

10 Lafayette

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in Downtown
Buffalo



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Proud to be part of the transformation of Buffalo

Four years ago my son, Daniel Hamister, convinced me that downtown Buffalo was ready for resurgence and that all it needed were a few more sparks – developments that it is. From those initial conversations and a lot of research that followed – our vision for our participation in the redevelopment of the city of Buffalo was born. So began our search for the right opportunity and the right building in the right location.

On a warm and sunny September day back in 2012, my son Daniel and I were joined by Mayor Byron Brown to make the shared announcement for a new right-of-way for the corner of Main Street and Lafayette Square. What may have seemed like a minor announcement at the time was the first step in a significant change coming to the mostly vacant Tishman Building. Two months later, we bought the 53-year-old building and began the two-year transformation process.

Today, with a new name, now simply 10 Lafayette, the primary feature recognizable about this building from its former years is the international style glass curtain wall which had to remain intact due to the building's historic

designation. The interior of all 20 stories at 10 Lafayette were gutted down to the concrete slabs and structural supports and adaptively redeveloped into a beautiful multipurpose building.

The vision for this building came from the belief that downtown Buffalo needed more quality hotel rooms, more residential housing and a new home for our new Hamister Group, Inc. corporate headquarters. Today, our corporate office is located in 18,000 square feet of Class A office space on the top three floors of the building, having moved back to Buffalo from the suburbs. We have 18 modern luxury apartments (with phenomenal views); many already leased, and a uniquely designed, full service, 124-room Hilton Garden Inn that offers visitors an additional lodging option in this growing entertainment and business district. This project is a perfect example of the success that can be found through adaptive re-use of the treasured buildings from our past.

I have to give credit to my son Daniel, our Senior Vice President and Chief Investment Officer for first convincing me that there was

a robust market for this project in downtown Buffalo and then finding this building. It is in large part due to his foresight of the promising future of downtown Buffalo and the potential of this building that we are standing here today. The growth that has occurred both before and since our commitments have been nothing short of transformational. From the Harbour Center by the Pegula family (which arguably is the most transformational project in this community in over 30 years) to the Health Care Campus and the commitment of the University of Buffalo to relocate the Medical School to downtown – we are experiencing a major rebirth of our city!

I'm extremely proud of this project and equally proud to be a part of this exciting time in Buffalo's history. Whether it's for a meal at our Garden Grille and Bar or an overnight stay at the Hilton Garden Inn, we hope you'll stop in and see us here at 10 Lafayette!

Sincerely,

Mark E. Hamister
Chairman and CEO, Hamister Group, Inc.



MODERN *and* RELAXED

Hilton Garden Inn first floor lobby sitting area featuring a unique waterfall.

Breathing new life into a historic building



Mark and Daniel Hamister host a press conference with Mayor Byron Brown in September 2012 to announce a new right-of-way for the corner of Lafayette Square and Main Street.



For many years, the Tishman Building in Lafayette Square was largely vacant. Most people recognized it as the home of National Fuel Gas, which relocated their headquarters to Amherst in 2003.

Built in 1959 as an International Style curtain wall skyscraper, the Tishman Building was the first new construction in downtown Buffalo in 30 years at the time. Because it is the only one of its kind in Buffalo, the building was added to the National Register of Historic Places in 2012.

The building sat mostly unoccupied after National Fuel's departure in 2003 until late 2012, when Hamister Group, Inc., recognized the enormous potential of this now historic building, and purchased it. Their vision was to transform the property into a modern, mixed-use space.

"We had been internally discussing taking on a project in downtown Buffalo for a couple of years," said Daniel Hamister, Senior Vice President and Chief Investment Officer of Hamister Group, Inc. "It

wasn't until we took a closer look at this particular building that our vision began to take shape."

