

PROJECT MANUAL

FOR

NORTHLAND CORRIDOR REDEVELOPMENT PROJECT PHASE 4 AT 631 NORTHLAND
AVENUE

ARCHITECT'S PROJECT NUMBER: 4326-07

ESD Regional Economic & Community Assistance Program #135,711

BUFFALO URBAN DEVELOPMENT CORPORATION

95 PERRY STREET, SUITE 404

BUFFALO, NEW YORK 14203

DATE: October 1, 2025

PREPARED BY:

WENDEL WD ARCHITECTURE, ENGINEERING, SURVEYING AND LANDSCAPE
ARCHITECTURE, P.C.

PART 1 GENERAL

1.1 PROJECT IDENTIFICATION

- A. Project Name: Northland Corridor Redevelopment Project Phase 4, located at 631 Northland Avenue, Buffalo, NY 14211.
- B. Architect's Project Number: 4326-07
- C. The Owner, hereinafter referred to as Owner: 631 Northland, LLC c/o Buffalo Urban Development Corporation (BUDC)
- D. Owner's Project Manager: Angelo Rhodes II
 - 1. Address: 95 Perry Street, Suite 404
 - 2. City, State, Zip: Buffalo, NY 14203
 - 3. Phone/Fax: 716-901-5386
 - 4. E-mail: arhodes@buffalourbandevelopment.com.
- E. Owner's Property Manager: Dennis Cannon
 - 1. Address: 683 Northland Ave.
 - 2. City, State, Zip: Buffalo, NY 14211
 - 3. E-mail: dennis.cannon@comvestinc.com

1.2 NOTICE TO PROSPECTIVE BIDDERS

- A. These documents constitute an Invitation to Bid to and request for qualifications from General Contractors for the construction of the project described below.

1.3 PROJECT DESCRIPTION

- A. Summary Project Description: Restoration of the 631 Northland Avenue historic building, an approximate 40,000SF high bay industrial building listed on the National Register and accepted into the Brownfield Cleanup Program.
- B. Contract Scope: Construction, selective demolition, renovation, site and infrastructure improvements, and hazardous material removal, and coordination with appropriate agencies supporting the historic nature of the building and required Brownfield cleanup and testing.
- C. Contract Terms: Lump sum (fixed price, stipulated sum).
- D. The premises are not presently occupied yet do share a shared driveway and surface lot.
 - 1. Coordination with the Owner's Property Manager during bid and construction is required for access/use of shared drive access, other.
 - 2. Comvest Inc. business hours are Monday through Friday: 7AM to 3PM.
All prospective bidders must notify the Owner's Property Manager in advance of project site examinations.

1.3 PROJECT CONSULTANTS

- A. The Architect, hereinafter referred to as Architect: Wendel WD Architecture, Engineering, Surveying and Landscape Architecture, P.C.
 - 1. Address: 375 Essay Road, Suite 200
 - 2. City, State, Zip: Williamsville NY 14221
 - 3. Phone/Fax: 716-688-0766

1.4 PROCUREMENT TIMETABLE

- A. Bid Documents Available: October 1, 2025
- B. Pre-Bid Site Tour: 9:00 AM (EST), October 14, 2025 at 631 Northland Avenue, Buffalo, NY 14211
- C. Last Request for Substitution Due: 7 days prior to due date of bids.
- D. Last Request for Information Due: 7 days prior to due date of bids.
- E. Bid Due Date: Thursday, November 6, 2025 before 1:00 PM local time. Bids shall be emailed and printed, as outlined in the Instructions to Bidders, to the attention of

Angelo Rhodes, II, Senior Project Manager, Northland Corridor
Buffalo Urban Development Corporation
95 Perry Street, Suite 404
Buffalo, New York, 14203
E-mail: arhodes@buffalourbandevelopment.com

- F. Notice to Proceed: To be determined by Owner, but anticipated to be no later than one hundred and twenty (120) days after the due date and subject to the full execution of the contract documents specified in 1.7(D) below.
- G. Bids May Not Be Withdrawn Until: 120 days after due date.
- H. Contract Time: 20 months
- I. Desired Final Completion Date: Twenty (20) months from the issuance of the Notice to Proceed but in no event later than December 31, 2027. Work is subject to liquidated damages.
- J. The Owner reserves the right to change the schedule or terminate the entire procurement process at any time.

