



## **SUPERIOR FACILITIES MANAGEMENT SERVICES, LLC.**

### **Introduction Letter**

**October 31, 2025**

**Town Of Bladensburg, MD**

**Superior Facilities Management Services (SFMS, LLC.)** has since 2008 grown to become a leader in Construction Services for Property Managers & Developers in Maryland, Washington D.C., and Northern Virginia. We have built our divisions with our highly trained & experienced in-house team, equipment, and knowledge to get the job done right, regardless of size or complexity, making us your one-stop.

The Town of Bladensburg seeks a qualified individual or firm to complete the sidewalks and curb and gutters for certain locations at Taussig Street. SFMS LLC is ready to provide these services to the Town of Bladensburg. SFMS LLC have ample experience in providing pedestrian, ADA Ramps, and sidewalk improvements.

**SFMS, LLC** would like to thank Town of Bladensburg Government for this opportunity to introduce our company. We look forward to doing business with you.

Mojgan Farazad

Mojgan Farazad President

**SFMS, LLC**

10319 Westlake Drive, Suite 177

Bethesda, MD 20817

(P) 301-469-8771 (F) 301-469-8840 [dfarzad@sfmsllc.net](mailto:dfarzad@sfmsllc.net)

## TO BE SUBMITTED WITH BID

### BID SHEET

**Project:** Bladensburg | CDBG PY 51 Sidewalks Projects Part 3

**Bid Due Date:** October 21, 2025

**Contact Person:** Purnell Hall, [phall@bladensburgmd.gov](mailto:phall@bladensburgmd.gov)

**Submission Instructions:** Please submit bids via email to [phall@bladensburgmd.gov](mailto:phall@bladensburgmd.gov) and [clerk@bladensburgmd.gov](mailto:clerk@bladensburgmd.gov) by **October 21, 2025, at 3:00 p.m. EST.**

### BIDDER INFORMATION

Company Name:	SFMS, LLC
Contact Name:	David Farazad
Address:	10319 Westlake Dr Suite #177 Bethesda. MD 20817
Phone Number:	301-343-3781
Email Address:	dfarazad@sfmsllc.net
Alternate Contact:	301-658-7995

- 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**

Attach a cost sheet listing this information.

#### Instructions for Vendors:

- Please provide your bid for each item listed above.
- The bid should include unit prices and total prices.
- Bidders must comply with federal grant requirements, including wage and EEOC requirements. Must attend pre-construction conference with Prince George's County.
- All work must comply with applicable regulations and industry standards.

### TOTAL BID AMOUNT

- Total Bid Cost: \$ 94,259.28

### 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: David Farazad

Printed Name: David Farazad

Title: Sr VP of Construction and Operations Date: 10/30/2025



**SUPERIOR FACILITIES MANAGEMENT SERVICES, LLC.**

<b>Customer Name: Town of Bladensburg</b>					
<b>Project Name : CDBG PY 51 Town of Bladensburg Sidewalk Projects Part 3</b>					
<b>Project Address: 4229 Edmonston Road Bladensburg, MD 20710</b>					
<b>ITEM #</b>	<b>DESCRIPTION</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL AMOUNT</b>
<b>1001</b>	<b>Portable Toilet Per Month</b>	<b>1</b>	<b>EA</b>	<b>\$ 384.000</b>	<b>\$ 384.00</b>
<b>1002</b>	<b>Mobilization</b>	<b>1</b>	<b>LS</b>	<b>\$ 1,533.000</b>	<b>\$ 1,533.00</b>
<b>1003</b>	<b>Maintennce of Traffic</b>	<b>1</b>	<b>LS</b>	<b>\$ 511.000</b>	<b>\$ 511.00</b>
<b>2001</b>	<b>Class 1-A Excavation</b>	<b>17</b>	<b>CY</b>	<b>\$ 208.650</b>	<b>\$ 3,547.05</b>
<b>2002</b>	<b>Saw Cut</b>	<b>701</b>	<b>LF</b>	<b>\$ 0.960</b>	<b>\$ 672.96</b>
<b>2003</b>	<b>Removal of Curb and Gutter</b>	<b>620</b>	<b>LF</b>	<b>\$ 9.530</b>	<b>\$ 5,908.60</b>
<b>2004</b>	<b>Removal of Existing Sidewalk and driveway apron</b>	<b>2895</b>	<b>SF</b>	<b>\$ 2.120</b>	<b>\$ 6,137.40</b>
<b>302</b>	<b>Graded Aggregate Base Course</b>	<b>327</b>	<b>SY</b>	<b>\$ 12.440</b>	<b>\$ 4,067.88</b>
<b>3003</b>	<b>Concrete Driveway Apron</b>	<b>47</b>	<b>SY</b>	<b>\$ 130.640</b>	<b>\$ 6,140.08</b>
<b>4001</b>	<b>Concrete Curb and Gutter</b>	<b>615</b>	<b>LF</b>	<b>\$ 40.810</b>	<b>\$ 25,098.15</b>
<b>4002</b>	<b>Concrete Retaining Wall</b>	<b>32</b>	<b>LF</b>	<b>\$ 313.660</b>	<b>\$ 10,037.12</b>
<b>4003</b>	<b>Concrete Sidewalk</b>	<b>2472</b>	<b>SF</b>	<b>\$ 8.320</b>	<b>\$ 20,567.04</b>
<b>4004</b>	<b>Remove and Reset Chain-Link Fence and Steel Fence</b>	<b>40</b>	<b>LF</b>	<b>\$ 49.450</b>	<b>\$ 1,978.00</b>
<b>4004a</b>	<b>Remove and Replace Chain-Link Fence along the sidewalk of Lot 4204</b>	<b>60</b>	<b>LF</b>	<b>\$ 67.567</b>	<b>\$ 4,054.00</b>
<b>4005</b>	<b>Detectable Warning Surface</b>	<b>20</b>	<b>SF</b>	<b>\$ 27.600</b>	<b>\$ 552.00</b>
<b>5001</b>	<b>Seed and Much</b>	<b>100</b>	<b>SY</b>	<b>\$ 9.660</b>	<b>\$ 966.00</b>
<b>5002</b>	<b>Clearing and Tree/Shrub Removal</b>	<b>1</b>	<b>LS</b>	<b>\$ 1,540.000</b>	<b>\$ 1,540.00</b>
<b>6001</b>	<b>Adjust Existing Manhole</b>	<b>1</b>	<b>EA</b>	<b>\$ 565.000</b>	<b>\$ 565.00</b>



