the State or any subdivision of the State of Maryland shall be disqualified from entering into a contract with the Town.

I further affirm that the business entity is properly registered to do business in the State of Maryland, or is not required to be registered.

I do solemnly declare and affirm under the penalties of perjury that the contents of the affidavit are true and correct.

6-3-2025

Date



Signature

Leon W. Bromley

Printed Name

**TO BE SUBMITTED WITH BID**

**TOWN OF BLADENSBURG  
LIGHTING PROJECT 57<sup>TH</sup> AVENUE – Phase 2 – (5-6 Light Fixtures)  
Information Regarding the Bidder**

NOTE: The information requested on this form may be submitted in a separate document as long as all requested information is provided and numbered according to this form.

1. Name of Bidder: Lighting Maintenance Inc.  
(Individual/Firm/Corporation)

Business Address: 7462 Railroad Ave, Harmans, MD, 21077

Telephone Number: ( 877 ) 279-7373

E-mail address: WKowaleski@lightingmaintenance.com

2. Is the business incorporated? ☒ Yes ☐ No

Non-Corporation Business

3. If response to item #2 above is No, list the name and business and residence address of each individual having a 10% or greater financial interest in the business.

<u>Name</u>	<u>Business Address</u>	<u>Residence Address</u>

Corporate Business Entities - Please answer items 4 and 5

4. List the names of all officers of the corporation, their business and residence addresses and the date on which they assumed their respective offices.

<u>Name</u>	<u>Office</u>	<u>Residence and Business Address</u>	<u>Date Office Assumed</u>
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5. List the names of all members of the current Board of Directors, and their business and residence addresses.

<u>Name</u>	<u>Business Address</u>	<u>Residence Address</u>

6. Please provide the following information concerning work that you have done within the last 5 years which is similar to the Bid work.

FOR WHOM PERFORMED	CONTRACT AMOUNT	DATE COMPLETED	CONTACT'S NAME/ TELEPHONE NUMBER
Town of Bladensburg	\$192,827.47	04/2025	Purnell Hall (301) 792-0134
E & R Services	\$998,860.00	03/2023	Erick Guajardo (443) 805-8394
J Villa Construction	\$732,253.00	12/2022	Jimmy Villa (443) 755-8918

7. Bidders will answer the following questions: (The word “you” refers to any individual, partnership, partner and/or corporation and its officers.)

- a. Have you ever failed to complete any work awarded to you? No  
 If yes, state where and why: \_\_\_\_\_
- b. Have you ever been affiliated with some other organization that failed to complete a contract? \_\_\_\_\_  
 If yes, state name of individual and reason therefor. \_\_\_\_\_
- c. With what other businesses are you affiliated? \_\_\_\_\_
- d. Please provide at least 3 references, including any Maryland governmental units or agencies for which you have worked on a similar project. Include the name and telephone number of your contact with each. \_\_\_\_\_

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- e. Identify all unsuccessful bidders, materialmen, and suppliers that you intend to use in performing the work under the Contract, and specify the work each is expected to perform.

Schuster Concrete, Victory Steel Rebar, NJ Sullivan Cabinet, Dominion  
Electric Supply, Sheppard Electric Supply

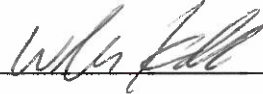
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Dated this 5 day of June, 2025

Lighting Maintenance Inc.

Name of Bidder

By: 

Printed Name: Will Kowaleski

Title: Project Manager