1.5 PROCUREMENT DOCUMENTS

- A. Availability of Documents: Complete sets of procurement documents may be obtained at the Contractor's cost as follows:
 - 1. Contractor Reporter
 - 2. Avalon – Buffalo. <https://www.avalonbuff-planroom.com/projects/public>
40 La Riviere Dr., Buffalo, NY
(716) 995-7777
 - 3. The Construction Exchange Online Plan Room
<https://conexbuff.com/online-plan-room/>

1.6 BID SECURITY

- A. Bids shall be accompanied by a security deposit as follows:
 - 1. Bid Bond of a sum no less than 5 percent of the Bid Amount on AIA A310 Bid Bond Form.

1.7 FUNDING INFORMATION

- A. The Project is a funding recipient of RECAP – Regional Economic & Community Assistance Program, grant funding through Empire State Development (Project No. #135,711). Contractor will be required to comply with requirements set forth in the RECAP Grant Agreement. Copies of Owner’s grant documents are available from Owner upon Contractor’s request.
- B. This project is not tax exempt.
- C. M/WBE Participation is required with an overall goal of thirty percent (30%). Contractor compliance and utilization reporting is required on a monthly basis.
- D. Copies of the A101-2017 *Standard Form of Agreement Between Owner and Contractor (where the basis of payment is a Stipulated Sum)*, Exhibit A to the A101 *Insurance and Bonds* and A201 *General Terms and Conditions* are included in Parts 005000 and 006001 of the Project Manual. The A101, Exhibit A to the A101 and A201 contain modifications as required by the Owner. If selected as the General Contractor for the redevelopment of 631 Northland Avenue, Contractor is expected to enter into the A101, Exhibit A to the A101 and A201 documents with Owner in the forms attached.

1.8 MINORITY AND WOMEN BUSINESS ENTERPRISE BUSINESS INTEREST

In accordance with Governor Hochul’s Executive Order No. 8 establishing a policy to promote equal opportunity in contracting for all persons, without discrimination for minority group members and women and business enterprises owned by them, and to eradicate the barriers that have impaired access by minority and women-owned business enterprise to State contracting opportunities, BUDC and ESD seek to encourage meaningful partnerships with and participation from NYS-certified Minority and Women-Owned Business Enterprise (M/WBE) at all project levels. For purposes of this solicitation, ESD hereby establishes an overall goal of 30% for Minority and Women-Owned Business Enterprises (“MWBE”) participation for third-party vendors and services utilized for this contract. The vendor must document good faith efforts to provide meaningful participation by M/WBE’s subcontractors or suppliers in the performance of the contract and agrees that BUDC may withhold payment pending receipt of the required M/WBE documentation. M/WBEs companies are encouraged to respond.

1.9 SELECTION PROCESS

Details with respect to Owner’s selection process are detailed in AIA701 *Instructions to Bidders*.

1.10 GENERAL REQUIREMENTS

According to State Finance Law §§139-j and 139-k, this invitation to bid imposes certain restrictions on communications between respondents and BUDC during the procurement process. Respondents are prohibited from making contacts (whether oral, written, or electronic) with any BUDC personnel or BUDC Board member other than the designated BUDC staff member (unless the contact is otherwise permitted under State Finance Law §139-j(3)(a)). In addition,

respondents are hereby notified that any contact with any BUDC personnel, BUDC Board member, or the designated BUDC staff member which a reasonable person would infer is intended to influence the award of the contract under this invitation to bid is prohibited.

