

1-888-891-7100 | Solutions@sfmsllc.net
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CONSTRUCTION



FULL ELECTRICAL



CONCRETE



INTERIOR & EXTERIOR
MAINTENANCE



ROLL-OFF
SERVICES



ASPHALT
RESURFACING/
REPAIR



PROPOSAL FOR: STORM WATER MANAGEMENT



Our Mission

The mission of Superior Facilities Management Services (SFMS) is to seek excellence in Operations and Technical compliance by providing the finest professional Property Maintenance and Construction Services to Property Management companies and Developers in Maryland, Baltimore and Northern Virginia.

We manage by performance to maximize efficiency; and aim to preserve a stimulating and rewarding working environment for all of our employees through encouragement of good work ethics.

The success of our mission is driven by Leadership, Knowledge & Professionalism. Our credo is to respect the personal dignity of all with whom we deal and to earn and maintain a reputation as an outstanding organization that can provide *“One Solution for all you Property Maintenance & Construction Service’s Needs”*.



PROPOSAL TO CONTRACTING SERVICE

10319 Westlake Dr. Suite, 177, Bethesda, MD 20817 Tel- 301-469-8771 Fax- 301-469-8840

Company/ Client:

Location Info:

Date: 07-08-2025

Co. Name: Town Of Cottage City
 Name: Mr. John Hoatson
 Address: 3820 40th Ave
 City: Cottage City State: MD Zip:
 Phone: 240-544-8725 Fax:
 E-mail: Townmanager@cottagecitymd.gov

Loc. Name: Cottage City Storm Water Management
 Address: 43rd Ave
 City: Cottage City State: MD Zip:

TYPE OF CONTRACTED WORK: **Strom Water Repairs**

TOTAL FEE

SEE DETAILS

*****Exclusions:**

- **Permits**
- **Bond**
- **General Allowance (LS) not included in the base bid.**

 Total fee paid upon completion of service, due upon receipt of invoice.

 PAYMENT SCHEDULE "A"

 X PAYMENT SCHEDULE "B"

33% of Total Fee as Deposit	\$ 0.00	Progressive Payment
33% of Total Fee as Draw	\$ 0.00	
Please Note: "Draw" to be received 7 days net of receipt of invoice.		
33% of the total fee as BALANCE	\$ 0.00	

CONTRACT CONDITIONS AND TERMS

PROPOSAL EXPIRATION: This proposal and all fees expressed therein, unless approved by signature on this document or awarding of this bid by the client, will expire and be void 30 days from date of submission.

SERVICE COMENCEMENT: Superior Facilities Management Services will NOT commence with any of the above listed services unless this proposal is signed and issued to SFMS,LLC as the sole binding document or as an "Exhibit" to the client's service contract or agreement. In lieu of signing this document, the contractor agrees to fulfill and abide by all conditions stated in this bid (proposal) upon the issuing of a contract, service agreement and /or Purchase Order # by the client (contractor) to award SFMS, LLC this bid (proposal). PLEASE BE ADVISED, IF WORK IS HELD UP DO TO THE NEGLIGENCE OF ANOTHER SUB-CONTRACTOR, SFMS, LLC EXPECTS 50% OF DRAWER TO BE RENDERED.

CANCELLATION FEE: If the client cancels this proposal after said proposal has been signed and approved by the client, or awarded by client's contract or services agreement or purchase order # and cancellation is based on no influence of SFMS, LLC, 25% of the approved total fee stated herein must be paid to SFMS, LLC.

PAYMENT TERMS: All invoices submitted for services rendered are considered to be paid on a "30 NET" basis or according to the Method stated in this proposal. If payment is not received by the days net to the type of payment stated after the invoice date, a 5% LATE FEE will be charged. If payment is not received by 61 days net a 8% LATE FEE will be charged. If a payment is not received 91 days net an 11% LATE FEE will be charged. If collection proceedings are necessary to collect the invoiced fees for services rendered, client will be responsible for all attorney fees, legal fees and associated fees to collect on the debt owed to SFMS, LLC.

