



City of Takoma Park, Maryland
Request for Proposals - Takoma Junction Site

ISSUANCE DATE: January 22, 2014
SUBMISSION DEADLINE: May 28, 2014 – 4:30 p.m.

DEVELOPMENT SITE: An approximately 53,493 square feet parcel, located on the south side of Ethan Allen Avenue (MD 410) at the intersection with Carroll Avenue (MD 195), in the City of Takoma Park.

PURPOSE: To solicit proposals from firms with the experience, financial strength and resources to develop the site with an attractive, successful, commercial or mixed use project.

INQUIRIES: Rosalind Grigsby, Community Development Coordinator
Housing and Community Development Department
City of Takoma Park
7500 Maple Avenue
Takoma Park, Maryland 20912
301.891.7205
planning@takomaparkmd.gov

TABLE OF CONTENTS

- I. Background
- II. Statement of Purpose
- III. Site Description
- IV. Proposal Submission Requirements
- V. Selection Process
- VI. Evaluation Criteria
- VII. RFP Schedule
- VIII. General Terms and Conditions
- IX. Certifications and Affidavits
- X. Location Map – Subject Site

Request for Proposals is available online at
<http://www.takomaparkmd.gov/hcd/takoma-junction-rfp>

CITY OF TAKOMA PARK MARYLAND
REQUEST FOR PROPOSALS – TAKOMA JUNCTION SITE

I. BACKGROUND

The City of Takoma Park, a municipality of approximately 17,000 residents in Montgomery County, Maryland, is a vibrant community comprised of a diversity of cultures, interests and viewpoints. Takoma Park is bordered by Washington, D.C. on the south, the unincorporated communities of Silver Spring and Long Branch in Montgomery County on the west and north, and the unincorporated communities of Langley Park and Chillum in Prince George’s County on the north and east. The City is known for its active and engaged citizens, as well as its small town character, historic homes and local businesses.

The Takoma Junction, at the intersection of Carroll Avenue (MD 195) and Philadelphia/Ethan Allen Avenues (MD 410), is a compact commercial district that is home to about 20 independent businesses clustered around B.Y. Morrison Park. This small urban park was the focus of a recent University of Maryland landscape architecture studio charged with conceptualizing innovative ways of using the public space.

The Junction businesses are part of the Old Takoma Business Association, an active business organization working with the Main Street model. Currently the Takoma Junction hosts food trucks on a rotating basis, occasional art and vintage markets, and special events like Earth Day. The area is also part of Takoma Park’s historic district, which was designated as significant as both an early railroad suburb and a streetcar community. The commercial buildings were largely constructed in the late 1930s and early 1940s.

The Junction has been the focus of community interest and efforts to improve the business district, the flow of traffic and the livability of this pedestrian-oriented area. Specific attention has been given to providing amenities to the neighboring residential areas, improving pedestrian, bike and auto access, providing parking for the commercial district, and preserving and maintaining the existing green and open space.

II. STATEMENT OF PURPOSE

The City of Takoma Park is seeking proposals from experienced developers for the redevelopment of an approximately 53,493 square feet parcel located in the Takoma Junction, at the intersection of Carroll Avenue and Philadelphia/Ethan Allen Avenues in Takoma Park MD. The property was acquired by the City in 1995 for purposes of stabilizing this small but important historic neighborhood commercial district and facilitating the redevelopment of the area in furtherance of the City’s master plan. Proposed uses must be in compliance with the Montgomery County Zoning Ordinance and all other applicable codes. Design features and the siting of any new construction should be contextually appropriate. While not a requirement of this Request for Proposals (RFP), developers are encouraged to consider incorporating, to the

greatest extent possible, adjoining commercial parcels in any proposal and to consider the interests of the existing businesses.

The City encourages the development of proposals that will:

- act as a stimulus to the commercial district and locally-owned, independent businesses;
- improve the aesthetic appeal of the district; and
- be contextually sensitive and environmentally sustainable.

The property will be sold or leased in “as is” condition.

III. SITE DESCRIPTION

The City has made every effort to determine the accuracy of the following background description and details; however it does not guarantee the accuracy of the information. The City makes no representations, guaranty, or warranty concerning any site conditions. The subject properties are being offered in an “AS IS, WHERE IS” condition.

Subject Site: The subject site is comprised of two parcels on Carroll Avenue (MD 195) at the junction of Ethan Allen Avenue (MD 410), and Grant Avenue in the City of Takoma Park, Maryland. It occupies approximately 53,493 square feet including a small, separate 10-foot right-of-way between 7221 and 7211 Carroll Avenue. The contiguous area without the right-of-way is 49,797.4 square feet (1.143 acres).

General Location: The site is bordered by the popular Takoma Park-Silver Spring Food Co-op on the east, and the Takoma Auto Clinic repair shop on the west. It is approximately 6.5 miles north of the US Capitol. The University of Maryland College Park Campus is located approximately 4 miles east of the site, and the Silver Spring Central Business District is 1.5 miles to the west. Washington Adventist Hospital and Washington Adventist University are less than a mile from the site and Montgomery College is just over a mile away. A location map is included at the end of this document.

Legal Description: Plat Book A, p. 2
Block 19, Lot 39 and p/o Lots 32-37, in “B. F. Gilbert’s Add’n. to Takoma Park”

Deed reference: Liber 13633, Folio 613, Montgomery County Land Records

13th Election District in Montgomery County, Maryland

Owner: City of Takoma Park Maryland

Improvements: The northern half of the site is paved and used primarily for parking, with a driveway fronting Carroll Avenue on the west side of the parking lot. The majority of the parking lot surface is bituminous pavement, with an approximately 4,000 square foot concrete pad. In 2013, a Capital Bikeshare station was installed on the site, and the lot was restriped to accommodate an increase in vehicle parking to approximately 56 spaces. The parking lot currently provides the majority of off-street parking for the commercial district.

The southern portion of the site is an unimproved wooded lot.

Utilities: Electricity, telephone, public water and sewer are all available.

Shape: Irregular

Topography: The site is flat at the Carroll Avenue frontage, with a steep, wooded decline to Columbia Avenue in the rear.

Floodplain: The property is not in a floodplain area.

Floodplain Map: No. 24031C0460D, effective September 29, 2006

Soil Conditions: The US Department of Agriculture reports Chillum silt loam, yet the Phase II ESA conducted in 2013 and referenced below identified variable soils under the parking lot and wooded area.

For more detailed information, see the full Phase II ESA report at:
www.takomaparkmd.gov/hcd/economic-development

Environmental: In 2012 and 2013, the City contracted for Phase I and Phase II Environmental Site Assessments. Based on the results of this investigation, all 12 soil samples examined were below the Maryland Department of the Environment (MDE) cleanup standards for residential development, except for a detection of the SVOC benzo[b]fluoranthene in one sample. Petroleum impacted soils below MDE residential cleanup standards were identified on the western side of the property boundary, near the Takoma Auto Clinic at 7221 Carroll Avenue. Low levels of SVOCs and some RCRA metals were also detected below MDE cleanup standards. PCBs and VOCs were not detected above their respective laboratory detection limits.

The City will not bear any responsibility for any environmental remediation which may be required for the development of this site.

Environmental Site Assessment - Phase I and Phase II Reports:
www.takomaparkmd.gov/hcd/economic-development

Takoma Master Plan: In the Takoma Park Master Plan (adopted December 2000), the vision of the Takoma Junction is to provide “unique stores and services to both nearby neighborhoods and regional visitors. The strengths of the area include neighborhoods within walking distance, visibility to pass-by traffic, and existing public spaces.” The Master Plan recommends that the City address potential alternative uses for the City lot.

The Takoma Park Master Plan:
www.montgomeryplanning.org/community/plan_areas/silver_spring_takoma_park/master_plans/takoma/takoma_toc.shtm

Zoning: Pt. Lots 33-37, approximately 1.16 acres, is zoned C-1 (Convenience Commercial) and is included within the Commercial Revitalization Overlay Zone. Together, the underlying and overlay zoning of the site encourages mixed-use development with a variety of residential and commercial uses, promoting better urban design that supports local economic and community development.

Lot 39, zoned R-60 (Residential Single-Family), is a triangular and severely sloped wooded area fronting Columbia Avenue.

The C-1 zoning classification is currently recommended for conversion to CRT-0.5 (Commercial-Residential Town) as part of the Montgomery County Zoning Rewrite project. The proposed CRT zoning is a true mixed-use zone, and would permit by right total FAR of 0.5 (up to 0.5 FAR for commercial use, and 0.25 FAR for residential) and a building height of 50 feet.

Information on the CR family of zones is available at:
www.montgomeryplanning.org/development/com_res_zones.shtm

Progress on the Montgomery County Zoning Rewrite project can be tracked at: www.montgomeryplanning.org/development/zoning/

Historic Considerations: The subject site is located within the Takoma Park Historic District and any development must comply with Montgomery County’s Historic Preservation requirements. Takoma Park is historically significant as an early railroad suburb and streetcar community. Most

of the buildings are 1 or 2-story brick structures with simple detailing. See Takoma Park's Design Guidelines for Commercial Buildings: <http://www.takomaparkmd.gov/bcc/facade-advisory-board>

Additional information on the regulations governing development in designated historic districts is available at: www.montgomeryplanning.org/historic/

Permitting:

Development on this site is subject to all Montgomery County permitting requirements. In addition, City of Takoma Park permits are required for tree protection, storm water management and City right of way.

Additional information on the City's permitting requirements is available at: www.takomaparkmd.gov/permits-and-licenses#PW

Transportation Access:

RAIL – The site is within one mile of the Takoma Metro station (the Red Line), enabling easy pedestrian, bike, and bus access to metropolitan wide rail destinations.

BUS – A bus stop served by four bus lines is in front of the site, connecting to the Takoma, Silver Spring, and Prince George's Plaza metro stations, as well as the future Takoma/Langley Crossroads Transit Center (2015). The bus routes that pass through the Takoma Junction are: WMATA F4 and RideOn 12, 13, 16 and 18.

BIKE – A Capital Bikeshare station is located on the site. The Sligo Creek Hiker-Biker Trail is within a half mile.

ROAD – Carroll Avenue (MD 195) street frontage. At the rear of the site is Columbia Avenue, a City street consisting of single-family residences. The Capital Beltway (I-495) is accessible 3 miles to the north. New Hampshire Avenue is ¾ of a mile to the east of the site. According to the Maryland State Highway Administration, the Annual Average Daily Traffic in 2012 at the Takoma Junction for MD 410 was 8,480 cars and for MD 195 it was 10,230 cars.

Rent Stabilization:

Takoma Park Code Chapter 06.20 - Rent Stabilization governs the amount of rent increases that may be charged for licensed residential rental properties located within the City of Takoma Park. The City's rent stabilization law applies to all individual condominium units and multi-family rental facilities. Newly constructed multi-family rental facilities are eligible for an initial five year exemption from the Code.

<http://www.codepublishing.com/MD/TakomaPark/?TakomaPark06/TakomaPark0620.html>

Additional Resources: Main Street Program: The Old Takoma Business Association (OTBA), whose service area includes the Takoma Junction, supports locally-owned, independent businesses and a vibrant community. OTBA runs the Main Street Takoma program, which was developed by the National Trust for Historic Preservation to assist towns in community revitalization by building on historic assets.

www.mainstreettakoma.org

Old Takoma 2013 Fact Sheet

www.mainstreettakoma.org/files/otba2pager.pdf

Community Report: The Takoma Junction Task Force, a community group appointed by City Council in 2010, studied the Junction commercial district, traffic, parking, historic district, and revitalization, culminating in a report in February 2012. The report is offered for informational purposes only as it has not been formally adopted by the Council.

<http://www.takomaparkmd.gov/bcc/takoma-junction-task-force>

Adjacent Properties: Three commercial properties are adjacent to the site on MD 410:

201 Ethan Allen Avenue

Owner: Robert Turner, et al

Current Tenant: Takoma Park Silver Spring Food Co-op

Built in 1941; first floor and basement, brick; 5950 sq. ft. above grade

Property Land Area: 16,046 sq. ft.

Historic Designation: non-contributing or out of period resource

7221 Carroll Avenue

Owner: Takoma Park Auto Clinic

Current Tenant: Takoma Park Auto Clinic

Built in 1946; single story service garage, 936 sq. ft.

Property Land Area: 5,470 sq. ft.

Historic Designation: non-contributing or out of period resource

7211 Carroll Avenue

Owner: Inan Phillips

Current Tenant: Healey Surgeons

Built in 1950; first floor and basement, brick; 3,475 sq. ft. above grade

Property Land Area: 6,120 sq. ft.

Historic Designation: non-contributing or out of period resource

IV. SUBMISSION REQUIREMENTS AND DEADLINE

Deadline for submissions: 4:30 p.m. Wednesday, May 28, 2014.

Two (2) copies (one bound and one unbound) and a memory stick with electronic files of the proposal must be received by 4:30 p.m. on Wednesday, May 28, 2014 at the following address:

City of Takoma Park
Housing and Community Development
Attn: Sara Anne Daines, Director
7500 Maple Avenue, Takoma Park, MD 20912

Format for the submission shall be as follows:

- 8 ½"x 11" letter-size paper, bound length-wise, with tabs to separate sections.
- Proposals must respond to the RFP items in the order outlined below.
- Proposals must not exceed ten (10) total pages, excluding required certifications and affidavits and any attachments, visuals and appendices.

Responsive proposals will include the following:

A. Executive Summary (2 page limit).

A narrative highlighting key components of the proposal including:

- a. Vision for the project.
- b. Discussion of how the project benefits neighborhood businesses.
- c. How the project addresses its historic neighborhood context.

B. Project Concept Plan (2 page limit excluding visuals).

Submissions should include the following:

- a. Project narrative detailing the scale and character of the project including all anticipated development uses for the site along with square footages of proposed uses.
- b. Description of the use of sustainable and/or environmentally responsible ("green") construction materials, standards, and practices in the project.
- c. Timeline for delivering or executing key components of the project.
- d. Respondents are strongly encouraged to provide conceptual visual images of the project which can include design drawings, elevations, or project renderings.

C. Proposed Financing Plan (3 page limit).

Preliminary financing plan to include:

- a. Financing narrative explaining the economic feasibility of the proposed development.
- b. Anticipated sources of construction and permanent financing and associated uses of those funds.

- c. Proposed lease, purchase of the property or other ownership arrangement. The City is not excluding any type of payment structure from consideration including 100% upfront land payment or partial land payment coupled with additional compensation based on the project performance.
- D. Qualifications and Experience (3 page limit excluding past project listing).
Summary of expertise and experience of development team including:
 - a. List of development team members and principals.
 - b. Listing of experience of team members with projects of similar size and scope.
 - c. Listing of experience in financing projects of similar size and scope.
 - d. Listing of past projects with three references (name of project, location, short description, development team members involved, total construction cost).
- E. Required Certifications and Affidavits
 - a. Developer Information and Certification
 - b. Bribery Affidavit
 - c. Non-Collusion Affidavit
 - d. Certification of Non-involvement in the Nuclear Weapons Industry

Only proposals that comply with all the objectives, provisions and requirements of this Request for Proposals will be considered for review. The City of Takoma Park reserves the right to independently investigate or request clarification of the contents of any proposal, including requesting that any prospective purchaser provide additional information, or make one or more presentations. All materials submitted in response to this Request for Proposals become the property of the City of Takoma Park, without obligation of the City to return such materials. All determinations of completeness of any submission and compliance with the objectives, provisions and requirements of this Request for Proposals, and the eligibility or qualification of any developer, shall be at the sole and absolute discretion of the City of Takoma Park.

The City of Takoma Park has the right in its sole and absolute discretion to reject any and all proposals, to accept any proposal, and to elect not to proceed with the process set forth in this Request for Proposals.

V. SELECTION PROCESS

Site Tours

Site tours will be offered to interested developers prior to the submission deadline during the week of February 3 through February 7, 2014. Questions raised during the site tour must be submitted in writing and will be addressed during the planned informational meeting. To schedule a tour, contact Ms. Rosalind Grigsby, Community Development Coordinator, at 301.891.7205 or by email at RosalindG@takomaparkmd.gov.

Informational Meeting

An informational meeting will be held on Wednesday, February 12, 2014 at 10:00 a.m. in the Takoma Park Community Center Auditorium, 7500 Maple Avenue, Takoma Park. City staff will be available to clarify the requirements of this Request for Proposals and to respond to questions. Attendance is not mandatory but is highly recommended.

Technical Evaluation

Proposals submitted by the May 28, 2014 deadline will be reviewed by City staff for their responsiveness to this Request for Proposals. The City reserves the right to independently investigate specific development proposals, request clarification of the contents of any proposal, require additional information, explore proposed partnerships or financing options, and begin preliminary negotiations with one or more developer during this period.

Only proposals that comply with all the objectives, provisions and requirements of this Request for Proposals will be considered for review. The City will determine, in its sole discretion, whether an individual submission is responsive to this Request for Proposals. The decision of the City is final. Proposals deemed “Non-Responsive” will not be considered for selection.

Community Presentation

Selected developers will be invited to present their proposals to the community in early to mid-summer.

City Council Review

The Takoma Park City Council will review proposals in mid to late summer. This initial review will be open to the public. Additional discussions may be scheduled at the discretion of the Council.

Developer Selection

The selection of a Developer is expected to be made in late fall 2014.

VI. EVALUATION CRITERIA

Proposals will be evaluated on the following criteria:

- A. Overall Vision and Concept (50%) - Strength of the concept plan based on aesthetic appeal, sensitivity to the historical character and scale of the area, incorporation of environmentally sustainable design features, extent to which the proposal incorporates adjoining businesses or property owners into the overall project, and perceived ability of the project to promote additional quality redevelopment in the area and provide

amenities to adjoining residential neighborhoods.

- B. Ability to Implement (25%) – Experience of development team in the financing, implementation, construction and operation of projects of similar size and scale, and feasibility of the proposed project.
- C. Financing Structure (25%) – Evidence of financial resources to execute the project, evidence of debt financing, extent of equity investment, proposed land purchase / lease offer, and, if proposed, strength of evidence of control of adjacent properties or participation of existing businesses in proposed project.

VII. SCHEDULE

Unless otherwise noted, scheduled meetings and presentations will be held in the Takoma Park Community Center – Sam Abbott Citizen Center, 7500 Maple Avenue, Takoma Park, MD.

Release of Request for Proposals:	Wednesday, January 22, 2014
Site Tour (Optional):	February 3 through February 7, 2014
Informational Meeting (Optional):	Wednesday, February 12, 2014 - 10:00 a.m.
Deadline for Submissions:	Wednesday, May 28, 2014 - 4:30 p.m.

VIII. GENERAL TERMS AND CONDITIONS

Accuracy of Information

The City advises all respondents that the information provided in this Request for Proposals, although believed to be accurate as of the date of publication, is not warranted or represented to be true and accurate. Respondents must perform their own studies and may not rely on matters set forth in the RFP. Respondents are required to verify all data to their satisfaction and satisfy themselves as to the nature of the project and conditions to be encountered. The City does not assume responsibility for the exactness or interpretation of any data or other information furnished in the RFP or any link or attachment to the RFP.

The subject site is being offered in an “AS IS, WHERE IS” condition. The City makes no representation regarding the physical or environmental condition of the property and the developer will be responsible for any required environmental or other remediation of the site.

Changes in Specifications

The City may, during the proposal period, advise prospective respondents by bulletin or addenda of changes in information contained in the Request for Proposals. Updates will also be

posted on the City website: <http://www.takomaparkmd.gov/hcd/takoma-junction-rfp> All such changes shall be deemed a part of the RFP, and shall become part of the information contained in the RFP as originally issued.

Review Responsibility

The failure or omission of any respondent to receive or examine this document shall in no way relieve any Respondent of obligations with respect to submission of a proposal or any subsequent development contract. The submission of a proposal shall be taken as prima facie evidence of compliance with this paragraph.

Response Compliance

Respondents should address and clearly satisfy the requirements of the RFP. Failure to clearly respond to the requirements of the RFP may result in the rejection of the proposal as not being responsive to this RFP. The City reserves the right to independently investigate or request clarification of the contents of any proposal, including requesting that any respondent provide additional information or make one or more presentations.

Rejection of Proposals

The City of Takoma Park has the right, in its sole and absolute discretion, to reject any and all proposals in the best interests of the City, to accept or reject any part of any proposal, to waive any technical or formal defect therein, and to elect not to proceed with the process set forth in this Request for Proposals.

Contract Negotiation and Award

It is the intent of the City to select a developer from the qualified responses to the RFP. A selection decision (contract award) is anticipated to be made by the City Council in accordance with the Selection Process set forth in the RFP. The selected developer shall negotiate with the City to finalize a development agreement that contains the terms and conditions of the project and shall be approved by the City Council. In the event that the Respondent to whom the contract award is made, does not execute a development agreement within 180 days from the date of the award, the City may give notice to such Respondent that their rights are terminated, or of its intent to award a contract to the next most qualified Respondent or to call for new proposals.

Conflict of Interest

The Respondent will be required to warrant and represent that no employee or official of the City, or his or her immediate family member, is directly or indirectly interested therein; that the Respondent in the performance of any Contract entered into as a result of this RFP will not

violate any laws applicable in the State of Maryland or engage in or participate in any form of illegal discrimination.

Nuclear Weapons Certification

The Respondent must certify that it is not engaged in the development, research, testing, evaluation, production, maintenance, storage, transportation, and/or disposal of nuclear weapons or their components, or the sale of merchandise produced by companies so involved.

Confidentiality

The Respondent must identify in the proposal any information contained in its response to the RFP that the Respondent considers to be proprietary, a trade secret or confidential. To the extent permitted by law, the City will not disclose any such proprietary or confidential material. All materials submitted in response to this Request for Proposals become the property of the City, without any obligation to return such materials.

Brokerage Fees, Commissions and other Compensation

No brokerage fees, finder's fees, commissions or other compensation will be payable by the City in connection with selection of a developer under this RFP.

The City will not pay any costs or losses incurred by the Respondent at any time, including, but not limited to, any costs incurred to respond to this Request for Proposals, any requests for supplemental information made by the City, or for actions by the Respondent in connection with any negotiations, including, but not limited to, actions to comply with requirements of the City.

Indemnification

The commencement of any negotiation does not represent any obligation or agreement on the part of the City. No proposal shall be deemed accepted until authorized by the Takoma Park City Council and then an agreement between the City and the prospective developer is executed.

Either the City or the prospective developer may terminate negotiations at any time with or without cause. If negotiations are terminated by either party, neither the City nor the developer will have any rights against or liabilities to the other party.

The selected developer shall defend, indemnify, and hold harmless the City from and against all losses, liabilities, claims demands, damages, costs, and expenses of any kind, including attorney's fees and litigation expenses, whether for personal injury, property damage or other liability arising out of or in any way connected with the developer's acts or omissions under the

RFP or developer's response to the RFP. For purposes of this paragraph, City includes its agencies, departments, officers, agents, elected and appointed officials, and employees.

IX. CERTIFICATIONS AND AFFIDAVITS

The following certifications and affidavits, required in any submission, are enclosed:

- A. Developer Information and Certification
- B. Bribery Affidavit
- C. Non-Collusion Affidavit
- D. Certification of Non-involvement in the Nuclear Weapons Industry

X. LOCATION MAP – SUBJECT SITE

A location map identifying the subject site is enclosed.

**City of Takoma Park Maryland
REQUEST FOR PROPOSALS – TAKOMA JUNCTION
DEVELOPER INFORMATION AND CERTIFICATION STATEMENT**

NAME OF ENTITY _____

Business Address: _____

Web Site: _____

AUTHORIZED REPRESENTATIVE

Name: _____

Title: _____

Office Number: _____ Cell: _____

E-Mail: _____

ORGANIZATIONAL STRUCTURE

Identify the legal structure of the entity responding to this Request for Proposals and include requested information with this submission.

_____A. A corporation incorporated under the laws of the State of Maryland, and in good standing to do business in the State of Maryland. A listing of the names and titles of the corporation's directors and officers is attached.

_____B. A corporation incorporated under the laws of _____, and registered or qualified and in good standing to do business in the State of Maryland. A listing of the names and titles of the corporation's directors and officers is attached.

_____C. A sole proprietor doing business under his/her individual name.

_____D. A sole proprietor doing business under a trade or business name.

_____ E. A partnership. Type of partnership: _____
A listing of the names of all general partners is attached.

_____ F. A limited liability company organized under the laws of the State of _____,
and authorized to do business in the State of Maryland. A listing of the names
and titles of all members is attached.

CERTIFICATION

The undersigned certifies that this proposal is made without any previous understanding, agreement or connection with any person, firm, or corporation submitting a similar proposal is, in all respects fair and without collusion or fraud. The undersigned further certifies that he/she is authorized to sign for the developer.

By: _____
(Signature) (Date)

Name (Print)

Title

**City of Takoma Park Maryland
REQUEST FOR PROPOSALS – TAKOMA JUNCTION
BRIBERY AFFIDAVIT**

I, _____, the undersigned _____
(Name) *(Office Held)*

of _____, being first duly sworn on oath,
(Name of Business Entity)

firm and says this ____ day of _____, 2014, that I hold the aforementioned office

in _____, the said entity submitting
(Name of Business Entity)

a proposal to the City Of Takoma Park, Maryland, a municipal corporation in the State of Maryland, in response to the Request for Proposals for the Redevelopment of the Takoma Junction and that, to the best of my knowledge, information and belief, no officer, director or partner of _____

(Name of Business Entity)

nor any employee thereof directly involved in obtaining contracts with the state of Maryland or any county or other political subdivision thereof has been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state or federal government for acts or omissions committed.

(SEAL)

To be signed by Bidder, if the Bidder is an Individual; or by a Partner, if the Bidder is a Partnership; or by a duly-authorized Officer, if the Bidder is a Corporation

STATE OF _____)

ss:

CITY/COUNTY OF _____)

SUBSCRIBED TO AND SWORN before me, a Notary Public in and for the State and City/County aforesaid, this ____ day of _____, 20__.

Notary Public _____

My commission expires _____, 20__.

**City of Takoma Park Maryland
REQUEST FOR PROPOSALS – TAKOMA JUNCTION
NON-COLLUSION AFFIDAVIT**

_____, being first duly sworn on oath, deposes and says:

that he/she is the _____
(Owner, Partner, Title of on behalf of a Corporation)

of _____
(Name of Business, Corporation or Partnership)

the party submitting the foregoing Bid; that (he has not) (no officer or the said Corporation has) (no partner of the said Partnership has) nor has any person, firm or corporation acting on (his/her) (its) (their) behalf, agreed, conspired, connived or colluded to produce a deceptive show or competition in the compilation of the Bid being submitted herewith; and that (he/she) (the said Corporation) (the said Partnership) has not in any manner, directly or indirectly, entered into any agreement, participated in any collusion to fix the Bid Price of the Bidder herein or any competitor, or otherwise taken any action in restraint of free competitive bidding in connection with the contract for which the within Bid is submitted; that in making this Affidavit, the affiant represents that he/she has personal knowledge of the matters and facts herein stated.

(SEAL)

To be signed by Bidder, if the Bidder is an Individual; or by a Partner, if the Bidder is a Partnership; or by a duly-authorized Officer, if the Bidder is a Corporation

STATE OF _____)

ss:

CITY/COUNTY OF _____)

SUBSCRIBED TO AND SWORN before me, a Notary Public in and for the State and City/County aforesaid, this _____ day of _____, 20 _____

Notary Public _____

My commission expires _____, 20 _____

**CERTIFICATION OF NON-INVOLVEMENT IN THE
NUCLEAR WEAPONS INDUSTRY**

KNOW ALL PERSONS BY THESE PRESENTS:

Pursuant to the requirements of Chapter 14.04 of the Takoma Park Code, the Takoma Park Nuclear Free Zone Act, the undersigned person, firm, corporation or entity hereby certifies that he/she/it is not knowingly or intentionally a nuclear weapons producer.

Note: The following definitions apply to this certification per section 14.04.090:

A “nuclear weapons producer” is any person, firm, corporation, facility, parent or subsidiary thereof or agency of the federal government engaged in the production of nuclear weapons or its components.

“Production of nuclear weapons” includes the knowing or intentional research, design, development, testing, manufacture, evaluation, maintenance, storage, transportation or disposal of nuclear weapons or their components.

“Nuclear weapon” is any device the sole purpose of which is the destruction of human life and property by an explosion resulting from the energy released by a fission or fusion reaction involving atomic nuclei.

“Component of a nuclear weapon” is any device, radioactive substance or nonradioactive substance designed knowingly and intentionally to contribute to the operation, launch, guidance, delivery or detonation of a nuclear weapon.

IN WITNESS WHEREOF, the undersigned Bidder has signed this Certification this
___ day of _____, 20 ___.

Bidder Name

(SEAL)

Signature

Print Name & Title

State of _____, County of _____:

Subscribed and sworn to before me this ___ day of _____, 20 ___.

Notary Public _____

My commission expires: _____

