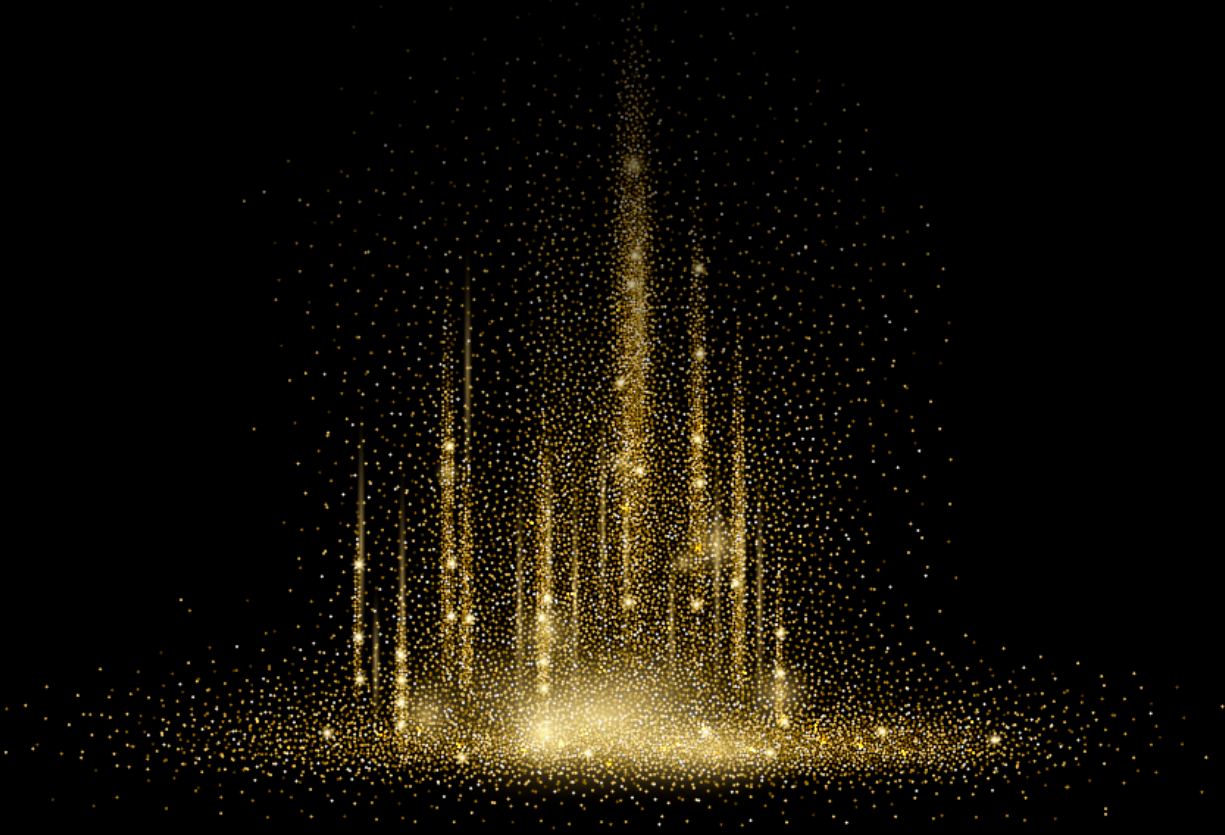


BOMA NEW YORK

50<sup>TH</sup>  
PINNACLE  
AWARDS  
*Anniversary*



SEPTEMBER 30, 2021 | CHELSEA PIERS

**BOMA**  
New York

# HUDSON YARDS IS PROUD TO SUPPORT BOMA NEW YORK

and congratulates our nominees this year:

**10 HUDSON YARDS**  
(Operating Category –  
Over 1 Million SF)

**MICHAEL CHOUNG**  
**30 Hudson Yards**  
(Manager, 3-10 Years)

**JONATHAN MONTES**  
**10 Hudson Yards**  
(Chief Operating Engineer)

**NOELLE MIHALINEC**  
**55 Hudson Yards**  
(Emerging Leaders)

**JAMES CAMPION**  
**20 Hudson Yards/  
30 Hudson Yards**  
(Security Professional)



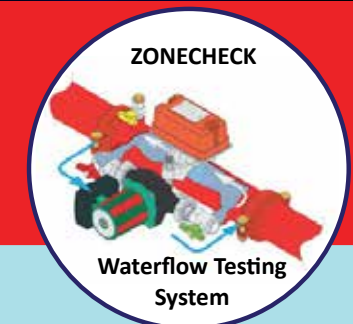
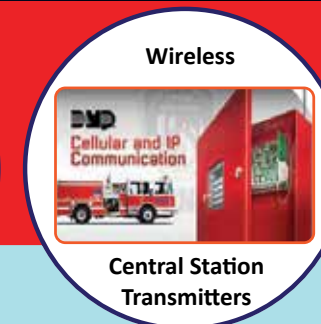
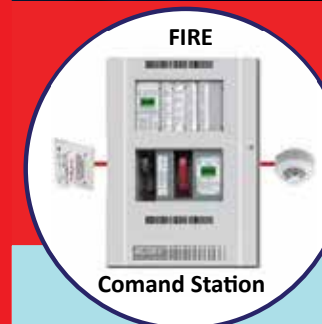
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**CONGRATULATIONS TO ALL THOSE BEING  
RECOGNIZED AT THE**

**2021 BOMA NEW YORK PINNACLE AWARDS**

*We Proudly Recognize Our Own*

*Nominated for:*  
**Renovated Building**



*10 East 53rd*

*Nominated for:*  
**Historical Building**



*110 East 42nd*

*Nominated for:*  
**Earth Award**



*11 Madison Avenue*

**CONGRATULATIONS TO ALL THOSE BEING  
RECOGNIZED AT THE**

**2021 BOMA NEW YORK PINNACLE AWARDS**

**WE PROUDLY RECOGNIZE OUR OWN**

*Nominated for:*  
**Chief Operating Engineer**



**Ron D'Amato**  
Chief Engineer

*Nominated for:*  
**Manager 10+ Years**



**Paul Palagian**  
Property Manager

*Nominated for:*  
**Operating Engineer**



**Tom Stack**  
Engineer



The Durst Organization  
is proud to support  
BOMA New York and  
congratulates all of tonight's  
Pinnacle Award Nominees



## A MESSAGE FROM THE CHAIR & CHIEF EXECUTIVE OFFICER HANI J. SALAMA, P.E., LEED AP

As the Chair and Chief Executive Officer of BOMA New York, I am honored to lead this organization as we host the 50th Anniversary of the Pinnacle Awards. This year's Gala is a milestone occasion in more ways than one. Over the past half century, the Pinnacle Awards have developed into one of the most esteemed recognitions within the commercial real estate industry. Tonight, we celebrate our dedicated volunteers, honor top building professionals, and applaud some of the most advanced buildings and developments worldwide.

Since the first Pinnacle Awards Gala in 1971, our industry has experienced exponential growth in New York. The city's landscape has continued to evolve over the many decades, giving way to emerging neighborhoods, burgeoning industries and bustling tourist corridors. As we watched our city transform, BOMA New York was there; collaborating with city officials to foster increased awareness for building codes and regulations, and serving as a conduit for positive, long-lasting changes for all of New York, as well as principles that also serve real estate and business needs as they evolve.

This year also marks the 20th Anniversary of September 11th, one of the darkest days in our nation's history. It is more important than ever that we retain a sense of community as we reflect on a date that brought us together to mourn such tremendous loss. We at BOMA New York are a family, tied together by New York City's unrivaled skyline. We stand together as we remember the victims of the September 11th attacks and honor the many heroes and first responders from that horrific day and every day since keeping New York safe.

As we celebrate 50-years of progress and leadership, the realities of today bring us to a new inflection point. The past 19 months have been exceptionally challenging. Many of you joining this year's gala have not only been deemed essential workers, but have helped kickstart economic activity and have paved a way forward by making the buildings in our city safer, stronger, and more resilient. Day in and day out, you have found new ways to mitigate the consequences of the pandemic. You have overseen the safety of the most densely populated city in America. Your tireless efforts have helped restore



the confidence of tenants throughout the five boroughs. You have built the foundations of a brighter future.

We thank you for your leadership. We thank you for your volunteerism. And we thank you for giving New York City its resilient character.

Tonight is your night as BOMA New York celebrates your collective unwavering commitment to our great city.

Thank you,  
Hani J. Salama, P.E., LEED AP  
Chair & Chief Executive Officer, BOMA New York

**Quality Building Services  
Salutes**

11 Madison Avenue  
10 East 53rd Street  
101 Greenwich  
123 William Street  
1301 Avenue of the Americas  
Charmaine Davis Murray

And all of tonight's BOMA NY PINNACLE  
Award nominees for being recognized as  
New York's best



801 Second Avenue  
New York, NY 10017  
www.qbs.co  
212.883.0009



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# New York City REIT

Congratulates all nominees including our own:

**Charmaine-Davis Murray**  
 Manager of the Year (3-10 Years)

&

**123 William Street**  
 Building of the Year (500,000 – 1 Million)

NewYorkCityReit.com



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**CONGRATULATIONS TO  
OUR CLIENTS ON THEIR NOMINATIONS**

**HISTORICAL BUILDING**

110 EAST 42ND STREET  
SL GREEN REALTY  
CORP.

**NEW CONSTRUCTION**

390 MADISON AVENUE  
L&L HOLDING COMPA-  
NY

**EARTH**

111 WEST 33RD STREET  
EMPIRE STATE REALTY  
TRUST

11 MADISON AVENUE  
SL GREEN REALTY  
CORP.

**RENOVATED BUILDING**

10 EAST 53RD STREET  
SL GREEN REALTY  
CORP.

237 PARK AVENUE  
RXR REALTY LLC

**OPERATING CATEGORY**  
500,000-1 MILLION

340 MADISON AVENUE  
RXR REALTY LLC

**CHIEF OPERATING  
ENGINEER**

RON DAMATO  
SL GREEN REALTYCORP.

**OPERATING ENGINEER**

TOM STACK  
SL GREEN REALTY  
CORP.

**JANITORIAL  
PROFESSIONAL**

VANJA DRAGUN  
EMPIRE STATE REALTY  
TRUST

**MANAGER 10+ YEARS**

PAUL PALAGIAN  
SL GREEN REALTY  
CORP.

**INCLUDING ALL OF  
BOMA NY PINNACLES NOMINEES**

318 W 39th Street | New York, NY 10018 | 212.947.7800 | www.Alliance.us



**JUDGING CRITERIA**

As you've heard many times before, the BOMA NY Pinnacle is the premier award for commercial building management. And, it is one of the most difficult awards, in any business profession, to win.

Why? Because the criteria are very demanding: diligently fulfilling standard operating procedures and meeting every code will only keep you on the baseline — it won't get you across the finish line.

The Pinnacles reward excellence in all its forms — from innovating new practices in all areas of management to creating newer, higher standards, effectively streamlining tasks to free more time for new services, anticipating future needs, providing effective solutions and much more. It rewards building owners, managers and teams for bringing creativity, insight and imagination to every dimension of running a commercial office building.

As a nominee, you'll be asked to demonstrate to a judging committee of peers how you went above and beyond in written form, and through a rigorous on-site inspection tour. All rules and judging forms follow the standards set by BOMA International, and can be accessed at bomany.org.

Here is a summary of the judging criteria for all building nominees except New Construction and the Earth Award, which follow different rules.

**WRITTEN SUBMISSION — 100 POINTS**

This uses carefully defined criteria to create a level playing field—every competitor must follow the same rules. There are restrictions on the number of exhibits and photos, but within the required, written descriptions lies the opportunity to shine.

You'll be judged in these content areas:

**BUILDING DESCRIPTION** The best of your building and programs, its successes and achievements in a one-page overall description.

**BUILDING STANDARDS** Your building's architecture and systems summarized.

**COMMUNITY IMPACT** Programs, outreach and events that impact the public, as well as any on-site structures and amenities.

**TENANT RELATIONS & COMMUNICATIONS** Programs employed in communications and tenant training/information provision,

service strategies, surveys and self-evaluation initiatives, tenant events of any type.

**ENERGY CONSERVATION** Comprehensive overview of all programs, practices, equipment/systems, operational upgrades and training to achieve energy conservation; Energy Star® performance statement required with bonus points for LEED.

**ENVIRONMENTAL, REGULATORY, SUSTAINABILITY & WASTE** Comprehensive overview of practices, compliance and accomplishments in these areas.

**EMERGENCY PREPAREDNESS/LIFE SAFETY** Comprehensive overview of practices, procedures/plans and training.

**TRAINING** All forms of training for building staff (excluding energy and emergency training covered above), staff credentials and organizational structure.

**BUILDING INSPECTION — 15 POINTS**

This is conducted on-site after the written submission has been reviewed and judged. It evaluates management excellence on 77 points demonstrated by touring the building from roof to sub-cellar. It encompasses mechanical facilities, all common areas, infrastructure spaces, a sample tenant space, exterior and roof spaces, and the building and engineers' offices, as well as any unique spaces you wish to showcase.

Pinnacle Awards competition takes place in the categories described in this kit and in these non-building categories: Outstanding Local Member, for services to BOMA New York, Manager of the Year (3 to 10 Years of Experience and Over 10 Years of Experience), Engineer of the Year (Chief Operating and Operating), Security Professional of the Year, Janitorial Professional of the Year, Emerging Leader of the Year, and the Muller Award, which recognizes an organization, initiative or individual whose vision and/or contribution has benefited New York City overall.

## PINNACLE AWARD CATEGORIES

**HISTORICAL BUILDING** Presented to an office building at least 50 years old, which has demonstrated a commitment to preserving its historical integrity while modernizing to accommodate the latest advances in real estate technology.

**NEW CONSTRUCTION** Presented to a newly constructed building that is no more than two years old from the date of obtaining its Temporary Certificate of Occupancy. Its developers must have possession of at least a temporary C of O (at minimum), have demonstrated foresight in site selection and development, and have been responsible for excellent and unique concepts in construction, resulting in the successful and timely completion of a structure that makes a significant contribution to the Greater New York area.

**GOVERNMENT BUILDING** Presented to a building owned by the government and at least 50% occupied by government entities, either local, state or federal.

**OUTSTANDING LOCAL MEMBER** Recognizes one member who has helped make the Association more effective through his or her participation and involvement in the preceding year. Judging takes into consideration the individual's committee involvement; contribution of time and talent (i.e., course instructor, seminar speaker, etc.); demonstrated leadership skills (i.e., Committee Chair or Vice Chair, Board Member, etc.); active involvement in BOMA NY's advocacy efforts; high level of professionalism and active collaboration with industry peers.

**CORPORATE FACILITY** Presented to a single-use facility at least 50% occupied by a corporate entity, which may include government agencies or private enterprises, in recognition of physical attractiveness, efficiency of operation and the impact it has on the community.

**MANAGER OF THE YEAR** Presented in two categories (3-10 years of experience and 10-plus years of experience) to honor managers who, through their outstanding performance and dedication, best serve their tenants, the industry and BOMA NY. Nominees must be members of BOMA NY in good standing with current active status.

**EARTH AWARD** Presented to a building that demonstrates excellent management and reduction of environmental/hazardous risks, programs dedicated to recycling/recovery/reduction/re-use, general water and energy conservation practices, indoor air quality practices, green purchasing policies and tenant relations.

**HENRY J. MULLER ACHIEVEMENT AWARD** Created to recognize vision for New York, this award honors individuals, institutions and companies who have substantially improved or had a major impact upon the New York skyline.

**RENOVATED BUILDING** Presented to an existing building that has undergone successful modernization through restoration, renovation, expansion and/or conversion. The building must be at least 15 years old and have maintained occupancy during the renovation, which must be substantially completed or no more than five years old at the time of the entry.

**MIXED USE CATEGORY** Presented to a building that has a minimum of 10% Office in a planned integration of at least three components that are a mix of Retail, Entertainment, Residential, Hotel, Recreation

or Other Functions. Each component will be at a minimum of 10% of the total property. The property can be one or more buildings managed by the same company.

**PUBLIC ASSEMBLY BUILDING** Presented to stand-alone arenas, amphitheatres, auditoriums, art galleries, churches, hotels, convention centers, exhibit halls, courthouses, stadiums, university building(s) and other buildings that are publicly accessible. All buildings must be publicly accessible and support multiple uses. These buildings may be part of a larger portfolio.

**ENGINEER OF THE YEAR** Presented in two categories (Chief Operating Engineer and Operating Engineer) to recognize an engineer who exemplifies outstanding leadership and achievement in providing safe and comfortable environments ensuring maximum building performance. This award signifies a demonstrated ability and commitment to going beyond the expected standards of service and professionalism. Nominees must work for a BOMA New York Member Firm in good standing.