ADDITIONAL COSTS / CHANGE ORDERS: Any added services or work in any way, requested by the client or discovered to be needed through the progress of the onsite work, to the above listed services and / or fees offered in this proposal will be considered an addition to the proposed bid fee stated above and a "CHANGE ORDER" will be issued by SFMS, LLC to reflect the additional fees for the requested services. All work for CHANGE ORDERS submitted may not be commenced or completed if the CHANAGE ORDER document submitted by SFMS, LLC is not signed by or before the work is needed to the completed by the client. SFMS, LLC RESERVES THE RIGHT UPON COMPLETION OF WORK IN THE EVENT OF NON-PAYMENT TO LEVY A LIEN. Upon signature of contract our proposal supersedes agreements. Any legal proceeding will take place in Montgomery County Rockville Maryland.

Town Of Cottage City:

SFMS, LLC

Signature _____

Signature David Farazad

Print Name & Title _____

Print Name & Title David Farazad- Sr VP

Date _____

Date 07/08/2025



BID COST BREAKDOWN FOR: TOWN OF COTTAGE CITY

BID LOCATION: 43RD AVE COTTAGE CITY MD/STORM WATER MANAGEMENT

SERVICE TYPE	DESCRIPTION	FEE
CONSTRUCTION SVC	N/A	\$ 0.00
FULL ELECTRICAL SVC	N/A	\$ 0.00
POWER SWEEPING	N/A	\$ 0.00
PORTER SERVICES	N/A	\$ 0.00
POWER WASHING	N/A	\$ 0.00
PAINTING	N/A	\$ 0.00
LINE STRIPING	N/A	\$ 0.00
UNDERGROUND UTILITY	N/A	\$ 0.00
ASPHALT REPAIR/NEW	N/A	\$ 0.00
CONCRETE REPAIR/NEW	<p><i>Superior Facilities Management Services (SFMS, LLC) will provide equipment, manpower and materials to install A- Install storm water installation, B- Curb & Gutter, C- Sidewalk Repair, and Asphalt repairs. All the scope work will be followed based on the RFP CC-2025-01 & construction drawing was provided on line. Please see attached Exhibit A and please all pages must gets initialed.</i></p> <ul style="list-style-type: none"> SFMS, LLC will perform services to be completed in a manner which is acceptable to the Owner or its representatives. SFMS, LLC will perform services regular business day from 07:00AM to 04:00PM Mon-Fri. <p style="text-align: center;"><u>EXCLUSION</u></p> <ul style="list-style-type: none"> SFMS, LLC will not be responsible for any permit or permit inspection. SFMS, LLC will not be responsible for any bond. SFMS, LLC will not be responsible for any General Allowance (LS) which is not included in our base bid or base price. 	\$ SEE EXHIBIT A
SNOW REMOVAL SRV	N/A	\$ 0.00
STORM WATER MGMT	N/A	\$ 0.00
	SERVICE TOTAL	\$ SEE EXHIBIT A