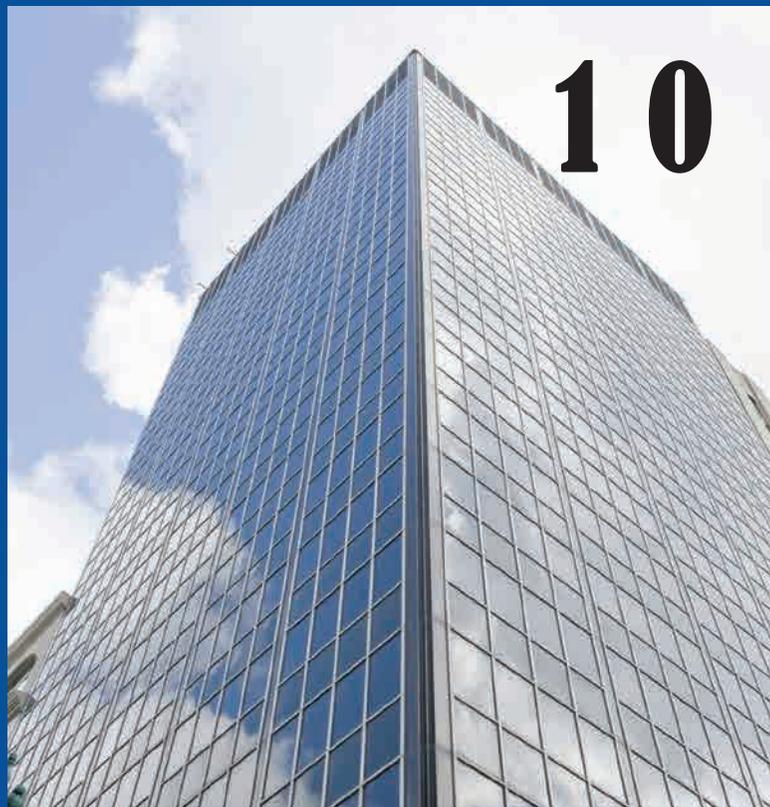
That vision, derivative of Hamister Group, Inc.'s nearly 40 years in the hospitality industry, turned into a reality when construction began in 2013 to transform the 54-year-old building into a full service, 124-room Hilton Garden Inn, 18 luxury apartments and the new home of the Hamister Group, Inc. corporate office. The building was also formally renamed by the company, and is now simply called 10 Lafayette.

"Our corporate headquarters was located in the city of Buffalo for twenty-four years before moving to Amherst in 2004," said Mark E. Hamister, Chairman and CEO of Hamister Group, Inc. "This project was the perfect opportunity for us to return to the city to show our support for and faith in the re-birth of downtown Buffalo."

This past summer, July 2014, the Hamister Group, Inc. corporate headquarters moved in to the top three floors (18-20) of the building, followed shortly after by the three floors (15-17) of apartments available for rent to tenants. The apartments range in size from the largest at 1,810 square feet (with



Full-service bar located in the Hilton Garden Inn first floor lobby facing Main Street.



10

L a f a y e t t e

Frey Electric would like to congratulate Mark Hamister and Hamister Group, Inc. on their new downtown home. We would also like to commend R&P Oak Hill for a job well done.

Frey Electric is proud to be a part of this mixed-use reconstruction project in the heart of Buffalo.



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Spectacular view of the Liberty Building and City Hall looking west from the top floor of 10 Lafayette.



High-end finishes in the Apartments @ 10 Lafayette, which also feature stunning views.



Unique lighting shines over the Hilton Garden Inn guest check-in desk.

two bedrooms and two bathrooms) to the smallest at 680 square feet (with one bedroom and one bathroom). Currently there are only four apartments still available for rent.

Jason Watkins was one of the first tenants to move into the building. Originally from St. Louis, Jason moved to Western New York in 2001 and was most recently renting an apartment in the theater district until 10 Lafayette became available.

“When I first walked in to look at this apartment, I literally said ‘wow’ out loud!” Jason said. “I think this is the nicest apartment in Buffalo when you consider the stunning views, the access to the amenities of the hotel, the apartment finishes and the proximity to the water and other restaurants. It’s the whole package.”

Speaking of the views, they are nothing short of spectacular. Facing west is City Hall and Lake Erie. Looking south from the building you see Coca Cola field, Silo City, the Lackawanna Windmills and a wider expanse of Lake Erie, and directly north are perfect views of the Gold Dome (M&T Center), Electric Tower and the Theater District.

The views aren’t the only spectacular component of this



Jason Watkins, 10 Lafayette apartment tenant, showing off the view from his living room.

Congratulations to
Hamister Group, Inc.
 with gratitude,
 for our collaboration to restore
10 Lafayette



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 on
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10 LAFAYETTE: Many parts build

HOTEL: Turning an office building into a luxurious Hilton Garden Inn



December 2012: Hamister Group, Inc. purchases building.