**OPERATING OFFICE BUILDING**

- Category #1:** Under 100,000 Square Feet
- Category #2:** 100,000 - 249,999 Square Feet
- Category #3:** 250,000 - 499,999 Square Feet
- Category #4:** 500,000 - 1 Million Square Feet
- Category #5:** Over 1 Million Square Feet

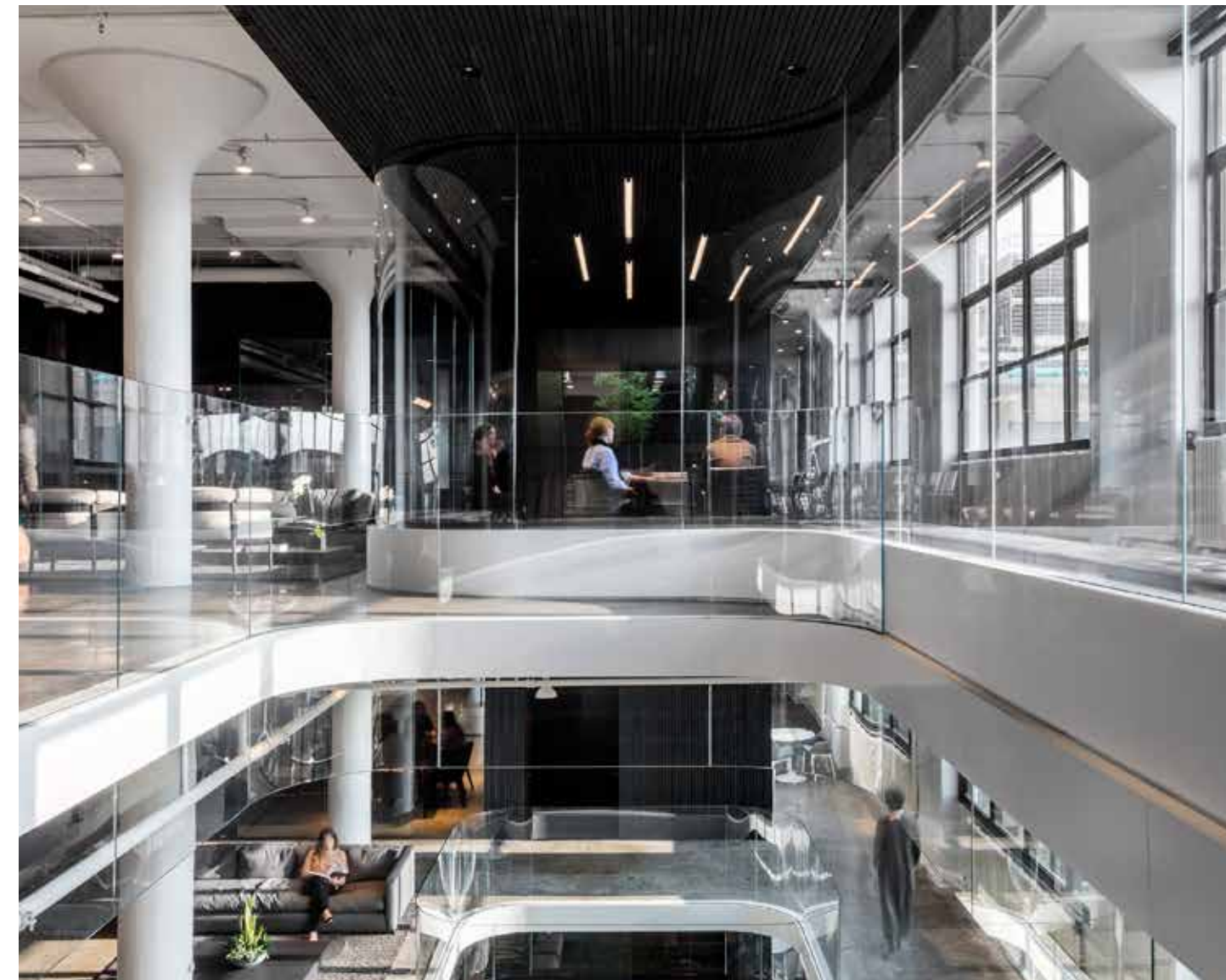
Presented in recognition of outstanding operations including energy management, emergency preparedness, environmental and regulatory compliance, sustainability, community impact, tenant relations, operational standards, training excellence and overall attractiveness. 50% of the building must be offices and it must be three years old from the date of first tenant occupancy.

**SECURITY PROFESSIONAL** Presented to a Security Director who, through their outstanding performance and dedication, best serve their properties, Management, their tenants, and the industry. The Owner/Management firm or the Property Manager of the nominee's building must be a member of BOMA NY in good standing with current active status.

**JANITORIAL PROFESSIONAL** Presented to a Janitorial Supervisor who, through their outstanding performance and dedication, best serve their properties, Management, their tenants, and the industry. The Owner/Management firm or the Property Manager of the nominee's building must be a member of BOMA NY in good standing with current active status.

**EMERGING LEADERS AWARD** Presented to a Young Professional who has demonstrated outstanding leadership and has significantly contributed to the organization and the Commercial Real Estate Industry.

**THE GRAND PINNACLE** Presented to the building achieving the highest overall score. Each winner from the individual building categories (with the exception of New Construction, due to its different judging criteria), competes for this award. The highest score is a combination of the scores received for the highly detailed submission binder and the on-site inspection tour. The Grand Pinnacle is given by BOMA NY only at the local level.



### JRM Construction Management Salutes All of Tonight's BOMA NY Pinnacle Award Nominees & Winners Congratulations To All



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We salute all the nominees in the

### 2021 BOMA/NY Pinnacle Awards Competition

In addition, we extend our best wishes to the winners in each category for success in the Middle Atlantic Conference Regional Competition

**CONGRATULATIONS BOMA NEW YORK ON THE GOLDEN ANNIVERSARY OF THE PINNACLE AWARDS**

**599 Lexington Avenue, 601 Lexington Avenue, 90 Church Street, Times Square Tower, 250 W 55<sup>th</sup> Street, 399 Park Ave, 767 Fifth Avenue, 510 Madison Ave, Dock 72-Brooklyn Navy Yard**



## EVENT PROGRAM

### MASTER OF CEREMONIES

**Thomas E. Krol, LEED AP**  
M & S Mechanical Services, Inc.  
*Pinnacle Awards Committee Chair*

### WELCOME REMARKS

**Hani J. Salama, P.E., LEED AP**  
Capital Properties, Inc.  
*BOMA NY Chair & Chief Executive Officer*

**Roberta M. McGowan, CAE**  
BOMA NY  
*Executive Director*

### HISTORICAL BUILDING

**110 East 42nd Street**  
SL Green Realty Corp.

### SECURITY PROFESSIONAL

**James Campion**  
Related Companies

**William Morales**  
RXR Realty LLC

**Shawn O'Neill, RPA, FMA**  
Rockefeller Group

**Howard Temkin**  
JLL

### EARTH

**111 West 33rd Street**  
Empire State Realty Trust

**11 Madison Avenue**  
SL Green Realty Corp.

### JANITORIAL PROFESSIONAL

**Hipolito Andon**  
RXR Realty LLC

**Vanja Dragun**  
Empire State Realty Trust

**Jadwiga Czyżewski**  
JLL

### NEW CONSTRUCTION

**390 Madison Avenue**  
L&L Holding Company

### OPERATING ENGINEER

**James Oese**  
JLL

**Thomas Stack**  
SL Green Realty Corp.

### CHIEF OPERATING ENGINEER

**Michael Chidichimo**  
Rockhill Management

**Ron D'Amato**  
SL Green Realty Corp.

**Gary DeJesus**  
RXR Realty LLC

**Jonathan Montes**  
Related Companies

**John Vitolo**  
JLL

### RENOVATED BUILDING

**10 East 53rd Street**  
SL Green Realty Corp.

**101 Greenwich**  
JLL

**237 Park Avenue**  
RXR Realty LLC

### EMERGING LEADERS

**Christa Hinckley**  
Columbia Property Trust

**Noelle Mihalinec**  
Related Companies, Hudson Yards

### OUTSTANDING LOCAL MEMBER

**John Leitner**  
Environmental Building Solutions, LLC

### OPERATING CATEGORY — 250,000-499,999 SQF

**Empire Stores**  
JLL

### OPERATING CATEGORY — 500,000-1 MILLION SQF

**123 William Street**  
CBRE

**340 Madison Avenue**  
RXR Realty LLC

### OPERATING CATEGORY — OVER 1 MILLION SQF

**1301 Avenue of the Americas**  
Paramount Group, Inc.

**10 Hudson Yards**  
Related Companies

### MANAGER 3-10 YEARS

**Michael Choung**  
Related Companies

**Charmaine Davis-Murray**  
CBRE

**Michael Geary**  
Capital Properties

**Muhini Ramjit**  
Cushman & Wakefield Inc.

### MANAGER 10+ YEARS

**Paul Palagian**  
SL Green Realty Corp.

**Georgiana Rolon**  
JLL

### THE GRAND PINNACLE AWARD

### CLOSING REMARKS

**Thomas E. Krol, LEED AP**  
M & S Mechanical Services, Inc.

**WINNER'S CURTAIN CALL**  
All Pinnacle Winners on Stage



**THE HOME DEPOT Pro Institutional**



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Serving Institutional Businesses

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- Cleaning performance index
- Expert help

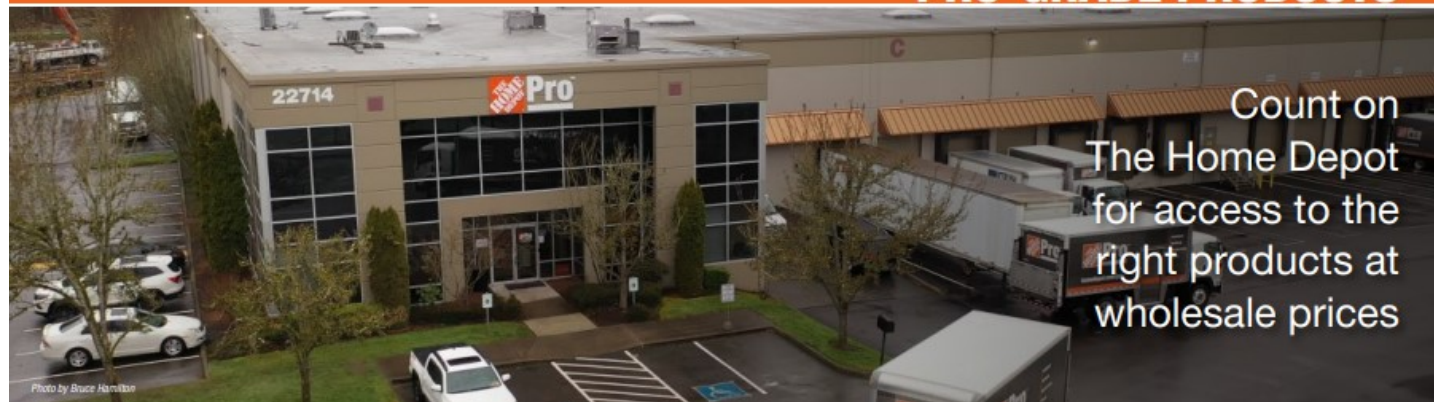
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**BOMA**  
New York

ON THEIR 50<sup>TH</sup> PINNACLE AWARDS ANNIVERSARY

VORNADO  
REALTY TRUST



ROCKEFELLER  
GROUP

## CONGRATULATIONS

We would like to congratulate this year's BOMA New York Pinnacle Award Nominees, including our own **Shawn O'Neill**, RPA, FMA, nominated for *Security Professional of the Year*.



## 2021 OFFICERS & DIRECTORS

### CHAIR & CHIEF EXECUTIVE OFFICER

**Hani J. Salama, P.E., LEED AP**  
Capital Properties, Inc.

### VICE CHAIR

**Matthew J. Duthie, RPA**  
Newmark

### TREASURER

**Patrick J. Dolan, RPA**  
The Durst Organization

### SECRETARY

**Sharon Hart, RPA, CPM**  
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**Joseph Ferdinando**  
Building Security Services & Systems

**Eduardo Fiallo**  
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## 110 EAST 42ND STREET SL GREEN REALTY CORP.

One century ago, the now-landmarked structure at 110 East 42nd Street was conceived as the modern headquarters of The Bowery Savings Bank and became an instant pioneer for leaving behind banking's traditions of Greek temple revival architecture and Downtown Manhattan locations. Instead, the Bowery built a mid-block Italianate-Renaissance structure within the emerging 42nd Street office market, soon to be the backbone of Midtown commerce.

The steel-framed, 18-story office tower and six-story retail banking facility opened in 1923 and was acclaimed—despite its mid-block site—for achieving monumentality through a grand three-story entrance arch, palatial banking hall, and façade ornamentation rich in a level of detail rarely seen in Midtown.

Those historic details—colonnets, arches carved in chevrons or laden with foliage, and cornices of granite and marble—continue to be restored in close coordination with the Landmarks Preservation Commission even now, as owner SL Green undertook a comprehensive facade restoration that was completed in 2020.

The 241,085-sf building is clad in smoothly-dressed beige Ohio sandstone and cross-bonded buff brick. Design elements include pink granite colonnades, green marble spandrels and a red tile Italianate roof.

The Lobby, also landmarked, is notable for its double-barreled, groin-vaulted ceiling embellished with gilding, and a starry night mosaic ceiling reminiscent of Italian medieval basilicas. This marble-clad hall, with its period pendant fixtures, patterned mosaic floors and elegant bronze concierge desk, is so carefully preserved that the experience upon entering is one of stepping back in time.

Behind the architectural treasures, an elevator modernization incorporating gearless technology and freight automation upgrades is anticipated to be completed in September.

Tenants enjoy the building's historical benefits, including 12-foot ceilings and operable steel and bronze windows, as well as 21st Century benefits implemented after SL Green acquired the building in 2011. Among them are renovated restrooms and multi-tenant corridors, high-speed telecommunications, sustainability upgrades and a Platinum finish package for tenant offices.

Ownership's dedication to preserving 110's Old World elegance, while bringing it to BOMA 360 and LEED Silver excellence, ensures that 110 East 42nd Street will once again rewrite history as it enters its Second Century.



\* BOMA/NY Membership

**Owner:** SL Green Realty Corp.\*  
**Management Firm:** SL Green Realty Corp.\*  
**Property Manager:** Michael Musso, COF, S12, S13, F-89\*  
**Building Maintenance:** Alliance Building Services\*  
**Building Management System Maintenance:** New York Temperature Controls

**Electrician:** Litespeed  
**Fire Alarm:** QSCS of NY, Inc.  
**Fire Equipment:** Water Fire  
**Fire Maintenance:** Croker Fire Drill Corp\*  
**Metal & Marble Maintenance:** Platinum  
**Steam Turbine:** Industrial Cooling Inc.\*



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### “Chief Operating Engineer”

Gary DeJesus, RXR Realty LLC  
Jonathan Montes, Related Companies

### “Renovated Building”

237 Park Avenue, RXR Realty LLC

### “Operating Category - Over 1 Million”

10 Hudson Yards, Related Companies

### “Security Professional”

William Morales, RXR Realty  
James Campion, Related Companies

### “Manager 3-10 Years”

Michael Choung, Related Companies

**We also salute all of tonight's other Pinnacle Award Nominees for being recognized as New York's Best!**

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## JAMES CAMPION RELATED COMPANIES

A former NYPD first grade detective, Mr. Campion had over 40 years of experience in security before becoming director of security at Related's 20 and 30 Hudson Yards buildings. That experience includes being director of security at Related's other flagship complex, the Time Warner Center.

In his role, Mr. Campion is responsible for the safety of all the tenants and guests of 20 and 30 Hudson Yards and oversees security management and day-to-day operations. It is Mr. Campion's job as director of security, to provide new hire and new tenant orientations, including a tour of the building and explaining the emergency procedures and operating the command center.

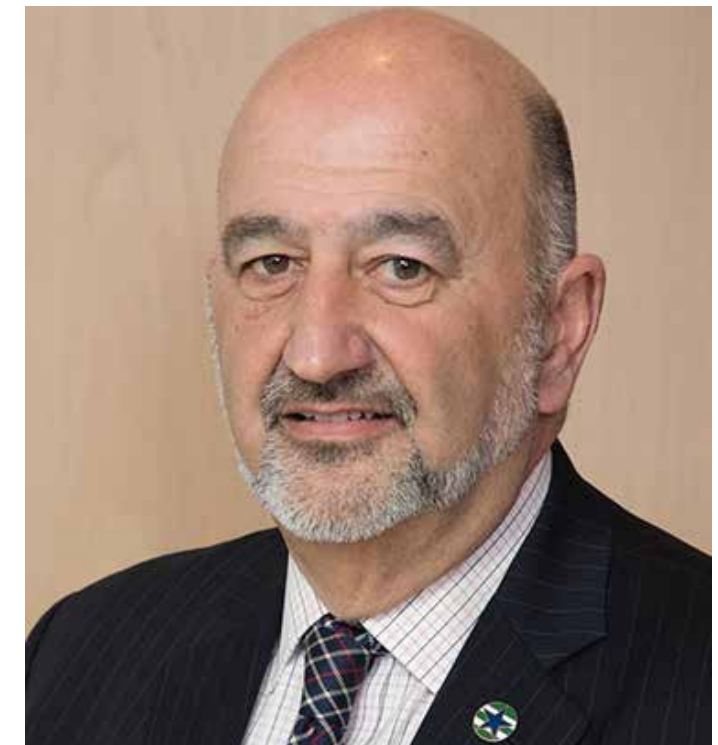
Mr. Campion is most proud of being an integral part of opening 20 and 30 Hudson Yards for business and for building a professional team of experienced and talented recruits. To help keep morale high, he created an "officer of the month" award, in which a member of his staff is honored for his or her work.

