

MEMORANDUM

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

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2020-3** Approve Bid – 91 Fuller - Infill New Construction Project

DATE: January 30, 2020

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (“BENLIC”) acquired the property at 91 Fuller Avenue, City of Tonawanda via City of Tonawanda In-Rem Auction in 2018. The property was acquired with intent to construct two detached single-family homes within the Lovejoy Community.

- 91 Fuller (SBL #39.77-4-2)

BENLIC will allocate Enterprise Community Partners grant funds to develop a residential urban infill project within the City of Tonawanda. BENLIC, with assistance from the City of Tonawanda, identified the vacant lot at 91 Fuller Avenue as a project site due to its strategic location and the project’s ability to strengthen a historically healthy, low-moderate income community.

BENLIC engaged a senior studio class at SUNY University of Buffalo School of Architecture, led by instructor and architect Bradley Wales to design and prepare full construction drawings of the proposed new home.

To ensure public input and support for the initiative, BENLIC and the studio class worked with City of Tonawanda Officials, 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 December 30, 2019 with a deadline to receive bids on January 14, 2020. Site plan drawings were made available in the form of digital copies for all interested bidders.

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

WHEREAS, BENLIC wishes to approve a bid and enter into contract for design and construction services for the improvement of the real property of 91 Fuller Avenue, City of Tonawanda, NY; and

WHEREAS, pursuant to the Corporation's Procurement Policy B(2)(c), the desired services were put out to bid on December 30, 2019 with a deadline to submit bids of January 14, 2020; and

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

| CONTRACTOR | BID | MBE/WBE? | COMMENT |
|-----------------------------------|--------------|----------|-------------|
| Sunset Custom Homes Inc. | \$235,000.00 | NO | Stick Built |
| Build Macaluso Inc. | \$238,844.00 | NO | Stick Built |
| Residential Construction Services | \$256,500.00 | NO | Stick Built |
| Ehrhart CM Services | \$276,500.00 | NO | Stick Built |

| Estimated Cost of Construction | Enterprise Grant Amount | Estimated Sale Price |
|--------------------------------|-------------------------|-----------------------------|
| \$230,000.00 | \$190,000.00 | \$150,000.00 - \$165,000.00 |

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 Build Macaluso Inc. of 233 Fillmore Ave. Suite 19, Tonawanda NY 14150, for a total amount not to exceed \$238,844.00 and authorizes the execution of a contract for said amount to perform construction services to the property of 91 Fuller for the benefit of BENLIC; and be it further,

RESOLVED, that this Resolution shall take effect immediately.