June 2013: Mark E. Hamister leads off demolition at Construction Kick-Off event.



September 2013: Demolition continues throughout the building.



May 2014: Build-out continues on the second floor Garden Grille and Bar restaurant.



January 2013: Hotel guest-room floor pre-construction.



February 2014: Digging begins for basement pool.



October 2014: Garden Grille and Bar opens for business.



October 2014: Hotel guest-rooms are completed.



October 2014: Pool is ready for swimmers.



October 2014: Mark E. Hamister checks in first guest at Hilton Garden Inn Buffalo Downtown.



ding toward an amazing whole

HEADQUARTERS:

Creating a home base for a premier Western New York developer



January 2013: 19th floor Reception area pre-construction.



February 2014: 19th floor elevator lobby build-out.



February 2014: 19th floor boardroom build-out.



January 2013: 19th floor boardroom pre-construction.



August 2014: 19th floor reception area post-construction.



August 2014: 19th floor boardroom post-construction.

APARTMENTS:

Bringing stylish living to Downtown Buffalo



January 2013: 17th floor of office space pre-construction.



February 2014: 17th floor build-out for apartment space.

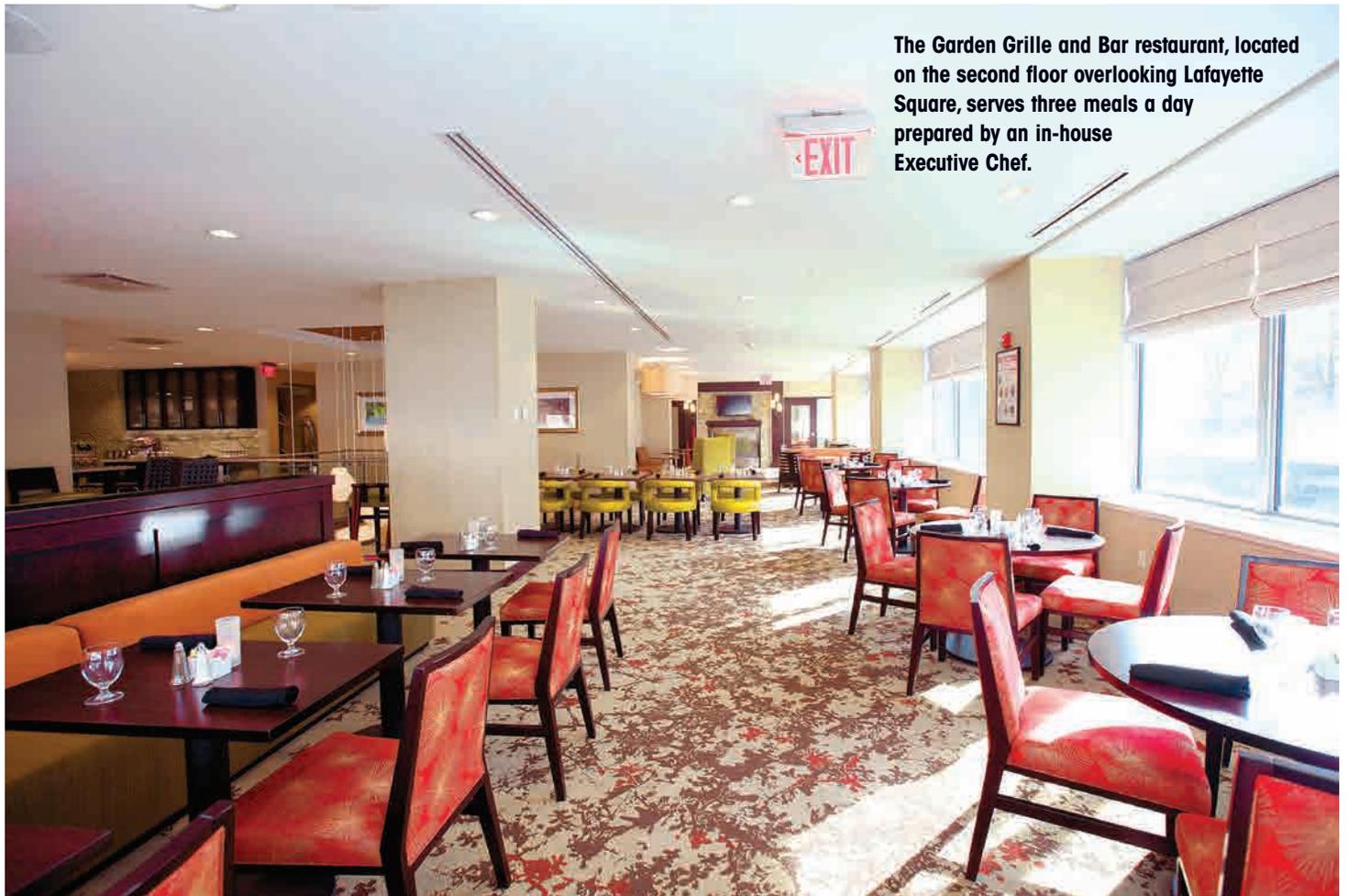


September 2014: 17th floor furnished apartment.

project. The Hilton Garden Inn, which takes up the majority of the space in the building (basement through the 14th floor), was the final element of this mixed-use building to open its doors to the public in October 2014. It has a fresh and modern design with several welcoming and comfortable common spaces including a full service bar in the lobby and on the second floor in the Garden Grille and Bar, which serves three meals a day.

Unique water features in both the lobby and the restaurant replace the Hilton Garden Inn prototype requirement of fireplaces, which could not be installed due to the historic designation of the building. With 3,800 square feet of banquet and meeting space, an oversized fitness center and 124 standard and suite guestrooms, this building truly has something for everyone.

"I'm extremely proud of the transformation that this building has undergone and am grateful to be a part of the new and improved landscape of downtown Buffalo," said Mark Hamister, "We have been in the business of providing superior customer service for 37 years and are looking forward to showing off our hospitality expertise at 10 Lafayette."



The Garden Grille and Bar restaurant, located on the second floor overlooking Lafayette Square, serves three meals a day prepared by an in-house Executive Chef.