These prohibitions apply from the respondent's earliest notice of BUDC's intent to solicit proposals through the final award and approval of the procurement contract ("Restricted Period"). For this invitation to bid, the designated BUDC staff member is Angelo Rhodes II arhodes@buffalourbandevelopment.com.

A. Respondent's Affirmation of Understanding of and Agreement Pursuant to State Finance Law §139-j(3) and §139-j(6)(b)

BUDC is required to obtain written affirmations from all respondents as to the respondent's understanding of, and agreement to comply with BUDC's procedures relating to permissible contacts (described in paragraph 1 above). The affirmation must be provided to BUDC when the respondent submits its qualification statement. The form of affirmation to be completed and submitted by the respondent is included within Part 004113 as Exhibit A - Attachment 1 – Affirmation of Understanding Agreement.

B. Respondent's Certification of Compliance with State Finance Law §139-k(5)

State Finance Law §139-k(5) requires respondents to provide written certification that all information provided to BUDC with respect to State Finance Law §139-k is complete, true and accurate. The certification must be provided to BUDC when the respondent submits its qualification statement. The form of certification to be completed and submitted by the respondent is included within Part 004113 as Exhibit A – Attachment 2 – Offeror/Bidder Certification.

C. Respondent Disclosure of Prior Non-Responsibility Determinations

State Finance Law §139-k(2) obligates BUDC to obtain specific information regarding prior non-responsibility determinations with respect to State Finance Law §139-j. In accordance with State Finance Law §139-k, each respondent must disclose whether there has been a finding of non-responsibility made within the previous four (4) years by any Governmental Entity due to: (a) a violation of State Finance Law §139-j or (b) the intentional provision of false or incomplete information to a Governmental Entity. State Finance Law §139-j sets forth detailed requirements about the restrictions on contacts during the procurement process. A violation of State Finance Law §139-j includes, but is not limited to, an impermissible contact during the Restricted Period (for example, contacting a person or entity other than the designated contact person, when such contact does not fall within one of the exemptions).

As part of its responsibility determination, State Finance Law §139-k(3) mandates consideration of whether a respondent fails to timely disclose accurate or complete information regarding the above non-responsibility determination. In accordance with the law, no procurement contract shall be awarded to any respondent that fails to timely disclose accurate or complete information under this section, unless a finding is made that the award of the procurement contract to the respondent is necessary to protect public property or public health and safety, and that the respondent is the only source capable of supplying the required article of procurement within the necessary timeframe. Exhibit A – Attachment 3 – Offeror Disclosure of Prior Non-Responsibility within Part 004113 must be completed by the respondent and submitted to BUDC at the time of respondent's submission of its qualification statement.

New York State Finance Law §139-k (5) provides that every procurement contract award subject to the provisions of State Finance Law §§139-k and 139-j shall contain a provision authorizing termination of the contract in the event that the certification provided by the respondent that is awarded the contract is found to be intentionally false or intentionally incomplete. Such provision shall be included in the contract that is awarded (if one is awarded) pursuant to this invitation to bid.

1.11 PUBLIC DOMAIN

Respondents are advised that New York law provides that, upon the award of a contract subsequent to an invitation to bid, the contents of all proposals received pursuant to said request may be placed in the public domain and become public records subject to examination by any interested parties pursuant to the New York State Freedom of Information Law (FOIL). All trade secrets and proprietary information, recognized by BUDC as such, may be protected from public disclosure if respondents clearly identify, in writing, those part or parts of their proposals, which they claim to be proprietary information, trade secrets or other commercial information, or non-individual financial information that may be protected under FOIL. Proposals in total will not be considered proprietary. After the recommendation of the Selection Committee to the BUDC Board and a contract is awarded, all proposals are considered public documents, except those items specifically identified as proprietary. All materials submitted by a respondent in response to this invitation to bid will become the property of BUDC.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION