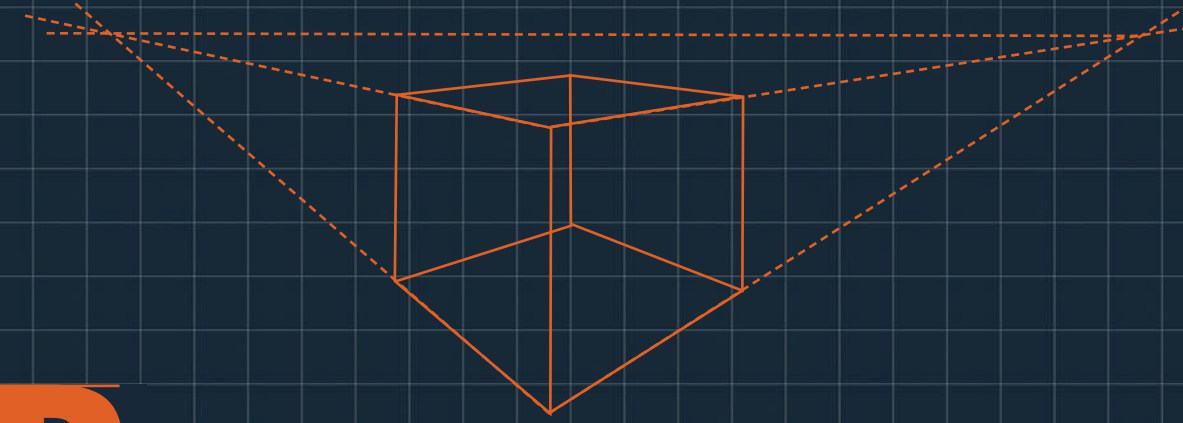




THE HERD EXPERIENCE

FROM THE HERD



FOR MORE THAN 20 YEARS, BUFFALO CONSTRUCTION, INC. HAS MADE A NAME FOR ITSELF IN ALL AREAS OF THE CONSTRUCTION INDUSTRY.

No matter what field we work in—from hospitality to healthcare, from retail to convenience—we hold the same high standards for **Building Better!**

We know what it takes to make our client partners happy by keeping them first in mind in every aspect of the project. It's the HERD way that's instilled in every one of us. To ensure satisfaction on our jobs, we hire the best and give them the tools and training to be even better at what they do.

Part of that training is instilling our values to each member of the Herd. We ingrain into every team member our three standards, and we meet them on every job:

Keep it
**BUFFALO
SAFE**

Make it
**BUFFALO
CLEAN**

Get it
**BUFFALO
READY**

We partner with our client and our vendor partners to create a cohesive team on every project. It takes an entire team, pulling together, to deliver the best build possible. And we know how to make it happen every time.

For anyone seeking a partner to build high-quality structures that go beyond your expectations, look no further. You've found us.

Roman A. Buffalo



HISTORY

Since March 10, 1997, when we started our first build, our one mission has been to make our client partners happy. Every team member we bring in, every minute of training and every process we create is in effort to fulfill that promise.

President Scott A. Gregor founded the company with the idea that the business isn't all about construction, it's all about relationships. So we strive to build better relationships, teams, processes and end results every day. Our client partners have quickly come to know our standards and trust that we will exceed theirs. As word spread about the quality of our work, our company's footprint has grown. So much so that 85% of our client partners return with more projects. Our work and licensures now span 49 states and counting.

CULTURE

Every company likes to say their team is different. With Buffalo Construction, Inc., you'll know the difference within moments of meeting us. The Herd, as we're called, is a carefully selected crew of individuals who are each strong on their own, but whose strength really shines as a team.

No person works as an individual on any project. With the Herd, even our leadership is hands on with every aspect of the business. That's how we ensure that our customers are always satisfied. We are all responsible for the end result.

To us, Building Better! is more than a tagline. It has just as much to do with our relationships with client and vendor partners as it does our actual projects. We look at every aspect of our business and find ways to improve our communications, our service and our processes. Building Better! is a never ending task, because we are always striving to be better.

The core of our business is built around our standards, which we uphold job after job. From day one, our builds are kept to our own cleaning standards. We call it Buffalo

Clean. This means, that anytime you walk onto one of our job sites, it will be immaculate, because a clean worksite promotes safety, efficiency and better morale.

Throughout a job, we work towards making the site Buffalo Ready. Just before turnover, we run through our checklist to make sure that the entire site is up to our strict standards. We consider everything from testing systems to having the right tools to take notes at turnover. Nothing is left undone—that's how the Herd makes every job even better than the one before.