A large fitness center is available for all hotel guests, apartment tenants and building employees.



The third floor of the Hilton Garden has 3,800 square feet of top of the line, modern meeting and banquet space with full catering services available.

Congratulations Hamister Group, Inc. and R&P Oak Hill on the completion of 10 Lafayette
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For R&P Oak Hill Development LLC, the transformation of a long-vacant city high-rise into the 10 Lafayette building is a job well-done.

The fact that this multi-phased project was completed on time and on target is the icing on the cake.

“It’s an exciting time to be a contractor in Buffalo. There are so many good things happening,” says Chris Hogan, a partner in R&P Oak Hill, which offers general contracting and construction management services for commercial, private and institutional clients. “And it’s very satisfying to turn over a project of this stature for such a good company to work for like the Hamister Group. It’s another feather in our cap.”

This was a unique project for many reasons:

- The Lafayette Square landmark is a historic building in downtown’s Central Business District.
- At 263 feet high, it’s the 13th tallest structure in the City of Buffalo.
- The interior is new construction while the exterior remained largely unchanged.
- It’s a prime example of the economic development sweeping the region.

“This is an awesome building,” Hogan says. “Before Hamister Group bought it, we were on the top floor in the southwest corner, which looks toward Lake Erie, back toward the Seneca One Tower, and I said, ‘There’s not a whole lot of places in Buffalo where you can look around and feel like you’re in a big city — this is one of them. You look out and see City Hall, the Statler, the Liberty Building, M&T Tower, Main Place Tower. The views of

POINT OF PRIDE

Working on unique project a feather in the cap for R&P Oak Hill Development



TAKING SHAPE: The Hilton Garden Inn sign is delivered to the building where construction crews take each letter one at a time to the roof for installation.



Lake Erie are stunning. Looking out another window you can actually see Niagara Falls, and on a clear day you can see Toronto.”

R&P’s Wayne Scott and Dan Way served as project managers, directing construction crews who worked tirelessly through all four seasons. The result? A dramatic makeover of former office space into a multi-use facility that includes a full-service Hilton Garden Inn, 18 luxury apartments and Hamister Group’s new corporate offices on the top three floors.