Mr. Campion's extensive experience from being a beat cop in Bedford-Stuyvesant Brooklyn to working with the Joint Terrorism Task Force to his job at the Time Warner Center gives him a vast array of real-world experience and knowledge that he can apply in his position, from managing a team, overseeing day-to-day operations and responding competently to an unexpected crisis. It is Mr. Campion who, in the event of an emergency, would be the point person in a response until first responders arrive.

At the start of the COVID-19 Pandemic, Mr. Campion was tasked with creating, developing, and implementing all facility and policy precautions to mitigate the effects of COVID-19 throughout the Hudson Yards campus, and oversee the protocols throughout the crisis.

"From early mornings to late nights, through winter blizzards and challenging times, Jim has helped ensure the safety and well-being of our tenants and guests from around the world, always playing the gracious host while remaining vigilant and in command," said Richard Colon, senior director of security at Hudson Yards. "He can be equal parts stern and smiling, always mindful of his role as a security director but never forgetting the first in class customer experience."

A graduate of SUNY Farmingdale and the NYPD's Academy, Mr. Campion lives on Long Island.



**Years in Industry:** 40+

**Experience:** James Campion is the director of security for 20 and 30 Hudson Yards. A former New York City police officer, he now manages a \$7.2 million staffing budget with over 100 officers. The building encompasses over 4 million square feet, including 100 shops and restaurants in the 7 levels of retail, over 100 floors of commercial space including the highest outdoor observation deck in the western hemisphere, The Edge. Mr. Campion uses his vast knowledge and experience to provide leadership and guidance to the Hudson Yards Campus security team, anchoring a team of ten directors on campus. He was also instrumental in crafting and implementing new procedures during the COVID-19 Pandemic and is currently overseeing a million dollar back of house security upgrade in the retail area. Prior to his time at 20 and 30 Hudson Yards, he served as the deputy head of security with Millennium Management and director of security with Related Management.

**Education:** Degree in Criminal Justice from SUNY Farmingdale; Police Academy; numerous accredited courses and awards throughout NYPD career. His career in the NYPD spanned the most prestigious positions, Homicide Detective, Confidential Aide to the Police Commissioner, and a Detective in the Joint Terrorist Task Force

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## WILLIAM MORALES RXR REALTY LLC

For nearly 25 years, Mr. Morales has been working security at 450 Lexington Avenue. He has been Director of Security for the last 24 years at the building. In his role as Director of Security, Mr. Morales manages a team of 34 staffers and oversees the entire security and safety department and all security protocols. Because of the building's proximity to Grand Central Terminal, training exercises, in which building staff participated with the FDNY Center for Terrorism and Disaster Preparedness were held, and Mr. Morales played a central role in coordinating them. He is also instrumental in performing fire and evacuation drills, not only for the tenants, but also for the Grand Central Post Office, which occupies the first five floors of 450 Lexington Avenue.

As team leader, Mr. Morales is in charge of hiring and training new employees and dealing with staff disciplinary issues, as well as overseeing scheduling and payroll. He has an open-door policy when it comes to his staff, which helps foster communication and allows them to grow comfortable in reporting positives and negatives. Mr. Morales values his staff's life experiences and seeks to understand them. This helps him identify potential strengths and weaknesses. He is also in charge of the building's access system, which includes the card access and turnstile system, and when required, conduct security reviews and investigations.

"We are very fortunate to have William Morales as our security team leader, who always demonstrates his commitment to ensuring building safety and security for everyone who passes through our entrances every day," said Terence Fraser, Senior Property Manager at 450 Lexington Ave. "He is most deserving of the recognition of this prestigious award."

Mr. Morales has worked at 450 Lexington Avenue since 1991, when he started as security Shift Supervisor and deputy fire safety director. A graduate of Murray Bergtraum High School, Mr. Morales currently lives in Staten Island.



**Years in Industry:** 25

**Experience:** As the director of security at 450 Lexington Avenue, William Morales manages a staff of 34 employees with 1,200 hours of weekly around-the-clock coverage. He oversees and conducts training for all security personnel and handles staff disciplinary issues. Mr. Morales also manages the operation of the building's card access security system and Gunnebo turnstiles, reporting directly to RXR Realty's 450 Lexington Avenue Property Management and Mulligan Management daily. His other responsibilities include reviewing daily activity logs from security staff supervisors and FS/EAP Directors, conducting security investigations as required, remaining up to date on emergency procedures when applicable, and working alongside the building's Chief Engineer and outside Fire Alarm Vendor to maintain all pertinent Fire/Life Safety Records in accordance with current FDNY regulations. Mr. Morales also conducts tabletop training sessions with staff, including property mgt. and engineering, so that all are comfortable with their roles should an emergency occur.

**Education:** Diploma from Murry Bergtraum High School for Business Centers; "Fire Safety Director-Local Law 5," from New York University; Geoffrey System training course; 7-hour EAP Director's course; New York State 16-hour OJT and 8-hour Security Guard Training



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## We Salute all the BOMA NY Pinnacle Award Nominees



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## SHAWN O'NEILL, RPA, FMA ROCKEFELLER GROUP

Mr. O'Neill is the director of security for three Rockefeller Group properties in Midtown Manhattan. He has over 35 years of experience as a security professional and also has a well-rounded set of skills and experiences, in fields such as customer service, that gives Mr. O'Neill a background in property management.

In his role, Mr. O'Neill is in charge of all security operations at 1221 Avenue of the Americas, 1271 Avenue of the Americas and 745 Seventh Avenue. Together, the three buildings have over six million square feet of office space. Mr. O'Neill oversees a staff of 125 people and manages the day-to-day safety operations for over 15,000 tenant employees who work in the three office buildings.

Mr. O'Neill was an integral part of the recent renovation at 1271 Avenue of the Americas. As part of the overhaul, a brand-new tenant and visitor access system was installed, and Mr. O'Neill spearheaded the effort to make the transition as seamless and without complication as possible for the building's tenants. While the COVID-19 Pandemic has led to those tenants working remotely for the past year and a half, it is Mr. O'Neill's plan to make sure the buildings are ready for tenant employees to return when the time comes.

"The judging criteria specifically mentions outstanding performance and dedication to the property, tenants and industry," said John Pierce, senior vice president, asset services, for Rockefeller Group. "For more than 35 years, Shawn has exemplified all of these criteria. Most telling, often the accolades come from industry peers who respect his partnership, judgment and guidance through thick and thin."

As leader of his team, Mr. O'Neill often rewards his staffers with personal accolades as a means of motivating them. He urges his staff members to bring the achievements of their colleagues to him so they can be given recognition for their contributions. He is motivated by a job well done.

Mr. O'Neil is a graduate of Felician College.



**Years in Industry:** 35+

**Experience:** Shawn O'Neill is the director of security for three Rockefeller Group properties in Midtown Manhattan. In this capacity, O'Neill oversees security and fire safety operations and the hiring, training, and supervision of personnel. He is also responsible for security patrol operations, building access control, and strategies aimed at improving the quality of life for tenants, employees, visitors, and other building personnel. He performs these tasks for 1221 Avenue of the Americas, 1271 Avenue of the Americas, and 745 Seventh Avenue, totaling over six million square feet of office space. O'Neill also directly oversees a staff of 125 people and handles the day-to-day operations for over 15,000 tenant employees across all three buildings. Additionally, he played an integral role in the recent renovation at 1271 Avenue of the Americas, which involved the installation of a brand-new tenant and visitor access system.

**Education:** Degree in Business Management and Marketing from Felician College; Facilities Management Administrator (FMA) and Real Property Administrator (RPA) designation from BOMI; New York City Refrigeration Machinery Operator's License from Turner Trade School; Professional Security Management and Fire Safety Director; FDNY Certificate of Fitness; FDNY Refrigeration Machine Operator; Universal Refrigerant Technician

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## HOWARD TEMKIN

### JLL

At the beginning of his career, Mr. Temkin spent 20 years as a member of the NYPD. He came to JLL's 140 Broadway building as an assistant director of security in 2006. He became director of security in 2011.

A self-described people person, Mr. Temkin likes to be personally involved in any tenant issues and enjoys developing relationships with tenants. Before the Pandemic, he would make himself available in the lobby between 8 and 9 a.m. to greet tenants in order to develop a relationship with those who worked in the building. As director of security, Mr. Temkin is in charge of going over safety protocols and answering questions and concerns from new tenants. He trains them on the security procedures and maintains close communication with tenants during their time in the building. He leaves them his personal phone number and email so that tenants can directly contact him with any problems or questions.

Mr. Temkin has worked hard to keep up the morale of his staff during the COVID-19 Pandemic. In his role as their supervisor, he tailored their schedules around the overnight subway closures and took precautionary measures to ensure that his staff felt safe and valued as essential workers.

His job also requires him to keep up to date with maintenance of emergency equipment, such as fire extinguishers, and coordinate corrections to any FDNY violations that might arise. He acts as a liaison between building management and emergency services and security vendors.

"Howie's leadership style has created a culture of collaboration, transparency and inclusivity which has gained him the respect, loyalty, and dedication of his team," said Joseph Memoly, vice president of operations at Harvard Protection Services. "He takes the time to ensure he gets buy-in from his guards, which translates to better service and greater morale overall."

Mr. Temkin lives on Staten Island.



**Years in Industry:** 10+

**Experience:** Howard Temkin is the director of security and fire life safety for JLL's 140 Broadway. Rising into this role after joining as an assistant director of security in 2006, Temkin became the building's director of security in 2011 and has since taken on a series of responsibilities. He now oversees contract security personnel, efficiently allocating resources and preparing security schedules, assigning overtime, and conducting comprehensive training to further the organization's success and client satisfaction. He has been instrumental in achieving quality standards and organization guidelines as the critical liaison between JLL management and contractors/vendors, forging strong partnerships and allegiances. Prior to this, he distinguished himself for 20 years as a detective in the New York Police Department.

**Education:** Emergency Action Plan Director; Retired LEOSA Certification; Certified Fire Life Safety Director; Impairment Coordinator; Licensed N.Y.S. Armed Guard; Detective 2nd and 3rd Grade; Secret Service Motorcade



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50TH ANNIVERSARY



111 WEST 33RD STREET  
EMPIRE STATE REALTY TRUST

An energy-efficient office space, 111 West 33rd Street is a 26-story, 729,369-square-foot commercial building that has been at the forefront of carbon reduction over the past decade. The building uses smart electricity sub-meters for all tenant spaces above 2,500 square feet, and implements preventative technologies (i.e., Cortex), reducing energy use, and participates in demand response events to reduce stress on the electrical grid during peak demand periods by implementing various conservation measures. The property also provides high-performance design and construction guidelines for new tenants to ensure their design is as energy-efficient and sustainable as possible. These guidelines include specifications for lighting, plug load, HVAC, healthy material selection, and indoor environmental quality measures. These methods have earned the building a nomination in the Earth category for the 2020 Pinnacle awards.

111 West 33rd's features include a completely upgraded stone and marble lobby, new elevators, entryways, and a sleek, modern, and energy-efficient exterior glass curtain wall. Completed in 1954 by architecture firm Brugnoli and Boehler, the building now serves as the headquarters for its owner Empire State Realty Trust. 111 West 33rd Street also operates as a retail space for prominent brands such as Sephora, Foot Locker, and Target.

111 West 33rd Street is currently undergoing proactive, comprehensive retro-commissioning and an integrated energy audit to identify opportunities for further operational energy conservation to enhance the tenant experience and the properties' overall performance.



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**Management Firm:** Empire State Realty Trust\*

**Property Manager:** Robert D. Pender\*

**Architect:** Nelson Worldwide F/K/A The Mufson Partnership

**Building Management Services:** New York Temperature Control

**Pest Control:** Pest Elimination Systems

**Cleaning Consultant:** Alliance Building Services\*

**Cleaning of Domestic Water:** Atlantic

**Code Compliance:** Rizzo Group\*

**Electric Metering Service:** Utilivisor

**Elevator Consultant:** BOCA Group\*

**Elevator Maintenance:** Nouveau Elevator\*

**Engineering Design:** Goldman Copeland Associates PC\*

**Fire Extinguishers:** Total Fire Protection\*

**H.V.A.C.:** US Chillers

**Metal and Stone Maintenance:** Platinum

**Painting & Wall Covering:** Rick's Painting and Decorating

**Security Services:** US Security

**Waste Removal:** Filco Carting

**Water Treatment:** Barclay Water Management

**Window Cleaning:** Upgrade Window Services

\* BOMA/NY Membership

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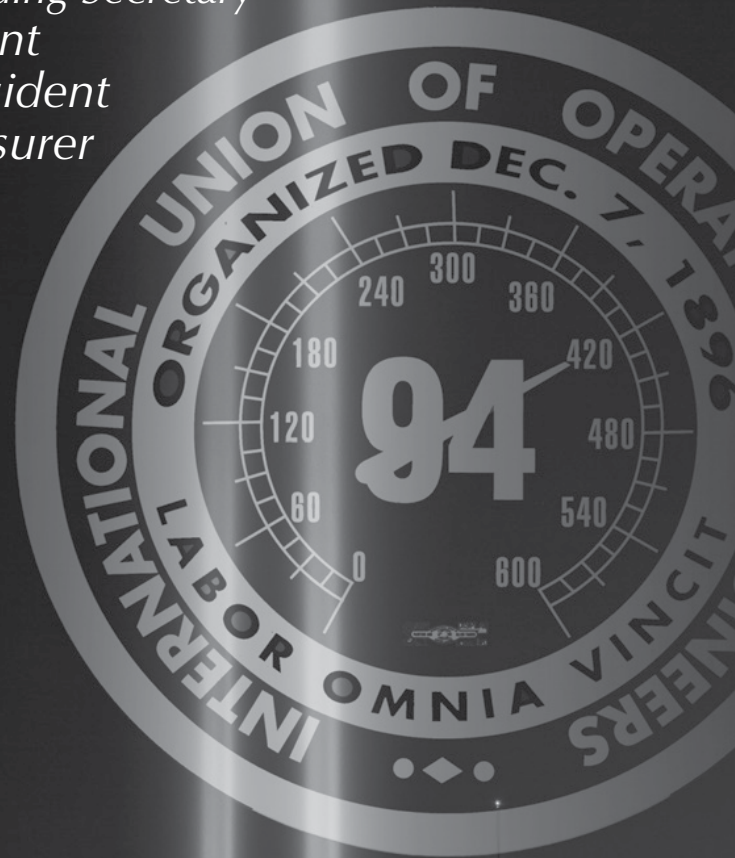
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## 11 MADISON AVENUE SL GREEN REALTY CORP.

11 Madison has been a cornerstone of innovation since its conception in 1929 as the world's tallest, most technologically advanced building, and the global headquarters of Metropolitan Life.

Nine decades and multiple renovations later—including NYC's largest—it has fully taken on the mantle of sustainability innovation as a leading example of how a multi-million square foot National Landmark can deliver a high-performance, 21st Century sustainability environment.

Today 11 Madison is BOMA360-, LEED Gold- and Fitwel-certified; houses two ice plants, and has achieved ENERGY STAR certification since 2016, one year after being acquired by SL Green.

Gold-standard sustainable operations take place 24/7 behind the scenes at a building that with two major headquarters tenants, essentially operates as a building-within-a-building, while maintaining its historic heritage as one of America's most distinguished commercial Art Deco structures.

Notable for its arched corner entrances and sophisticated massing, 11 Madison balances its 2.3 million sf through a series of sheer-faced setbacks that create a distinctive, gently curved profile. Clad in grey limestone and granite, the tower rises 30 stories, ending in an Art Deco crown repeating the modest embellishments of the setbacks.

Step inside the Lobby and the Art Deco magic is fully realized in marble, silver-nickel metalwork and antique glass. Ceilings are coffered, pendant lamps and columned wall sconces provide atmospheric lighting, and windows are arched with antique brass mullions. Octagonal and diamond-shaped inlays accent circulation and ornament floors and ceilings, while an open arcade neatly frames shops and conveniences.

The Lobby's vaulted 3-story ceiling and spacious dimensions evoke the ambiance of a piazza, while efficiently serving security needs at three desks overlaid with elegant silver-nickel fan grilles. Forty-nine elevators transport tenants to workspaces as diverse as trading floors, sound rooms, executive suites and open-plan offices.

Tenant corporate sustainability commitments enhance the building's profile through LEED-certified and ISO40001-compliant facilities, where infrastructure, programs and practices encompass ice plant technology, the drive to achieve 100% renewable power by 2030, and corporate initiatives that are measurably reducing plastic, enhancing composting and more.

11 Madison's innovative origins thrive today throughout its structure and operations, led by a team that has made sustainability excellence, "standard operating procedure".