SUPERIOR FACILITIES MANAGEMENT SERVICES, LLC.

	TOTAL				\$ 94,259.28

**TO BE SUBMITTED WITH BID**

**TOWN OF BLADENSBURG**

Bid Proposal Form

TOWN OF BLADENSBURG  
4229 Edmonston Road  
Bladensburg, MD 20710

BID DUE: October 31, 2025  
TIME: 3:00 p.m. EST

SFMS, LLC

\_\_\_\_\_  
(Name of Bidder)

hereby submits the following proposal for RFB-02-2026. Having carefully examined the Request for Proposals, related documentation, the proposed Consultant Agreement 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 pricing for specific tasks.

**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.

SFMS, LLC

Name of Bidder

Signature  
Daryush Farazad -Sr VP of Construction and Operations

Date  
10/30/2025

Name and Title of Individual Authorized to Bind Bidder

## TO BE SUBMITTED WITH PROPOSAL

### Non-Collusion Affidavit

David Farazad, being duly sworn on oath, deposes and says:

That he/she is the

Sr VP of Construction and Operations

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

of SFMS, LLC,

(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.

David Farazad (SEAL)  
Name

Title David Farazad

Date: 10/30/2025

## TO BE SUBMITTED WITH PROPOSAL

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

I hereby affirm that:

1. I am the Sr VP of Construction and Operations (Title) and duly authorized representative of SFMS, LLC (Name of Business Entity) whose address is

10319 Westlake Dr Suite #177 Bethesda. MD 20817 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.

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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.

10/30/2025

Date

*David Farazad*

Signature

David Farazad

Printed Name

**TO BE SUBMITTED WITH BID**

**TOWN OF BLADENSBURG**

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: SFMS, LLC  
(Individual/Firm/Corporation)

Business Address: 10319 Westlake Dr Suite #177

Bethesda, MD 20817

Telephone Number: (301) 658-7995

E-mail address: dfarazad@sfmsllc.net

2. Is the business incorporated? \_\_\_\_\_ Yes      ☒ No      Other- LLC

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.

Name	Business Address	Residence Address
Mogjan Farazad		10319 Westlake Dr Suite #177 Bethesda, MD 20817

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.

Name	Office Business Address	Residence and Assumed	Date Office
	N/A		

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5. List the names of all members of the current Board of Directors, and their business and residence addresses.

Name	Business Address	Residence Address
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N/A

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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
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City of Laurel MD	\$380,000.	12/2024	301-725-0088 Tim Miller- Deputy Director
City of Hagerstown	\$280,000.00	06/2022	301-739-8577 Austin Allman
Carroll County MD	\$ 344,355.00	04/2025	410-386-2078 William Brozy

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

b) If yes, state where and why: \_\_\_\_\_

c) Have you ever been affiliated with some other organization that failed to complete a contract? No

d) If yes, state name of individual and reason therefor. \_\_\_\_\_

e) \_\_\_\_\_

f) With what other businesses are you affiliated? None

g) 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.

Jim Bender	City Enginner- City of Hagerstown, MD	301-739-8577 ext. 124-
William Brozy	Carroll County Dept. of Recreation and Parks	410-386-2078
Tim Miller	City of Laurel	301-725-0088

e) Identify all sub-successful 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.      No subcontractor- SFMS is self performing

Dated this 10th day of October, 2025.

SFMS, LLC

Name of Bidder

By: Edwin Pingca

Printed Name:

Title: Estimator