“THEIR PEOPLE ARE VERY, VERY PROFESSIONAL. THAT'S ONE REASON WHY THEY'RE MY NUMBER ONE GENERAL CONTRACTOR. THEIR FOLLOW UP AND THEIR PROFESSIONALISM IS OVER THE TOP. A LOT OF CONTRACTORS DON'T LOOK OUT FOR THE OWNER'S BEST INTEREST – BUFFALO DOES.”

OUR
PURPOSE:

**WE BUILD
RELATIONSHIPS
WHERE BOTH
PEOPLE AND
PROJECTS
THRIVE.**

THE HERD WAY

We know what it takes to make our Client Partners happy by keeping them first in mind in every aspect of the projects. It's the Herd way that's instilled in every one of us. Our values are ingrained in everything we do and are directly tied to our company purpose.



Honor, recognize
and appreciate



Do the right thing,
no matter what



Care about others
and live it



Stay hungry and
raise the bar

EACH PIN DROP ON
THIS MAP INDICATES
A JOB COMPLETED BY
THE HERD FOR BUFFALO
CONSTRUCTION, INC.

WHERE THE BUFFALO ROAM

16 Project
Managers

08 Project
Estimators

55 Project
Superintendents

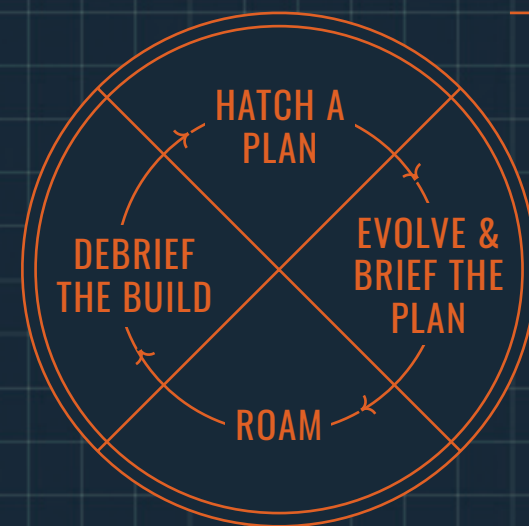
06 Project
Engineers

06 Project
Coordinators

31 Support
Staff

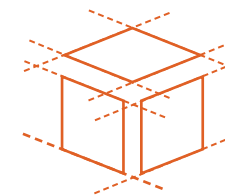
OUR PROCESS

WE THRIVE ON HELPING OUR CLIENT PARTNERS DESIGN AND DEVELOP THEIR DREAM PROJECTS. WE BELIEVE THAT WHEN MAKING THE INVESTMENT TO BRING YOUR DREAM TO LIFE, YOUR VISION SHOULD NEVER BE SACRIFICED IN THE PROCESS. THAT'S WHY WE OFFER A CUSTOM, INTEGRATED APPROACH TO BUILDING.



HERD BUILD CYCLE

Our collaborative delivery method engages the entire project team from inception through construction. For you, this means one point of contact managing a streamlined process, resulting in a shorter delivery schedule and increased cost savings. We approach this process in three phases:



DESIGN

Conceptualize your idea with our design team of architects and engineers. In this phase, it's our job to listen first and then begin conceiving your dream into reality. This includes site analysis, architectural and interior design, branding integration, and conceptual budget development. Before we begin developing any land or laying any bricks, we start with a clear plan that stays true to your vision and your budget.



DEVELOPMENT

With a clear vision and plan in place, we can begin our due diligence and development process. We offer market feasibility services ensuring you get the most out of your investment. Our development team can also assist with financing, real estate, and developing build-to-suit and leaseback options. When it comes time to present your concept to potential investors or tenants, we're here to help by offering rendering and marketing services.



CONSTRUCTION

The final step of our process is taking your dream and making it tangible. Construction is where we got our start and is the most visible aspect of any project. This final phase is directed and informed by the previous phases of the project and because the construction team is involved in planning and development, the potential risks and obstacles are mitigated early on, making the transition to construction seamless. This ensures maximum efficiency, cost savings, and most importantly your satisfaction.



TECHNOLOGY SOLUTIONS

From BIM integration to virtual and augmented reality, and laser scanning/3D imagery, we utilize the latest technology solutions in the industry. These virtual construction tools allow for better upfront planning and early conflict detection, resulting in a shorter, smoother delivery process. They've also proved to be important resources in facility operations and maintenance. All of our projects are managed in Procore, the leading platform in project management, giving you full transparency throughout the entire building experience. Additionally, we stand behind EVERY project with our lifetime warranty and will work to fix any issues down the road.

OUR SERVICES

WHETHER YOU'RE STARTING WITH A SEED OF AN IDEA OR LOOKING TO DEVELOP YOUR CURRENT INVESTMENT, OUR TEAM IS HERE TO CREATE A TAILORED APPROACH THAT FITS YOUR SPECIFIC NEEDS AND DELIVERS AN EXPERIENCE BEYOND YOUR EXPECTATIONS.

DESIGN

- › Architectural
- › Engineering
- › Site Analysis
- › Interior Design
- › Branding Integration
- › Conceptual Budgeting
- › Permitting and Approvals
- › Constructability Review
- › Cost Control

DEVELOPMENT

- › Feasibility Study
- › Site Selection
- › Build to Suit Options
- › Leaseback Options
- › Real Estate
- › Financing
- › Rendering and Marketing Design
- › Project Planning
- › Landlord work letter & Lease Term Consulting

CONSTRUCTION

- › Construction
- › Design-Build
- › Construction Management
- › Design Bid Build
- › Negotiated Build
- › Cost Estimating
- › Pre-Construction
- › Value Engineering
- › Project Planning and Scheduling
- › Vendor Partner Solicitation
- › Material and Equipment Management
- › Change Order Management
- › RFI and Submittal Tracking
- › Project Close-out
- › Warranty Management

TECHNOLOGY SOLUTIONS

- › BIM
- › Drone
- › VR
- › Laser Scanning
- › Matterport Virtual Tour Photography
- › 3D Imaging
- › Procore Project Management

COMMITTED TO SAFETY

We created a safety program that doesn't just meet industry standards, it exceeds them. One look at our low reportable injury and accident rate shows how seriously we respect safety rules and how hard we work to mitigate risks on our job sites.

Our commitment to safety is led from the top down. Our safety committee consists of Safety Promoter John Kline, President Scott A. Gregor, COO John Hunter, Vice President Andy Gregor and Vice President Brett Norton. They meet regularly to ensure we comply with all safety regulations on every job we do. This team also reviews results of safety audits, mishaps or "close calls" to make sure we take necessary measures to prevent them from happening again.

On the job site, our superintendents take the safety of each project into their hands. They do daily job site walk-throughs to verify that all hazards are controlled and that even our vendor partners are held accountable for potential safety hazards or risks.

We also require that all project managers, superintendents and team leaders comply with Safety Leadership training, OSHA 30-hour training, and complete the National Safety Council's Defensive Driving Course. Superintendents and field team leads must also complete equipment training, be certified to operate all equipment in use on a project, and obtain a First Aid/CPR/AED Training Certificate.



KEEP IT
BUFFALO
SAFE



YOUR BUFFALO TEAM

Our seasoned staff brings a diverse background of commercial construction experience who are each held to our high standards for Building Better! We partner with our Client and Vendor Partners to create a cohesive project team for every job, providing an optimal mix of experience and collaboration.

EXPERIENCE

GETTING IT DONE RIGHT - NO MATTER
WHAT IT TAKES.



DENNY CRUM HALL

 Louisville, KY

CATEGORY

Student
Housing

CONSTRUCTION SPECS:

New 5-story, 128-bed
residence hall for the
University of Louisville

SERVICES

Pre-Construction/
Developer/
Construction
Management





PUNCH BOWL SOCIAL

San Diego, CA

CATEGORY
Hospitality

SERVICES
General Contractor

CONSTRUCTION SPECS:
Conversion
23,500 sf - 2 story
250 seat restaurant
360° Bar
8 Bowling Lanes



WOODSPRING SUITES

Norco, CA

CATEGORY
Hospitality

SERVICES
General Contractor

CONSTRUCTION SPECS:
New 4 floor, 48,100 sf
ground-up extended stay
hotel with gym and onsite
laundry facility





WATERSIDE DISTRICT

Norfolk, VA

CATEGORY

Restaurant/
Entertainment

SERVICES

General
Contractor

CONSTRUCTION SPECS:

Ground-up 35,464 sf
multi-concept waterfront
eatery



LOVE'S HOSPITALITY - FAIRFIELD INN

Van, TX

CATEGORY

Hospitality

SERVICES

General
Contractor

CONSTRUCTION SPECS:

42,679 sf
3 story building
74 guest rooms
Indoor pool, fitness
center, business center,
lounge/bar area





LOVE'S TRAVEL STOP & COUNTRY STORE

Madera, CA

CATEGORY

Fuel

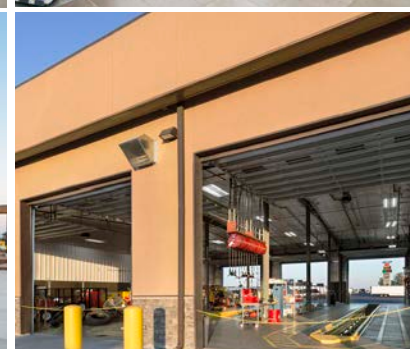
SERVICES

General

Contractor

CONSTRUCTION SPECS:

51.21 acres
12,664 sf Convenience Store
6,000 sf Arby's
9,866 sf Tire Shop
57,500 sf RV Storage Facility



ST FRANCIS SCHOOL AMPHITHEATER & LOBBY

Goshen, KY

CATEGORY

Education /
Entertainment

SERVICES

General
Contractor
Design Build

CONSTRUCTION SPECS:

8,000 sf remodel
and expansion of
amphitheater with custom
millwork and acoustics





BUFFALO CONSTRUCTION, INC. SUPPORT CENTER

 Louisville, KY

CATEGORY

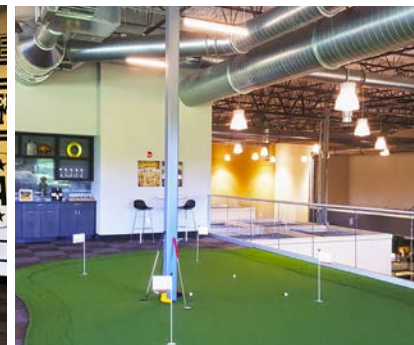
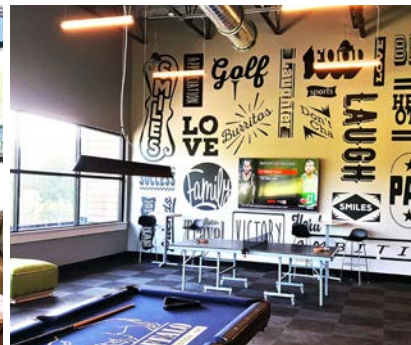
Office

SERVICES

General Contractor

CONSTRUCTION SPECS:

36,000 sf office conversion including mezzanine, recreation area, breakout areas, cafe, fitness room and conference and training rooms



HURSTBOURNE COUNTRY CLUB

 Louisville, KY

CATEGORY

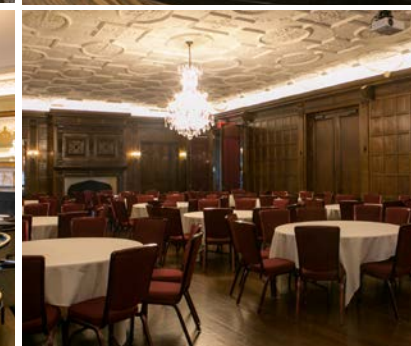
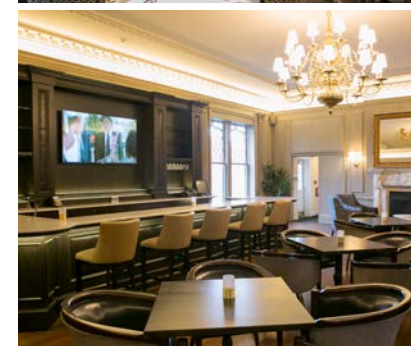
Hospitality

SERVICES

General Contractor

CONSTRUCTION SPECS:

Remodel/addition of 22,500 sf country club





EDDIE V'S

 Boston, MA

CATEGORY

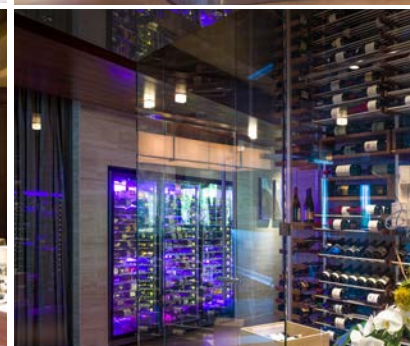
Restaurant

SERVICES

General
Contractor

CONSTRUCTION SPECS:

10,000 sf conversion in Prudential Center - 2 floors with 2nd level patio, climate controlled wine cellar, 3 event spaces and entertainment lounge with first rate finishes.



EVERHOME SUITES

 Corona, CA

CATEGORY

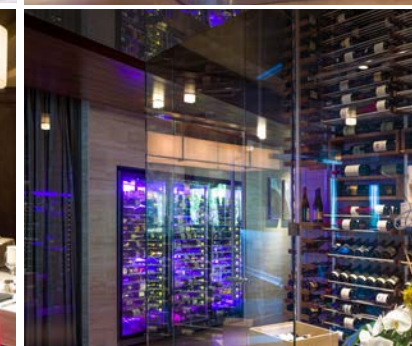
Hospitality

SERVICES

General
Contractor

CONSTRUCTION SPECS:

Ground-up 3-story 45,500 sf hotel - this was the first build of this new concept by Choice Hotels.



THANK YOU.

Phone: 502.327.4686
buffaloconstruction.com