**Owner:** SL Green Realty Corp.\*

**Management Firm:** SL Green Realty Corp.\*

**Property Manager:** Jennifer Ciccotto RPA, FMA\*

**BMS System:** Siemens\*

**Central Alarm System:** AFA Protective Systems

**Chiller Maintenance:** Johnson Controls

**Cleaning Services:** First Quality Maintenance

**Electrician:** Forest

**Elevator Maintenance:** Kone

**Elevator Maintenance Evaluation:** BOCA Group\*

**Elevator Media:** Captivate\*

**Fire Alarm Maintenance:** Firecraft

**Fire Extinguishers:** Total Fire Protection\*

**FS/EAP Reporting:** Croker Fire Drill Corp.\*

**HVAC Water Treatment:** Nalco Water, an Ecolab Company\*

**ID & Camera System:** AES

**Lobby Decor:** Cambridge Floral Designs\*

**Metal & Marble Maintenance:** Platinum

**Meter Readings:** UtiliVisor

**Pest Control:** Assured Environments\*

**Rubbish Removal:** Action Carting Environmental Services, Inc.\*

**Tank Cleaning:** Iseeks

**Uniformed Guards:** Beau Dietl

**Uniform Rental:** W.H. Christian & Sons, Inc.\*

**Window Cleaning:** Quality Building Services\*

**Window Scaffolding:** Global BMU

**Work Order System:** Building Engines

\* BOMA/NY Membership

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**HIPOLITO ANDON**  
**RXR REALTY LLC**

Mr. Andon's workday starts at 6 a.m., when he does daily maintenance on the sidewalks outside his workplace, 75 Rockefeller Plaza. Known to his friends and colleagues as "Poli," Mr. Andon is the janitorial supervisor at the building. He oversees a staff of five and is in charge of making sure all the cleaning requests from building management are fulfilled, stairwell inspections are done, and cleaning products are ordered for the building. His job has him on call 24/7 for any problem that might arise when he is not on site, such as a flood or snowstorm, which requires Mr. Andon to call in members of his crew to respond.

Taking care to be environmentally conscious, Mr. Andon regularly orders and uses environmentally friendly cleaning products and trains his staff to recycle the building's trash, keeping cardboard away from wet trash, and separating metals, plastics and glass into separate bins.

The COVID-19 Pandemic has put Mr. Andon and his team center stage in keeping his building and his tenants safe and healthy. Recently, Mr. Andon and his staff were instrumental in the installation of hand sanitizing stations throughout 75 Rockefeller Plaza, a vital resource since the beginning of the Pandemic. He also trains his staff on correct COVID-19 protocols, including adhering to all work protocols such as mask-wearing and PPE, regular testing and isolation if anyone has been exposed to the virus.

"Poli has consistently demonstrated he is up for the task ensuring this asset presents itself as a Class A property for all our tenants and visitors that come to this building," said Mitchell Grant, property manager at 75 Rockefeller Plaza. "His dedication and commitment to his job duties and the employees he supervises is a direct reflection of the level of perfection and cleanliness this asset is known for."

A resident of Brooklyn, Mr. Andon has been with RXR as a janitorial supervisor for seven years, previously working at 825 8th Avenue.



**Years in Industry: 7**

**Experience:** Hipolito Andon serves as the janitorial supervisor at RXR Realty's 75 Rockefeller Plaza. He is responsible for training staff on safe operation of cleaning equipment, tools, devices, and chemical and cleaning agents to efficiently perform duties and reduce harm to floors, fixtures, staff, and the environment. He oversees a staff of four, delegating assignments to staff and inspecting special requests and areas of concentration to encourage the smooth flow of housekeeping operations. Andon trains and mentors new personnel and keeps the building entryway glass clean and polished for professional presentation. He does all of this through a strong knowledge of cleaning supplies and proper use of PPE to promote stringent adherence to OSHA and safety guidelines.

**Education:** Diploma from Harry Van Arsdale Jr. High School



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## VANJA DRAGUN EMPIRE STATE REALTY TRUST, INC.

A true expert in her field, Ms. Dragun boasts 25 years of experience as director of housekeeping, the role she currently fills at One Grand Central Place, Empire State Realty Trust's building at 60 East 42nd Street. She has been at the building since 2006.

In her position, Ms. Dragun directs and oversees a staff of 50+ employees (currently 24 employees during pandemic) in all housekeeping duties in the 1.3 million square foot building, including all cleaning and freight operations. She initiates the sale of all contracts for housekeeping services and is also in charge of managing the cleaning budget, promoting and maintaining tenant relationships with staff and scheduling OSHA compliance training sessions for all building staff.

Customer service is where Ms. Dragun excels. She tries to meet in person with any tenant who has a concern or complaint. Ms. Dragun also works with tenants to recycle old office furniture. She works with non-profits to donate the furniture to and have her staff coordinate and conduct the removal of the furniture.

One innovative policy Ms. Dragun has implemented during the COVID-19 Pandemic in her department: staggered lunch hours and shifts, so staff does not gather by time clocks or in lunchrooms. It helps maintain social distancing among the staff. She has also made sure to supply her staff with PPE and follow all updated COVID-19 safety protocols.

Ms. Dragun's tremendous work ethic, dedication, and determination to excel and succeed in everything she does inspires everyone she works with. She leads by example and is also not afraid to roll up her sleeves and assist others in completing tasks or striving for a successful solution. She always provides insight and recommendations on cleaning with a customer service-oriented can-do attitude that does not go unnoticed.

Before coming to One Grand Central Place, Ms. Dragun was director of housekeeping for two other buildings, 200 Fifth Avenue and 1107 Broadway. Educated in Croatia, Ms. Dragun currently lives on Long Island.



**Years in Industry:** 25

**Experience:** Vanja Dragun serves as the director of housekeeping at Empire State Realty Trust's One Grand Central Place at 42nd Street. She is responsible for directing and overseeing all housekeeping services in the building, which totals 1.3 million square feet. She supervises a team of 50+ employees, cleaning staff and freight operators, initiating the sale of contractual housekeeping services, ensuring sub-contractual cleaning services are performed to regulation, and is accountable for the cleaning budget. Dragun also reviews and improves cleaning specifications for quality control procedures, manages inventory levels, schedules compliance and OSHA training, and creates/updates vacancy reports and manages labor accordingly. Prior to her time at One Grand Central Place, Dragun was the director of housekeeping for 200 Fifth Avenue and 1107 Broadway.

**Education:** Economic Studies High School

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**JADWIGA CZYŻEWSKI**  
JLL

Ms. Czyżewski is the project manager in charge of janitorial services at JLL's 140 Broadway. In her position, she oversees a janitorial staff of 40 day and night shift workers, including managing staff schedules, work orders and freight schedules, responding to tenant requests and being the contact person for all emergency situations. She also oversees all janitorial maintenance, including snow removal.

Being environmentally conscious, Ms. Czyżewski has instituted a recycling system in her building where she collects scraps from tenants' kitchens, such as coffee grinds, and organizes pickup from recyclers to reduce the trash output from the building.

Ms. Czyżewski prides herself with always being available to speak with tenants face-to-face, which she says is vital to making tenants feel that their issues are taken with the seriousness they deserve. COVID-19 was a unique challenger for her and her staff. When the Pandemic hit, Ms. Czyżewski utilized a number of safety protocols, such as limiting the number of people in the locker rooms. To help keep morale up during those times, she special-ordered face masks with the building logo on it for her staff to wear while on the job. She also started a regimen of cleaning the offices with several electrostatic spraying machines, which her staff has been trained to use to disinfect office space and common areas.

"The wealth of knowledge that Jadwiga brings to the team, along with her guidance, is an additional bonus and something that we do not take for granted," said Sandra Hahn, senior vice president for JLL. "I feel very lucky to have Jadwiga supporting us and appreciate her professional skills that she brings to the team."

With over two decades working in janitorial services, Ms. Czyżewski previously worked at 950 Third Avenue before becoming project manager at 140 Broadway in 2019.



**Years in Industry:** 17

**Experience:** As the project manager at 140 Broadway, Jadwiga Czyżewski is tasked with managing 40 employees consisting of both day and night staff. Her responsibilities include creating work orders, taking charge of payroll, scheduling vacations, cleaning proposals, responding to tenant requests and concerns, ordering supplies, inspecting equipment, and more. She is also the primary onsite contact for all building emergency situations and works closely with the property management team and clients daily to ensure client satisfaction and maintain strong customer relations for the over 1.2 million square foot Class A commercial office building. After honing her hands-on experience as a cleaner and acquiring the skills required to perform these tasks, Czyżewski has since become proficient in all aspects of periodic service work as well as all other work necessary to complete contract specifications.

**Education:** Earned her degree as an Electronic Technician from General Zajaczek Institute



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Situated on the prime Madison Avenue blockfront between 46th and 47th Streets, 390 Madison began as 380 Madison—a 1953 interpretation of Modernism built to its maximum GFA of 870,000sf. Three decades later, a \$500 million reimagining by owner New York State Common Retirement Fund and developer L&L Holding Company transformed the aging building for the next-generation workforce that will maintain the City's vitality as a world financial capital.

The resulting Energy Star/LEED Gold-C&S design preserved 18% of the original structure, and with the teams innovating of a design-construction process that excised space from the inefficient base, they created 11 new tower floors. The award-winning design maintained GFA and achieved a more appealing distribution of floorplate sizes and greater ceiling heights. New infrastructure incorporates 390 Madison's signature diagonal bracing, a transparent high-performance curtainwall, 13 landscaped terraces building-wide, and a dramatic 12,901-SF, JPMorgan Chase retail experience that extends the sidewalk into the building.

Tenants are greeted by a contemporary, minimalistic lobby and new entrance centered on the Avenue; tenant Shiseido has its own branded 46th Street entrance. The double-height lobby is finished in white marble, Jet Mist granite and stainless-steel accents. All-new cores provide state-of-the-art vertical transportation, mechanical, electrical, data/communications, security, plumbing systems and fiber solutions configured to tenant-specific network needs. Re-massing ingenuity created one triple-height and seven double-height volumes, inspiring tenants to create cafeterias, lounges, conference rooms and informal meeting environments in distinctive, colorful, and welcoming designs. Tower tenants enjoy full-floor identity, 360-degree views, and landscaped terraces not possible before.

Reconstructed from the streetline to the roofline, 390 Madison is today the largest re-massing of space ever undertaken in New York City. Now 100% occupied by JP Morgan Chase, Shiseido, and law firm Hogan Lovells, 390 Madison has become a model for repositioning obsolescent building stock worldwide.



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## JAMES OESE JLL

Mr. Oese is the assistant chief engineer at JLL's 1.2 million square foot Class A office building at 140 Broadway. He has been with the building since starting as a helper more than 16 years ago. By taking pride in his work and looking out for the best interests of the building, he has risen through the ranks to his current position.

In his role, Mr. Oese assists the chief engineer in drafting budget proposals, monthly utility reports and project forecasts. He is also in charge of putting together nightly work assignments, purchase orders, staff schedules and provides support for construction in the building.

Mr. Oese is directly involved in all capital improvement projects. Currently, he is taking a lead role in a project to cover the entire glass facade of the building with a 3M film that will reduce radiant heating and heat loss through the glass windows and decrease HVAC costs. He was also part of a recently-finished project to install a state-of-the-art control panel for the steam turbine in the building's central plant. In the past, Mr. Oese was integral in the replacement of the building's emergency generator and steam turbine chiller.

As assistant chief engineer, Mr. Oese promotes teamwork with other engineers by showing how each helper and engineer can contribute to the overall functioning of the building both individually and as a member of the collective. This helps workers take pride in their jobs and see their value as an employee.

"The wealth of knowledge that James brings to the team along with his guidance, is an additional bonus and something that we do not take for granted," said Sandra Hahn, senior vice president and general manager of 140 Broadway. "I feel very lucky to have James supporting us and appreciate his professional skills that he brings to the team."

A native, and current resident of New Jersey, Mr. Oese graduated from Local 94 training school and Monmouth County Vocational School, where he studied HVAC systems.



**Years in Industry:** 16+

**Experience:** As assistant chief engineer at 140 Broadway, James Oese is in charge of assembling nightly work assignments, purchase orders, and staff schedules. He also provides support for construction in the building as well as drafts budget proposals, monthly utility reports, and project forecasts. Oese is involved in all capital improvement projects, currently leading a project to cover the glass façade of the 1.2 million square foot Class A office building with a 3M film that reduces radiant heating and heat loss through the glass windows. He also took part in a project to install a state-of-the-art control panel for the steam turbine in the building's central plant. Oese works to promote teamwork with other engineers by showing how each person can contribute to the overall functioning of the building, fostering a sense of team pride and accomplishment.

**Education:** Local 94 Training School (Magna Cum Laude); Monmouth County Vocational School HVAC; Operating Engineer (Q01); Operation and Maintenance of Air Compressor (A35); City Wide Standpipe System (S13); City Wide Sprinkler System (S12); City Wide Combination Sprinkler Standpipe System (S14); Supervising, Storey, Handling, and Use of Flammable Liquids (C92)

# CONGRATULATIONS TO ALL THE BOMA NY PINNACLE AWARD NOMINEES

# CIROCCO VOZZIMO

## THOMAS STACK SL GREEN REALTY CORP.

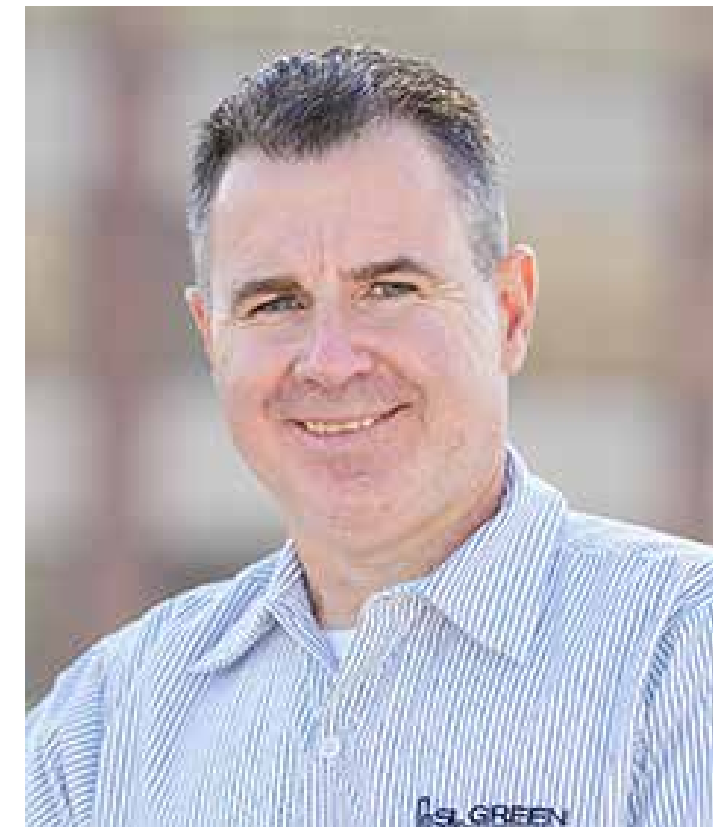
Mr. Stack is the operating engineer at SL Green's 800,000 square-foot office building at 810 Seventh Avenue. His duties include being directly involved in all mechanical operations and construction aspects of the building, including regular maintenance of the building's equipment, seeing that all maintenance tickets from the building's 45 tenants are completed, and organizing and maintaining all drawings related to construction projects. He is also responsible for ensuring that the building's structural and mechanical integrity is maintained and the appropriate permits are acquired and regulations are followed.

In his time at 810 Seventh Avenue, Mr. Stack was integral in the installation of a 4,000-ton cooling tower that reduced water and energy consumption by decreasing the percentage run time of the motors. He has been involved in several other notable projects, including upgrading the chiller control panel to a LEED system for more accurate control and decrease steam consumption in summer months, and equipping all air handlers, return fans and pumps with variable frequency drives, which help reduce electricity consumption.

Mr. Stack credits his previous career in construction for teaching him to be detailed-orientated and organized. He regularly keeps a lookout for any problems that might arise in the building, even outside his jurisdiction as a mechanical engineer. In 2018, he noted a crack in the building's garage ramp and brought it to management's attention. That led to a vital capital project to shore up the infrastructure supporting the ramp, which might have otherwise gone unnoticed.

"From Tommy's first day on the job, he has demonstrated a strong work ethic and positive attitude that has persisted throughout his career," said Treza Nuculaj, property manager at 810 Seventh Avenue. "He is highly regarded by all the building's occupants, which is evidenced in our annual tenant satisfaction surveys and direct feedback from tenants."

Mr. Stack is a graduate of the Turner Trade School and Local 94 Training Center. He is a resident of the Hudson Valley with his family, where he is active as a coach for his son's soccer team.



**Years in Industry:** 16+

**Experience:** Thomas Stack is the operating engineer at SL Green's 810 Seventh Avenue. At the 800,000 SF building, Tom is responsible for operations and construction management of the building and accountable for the completion of Building Engines tickets from 45 tenants. He conducts preventative maintenance practices on base building equipment, assists in the smooth transition of new tenants to the building, monitors construction projects performed at the building, and assists in leasing tours with SL Green's sales offices. Reporting directly to the Chief Engineer, Stack also performs water testing as defined by the City of New York and contributes on problem solving with Professional Engineers on all projects. He was also integral in installing a 4,000-ton cooling tower that reduced water and energy consumption by decreasing the percentage run time of the motors.

**Education:** Local 94 Training Center; Turner Trade School; Annual training class on turbine controls and efficiency with Industrial Cooling; Annual Building Management System with Advanced Control Solutions; Annual Energy Desk with IES; Annual archangel training with Building Safety Solutions



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## MICHAEL CHIDICHIMO

### ROCKHILL MANAGEMENT

Mr. Chidichimo is chief operating engineer of Rockhill Management's 885 Second Avenue, a 49-story commercial office building located at Second Avenue between East 47th and East 48th Streets. Since assuming the role as Chief Operating Engineer in 1995, Mr. Chidichimo oversees the engineering staff of the 47 year old building, also called One Dag Plaza, in their daily responsibilities, assigning projects to individuals or groups as required. It is his job to ensure the building HVAC system is properly maintained and operating efficiently and evaluate and make certain each project is performed in the most cost-effective manner, while also maintaining a safe and secure worksite.

