

Northland / Delevan Avenue Beltline Corridor

Phase III – Completion Date Summer 2026

Request for Landscaping Proposals 2026 – 2028 Seasons



Properties:

714 Northland – Labella plant schedule page C-804

683 Northland south lot – Labella plant schedule page C-905

541 East Delavan – Labella plant schedule page L-201

612 Northland – Labella plant schedule page L-201

**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

February 2, 2026

Comvest Consulting, located at 500 Seneca Street, suite 507 in Buffalo, New York, on behalf of Buffalo Urban Development Corporation is requesting proposals from licensed contractors for landscaping services located at the above addresses. Labella Architecture Engineering plant schedule (Exhibit A) of (4) four pages are included in this RFP. Full size prints will be provided on February 6th. Plantings of trees, bushes and ground cover will be installed this summer (2026) by the phase three general construction contractor Le Chase Construction. It will be the responsibility of the appointed landscape contractor to maintain installed plantings and grass. This agreement will be for three years from TBD commencement date in summer of 2026 through October 31st, 2028. All properties are located in Buffalo, New York and are a part of Buffalo Urban Development Corporation (BUDC) Phase Three (3) construction project. A property tour will be given by our Northland site supervisor on a four-wheel drive RTV showing each location.

There is an additional RFP issued for the Northland Avenue Beltline Corridor, This RFP has an issue date of February 2, 2026, and is for a three-year agreement. Comvest Consulting and BUDC may wish to consider separate contractors for each RFP but would favor working with one single provider.

SCHEDULE FOR SELECTION

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

Factors that will be considered in the 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 Phase III 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.
- First year cutting season will commence on TBD commencement date in summer of 2026 and conclude October 15th, 2026. Cutting years 2027 and 2028 will start April 15th and conclude October 15th. The commencement start date is dependent on completion of affected sections of Phase three (3) construction.
- 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.

2.

- Facility manager may request additional landscape services.
- The landscaping contractor may make recommendations for landscaping appearance and care and any issues that may develop during this agreement.

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 (TBD) cubic yards of double cut black hardwood mulch installed in areas designated by facility manager.
- 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. A highlighted site sheet will be provided at a later date.
- Flowers that are requested will be planted between April 30, 2026, (TBD in 2026) and prior to Memorial Day 2026. 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 (Phase 111) 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) days written notice of its intent to the 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) days written notice of its intent to terminate to Comvest Consulting and BUDC.

8. 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.
- Owner and Comvest Consulting Inc. are to be listed as additional insured.

9. 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 request a visit to the contractor's business location to inspect and verify equipment that will be used in this agreement.

Contractors will contact Dennis Cannon at 716 465-7579 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 25, 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 _____

LaBella
Powered by partnerships
300 Park Street, Suite 130
Buffalo, NY 14202
716-551-6661
labella.com

NOT FOR CONSTRUCTION
DATE: 10/12/21
BY: [Signature]

OFFICE OF THE CITY ENGINEER
CITY OF BUFFALO
100 N. Main Street
Buffalo, NY 14202

1. A letter of the City Engineer to the City of Buffalo, dated 10/12/21, is attached hereto for your information. The letter is a response to a request for information from the City of Buffalo regarding the proposed project. The letter is dated 10/12/21 and is signed by the City Engineer.

FortAlbert
ASSOCIATES
Architecture, Engineering, Surveying, Interiors
100 N. Main Street
Buffalo, NY 14202

**BUFFALO URBAN
DEVELOPMENT
CORPORATION**
55 FERRY STREET, SUITE 404, BUFFALO, NY
14203

BUDC

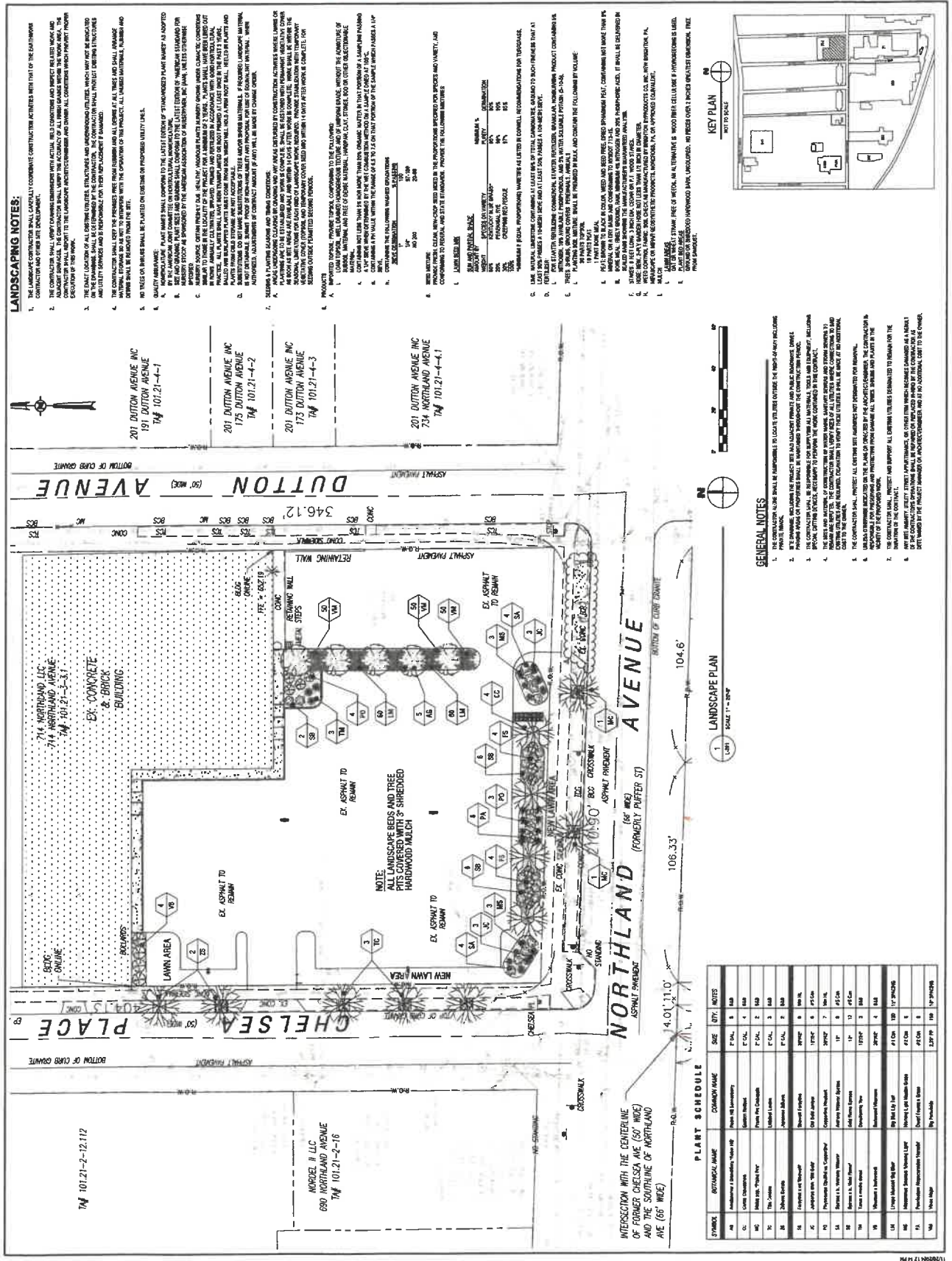
**NORTHLAND CORRIDOR
REDEVELOPMENT PROJECT
PHASE 3**
541 EAST CLEVELAND AVENUE, BUFFALO, NY 14211

NO.	DATE	REVISION
1	11/15/21	Revised for submittal #3
2	11/15/21	Revised for submittal #3

PROJECT NUMBER	221180
OWNER	DAS
DESIGNED BY	KJM
DRAWN BY	BD
DATE	MARCH 2024
CONTRACT	

**714 NORTHLAND AVENUE
LANDSCAPE PLAN**

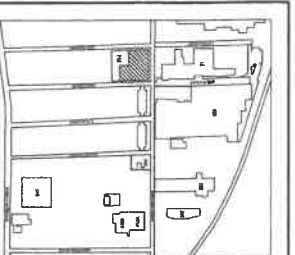
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LANDSCAPING NOTES:

1. THE LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BUFFALO'S LANDSCAPING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND PROVIDE ADEQUATE PROTECTION FOR ALL UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PROVIDE ADEQUATE PROTECTION FOR ALL ADJACENT PROPERTIES.
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KEY PLAN
NOT TO SCALE



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BUFFALO.
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LANDSCAPE PLAN
SCALE 1" = 20'

PLANT SCHEDULE

SYMBOL	RECOMMENDED PLANT	QUANTITY	NOTES
1	Large Deciduous Tree	1	Plant in existing hole
2	Medium Deciduous Tree	2	Plant in existing hole
3	Small Deciduous Tree	3	Plant in existing hole
4	Large Evergreen Tree	1	Plant in existing hole
5	Medium Evergreen Tree	2	Plant in existing hole
6	Small Evergreen Tree	3	Plant in existing hole
7	Large Shrub	1	Plant in existing hole
8	Medium Shrub	2	Plant in existing hole
9	Small Shrub	3	Plant in existing hole
10	Large Groundcover	1	Plant in existing hole
11	Medium Groundcover	2	Plant in existing hole
12	Small Groundcover	3	Plant in existing hole

EXHIBIT A

LaBella
Powered by partnership
300 Pearl Street, Suite 130
Buffalo, NY 14202
716-551-5281
labella.com

STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL
JULIA E. MILLER, ATTORNEY GENERAL
JANUARY 1, 2019

1. A Certificate of Title for the Buffalo Corridor Redevelopment Project, Phase 3, was issued by the Buffalo Corridor Redevelopment Project, Phase 3, on January 1, 2019. The Certificate of Title is subject to the following conditions:

FoitAlbert ASSOCIATES
ARCHITECTURAL, ENGINEERING, SURVEYING, ENVIRONMENTAL, AND PLANNING
CORPORATION
95 SOUTH ST. SUITE 400, BUFFALO, NY 14203

BUDC
Buffalo Urban Development Corporation
NORTHLAND CORRIDOR
REDEVELOPMENT PROJECT
PHASE 3
541 EAST DELEVAN AVENUE, BUFFALO, NY 14211

PROJECT NUMBER		2231050	
ISSUED BY		DAS	
RECEIVED BY		KJW	
DATE		06/02/2008	
REVISIONS			
NO.	DATE	DESCRIPTION	
1	1/14/08	REVISION: P&S 1.5 (1)	
2	1/14/08	REVISION: P&S 2.0 (2)	
3	1/17/14	REVISION: P&S 2.0 (2)	
4	03/11	REVISION: P&S 2.0 (2)	



300 Pearl Street, Suite 130
Buffalo, NY 14202
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labellaplan.com

9/2/2025

NOVEMBER 30, 2025

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It is the policy of Architecture Lab to provide the highest quality of service to our clients. We are committed to providing a professional and efficient service, and we strive to ensure that all of our work is completed on time and within budget. We are also committed to providing a safe and healthy work environment for all of our employees. We are proud to be a part of the Buffalo community and we look forward to continuing to serve our clients with the highest quality of service.

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**BUFFALO URBAN
DEVELOPMENT
CORPORATION**
95 PERRY STREET, SUITE 404, BUFFALO, NY
14203



**NORTHLAND CORRIDOR
REDEVELOPMENT PROJECT
PHASE 3**
612 NORTHLAND AVENUE, BUFFALO, NY 14211

NO.	DATE	DESCRIPTION
1	05/20/2025	PERMIT
2	05/20/2025	PERMIT
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100	05/20/2025	PERMIT

SITE LAYOUT PLAN
612 NORTHLAND AVE.

C202

