



Northland Avenue Beltline Corridor

Request for Landscaping Proposals 2026 – 2028 Seasons

- **612 Northland Avenue**
- **631 Northland Avenue**
- **683 Northland Avenue**
- **714 Northland Avenue**
- **741 Northland Avenue**
- **541 Delevan Avenue**

Northland Avenue Sideline Street Grass areas to include:

- **Winchester Avenue**
- **Longview Avenue**
- **Schauf Avenue**
- **Chelsea Place**
- **Dutton Avenue**
- **Northland Fillmore Park**

**Comvest Consulting on behalf of Buffalo Urban Development Corp.
500 Seneca Street, Suite 507, Buffalo, New York 14204**



Comvest Real Estate Management
500 Seneca Street
Suite 507
Buffalo, NY 14204
www.comvestinc.com

PROPERTY MANAGEMENT

FACILITY MANAGEMENT

PROJECT MANAGEMENT

2026 Landscape RFP - February 2, 2026

Properties:

See attached properties Exhibit A

- 612 Northland Avenue
- 631 Northland Avenue
- 683 Northland Avenue
- 714 Northland Avenue
- 741 Northland Avenue
- 777 Northland Avenue
- 541 Delevan Avenue Complex
- Northland Sideline Street Grass areas to include:
 - Winchester Avenue
 - Longview Avenue
 - Schauf Avenue
 - Chelsea Place
 - Dutton Avenue
 - Northland Fillmore Park

Comvest Consulting, located at 500 Seneca Street, Suite 507, Buffalo, New York, on behalf of Buffalo Urban Development Corporation is requesting proposals from licensed contractors for landscaping services located at the above addresses. A highlighted exhibit (Exhibit A) map of the Northland Property Complex is attached. A property tour by appointment will be given by our Northland site supervisor on a four-wheel drive RTV showing each location. This agreement will be for three years from April 1st, 2026, through October 31st, 2028. All properties are located in the Northland Avenue Beltline Corridor in Buffalo, New York and are a part of Buffalo Urban Development Corporation.

There will be an additional RFP issued for the Northland Avenue Beltline Corridor in our Phase III project which may be completed in August 2026. This RFP information will also be listed to bidding contractors through Comvest Consulting on behalf of Buffalo Urban Development Corporation. Comvest and BUDC may wish to consider separate contractors for each RFP but would favor working with one single service provider.

SCHEDULE FOR SELECTION

Pre-submission site visit date (Bidders call for appointment)	11:00 AM - 3:00 PM February 6 th , 2026
Deadline for proposals	2:00 PM – February 25 th , 2026
Initial contractor review and selection	March 15, 2026
BUDC Board Consideration	March 31, 2026
Contract Award On or about	April 3, 2026

Factors that will be considered in the selection process may include the following:

1. The Proposal price
2. Experience performing these services on similar properties
3. The number of City of Buffalo Residents currently employed by your firm
4. The number of Women or Minority Status workers employed by your firm
5. Proposals received from MBE and/or WBE Firms.

PROPOSALS

Proposals need to be sent to: dennis.cannon@comvestinc.com, "subject **“Northland Landscape Services 2026-2028”**". We will not accept any paper proposals for this request. (Exhibit B)

All proposals must include completed bid form and signed by the owner as listed within Exhibit B by Wednesday February 25th at 2:00 PM.

The authorized representative for Northland Avenue Beltline Corridor Landscape Request for Proposal will be Dennis Cannon.

Please direct all questions only to the designated authorized representative through my email address at dennis.cannon@comvestinc.com.

These services will include the following:

1. Turf Maintenance and Mowing.

- All turf areas shall be inspected and policed for litter and debris prior to each mowing.
- All turf is to be mowed with a cutting height of 2.5 inches or otherwise instructed by the facility manager.
- Mowing will be scheduled once per week on the same day. If rain delayed cutting, then mowing will be on the next rain free day.
- Cutting season will commence on April 15th and conclude October 15th.
- Agreement starts April 1st, where spring clean-up begins and ends October 31st for fall clean up.
- Turfs will be cut at a uniform height (no scalping and uneven cutting).
- Mower blades shall be maintained in good condition for an even cut and sharpened regularly for clean and unburned cuts.
- Grass clippings shall be collected for neat appearance and to prevent damage to turf.
- All sidewalks, curb lines, concrete slabs, and planting bed edges shall be mechanically edged with each cut. A neat and clean appearance will be required.
- Trimming shall be performed around all road signs, trees, shrubs, and other obstacles paying particular care to not damage trees and shrubs.
- All mowing lines will be kept straight.
- At the conclusion of each visit, all sidewalks, patios, and parking lots will be blown off.
- The landscaping contractor may make recommendations for landscaping appearance and care and any issues that may develop during this agreement.
- Facility manager may request additional landscape services. Additional work will be performed only after the prior approval of Comvest Consulting.

2. Spring Clean Up and Bed Maintenance.

- In early spring, contractor will edge and clean out all debris in beds.
- All beds and tree circles will be edged at a 4-inch depth.
- All sidewalks and curbs will be power edged.
- Contractor will remove debris from property.
- Contractor will provide double cut black hardwood mulch installed in areas designated by facility manager. Depth of mulch will be a minimum of three inches.

- Hand weeding in beds will be completed in spring clean-up and continued throughout the term of this agreement.
- Flowers (perennials and annuals) provided by contractor will be planted in areas. These areas will be discussed with the contractor and facility manager and indicated on the colored exhibit sheet.
- Flowers that are requested will be planted between April 30th, and prior to Memorial Day. Due to seasonal frost conditions a commencement date to plant will be upon advisement of facility manager.

3. Pruning of Shrubs and Small Trees Less Than Ten Feet

- The shrubs and trees will be pruned twice throughout the season, once in late June and once in late October.
- The pruning will be restricted to new growth only.
- All debris will be removed from property.
- Dead shrubs will be removed upon request of the property manager.

4. Fall Clean Up

- On a weekly basis, contractor will remove leaves from lawns, beds, and parking areas. The contractor at the end of the season will ensure that all leaves from lawns, beds, and parking areas to include other debris related to landscaping is removed and clean.

5. Flowers

- After summer, all the summer annuals will be removed and hardy mums planted upon the direction of the Facility Manager. Contractor will provide mums. A decision will be made by Facility Manager as to the order, quantity and placement of these mums.

6. Work performance

- Work is to be performed at a time and in a manner that will not interfere with the daily operations of the tenants of Northland Avenue Beltline Corridor or their service providers.

7. Suspension and Termination

Comvest Consulting and BUDC reserves the right to terminate this Agreement at any time during the term of the Agreement by giving thirty (30) day's written notice

of its intent to Contractor. Comvest Consulting and BUDC also reserves the right to terminate the Agreement for cause immediately upon written notice. The Contractor shall have the right to terminate this Agreement at any time during the term of the Agreement by giving forty-five (45) day's written notice of its intent to terminate to Comvest Consulting and BUDC.

Insurance and License

- Contractor will have required certificate of insurance and City of Buffalo license. Contractor will always maintain required amount of workers compensation insurance, unemployment insurance, general liability, automobile liability and property damage coverage. The policy will name the owner as additional insured and Comvest Consulting real estate management. An original certificate of general liability insurance document for a minimum of One Million Dollars (\$1,000,000.00) per occurrence; \$2,000,000 aggregate, and comprehensive extended, automobile liability (\$1,000,000) and proof of worker's compensation (statutory limits) are to be mailed by the insurance agent of the contractor to the owner. The contractor must provide proof of insurance as part of the bid package. Bids received without proof of insurance will not be considered.
- BUDC and Comvest Consulting Inc. are to be listed as additional insured.

Contractor references and equipment

Contractor will provide at least two business references from any prior or current customers. Northland Facility Manager will request an inventory of planned equipment that will be used on site. Facility Manager will also request a site visit to the contractor's business location to inspect and verify equipment that will be used in this agreement.

Contractors will contact Dennis Cannon for an appointment to tour the grounds. Please include your name and phone number and email address. My email address is Dennis.cannon@comvestinc.com. I will respond promptly with information as to the address and location to meet on the property.

Contractor bids are due February 25th, 2026, at 2:00 PM.

Thank you,

Dennis Cannon, Facility Manager
Comvest Consulting
500 Seneca Street
Suite 507
Buffalo, New York 14204

Exhibit B

Company Name: (print) _____

Name of Owner: (print) _____

Number of employees: _____ Our company has a Buffalo City License _____

Number of Minority Status Workers _____

Number of Female Workers _____

Number of employees that reside within the City of Buffalo _____

Is your firm certified as a WBE, MBE or other? (please list) _____

Insurance coverage as specified is on place and up to date Insurance certificate will be provided upon selection. _____ Yes _____ No

Rate Structure for the 2026, 2027, 2028 "Grass Growing Season."

1. Weekly cut and services:

Based on _____ Weeks of Service @ \$ _____ per week.

Annual Cut and Cleanup Total 2026 - \$ _____

2. Weekly cut and services:

Based on _____ Weeks of Service @ \$ _____ per week

Annual Cut and Cleanup Total 2027 - \$ _____

3. Weekly cut and service:

Based on _____ Weeks of Service @ \$ _____ per week

Annual Cut and Cleanup Total 2028 - \$ _____

Total three-year agreement \$ _____

Owner's Signature _____ Date _____

EXHIBIT A

2025 Landscaping Plan



Green - mow every week

Orange - manage weeds biweekly