During his time at 885 Second Avenue, Mr. Chidichimo was involved at a high level with numerous projects, including the design and installation of a complete hybrid chiller plant retrofit. This included the installation of 2,500-ton magnetic centrifugal chillers, two 700-ton steam absorption chillers, replacement of a 4,000-ton cooling tower, installation of a new plate and frame free cooler, which provides tenants with a supplemental chilled water loop, and a total replacement of the building management system. These upgrades and replacements have allowed operating staff to maintain temperature control and provide a comfortable environment for 885 Second Avenue's tenants.

Mr. Chidichimo also works with the building's Fire and Life Safety Director to ensure that all aspects of the building's fire and safety procedures are adhered to, systems are tested, logbooks are maintained and routine inspections are conducted. As a team leader, he works to identify the strengths of each individual member, in order to create a stronger team working together. New engineers are given the chance to learn from "old pros", and Mr. Chidichimo gives each member the tools they need to succeed, and if needed, the space to fail and learn from those failures.

"I have been consistently impressed with Mike's level of dedication, work product, willingness to be part of the team and lead by example," said Carolina Ramos, Rockhill Management's general manager for the New York and Connecticut region.

A graduate of Brentwood High School on Long Island, Mr. Chidichimo has taken numerous training courses in refrigeration, fire safety, energy conservation and building operations and possesses a number of licenses and certifications including a Universal Maintenance Technician certification.



**Years in Industry:** 35+

**Experience:** As chief operating engineer for Rockhill Management, Michael Chidichimo oversees the physical operation and maintenance of 885 Second Avenue. In this capacity, he supervises maintenance staff and is responsible for the implementation of the Preventative Maintenance Program, which ensures that building machinery and systems meet or exceed their rated life. He also supervised the design, manufacture, and installation of 2 ATECH BMU's, completed lobby renovations and roof replacements. Throughout his career, Chidichimo has been an integral part of teams responsible for overseeing millions of dollars in capital improvement projects and has worked closely with management to generate ideas and implement new operational procedures, resulting in improved tenant comfort and increased energy savings.

**Education:** BOMA NY: Building Operation and Maintenance Part 1 & Part 2; Local 94 Energy Conservation course; John Jay College: Fire Safety Director course; Turner School of Refrigeration; Local 94 Training Program



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RON D'AMATO SL GREEN REALTY CORP.

Ron D'Amato is known for his professionalism, innovative energy saving techniques and his ability to coordinate, direct and manage the physical operations and maintenance of his properties.

Ron has 30 years of experience in the real estate industry and started his career as a Helper working his way up the ranks to Engineer, Assistant Chief Engineer, and then Chief Engineer for Chase Bank. Ron joined SL Green in 2004 as the Chief Engineer at 21 Penn Plaza and was reassigned to 1185 Avenue of the Americas in 2007. As a result of Ron's strong performance after a 14-year period at the property, he was moved to one of SL Green's most premiere and high profiles assets, 11 Madison Avenue, where he now oversees the day-to-day operation of the 2.2Msf building's 800-ton ice-making chiller plant and implements strategic methods to reduce the annual operating cost of the central plant to shrink the building's carbon footprint.

At 1185 Avenue of the Americas, SL Green's 42-story, 1.1Msf skyscraper on "Corporate Row", Ron managed the daily operations and maintenance of the building's mechanical equipment with a \$2M R&M budget for engineering-related items. During his tenure with the company, he has managed over 100 capital projects totaling approximately \$28M. Some of his most notable projects include elevator modernizations, cooling tower installations and refurbishments, lobby renovations, and a green roof installation

Under Ron's leadership, 1185 AOTA obtained LEED Silver status in 2017 and increased the building's Energy Star score from 69 (2009) to its current score of 75. In addition to incorporating state-of-the-art practices to achieve peak performance, Ron and his team generated in-house labor savings in excess of \$1.1M. Some of his energy savings initiatives included the installation of a full building BMS and VFDs, upgrades to LED lighting, LEEF panels on the chillers system, fan motors and ATS, and replacement of the plate and frame heat exchanger and various steam valves and controllers.

Ron's greatest impact has been through the knowledge he has passed on to others. While at 1185 Avenue of the Americas, he hired, trained, and managed a staff of nine engineers. For the past several years, Ron has also been an active supporter of NEW (Non-Traditional Employment for Women), which provides knowledge and resources for underrepresented women hoping to obtain employment in engineering and constructions trades.

As part of the role, Ron works with the leasing, construction and building management teams to help coordinate move-ins of new tenants and then ensures they are receiving the highest level of attention throughout their occupancies. This tenant-first attitude is greatly appreciated by the tenants and is evidenced by the positive



feedback received on regularly solicited satisfaction surveys. He is always courteous and helpful to others and is highly respected by his peers, which led to him being named REBNY's Chief Engineer of the Year in 2018. He also played a integral role in winning the BOMA Pinnacle award for "Operating Office Building of the Year - Over 1 Million Square Feet" for 1185 Avenue of the Americas in 2013-2014.

Years in Industry: 30

Education: RPA, FMA, SMA & SMT Designation through BOMI Institute (scholarship recipient in 2015 and 2018); OSHA Training; Local 94's School of Environmental Control Training Program; Degree in Electronic Technology from Suburban Technical School; Board of Cooperative Educational Service; Certifications: Refrigerant Transient Recovery, Certificate Universal Type, Refrigeration System Operator License, Air Compressor G-35, City Wide Fire Guard (Impairment) F-01, City Wide Sprinkler Certificate of Fitnesses (S-12/13/14), Fire Life Safety Director (F89), CPR/AED Certified, Universal CFC License

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## GARY DEJESUS RXR REALTY LLC

Mr. DeJesus is the chief engineer at RXR Realty's 1.26 million square foot 237 Park Avenue building. In his role, he is responsible for day-to-day operation of the Class A building's mechanical systems, and overseeing repair & maintenance work and assisting with capital work. He supervises five engineers and coordinates daily with the Property Management Office, Security and Janitorial personnel on daily tasks, and is responsible for carrying out RXR's Well Stat Air Quality Monitoring Program and carbon footprint reduction plan.

Mr. DeJesus actually began his career at 237 Park Avenue as a security guard 20 years ago. He began as an engineer at the building in 2003 and rose through the ranks to become assistant chief engineer in 2018 and chief engineer in 2019.

During his time at 237 Park Avenue, he helped convert the building's lighting to LED and install a variable frequency drive on the HVAC system. Both upgrades helped make the building far more energy efficient. Mr. DeJesus has also been recognized with high praise ratings from tenants. A recent satisfaction survey conducted by Kingsley & Associates found that tenants at 237 Park Avenue gave a 4.64 out of 5 rating to DeJesus and his team, showing a high level of satisfaction and positive feedback.

When the COVID-19 Pandemic began in early 2020, Mr. DeJesus was instrumental in creating new safety protocols, including thermal scanners, population counters, cabling and data runs and entrance/exit plans. Rather than outsourcing COVID management, as many other buildings did, Mr. DeJesus managed it entirely in house.

"Gary is passionate about his job, will never settle for average and is constantly engaged," said Colleen McDonald, senior property manager for 237 Park Avenue. "He teaches, trains and mentors his engineers, working every day to make them successful in their positions. More than anything, Gary is a great human, and I am a better person for knowing him."

A graduate of Roosevelt High School in the Bronx, Mr. DeJesus has a wife and three daughters. He is a coach for one of his daughters' basketball teams and is involved in a number of charitable organizations.



**Years in Industry:** 18

**Experience:** As chief engineer at RXR Realty's 237 Park Avenue, Gary DeJesus is responsible for the day-to-day operation and overseeing repair and maintenance work for the 1.26 million square foot Trophy Class A office building. He currently supervises five engineers and coordinates daily with the Property Management Office, Security, and Janitorial personnel. DeJesus is also responsible for carrying out RXR's Well Stat Air Quality Monitoring Program and carbon footprint reduction plan. This further reflects his HVAC expertise, as he also helped install the building's LED lighting and installed a variable frequency drive on the HVAC system, making the building more energy efficient. Finally, he was recognized for his outstanding contributions and engineering expertise in September 2019 as RXR's Team Member of the Quarter.

**Education:** OSHA 30 Construction Supervision & Safety; A-35 Certificate of Fitness to Operate and Maintain Air Compressors; F-60 Certificate of Fitness for Fire Guard for Torch Operators; Q-1 Certificate of Qualification for Refrigerating System Operating Engineer; G-60 Certificate of Fitness for Torch Use of Flammable Gas; S-12 Certificate of Fitness for Citywide Sprinkler Systems; S-13 Certificate of Fitness for Citywide Standpipe System



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## JONATHAN MONTES RELATED COMPANIES

Jonathan Montes is the chief engineer at 10 Hudson Yards, a 1.8 million square foot office tower and the first building to open at the Related Companies' expansive Hudson Yards development. Mr. Montes has been with Related for 18 years, and previously served as chief engineer at their 105 East 17th Street property. He came to 10 Hudson Yards as an assistant chief engineer in 2015, rising to his present post in 2017.

Mr. Montes oversees a staff of 15 engineers, manages vendors and contracts, and coordinates all base building and tenant construction projects. During his time as chief engineer, he worked on a project that optimized hot water production by using heat from the building's cogeneration plant. Also during his tenure, 10 Hudson Yards achieved LEED Platinum certification (2017) and the Energy Star Certification for energy efficiency (2018).

During the Covid-19 Pandemic, Mr. Montes was responsible for the build-out of a testing site operated by the Mount Sinai Health System, providing a much-needed resource to the citizens of New York. He also provided resources to the World Central Kitchen outpost on Manhattan's West Side, which fed essential workers and healthcare workers at the Jacob Javits Convention Center.

A dedicated mentor, Mr. Montes has taken many engineers under his wing, helping elevate them to positions within Related and at other companies. He credits his method of challenging engineers with duties that are often outside the scope of their daily responsibilities, and providing them the support and assistance they need to succeed.

"Jon is clearly an outstanding chief engineer with abundant knowledge of building systems gained through almost three decades in the industry," said Lindsay DeFouw, VP of asset management at 10 Hudson Yards. "I believe he should be viewed first as an outstanding leader. Jon is and has been a leader to not only his crew but to all of the building staff. He takes great pride in his trade, our building, and the engineering crew."

Mr. Montes attended Nassau Community College in Nassau County and holds a number of licenses and certifications relating to refrigeration, fire safety and mechanical engineering.



**Years in Industry:** 26

**Experience:** As chief engineer at 10 Hudson Yards, Jonathan Montes is responsible for managing a staff of 15 Operating Engineers and Helpers. He also manages all day-to-day operations at the 1.8mm square-foot office tower, securing and managing mechanical service contracts on critical building equipment. Montes prepares monthly reports, oversees tenant renovations, and fitout projects on behalf of ownership. He is also responsible for attending tenant meetings and assisting in solving any mechanical issues they may encounter. This requires extensive knowledge in the daily activities of a tier one building, as well as critical building operations. He fosters teamwork and collaboration in a fast-paced and progressive environment.

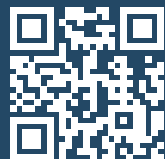
**Education:** Local 94 School of Environmental Control; COQ Refrigeration Operators License; FLSD W/ACT Shooter & Med Emer Prep; Fire Guard/Torch Operator; 10hr OSHA Certification; IUOE Chief Engineer Training Certified (Local 94); G35 & A35 Air Compressor; EPA Universal Certification; Flammable Gas Cut / Welding; S12, S13 & S14 City Wide Sprinkler & Multi-Zone Stand Pipe System; P98 Super Fuel Piping



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## JOHN VITOLO JLL

Mr. Vitolo is the chief engineer at JLL's 1.2 million square foot Class A office building at 140 Broadway, a position he took in 2020 as the building's assistant chief engineer. Mr. Vitolo has been an engineer at the property since 2004.

In his position, Mr. Vitolo oversees a staff of 10 engineers and assists property managers in formulating the annual budget proposals and collaborates with them in most operational projects. He also assists in providing tenants direct support during negotiations.

Among the projects Mr. Vitolo has worked on; assisting in the creation of a bike storage room; extending the backbone of the building maintenance network to tenant floors to allow for better HVAC control and improve tenant user interfacing. Helping tenants is one of Mr. Vitolo's most important jobs. He assisted in finding a vendor to contract in order to help a tenant solve a design problem in their chiller plant that causes cooling inconsistencies.

In his first year as chief engineer, Mr. Vitolo also cataloged a list of repairs and upgrades that would be needed, most of which have been completed or budgeted for future work. He also arranged staff shifts in a manner that better benefits both the organization and the staff member. As a team leader, he welcomes new engineers by allowing them to sample each shift and work alongside each team member. This makes it easier to identify a new engineer's strengths and weaknesses and helps put them on a path to success.

"In the last three years that I have had the pleasure of working with John, he has proven to continually go above and beyond what was expected of him and his role here at 140 Broadway," said Sandra Hahn, senior vice president and general manager of 140 Broadway. "In addition to his 24 years of experience, he brings a level of professionalism and exudes a strong and comforting sense of security to the team and the building."

Mr. Vitolo is licensed in P&C Insurance, a Notary Public, a locksmith and holds various Certificates of Fitness from FDNY. He graduated Cum Laude from New York City Tech College during his Local 94 Apprentices Program.



### Years in Industry: 23

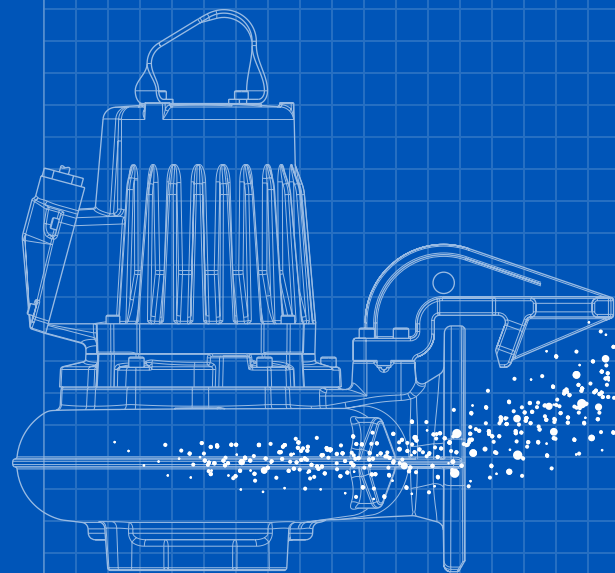
**Experience:** As chief engineer at 140 Broadway, John Vitolo is responsible for all day-to-day aspects of system operations at the 1.2 million square foot Class A Property. This includes maintenance and repair, tenant relations, oversight of a ten-engineer team and third-party vendors. Vitolo also oversees all mechanical and electrical aspects of 140 Broadway, assisting property managers to formulate the annual budget proposal and collaborating on most major operational decisions. He also assists ownership by providing direct support during major tenant negotiations. Prior to his tenure at JLL, Vitolo honed his engineering skills through decades of service with Paramount Group and Cushman Wakefield, Inc.

**Education:** NYC Refrigeration Engineering License and Locksmith License; Universal EPA Technician Refrigerant and Recovery Certificate; IUOE Local 94 Apprentices Program - Cum Laude; Air Compressor Operation Certificate of Fitness - G35; Torch Operation & Low Pressure Oil Burner Certificate of Fitness - G60 & P99; Sprinkler and Standpipe Multi-Zone Certificate of Fitness - S12 & S14; Property and Casualty Insurance Broker & Notary Public Commission; A.A.S. in Electromechanical Engineering Technology, NYCTC

## 101 GREENWICH STREET JLL

Fleet wishes to  
congratulate the  
nominees of 2021.

*All the best!*



[www.gafleet.com](http://www.gafleet.com)

Considered a timeless icon of Downtown Manhattan when it was constructed in 1907, 101 Greenwich Street is a 476,000 square foot office building standing 27 stories tall. After an \$85 million complete renovation, the building was enhanced with a beautifully redesigned lobby, upgraded elevators, bathrooms, building systems and a large bike-friendly storage room for tenants, among a number of state-of-the-art workspaces and amenities. Additionally, its U-shaped floor plan with a side core configuration, 12' slab-to-slab heights, sweeping views and lights on six sides, beautiful terra-cotta facade with large windows, and relatively column-free and loft-like aesthetics distinguish this building as a highly unique leasing opportunity in Downtown Manhattan. As part of these renovations, upgrades were also made to the property's mechanical, electrical, plumbing, and fire alarm systems in the lobby, elevators, and bathrooms to promote safety and efficiency.

Though it began as a Class B building prior to renovation, it is now regarded as among the finest Class A specified, fully modernized, pre-war buildings in Lower Manhattan. To further distinguish it in the Downtown area, the Beaux Art tower features an ornate facade, above-average ceiling heights, and protected views provided by Trinity Church to the east, resulting in outstanding light, air, and views on all floors. 101 Greenwich features facial recognition scanning turnstiles granting residents and employees safe passage 24/7 and immediate access to 12 different NYC subway lines. Surrounded by some of Manhattan's favorite restaurants, Eataly, Le District, Trinity Place and Bill's Bar and Burger, this location will never leave you hungry. The building's location makes for easy travel to and from the city, standing less than a 10-minute walk to both the Fulton Street Transit Center and the Calatrava PATH Station.



\* BOMA/NY Membership

**Owner:** BGO  
**Management Firm:** JLL\*  
**Property Manager:** Christopher Gildea  
**Access Control:** USIS  
**Cleaning Services:** Quality Building Services\*  
**Elevator Maintenance:** Nouveau Elevator\*

**Electric Meter:** SATEC  
**Fire Safety:** Croker Fire Drill Corp.\*  
**General Repairs Supplies:** B. Keith  
**Security:** Quality Building Services\*  
**Tax/Audit:** BDO  
**Trash:** Metropolitan Recycling

10 EAST 53RD STREET  
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Once the venerable, International-style headquarters for the publishing firm now known as Harper Collins, 10 East 53rd Street has been comprehensively repositioned by SL Green as a high-performance, multi-corporation headquarters in the exclusive Plaza District submarket.

In June 2014, the impending relocation of Harper Collins presented SL Green with the opportunity to rethink how to more effectively deliver service, operations and value at this recently acquired, 392,849-sf asset. Five years later, every goal was realized through a streetline-to-roofline renovation undertaken while at 89% occupancy.

Starting with new streetscape appeal, the renovation replaced the heavy, outdated look of the mid-block tower's two entry plazas with a light, welcoming design of clear glass, stainless steel, white granite, and customized sculptural and signage elements that emphasized open spaces.

That motif was fully interpreted in the new Lobby from the all-new floors, walls and Security Desks, to decorative ceiling and lighting treatments—together promoting a spacious environment for the first time in 50 years. The renovation also created a far more appealing Public Arcade, with the through-block public space incorporating art installations into its role as neighborhood amenity and tenant event space.

The façade was brightened by the comprehensive replacement of the building's 2,000 bronze mullion/tinted glass windows with all-new Low-E glass and titanium metallic-painted spandrels. Multi-tenant corridors, restrooms and ownership's generous workletter—all LEED-compliant—carry through the materials palette and color scheme.

Infrastructure was also targeted for replacement, upgrading and modernization in this LEED (Core & Shell) Silver, BOMA 360-certified tower. Multiple HVAC upgrades ranged from the installation of an all-new VAV system to the modernization of cooling towers and heat exchangers, IAQ filtration, the extension of condenser water risers, and more. All-new security access systems and fire/life safety systems were installed, as were LEED-compliant water-saving fixtures.

The ultimate testimony to the renovation/repositioning is 10 East 53rd's successful transition from a former publishing headquarters to a Plaza District destination for elite financial consultancies, and the upmarket fashion industries that have long defined this unique area of Manhattan. The boutique tower now stands as an example of transformation: fully-repositioned and fully-occupied.



\* BOMA/NY Membership

**Owner:** SL Green Realty Corp.\*  
**Management Firm:** SL Green Realty Corp.\*  
**Property Manager:** Lucas Ortiz  
**Mechanical Services:** Crossland Mechanical  
**General Contractor:** Synergy Construction  
**Electrical Services:** PowerTech Installation

**Elevator Services:** TEI Group/Transel\*  
**Engineering Consultant:** MG Engineering\*  
**Plumbing Services:** M&S Mechanical\*  
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**Window Rig Services:** Titanium Scaffolding

# Congratulations!

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## RENOVATED BUILDING



## 237 PARK AVENUE RXR REALTY LLC

A premier Class A office building located between 45th and 46th Streets, just steps from Grand Central, 237 Park is home to the highest concentration of financial, technology and legal firms, nationally. Acquired by RXR Realty for \$800 million, the 21-story office building of 1,258,000 rentable square feet is considered as one of Grand Central's finest assets. Prior to RXR's acquisition, the building had not seen extensive renovation since 1981 when a multi-million dollar full renovation was handled by architect Edward Durell Stone. RXR brought in the STO Building Group to reconfigure the Lexington Avenue entrance with new stairs and escalators and a reduced floor area. A new awning was also installed alongside exterior signage to better mark and brand the address.

Depew Plaza to the building's west was reorganized to provide a more welcoming space for building tenants and improve pedestrian circulation. STO Building Group also installed new exterior glazing along with paving materials, signage, seating, plantings, lighting, and an awning. In order to replace the dated facade, its stone spandrel panels were replaced to reflect a more matte finish.

The lobby and atrium area saw the most significant improvements, with a new aluminum trellis in the atrium and wood-slat curtain wall in the lobby. Along the building's exterior, a new two-story glazing system was added along with partial recladding and new signage and retail entry elements. Finally, repairs and reinforcements were designed and employed to 237 Park Avenue's structural steel columns, which had deteriorated as a result of long-term corrosion and rust. These repairs ensured and maintained the structural integrity of these members. Designed by Warren & Wetmore in 1905, 237 Park Avenue is now a more modernized, inviting, well-lit, and functional space than ever before in the building's history.



**Owner:** RXR Realty LLC\*

**Management Firm:** RXR Realty LLC\*

**Property Manager:** Meghan Bilello

**Access Control System:** Advanced Electronic Solutions, Inc.\*

**BMS:** Energy Management Control Corp.

**Elevator Maintenance:** Schindler Elevator

**Fire Alarm Maintenance:** Firecom, Inc.\*

**Janitorial:** ABM Industry Groups, LLC\*

**Messenger Center:** Mulligan Security\*

**Metal Maintenance:** NTT Industries

**Security Services:** Mulligan Security\*

**Stone:** Harvard Maintenance\*

**Uniform:** W.H. Christian & Sons, Inc.\*

**Waste Consultant:** ThinkZero LLC

**Water Treatment:** Nalco Water, an Ecolab Company\*

**Window Cleaning:** Upgrade Services LLC

**Wood Maintenance:** Signature

\* BOMA/NY Membership





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ABOUT BOMA NEW YORK

Your partner in success, the Greater New York area association of BOMA International, the world's largest trade organization, which represents 87 local associations throughout the United States and 16 affiliates in Australia, Brazil, Canada, China, Finland, Greece, Indonesia, Japan, Korea, Mexico, New Zealand, Panama, the Philippines, Russia, South Africa and the United Kingdom.

Representative of the largest industry in our market area-commercial real estate-which generates approximately \$1.5 billion in annual tax revenue.

Responsible for the ownership/management of approximately 400,000,000 sq. ft. of office space, including some of the world's most prestigious properties.

And, collectively, we serve as the first line of defense for New York's working public, accountable for the safety, physical well-being and security of the City's 3 million office tenants.

**WE CURRENTLY...**

Serve more than 750-person membership representing: building owners, professional property management firms, professional service providers (architects, engineers, systems consultants, etc.) and contract services including construction, elevator maintenance, cleaning services and more.

Are the largest association in the BOMA International federation, which was founded in 1907 and is headquartered in Washington, D.C.

Administer comprehensive educational coursework for professional designations (RPA, FMA, SMA and SMT).

**WE HAVE...**

Successfully lobbied locally for the inclusion of fair, practical compliance terms re: NYC Local Law 5 (Fire Protection Standards), Local Law 58 (Handicapped Access) and several others.

Participated in the development of international model codes for energy conservation, indoor air quality, elevator safety and handicapped access (including the ADA).

An increasingly influential voice at City Hall, the State House in Albany and in Washington, DC, lobbying for issues as diverse as air quality protocols and security personnel certification.

**INDUSTRY PARTNERS**

When your firm joins BOMA NY, you receive automatic membership in both the regional (MAC) and the international federations, and are entitled to all the benefits included.

**MIDDLE ATLANTIC REGION OF BOMA (MAC)**

MAC is comprised of the following federations: Albany, Baltimore, Boston, Greater Buffalo, Greater Hartford, New Jersey, Central New York, Greater New York, Long Island, Philadelphia, Pittsburgh, Greater Rochester, Southern Connecticut, Metropolitan Washington and Westchester County, NY.

Founded in 1926 by the BOMA federations of Baltimore, Philadelphia and Washington, DC, the MAC promotes the general welfare of the industry by creating, developing and maintaining cooperation among building owners and managers, and promoting the exchange of ideas and information between likeminded professionals.

**BOMA INTERNATIONAL**

BOMA International Mission: The mission of the Building Owners and Managers Association (BOMA) International is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information.

Since its inception, BOMA International has been the premier network of over 16,000 commercial real estate professionals. In North America alone, the membership represents more than 9 billion sq. ft. of office space, and companies ranging from owners and management firms, to developers, leasing agents, and firms providing the full range of goods and services for the properties.

BOMA established the Building Owners and Managers Institute (BOMI) in 1970 to fill a perceived gap in property management education, developing the well-respected RPA, FMA, SMT and SMA programs, which have graduated thousands of career professionals over the years.

The organization stays in the forefront of the industry through continued research, topical reporting and data collecting, and legislative, code and regulatory monitoring and lobbying. BOMA publishes a number of works each year, including boma.org monthly magazine, the Experience Exchange Report (EER), the Membership Directory and Buyer's Guide, it also maintains the BOMA sourcebook and boma.org website.



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Diane Fields, Empire State Realty Trust, Inc.  
Sandy Forbes, RPA, LEED GA, JLL  
Ryan Litonjua, Environmental Building Solutions, LLC

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Tony Cartagine, JLL  
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Robert DeWitt, SL Green Realty Corp.  
Domingo Diaz, AIA, Diaz Architects  
Sharon Hart, Cushman & Wakefield, Inc.  
Michael Keaveney, Waterman Properties LLC  
Stephen Mykytiuk, Waterman Properties LLC

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Jessica DeLuca, Electronic Drives & Controls  
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Tristan Schwartzman, PE, CEM, EBCP, LEED AP BD+C, Goldman Copeland  
Kurt Webb, Goldman Copeland

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Chair: TBD

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Jeana Bosco, The Home Depot Pro

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Chair: Patrick Dolan, RPA, The Durst Organization  
Timothy Dailey, Empire State Realty Trust  
Vincent Izold, The Durst Organization  
David Lieberman, Paramount Group  
Sandy Maisel, Cushman & Wakefield, Inc.

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Chair: Ronald Zeccardi, CRESA NY  
Tom Butler, The Durst Organization  
Anthony Migliore, Empire State Realty Trust  
Michelle Sampson, JLL

**SECURITY PROFESSIONAL OF THE YEAR**

Chair: John Farrell, Porth Authority of NY & NJ  
Julie Arce, JLL  
Daniel Bannon, The Durst Organization  
Charles Doyle, Vornado Realty Trust  
Joseph Ferdinando, Building Security Services & Systems

**JANITORIAL PROFESSIONAL OF THE YEAR**

Chair: John Mongello, The Durst Organization  
Migena Agaraj, Able Services  
David Caneparro, JLL  
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Sandra Hahn, JLL  
Anne-Claire Legros, Related  
John Leitner, Environmental Building Solutions, LLC  
Ryan Litonjua, Environmental Building Solutions, LLC  
John Mari, Waterman Properties LLC  
Andrew Mattson, RXR Realty LLC  
Jon Montes, Related  
William Morrissey, RXR Realty LLC  
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Kenny Peng, TKE  
Liridon Rama, CBRE  
Muhini Ramjit, Cushman & Wakefield Inc.  
Carolina Ramos, Rockhill Management LLC  
Julia Reidlinger, Related  
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Lisa Vitale, Pearl Street Systems



**Christa Hinckley**  
*Director - Full Service Leasing*

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and  
all of tonight's  
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Salutes

### Charmaine Davis Murray

(Words are not enough to express the delight and excitement on your nomination for Property Manager of the Year!! We wish you the Best of Luck)

And all of tonight's  
**BOMA NY PINNACLE**  
**Award Nominees**  
For being recognized as  
New York's best



## CHRISTA HINCKLEY COLUMBIA PROPERTY TRUST

Joining Normandy in January of 2017, which was then acquired by Columbia Property Trust in January of 2020, Christa was most recently the senior property manager of 575 Lexington in Midtown Manhattan, one of Columbia Property Trust's largest New York assets. A tactical and service-oriented leader, Christa manages several strategic partner relationships and has been instrumental in several construction projects, coordinating with contractors, architects, and engineers, as well as rolling out the pre-built and pre-furnished program at 575 and running a full building curtain wall project in 2019.

As of May 1, Christa officially transitioned into a brand new role on Columbia's asset management team as director of full service leasing. Leveraging her operational expertise and forward-thinking leasing and marketing experience, Christa will lead the charge in implementing and overseeing the new Full Service Flex product across Columbia's core markets, allowing for flexible lease terms on premium, fully amenitized suites in NYC, San Francisco, and Washington, D.C.

After growing up in Dallas, Texas, Christa graduated Dartmouth College Summa Cum Laude, Phi Beta Kappa, and a Rufus Choate Scholar. She then attended graduate school at Case Western University on a scholarship where she further pursued theater analysis and performance, as well as film production. Before entering the real estate industry, she worked off-Broadway and in the events world, where she met her husband. While not at work, Christa enjoys playing tennis and staying involved in theater and music.



**Years in Industry:** 4+

**Experience:** As Columbia Property Trust's director of full service leasing, Christa Hinckley uses her operational expertise and proactive leasing and marketing experience to implement and oversee the new Full Service Flex product across Columbia's core markets, allowing for flexible lease terms on premium, fully amenitized suites in New York, San Francisco, and Washington, D.C. Prior to this, she served as the Senior Property Manager of 575 Lexington in Midtown Manhattan, one of Columbia Property Trust's largest New York assets. In this role, she managed several strategic partner relationships and played key roles in numerous construction projects. These responsibilities included coordinating with contractors, architects, and engineers, all the while maintaining strong relationships with her tenants. She also played a critical role in implementing the pre-built and pre-furnished program at the building and spearheading a full building curtain wall project in 2019.

**Education:** Dartmouth College, Summa Cum Laude (Majored in English, Theater, and Linguistics); Phi Beta Kappa; Rufus Choate Scholar; Case Western Reserve University, MFA (Full Scholarship)



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## NOELLE MIHALINEC RELATED COMPANIES

Prior to joining the Related team this year, Noelle was with SL Green Realty Corp., serving as assistant property manager at 125 Park Avenue, a landmark Beaux Arts building adjacent to the historic Grand Central Terminal. With more than five years of property management experience, she has overseen operations at all types of commercial properties, has a deep knowledge of contracts and property accounting, and strong administrative skills.

On March 29th, she officially transitioned to Related as assistant property manager at 55 Hudson Yards, a 1.3 million square foot skyscraper on Manhattan's West Side. With a roster of blue-chip occupants including Point 72, Boies Schiller Flexner, Mount Sinai and Facebook, Noelle continues to implement new contracts for operational savings and develop strong tenant relations.

Noelle graduated with a BFA with honors (Tau Sigma) from Marymount Manhattan College. She obtained RPA designation in 2018, and her Fire & Life Safety certificate last year.

A thought leader, problem solver, effective communicator and relationship builder, Noelle's interests include the theater, traveling, and running. Later this year, the New Jersey resident will meet her latest challenge: running in the TCS New York City Marathon to help raise funds for cancer research.



**Years in Industry:** 6+

**Experience:** As the assistant property manager at Related's 55 Hudson yards, a 1.3 million square foot skyscraper on Manhattan's west side, Mihalinec is responsible for implementing new contracts for operational savings and developing strong tenant relations. Prior to this, she served as the assistant property manager at SL Green Realty's 125 Park Avenue, a landmark Beaux Arts building adjacent to Grand Central Terminal. Mihalinec has overseen operations at all types of commercial properties during her five years in property management, including 11 Madison Avenue, 635-641 Avenue of the Americas, and 420 Lexington Avenue. Her ability to manage day-to-day building operations, develop and maintain strong relationships with tenants and corporate level executives, and assist with long-term budget planning have made Mihalinec a valuable asset and trusted liaison between portfolio managers, property managers, and tenants alike.

**Education:** Marymount Manhattan College (Concentration: Theater Arts); Tau Sigma - Honor Society Award; Fire Life Safety Director (FLSD); BOMI RPA; Active Associate Member of BOMA NY; Active Co-Chair of BOMA NY's Emerging Leaders Committee

We Salute All of Tonight's BOMA NY Pinnacle Award Nominees & Recipients. Congratulations to All!



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## JOHN LEITNER ENVIRONMENTAL BUILDING SOLUTIONS, LLC

Mr. Leitner emerged as a leader in environmental consulting for New York City's CRE industry long before green buildings became a trend. First as an executive growing a consulting firm to 15 employees, and then beginning in 2006, launching his own firm, Environmental Building Solutions, LLC (EBS).

Mr. Leitner's guidance has been sought from the routine to the critical, from recovery and resiliency in the wake of the 9/11 tragedy, through Superstorm Sandy and most recently, COVID-19. His expertise encompasses Phase I, II, III site assessments; contamination

surveys/investigations; IEQ surveys/investigations; chemical/biological/radiological simulation studies; asbestos/lead-based paint inspections; and operations, as well as LEED green building compliance; maintenance/risk management plan development and more.

Since 1989, the year he transitioned from his former career in mechanical engineering and aerospace into environmental consulting, Mr. Leitner has been giving back to the profession that he serves through a series of volunteer leadership positions with BOMA New York. Among them are serving on the Board of Directors as the Professional Member Representative, the Environmental Sub-Chair of the Codes & Regulations Committee, a member of the Professional Development committee, and for the Pinnacle Awards, as the chair of the New Construction Sub-committee, the Awards' Advertising Committee and as a Judge for the BOMA Mid-Atlantic Region and BOMA International TOBY awards.

Mr. Leitner is an NYC DEP licensed Certified Asbestos Investigator, an NYSDOL-licensed Asbestos Inspector and an AHERA Asbestos Inspector. His training has taken him from the Harvard School of Public Health to coursework with HUD and manufacturer technology training. He graduated with his BS in Mechanical Engineering from Villanova University in 1981 and received his MBA from Montclair State University in 1997.



**Years in Industry:** 32+ years

**Experience:** John Leitner has made a name for himself as a trendsetter in the industrial hygiene and mechanical engineering sectors, garnering over 32 years of experience in his fields and helping to usher in the proliferation of green buildings and their ensuing technology. After launching his own firm in 2006, Environmental Building Solutions, Leitner leads a team of 15 employees and has helped countless individuals recover and emerge safely from events such as 9/11, Superstorm Sandy, and COVID-19. He has spent his career giving back to the community, with his multiple leadership positions in BOMA New York being among the most prominent examples. Through his efforts, he has inspired hundreds as well as provided critical guidance in areas such as LEED green building compliance, chemical/radiological simulation studies, contamination surveys/investigations, and other fields. This guidance has played a crucial role in helping the environmentally-conscious movement gain traction and achieve effective and swift results.

**Education:** Certified Asbestos Investigator License from NYC DEP; NYSDOL-licensed Asbestos Inspector; AHERA Asbestos Inspector; Harvard School of Public Health; Coursework with HUD and manufacturer technology training; Degree in Mechanical Engineering from Villanova University; MBA from Montclair State University

We Salute all of tonight's BOMA NY Pinnacle Award Nominees & Winners  
**Congratulations to all**



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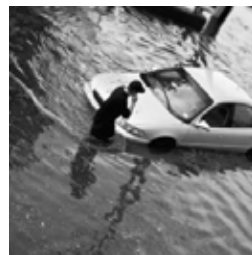
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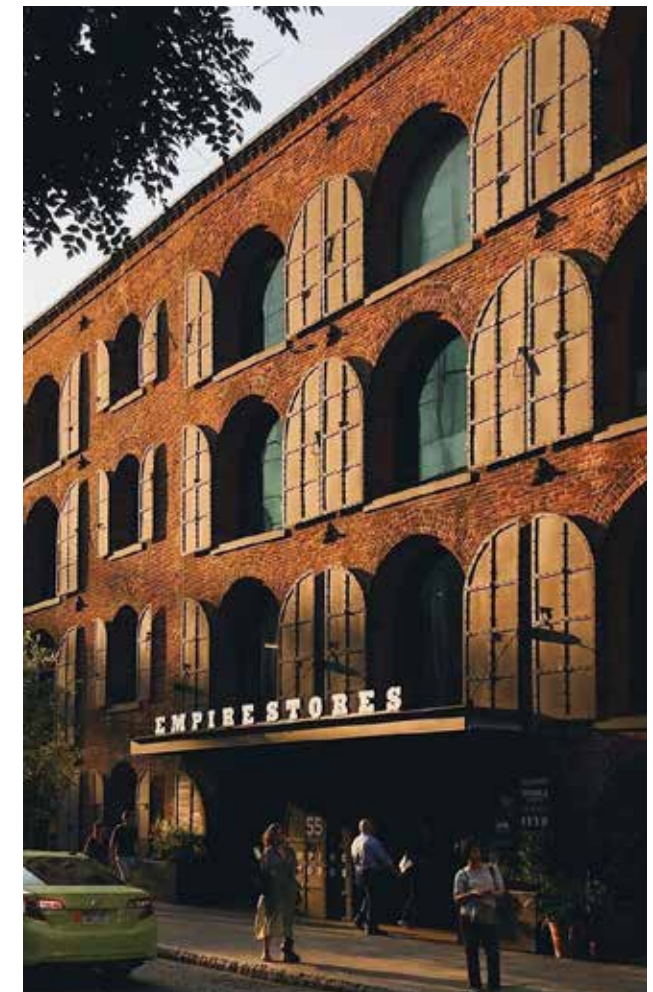


## EMPIRE STORES JLL

Empire Stores is symbolic of Brooklyn's transformation from lapsed industrial powerhouse into a growing creative sector. This award-winning mixed-use development reimagines a vacant, 19th-century warehouse on the DUMBO waterfront as a contemporary creative workplace and community hub.

In 2013, Midtown Equities won an RFP issued by Brooklyn Bridge Park Corporation to redevelop seven abandoned coffee warehouses at 55 Water Street in Dumbo along the Brooklyn waterfront. With thoughtful planning and unmatched innovation, Midtown Equities paid homage to history by maintaining and utilizing original architectural elements while pioneering the neighborhood's innovative tech culture by modernizing design and transforming the site to attract locals and tourists of every background. The plan contained commercial and office space; restaurants and event areas; and a publicly accessible central passageway, courtyard, and rooftop. Many of the original design features were retained, such as schist walls, iron hoisting wheels, and coffee chutes.

Empire Stores, which opened in late 2016 provides approximately 380,000 square feet of creative office space, 60,000 square feet of retail and restaurant space, and unmatched views of Manhattan. The conversion of this complex provides Dumbo with office space, and brings retail, dining and public space to the neighborhood. The campaign of adaptive re-use celebrates and preserves the building's monumental presence on the waterfront, while improving circulation between DUMBO's urban fabric and the 85-acre Brooklyn Bridge Park. By adapting the rooftop into a landscaped public terrace accessible from the courtyard, Brooklyn Bridge Park is extended into the building organically. The success of Empire Stores has helped drive the revitalization of the Dumbo neighborhood.



- Owner:** Midtown Equities
- Management Firm:** JLL\*
- Property Manager:** Junilka Colon\*
- AED/First Aid Supplies:** Cintas
- Building Maintenance:** Manhattan Building Maintenance & Staffing
- Cleaning Services:** Unity Building Services
- COI Management:** The Jones Agency
- Electrical Contractor:** Torelco Electrical
- Elevator:** Rotavele Elevator
- Elevator Consultant:** Omega Industries
- Energy Consultant:** National Refunds
- Expediting Services:** Metropolis Group, Inc.\*

- Fire Alarm Maintenance:** American International Security\*
- Fire Safety:** Croker Fire Drill Corp.\*
- Landscaping:** John Mini Distinctive Landscapes
- Local Law and DOB Compliance:** Prise
- MEP Engineer:** Mottola Rini Engineers PC
- Security:** C2 Security
- Sprinklers and Standpipe:** Standard Fire NY
- Uniforms:** W.H. Christian & Sons, Inc.\*
- Utility Billing:** URA Group
- Waste Management:** Diverse Recycling Solutions LLC
- Water Treatment:** Kurita US Services

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## 123 WILLIAM STREET CBRE INC.

Just off of Fulton Street in Downtown Manhattan, 123 William Street comprises 26 spacious floors with 525,642 rentable square feet of FiDi office space and 14,786 square feet of retail space. For nearly 60 years, it epitomized the yeoman class of hard-working buildings constructed in New York, demonstrating an adaptation of the glass curtain wall phase of Modernism in America at the time. As a result, it served as the ideal address for low-profile, governmental tenants until 2013.

Following renovations in 2014, the AR Global-owned and managed property serves as a touchstone of the future, redefining its appeal at the street-level. It combines diagonal, angular forms with classic materials, boasting forward-leaning dynamism through a new 2-story white glass column and glass-walled lobby frontage. The design employs timeless materials such as aluminum, limestone, and glass, yet presents a noticeably new effect and opens up the street with a contemporary loggia.

The building also offers unparalleled amenities that include on-site management, USPS drop-off, 24/7 security and building access, food court and delicious restaurants all onsite. Tenants enjoy the first-ever contemporary work letter, new finishes for multi-tenant floors and bathrooms carrying forward the transformational palette. This, in conjunction with an infrastructure operating at ENERGY STAR standards - with LEED O&M Gold certification under valuation, turns this newly-minted, BOMA 360-certified building into one of the most sought-after locations for both public and private tenants.

Providing an ideal office space and culture, 123 William Street is home to Securities Training Corp., Bisnow Media, Fundera, the U.S. Social Security Administration and Cooper Roberson. The building's strategic location at the center of lower Manhattan provides easy access to shopping, dining and public transportation. 123 William Street benefits from its close proximity to the Fulton Street Transit Center, Calatrava PATH Station, Brookfield Place and World Trade Center.



- Owner:** New York City REIT\*
- Management Firm:** CBRE\*
- Property Manager:** Charmaine Davis-Murray\*
- Architect:** BR Design
- BMS Maintenance:** Energy Control Services
- Class E System:** Avellino & Watson Fire
- Elevators:** Nouveau Elevators\*
- Elevator Consultant:** Broadway Elevators
- Energy Conservation Consultant:** LC Cutone

- Expeditor Services:** Walter T. Gorman
- FLS/EAP Consultant:** Croker Fire Drill Corp.\*
- General Contractor:** DK Construction
- Janitorial:** Quality Building Services\*
- Landscaping:** Cambridge Floral Design\*
- Pest Service:** Stop Pest
- Plumbing Services:** F.S. Site
- Waste Removal:** Cogent Waste Solutions
- Water Treatment Services:** Nalco Water, an Ecolab Company\*

\* BOMA/NY Membership

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SALUTES THE FOLLOWING NOMINEES:

**Michael Chidichimo, Rockhill Management**  
**Shawn O'Neill, Rockefeller Group**  
**Charmaine Davis Murray, CBRE**  
**Michael Geary, Capital Properties**

AND

**340 Madison Avenue**  
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## 340 MADISON AVENUE RXR REALTY LLC

Located in the Grand Central Submarket between 43rd and 44th Streets in Midtown Manhattan, 340 Madison Avenue is a 22-story Class A office building. Offering over 400 feet of premier retail frontage, the building boasts a full-city block front, yet 340 Madison embodies a boutique feel and authentic community spirit within its walls.

Built in 1928, the property underwent a \$40 million renovation in 2006 before RXR Realty bought a 49% stake in the building in 2010 - a deal valued at approximately \$570 million.

Originally known as the Canadian Pacific Building, 340 Madison Avenue was built in 1928 and has since transformed into a true Class A modern building reflective of its status as a headquarters building. Five prominent tenants occupy nearly 80% of its rental area, producing roughly 80% of its revenue. These prominent tenants also offer a diversified and secure cash flow. They include McDermott Will & Emery, one of the top 25 law firms in the world, the Office of the Comptroller, and Fidelity Information Services, the largest privately held business software and services company. The other two tenants, PNC and Barings, are investment-grade tenants.

340 Madison Avenue boasts steel and concrete structural design with concrete perimeter footings and pad footings. The building also contains aluminum frame curtain walls which feature thermal seal double-pane glass windows. Since RXR's investment in the property, RXR has engaged in a robust and fulsome tenant experience curriculum including various culinary events, cultural and educational programs, fitness and wellness classes, and social impact and ESG initiatives. RXR has also rolled out a strategic capital expenditure program including state-of-the-art, design-forward pre-built spaces, an RXR proprietary technology and digital services platform called WorxWell, and plans for a graciously scaled hospitality and amenities space. In 2020, significant renovations were completed by RXR including a modernized canopy, all-new stone walls, a marble reception desk, interior cab upgrades and a complete ceiling upgrade which included backlit statement Arktura metal ceilings in both the main and elevator lobbies. This in conjunction with new lobby furniture and stainless steel panels and limestone-like, porcelain tile floors in the elevators, and the innovative WorxWell platform helped transform 340 Madison into a premier address for exceptional tenants of all industries and sizes.



- Owner:** Broadway 340 Madison Fee LLC
- Management Firm:** RXR Realty LLC\*
- Property Manager:** Steven Noghrey\*
- Advanced Electronic Solutions:** Access Control System:
- Building Maintenance Service:** Albiero Energy
- Door Inspections & Repairs:** Harvard Maintenance\*
- Elevator Maintenance:** Nouveau Elevator\*
- Environmental Consulting:** CTSI
- Expediting Services:** Rizzo Group\*
- Fire Alarm System:** Sirina Protection Systems Corp.\*
- General Construction:** Bura Construction

- Infrared Specialist:** ThermoTest
- Interior Plant Maintenance:** Nielsen-Elefante Nurseries, Inc.
- Janitorial Services:** Alliance Building Services\*
- Lighting Maintenance:** Absolute Electrical Contracting, Inc.
- Locksmith:** S&P Locksmith
- NFPA 25 Testing:** Modern Sprinkler Corp.
- Security Service:** Alliance Security
- Sub-Meter Reading Services:** Triple Net Energy
- Uniform and Cleaning Services:** W.H. Christian & Sons, Inc.\*
- Waste Consulting:** Think Zero LLC
- Water Treatment:** Nalco Water, an Ecolab Company\*

\* BOMA/NY Membership

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## 1301 AVENUE OF THE AMERICAS PARAMOUNT GROUP, INC.

One of the classic towers of Corporate Row, 1301 Avenue of the Americas opened its doors in 1967 as the global headquarters of JC Penney. From its International Style design to huge floor plates and over 1.76 million square feet of space, the 45-story skyscraper embodied the economic boom and liberal zoning laws of the 1960's. JC Penney outgrew its space and later built a 21-story annex to compliment the sheer lines of the tower, one of the last in New York designed by Shreve, Lamb & Harmon.

Clad in glass curtain wall with aluminum piers running the full height of the tower to form an open crown, the building was redeveloped under new ownership in the late 1980's as a headquarters for major international corporations. Its subsequent renovation by Skidmore Owings & Merrill greets the public and tenants today. The façade was restored and the aluminum refinished, with design elements created for public spaces, including a granite plaza with two reflecting pools and contemporary sculptures of Venus, plaza seating and landscaping, an entrance and canopy, expansive lobby with double-height, mullion-free glass walls on three sides, brilliant mahogany walls and white marble floors bordered in black granite. In 2016, the columns were re-cladded in white marble and a bright white ceiling with LED lighting was installed to create a fresh new look.

The LEED Gold certified building offers floor plates ranging up to 65,000 square feet and Class A finishes throughout. The tower's position, set back almost 100 feet from the street, creates not only the plaza but floors with abundant natural light and air, and features commanding views of Central Park and Midtown landmarks. Tenants enjoy access to the 1301 Concourse and its connections to Rockefeller Center shopping, dining and major transportation hubs.

Under the leadership of Paramount Group, Inc, which acquired the property in 2008, the emphasis is on tenant service, operational excellence, neighborhood outreach and sustainability. These initiatives have come together through a reduced carbon footprint, increases in operational efficiency and enhanced community involvement that has heightened the building's profile far beyond its soaring presence on Corporate Row.



- Owner:** 1301 Properties Owner LP
- Management Firm:** Paramount Group, Inc.\*
- Property Manager:** Katie Kindbergh
- Architect:** TPG Architecture
- Chiller Services:** Industrial Cooling Inc.\*
- Cleaning Services:** Quality Building Services\*
- Cooling Tower:** Donnelly Mechanical Corporation\*
- Door Maintenance:** Harvard Maintenance\*
- Elevator:** Otis Elevator
- Energy Management:** Utilivisor

- Engineer:** Robert Derector Associates
- Fire Alarm:** Johnson Controls (Tyco)
- LEED:** Sustainable Investment Group, LLC\*
- Messenger Service:** XPO
- Metal & Wood Maintenance:** Platinum
- Scaffold:** Titanium Scaffold Services
- Security Uniforms:** W.H. Christian & Sons, Inc.\*
- Trash Removal:** Waste Connections
- Water Treatment:** Chem-Aqua, Inc\*

\* BOMA/NY Membership



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**10 HUDSON YARDS**  
**RELATED COMPANIES**

Attracting world-class fashion, technology, consulting and beauty brands since May 2016, 10 Hudson Yards lives in the cultural center of Manhattan's New West Side. Designed by global architects Kohn Pedersen Fox Associates (KPF) and located at the northwest corner of 30th Street and 10th Avenue, the 1.8 million-square-foot tower stands an astounding 895 feet tall and features panoramic views of the city skyline and the Hudson River. It was the first tower to rise at Hudson Yards as the anchor of America's largest-ever private development and represents a new definition of imaginative architecture, community connection, and corporate experience.

10 Hudson Yards essentially functions as a building-within-a-building, taking form in dedicated tenant lobbies unified by an architectural concept emphasizing soaring, unique and light-filled volumes. Its rich interiors feature bold, rich materials such as anigre woods and refined stonework, and it places a profound emphasis on space, light, and air. This carries throughout all tenant spaces, designed for the new workplace paradigm and typified by expansive, column-free floor plates, above-average ceiling heights, an abundance of natural light, and some of the most spectacular 360-degree views available in any marketplace.

10 Hudson Yards offers a direct connection to the High Line, a 1.5-mile plant-lined parkway that rests 30 feet above street level, which was originally converted from an abandoned freight line above the West Side. A 60-foot public passageway extends through the main tower and wraps around Hudson Yards. Home to prestigious brands like Coach, Inc., L'Oréal USA, SAP, The Boston Consulting Group, VaynerMedia, Intersection and Sidewalk Labs, this technologically smart tower is the first New York City commercial skyscraper to receive LEED v2009 Platinum certification and stands as a testament to a vision that has become reality. It has achieved 100% occupancy, capturing the unparalleled potential of Manhattan's once-abandoned rail yard, and symbolizes possibilities for urban renaissance wherever the opportunity exists.



- Owner:** Legacy Yards Tenant LP
- Management Firm:** Related Hudson Yards Manager\*
- Property Manager:** Lindsay DeFouw, RPA\*
- BMS, Fire Alarm, IT and Security:** Johnson Controls, Inc.
- Building Management:** Building Intelligence Inc.
- Building System Management:** Building Engines (Awaremanager / Database International Group)
- Carting and Recycling:** Action Carting Environmental\*

- Janitorial:** ABM Industry Groups, LLC.\*
- Loading Dock & Mailroom:** Canon Business Process Services
- Pest Control:** Assured Environments\*
- Security:** G4S Secure Solutions (USA) Inc.
- Sprinkler System Maintenance:** RAEL Fire Protection, LLC\*
- Vertical Transportation:** Schindler Elevator
- VT and BMU Consulting:** Lerch, Bates & Associates Inc.
- Waste Management Consulting:** Great Forest Inc.

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Salutes...

Muhini Ramjit  
*Cushman & Wakefield*

&

John Vitolo

*JLL*

&

James Oese

*JLL*

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**11 Madison Avenue**  
**SL Green Realty Corp**  
 (Earth Category)

**Michael Choung**  
**Related Companies**  
 (Manager 3-10 Years Category)

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## MICHAEL CHOUNG RELATED COMPANIES

After eight years in commercial real estate management for some of the largest buildings in San Francisco, Mr. Choung moved to the east coast to manage Related's flagship 30 Hudson Yards in 2019. As the general manager, Mr. Choung oversees all day-to-day operations at the 2.8 million square foot office tower, including base building and tenant build outs in collaboration with development and construction teams. Tenants in 30 Hudson Yards include Wells Fargo, KKR, WarnerMedia and Facebook, all of whom Mr. Choung regularly interacts and works with and responds to concerns of tenants.

Since Mr. Choung joined Related just before the grand opening of 30 Hudson, it was his responsibility to spearhead the creation of the condominium structure. He has set up a subcommittee system, utilizing the condo structure that meets quarterly to discuss key issues and policies. Each subcommittee is focused on a specific field (finance, operations, marketing) and the meetings are managed by Mr. Choung's team. He also built a streamlined approval process, made up of internal controls for financially related decisions to better serve his fiduciary duty to tenants.

At the height of the COVID-19 Pandemic, Mr. Choung and his staff played an important role in utilizing vacant space in Hudson Yards to help operate the World Central Kitchen, which helped feed essential workers who were taking care of patients at the Javits Center field hospital a few blocks away. Unlike most in his field, Mr. Choung is managing a building with a major tourist attraction as well. The Edge observation deck attracts a million visitors a year, and adds another layer to his role. He has set up a subcommittee to focus on COVID-19 response in order to keep up to date with safety protocols not only for tenants, but visitors and tourists as well.

"Michael's calm demeanor and steady, hands-on approach has been critical to our success, skillfully guiding 30 Hudson Yards not just through the day-to-day of running the equivalent of a small city, but also navigating it through the depths of a public health crisis and towards a growing return-to-office movement by our tenants," said Nick Hayden, senior vice president of Related Hudson Yards.

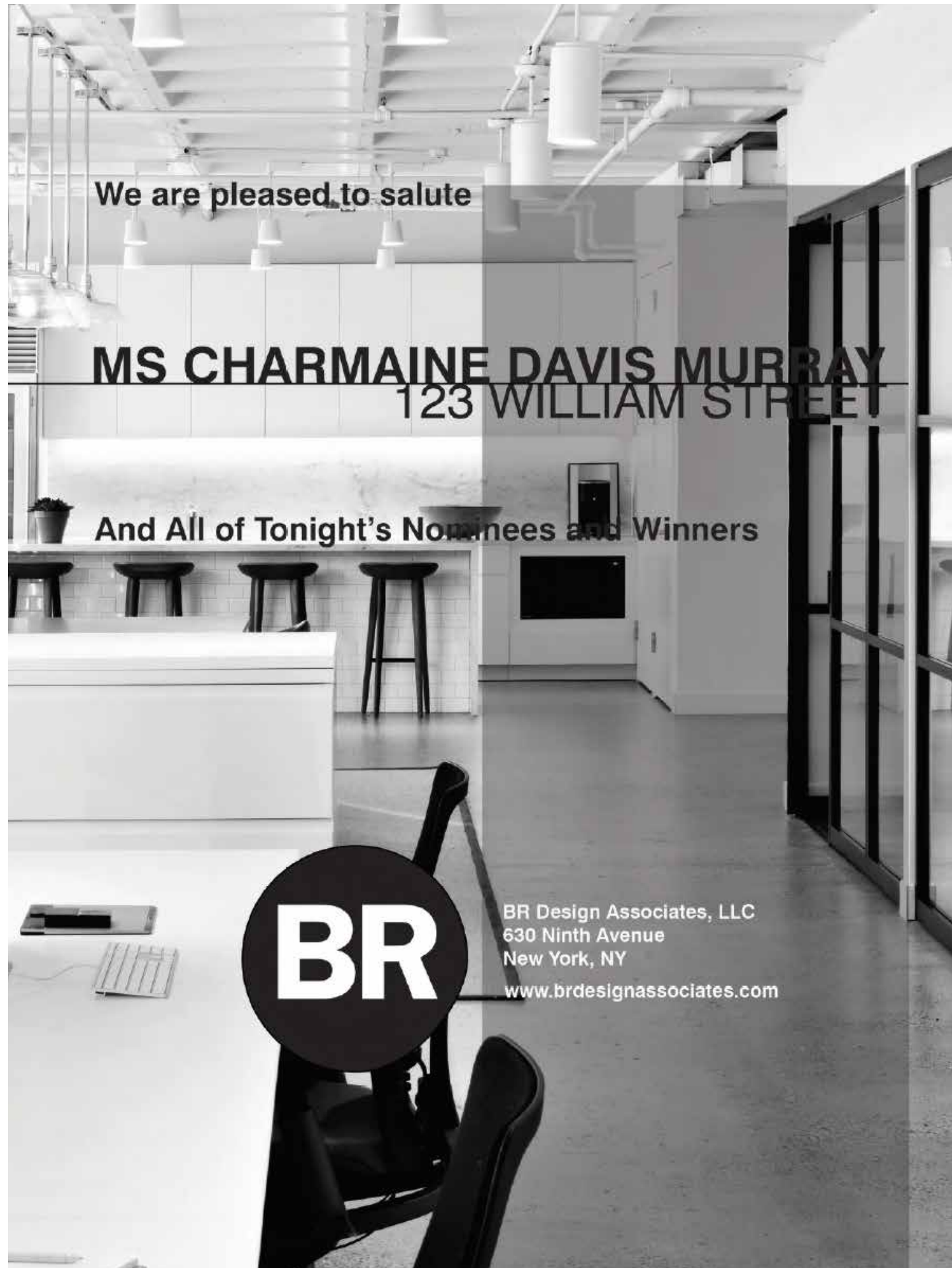
Mr. Choung is a graduate of the University of California, Berkeley. He lives in Chelsea.



**Years in Industry:** 10

**Experience:** Michael Choung serves as the Senior General Manager at Related Companies' 30 Hudson Yards. In this capacity, he oversees the day-to-day operations for the largest asset in the mixed-use campus comprised of 3 commercial office towers, a luxury retail center, 2 residential towers, 2 attractions and 6 acres of public garden space. He also collaborates with the Development and Construction teams on base-building and TI buildout deliverables such as landlord deliverables, design review/implementation, and warranty projects. Michael also spearheads new business lines by leveraging existing resources at Hudson Yards and regularly interfaces and brings key metrics to stakeholders and unit owners on the office condo board. Finally, he leads a team across accounting/budgeting, financial reporting, client relations, technology project management, engineering services and sustainability initiatives.

**Education:** Degree in Political Science and Public Policy from the University of California, Berkeley; California Bureau of Real Estate Sales Licensee; BOMI Real Property Administrator (RPA); LEED Green Associate



## CHARMAINE DAVIS-MURRAY CBRE INC.

Ms. Davis-Murray is the senior real estate manager for three CBRE properties: 123 William Street, 1140 Avenue of the Americas and 200 West 41st Street. She is directly responsible for over 1 million square feet of Class A office space. Having worked as a senior real estate manager for CBRE for five years, she was brought on to lead the management team at 123 William Street in 2018.

In her role, Ms. Davis-Murray develops and manages the \$35 million budget and seeks to reduce annual budgets through contract negotiations and cost containment measures. She provides oversight and guidance to property managers, project managers, contractors and team members regarding current and planned capital improvement projects and buildouts; sources and negotiates with new vendors as needed; and supports the leasing team by providing financial lease terms and construction budgets.

Under Ms. Davis-Murray's leadership, 123 William Street secured the building's first-ever Energy Star label and its BOMA 360 Designation, thanks to operational changes and new capital improvements aimed at reducing the building's carbon footprint. Due to this, energy costs have been reduced by 25 percent since Ms. Davis-Murray took over management. The BOMA 360 Designation awards properties that have high operational efficiency and excellence. The designation is a gold star for Ms. Davis-Murray's leadership and management skills. Both designations have helped make the building an attractive one for potential tenants.

"Charmaine's property management experience, coupled with her accounting background provides her with a well-rounded and unique skillset," said Pia Silvestri, director at CBRE. "She utilizes this experience to mentor the junior members of the team to support their professional development."

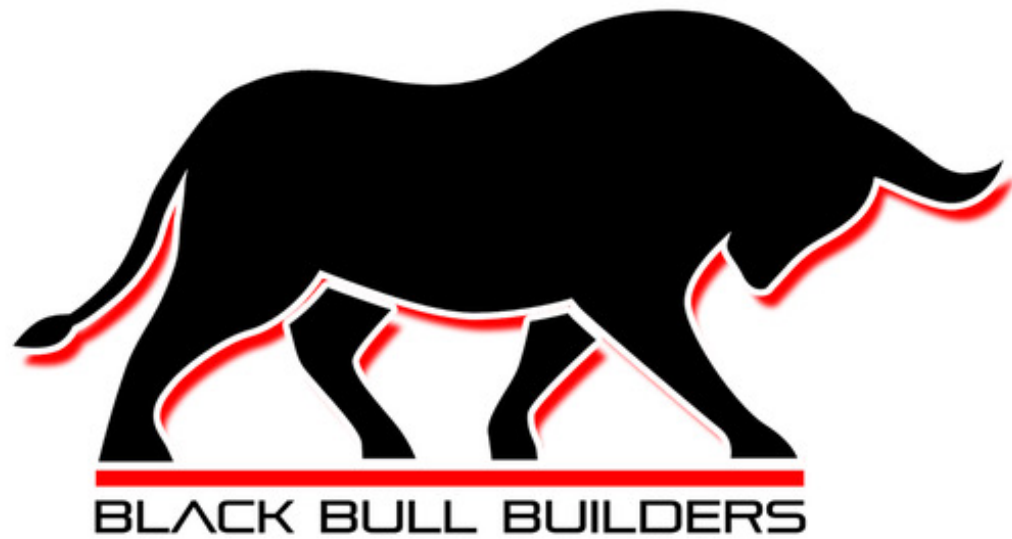
Ms. Davis-Murray received her Bachelor's degree at Baruch College and a Masters in Public Administration from NYU.



### Years in Industry: 5+

**Experience:** As the senior real estate manager for three CBRE properties, Charmaine Davis-Murray is responsible for initiating, implementing, and managing CBRE's best-in-class standards of service and performance at 123 William Street, 1140 Avenue of the Americas, and 200 West 41st Street. She also conducted personal meetings with each tenant within the first 90 days of coming on board and constructed a comprehensive plan for service and facility improvements while increasing tenant billings and revenue. Within 14 months, Davis-Murray introduced new team training that focused more intensely on security and engineering service, tenant communications, tenant relations, and community impact programs. She is directly responsible for approximately 1 million square feet of Class A New York City commercial office space, the development and management of a \$35 million annual budget, and works with clients to deliver strategic goals by forecasting management plans. She also provides oversight and guidance to property managers, project managers, contractors, and other team members regarding current and planned capital improvement projects and buildouts.

**Education:** Masters of Business Administration in Accounting from Pace University; Masters of Public Administration in Finance from New York University; Bachelors of Business Administration in Operations Management from Bernard Baruch College; Women Unlimited Leadership Training Seminars; Dale Carnegie Communication Seminar



# BLACK BULL BUILDERS

SALUTES

## MICHAEL GEARY

*AND ALL OF TONIGHT'S  
BOMA NY PINNACLE  
AWARD NOMINEES  
FOR BEING RECOGNIZED  
AS NEW YORK'S BEST*

## MICHAEL GEARY CAPITAL PROPERTIES

Mr. Geary took over as manager of Capital Properties' Trinity Centre complex at 111 and 115 Broadway a little more than a year ago. Having eight years of experience as a property manager came in handy when taking over a major complex in the middle of the COVID-19 Pandemic.

With offices shuttered and tenants working from home, Mr. Geary found himself managing a property whose needs had suddenly changed. With tenant concerns slowing down as an issue, Mr. Geary focused his early months on rebuilding the management team and moving forward on much-needed construction jobs. One of his first projects has been the design of a pedestrian plaza outside the complex on Thames Street, a project that is currently in the final phases of obtaining approval.

The Pandemic has been a central focus of Mr. Geary's job. He has spearheaded projects aimed at improving ventilation in the buildings, including replacing the previous filters with MERV-13s and increasing the outside air percentage by 30 percent. Mr. Geary is also in the process of installing a WellStat indoor air quality monitoring system integrated with the BMS to ensure energy efficiency and optimal air quality. As a result of these efforts the building has obtained a 2021 WELL Safety Rating.

Recently, during a sidewalk replacement and vault stabilization project outside of the complex, Mr. Geary successfully wrestled to get a full road closure that reduced the construction time and saved over \$1 million. To do so, he met with the NYC Department of Transportation and laid out a convincing argument to them that the road closure would be in the best interests of both the company and the City. The DOT agreed to the closure.

"Michael has proven to exemplify all the characteristics you would want in a property manager, including extreme attention to detail, professional commitment and dedication to achieving excellence," said Hani Salama, Executive Vice President at Capital Properties.

A graduate of Quinnipiac University in Hamden, Connecticut, Mr. Geary lives in New Jersey.



**Years in Industry:** 8+

**Experience:** Michael Geary is property manager of Capital Properties' Trinity Centre complex at 111 and 115 Broadway, where he is responsible for ensuring the highest level of standards and implementing strategies to sustain and improve the value of the property. Through years of experience managing buildings across various asset classes, Mr. Geary has obtained a great deal of technical knowledge relating to the back of house operations and building maintenance. He utilizes these skill sets to implement capital improvement and new construction programs, ensuring on-time and within-budget completion while overseeing all tenant improvement work. Mr. Geary is responsible for all aspects of the annual business plan, a capital program in excess of \$15MM per year which includes 21 interior and exterior capital improvement projects, and the modernization of 22 elevators. He monitors tenant leases/renewals, interfaces with tenants regularly, and directly communicates building updates and opportunities to senior management.

**Education:** Bachelor of Science from Quinnipiac University; AMA Management Courses; OSHA Safety Courses; Fire Safety Director; AED/CPR Certified; Commercial Real Estate Certification courses from eCornell

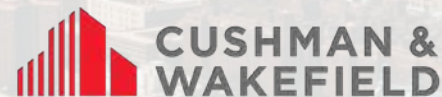


## CUSHMAN & WAKEFIELD

Salutes

# Muhini Ramjit

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## MUHINI RAMJIT CUSHMAN & WAKEFIELD, INC.

Ms. Ramjit manages a New York City landmark. For the past four years, she has been property manager at Cushman & Wakefield's gold-pyramid-topped 51 Madison Avenue building, also known as the New York Life Building.

Managing a landmark building offers Ms. Ramjit a unique set of concerns that requires special attention and good communication. As manager, she oversaw the modernization of the building's elevators. She acted as a liaison between the building's owners and Otis Elevator Company, who built the elevators and have maintained them since the building's opening in 1927. Ms. Ramjit held semi-monthly meetings to review each stage of the project and kept owners and tenants informed on the status of the elevator upgrades.

Tenants at 51 Madison Avenue praise Ms. Ramjit for her consistency and her dedication to solving tenant problems and making sure the building functions as it should. Her friendly demeanor and fast response and feedback time has not gone unnoticed. Leading a team is also a role Ms. Ramjit exceeds at, according to the tenants and other employees at 51 Madison Avenue. Her skillset makes vendors want to work with her and aspire to become problem solvers.

"Muhini is a great team player who steps up and makes herself available during the good and the bad times, such as the Blackout, Hurricane Sandy and many more," said Gail Duke of New York Life Real Estate. "She earns the respect of her staff and supports them at all times."



**Years in Industry:** 4+

**Experience:** As property manager at Cushman & Wakefield's 51 Madison Avenue, