

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2018-52** Approve Bid – 36 Longnecker, Buffalo - Two House Infill New Construction Project

DATE: August 16, 2018

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (“BENLIC”) acquired the property at 36 Longnecker Street, City of Buffalo via the City of Buffalo Homesteading Program. The property was acquired with intent to construct two detached single-family homes within the Lovejoy Community.

- 36 Longnecker (SBL #112.57-2-19.11)

BENLIC received a \$180,000.00 grant award made by LISC (Local Initiatives Support Corporation) to develop a residential urban infill project within the City of Buffalo. BENLIC, with assistance from the City of Buffalo Office of Strategic Planning and BURA, identified the vacant lot at 36 Longnecker Street within the Lovejoy Neighborhood due to its strategic location and the project’s ability to strengthen a historically healthy, low-moderate income community.

BENLIC secured the architectural services of Conway and Company Architects via BENLIC Board of Director Resolution #2017-65 to design, prepare architectural drawings, and gain the required site-plan approvals to initiate new housing construction on the parcel. The architects also reviewed submitted bids for accuracy and completeness. To ensure public input and support for the initiative, BENLIC worked with Lovejoy District Councilmember Richard Fontana, as well as local residents, to discuss the project and address any potential stakeholder concerns.

Bids for construction services for the project were publicly sought on July 13, 2018 with a deadline to receive bids on August 6, 2018. Site plan drawings and project manuals were made available in the form of physical forms or digital copies for all interested bidders.

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

WHEREAS, BENLIC wishes to approve a bid and enter into contract for construction services for the improvement of the real property of 36 Longnecker Street, City of Buffalo, NY; and

WHEREAS, pursuant to the Corporation's Procurement Policy B(2)(c), the desired services were put out to bid on July 13, 2018 with a deadline to submit bids of August 6, 2018; and

WHEREAS, the bids of the various bidders are presented in the table below:

CONTRACTOR	BID	MBE/WBE?	COMMENT
Sunset Custom Homes Inc.	\$397,000.00	NO	Stick-built
Precision Construction	\$426,983.00	YES	Modular-built
Residential Construction Services	\$464,400.00	NO	Stick-built

Estimated Cost of Construction	LISC Grant Amount	Estimated Sale Price (Two Properties)
\$387,000.00	\$180,000.00	\$220,000.00 - \$250,000.00

ACTION:

The Board of Directors is hereby requested to approve the following resolution:

RESOLVED, that the BENLIC Board of Directors hereby approves the bid of Sunset Custom Homes Inc. of 3172 S. Park Ave., Lackawanna NY 14218, for a total amount not to exceed \$397,000.00 and authorizes the execution of a contract for said amount to perform construction services to the property of 36 Longnecker for the benefit of BENLIC; and be it further,

RESOLVED, that this Resolution shall take effect immediately.