EXHIBIT A
Cottage City - 43rd Avenue
Maintenance Project
PROJECT BID FORM

Contractor Name: SFMS, LLC

	Description	Unit	Quantity	Unit Bid Price	Total Bid Price
Cottage City 43rd Avenue					
101-01	Clearing and Grubbing	LS	1	\$ 885.00	\$ 885.00
104-01	Maintenance of Traffic	LS	1	\$ 1,102.00	\$ 1,102.00
107-01	Construction Stakeout	LS	1	\$ 8,568.00	\$ 8,568.00
108-01	Mobilization and Demobilization	LS	1	\$ 1,224.00	\$ 1,224.00
109-01	Critical Path Method Project Schedule	LS	1	\$ 1,097.00	\$ 1,097.00
203-01	Earth Fill (Contingency)	LS	1	\$ 490.00	\$ 490.00
206-01	Removal of Existing Curb and Gutter; any type	LF	1000	\$ 4.48	\$ 4,480.00
206-02	Removal of Existing Concrete Sidewalk	CY	10	\$ 122.40	\$ 1,224.00
206-03	Removal of Existing Asphalt Pavement, Full Depth	CY	210	\$ 114.38	\$ 24,019.80
206-04	Removal of Existing Concrete Pavement	CY	7	\$ 122.43	\$ 857.01
306-01	6" Solid PVC Schedule 40 (Outlet pipe)	LF	10	\$ 26.80	\$ 268.00
306-02	4" Perforated PVC Schedule 40 (Stone Chambers)	LF	10	\$ 12.30	\$ 123.00
306-03	4" Solid PVC Schedule 40 (Stone Chambers)	LF	4	\$ 13.00	\$ 52.00
306-04	Miscellaneous Polyvinyl Chloride (P.V.C.) Fittings	LS	1	\$ 578.00	\$ 578.00
306-05	Trench Drain System - Materials & Installation	LF	375	\$ 178.61	\$ 66,978.75
308-01	Overall Sediment Control	LS	1	\$ 2,196.00	\$ 2,196.00
501-01	4" Graded Aggregate Base	SY	800	\$ 7.36	\$ 5,888.00
504-01	Hot Mix Asphalt Superpave 9.5MM for Surface; PG 64-22, 1.5 inch in depth	SY	800	\$ 11.00	\$ 8,800.00
504-02	Hot Mix Asphalt Superpave 19.0 MM for Base; PG 64-22, 3 inch in depth	SY	400	\$ 21.13	\$ 8,452.00
504-03	Hot Mix Asphalt Superpave 9.5 MM for Surface; PG 70-22, 2 inch in depth	SY	1800	\$ 14.71	\$ 26,478.00
508-01	Milling Existing Hot Mix Asphalt Pavement and Disposal, 2 inch in depth	SY	1800	\$ 4.52	\$ 8,136.00
520-01	Reinforced 8" Concrete MSHA Mix No. 9 (Air-Entrained Concrete Paving)	SY	400	\$ 119.79	\$ 47,916.00
549-01	5" Wide Double Yellow Pavement Markings - (Non-Thermoplastic and Non-Toxic)	LF	60	\$ 0.62	\$ 37.20
549-02	Yellow Pavement Markings (For Curb) - (Non-Thermoplastic and Non-Toxic)	LF	90	\$ 1.35	\$ 121.50
549-03	12" Wide Solid White Pavement Marking for Crosswalk Yellow - (Thermoplastic)	LF	80	\$ 5.10	\$ 408.00
549-04	24" Wide White Pavement Marking for Stop Bar - (Thermoplastic)	LF	10	\$ 16.30	\$ 163.00
602-01	Standard Concrete Curb and Gutter, any type	LF	1360	\$ 38.92	\$ 52,936.00
603-01	Commercial Driveway Entrance (per PG DPWT Std. 200.03)	CY	8	\$ 667.13	\$ 5,337.00
603-02	Concrete Driveways Strips in Alleyway (MSHA Mix No. 3)	CY	15	\$ 719.73	\$ 10,796.00
603-03	5 Inch Concrete Sidewalk	SF	350	\$ 9.67	\$ 3,383.00
705-01	Permanent Stabilization By Seed and Mulch	LS	1	\$ 1,745.00	\$ 1,745.00
715-01	Tree Root Pruning	LF	30	\$ 202.53	\$ 6,076.00
1012-01	MSHA Washed No. 57 Stone	CY	2	\$ 77.50	\$ 155.00
3706 43rd Avenue					
306-06-a	Roof Downspout Connection to Trench Drain (excavation, pipe, fittings, backfill, etc.)	LS	1	\$ 343.00	\$ 343.00
3708 43rd Avenue					
306-06-b	Sump Pump Connection to Trench Drain (excavation, pipe, fittings, backfill, etc.)	LS	1	\$ 343.00	\$ 343.00
3710 43rd Avenue					
306-06-c	Roof Downspout Connection to Trench Drain (excavation, pipe, fittings, backfill, etc.)	LS	2	\$ 353.00	\$ 706.00
306-06-d	Sump Pump Connection to Trench Drain (excavation, pipe, fittings, backfill, etc.)	LS	1	\$ 343.00	\$ 343.00
3712 43rd Avenue					
306-06-e	Roof Downspout and Sump Pump Connection to Trench Drain (excavation, pipe, fittings, backfill, etc.)	LS	1	\$ 367.00	\$ 367.00
306-06-f	Roof Downspout Connection to Trench Drain (excavation, pipe, fittings, backfill, etc.)	LS	1	\$ 343.00	\$ 343.00
3714 43rd Avenue					
306-06-g	Roof Downspout Connection to Trench Drain (excavation, pipe, fittings, backfill, etc.)	LS	2	\$ 342.50	\$ 685.00
Cottage City 43rd Avenue Total					\$ 304,100.26