Says Scott: “To work on a project like this, it’s very exciting. At the same time, it’s daunting ... the scale of it. You don’t see too many 20-story construction restoration projects like this, but we managed to keep on schedule.”

That’s no small task, but R&P’s wide-ranging experience made it the right choice for the job. As the company states on its website (www.rpoakhill.com), “We are experts in overcoming obstacles to make projects happen,”

Construction prep work began in early 2013 as crews mapped out Hamister’s plan for the space, which was the longtime home of National Fuel Gas Co. but sat nearly vacant for eight years after that company moved to Amherst.

First up was interior demolition of the 180,000-square-foot building, formerly known as the Tishman.

“Hamister Group, Inc. bought the property and we started demolition within a month and a half,” Scott says. “Then in mid-April 2013, we started the reconstruction.”

Installation of an external elevator was key. The construction hoist stayed in place until June of this year.

“We basically gutted the entire inside of the building,” he says. “Except for existing stairwells and the elevator core, everything else was gutted.”

It was a true team effort, with numerous phases and layers of work: Scott says besides R&P Oak Hill, the project called into service about 40 major subcontractors, all under the supervision of R&P Oak Hill.

“My spreadsheet with all the

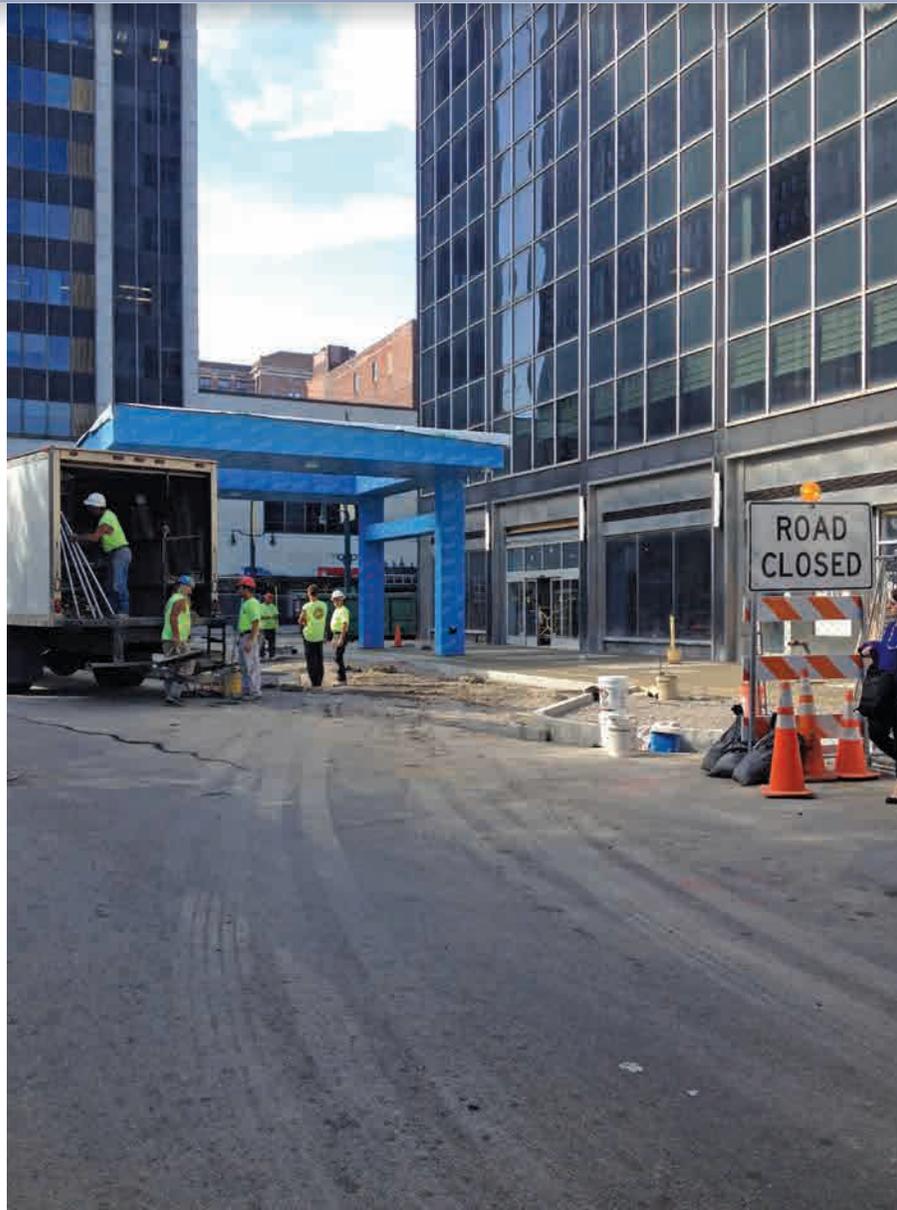
details was about 80 pages long," he says with a laugh.

The building, which dates to 1959, was built in the International Style by Emery Roth & Sons of New York City and it had "good bones," according to Hogan and Scott. Still, redevelopment requires a different plan than new construction, with inevitable twists and turns that sometimes force project managers to adapt or modify plans as they go along.

"Working in an existing building, we have a set of plans that we're building to but as you open things up, they're not necessarily what you expected. ... Every shovel you put in the ground can be a surprise. It's constant reaction," Hogan says.

The utility infrastructure, for example, was carefully blended with the redesign. A basement-level swimming pool for guests and residents, meanwhile, was designed in a unique H-shape around original foundational columns. And considerable thought went into the design of a porte cochere that would enhance the building's original look yet offer a convenient, welcoming entrance for guests of the hotel.

"The pool was definitely a hurdle. We were digging in the basement and came across



Installation of a porte cochere is one of the final stages in the construction process.

*Hamister Group, Inc. and
R&P Oak Hill proudly present
to you the mixed-use reconstruction
project at 10 Lafayette.
(formerly the Tishman Building)*

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Above: A private dining room, known as the Conservatory, is also available in the Garden Grille and Bar.



existing foundations and below-grade utilities that required a pool redesign,” Scott says.

He and Dan Way, the other project manager, ultimately decided on a top-to-bottom construction plan for 10 Lafayette.

“Basically, our schedule and our thinking was to work from the top down, which we did both demolition-wise and construction-wise,” Scott explained. “We got the top three floors done first, then the apartments and then the hotel, from the 14th floor down. That made the most sense in a building like this.”

Old drywall, well-worn carpeting, outdated office equipment, fixtures and more were pulled out of the space, replaced by high-end finishes and sleek components to meet the modern needs of the people who



live and work there. A state-of-the-art access control system is also part of the mix at 10 Lafayette.

The busy downtown location along Main Street at Lafayette Square posed some logistical challenges when bringing in construction cranes and other heavy equipment.

“We basically set up shop inside the building and the different crews and subcontractors set up their field offices on different floors as we moved around the site,” Hogan says. “The logistics were very tight — you really needed to look ahead, look at the schedule and talk to the guys and understand where and when they could drop stuff off.”

Weather was a consideration, as well. Though most of the work was being completed indoors, crews couldn’t escape last winter’s

extreme cold. Temporary heat had to be provided on all floors to make it comfortable for construction workers.

“And that’s never an easy task on a 20-story building,” Hogan says.

What was easy, however, was sticking to the R&P Oak Hill mantra of superior customer service. That service is based on four things: transparency, honesty, integrity and reputation.

“I think the way Hamister Group works and the way we work is very complementary to each other,” Hogan says. “We are very concerned that our customers get what they’re paying for. We want to exceed, not just meet, their expectations. We’re demanding but we treat people fairly. Most subcontractors in town look at us as a preferred company to work for.”

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10 Lafayette



BRINGING THE PAST TO THE FUTURE

The complete renovation of 10 Lafayette is the latest in a series of projects that R&P Oak Hill Development has brought back to life and that are contributing to the revitalization of our City. We were excited when Hamister Group, Inc. selected us to be their builder for this 180,000 square foot project that now houses the Hamister Group, Inc. Headquarters, Eighteen Luxury Apartments and a 124 Room Hilton Garden Inn and we are thrilled with the end result of completed project.

Building on our experience of restoring 10 Lafayette and other recent R&P Oak Hill Development projects like The Hotel Lafayette, The Apartments at the Hub, The AC Loft Apartments, The Remington Lofts, and Twain Towers we look forward to the continuing resurgence of Western New York. We are just starting a restoration of the historic Curtiss Building and we have more projects to follow.



Congratulations to Hamister Group, Inc.!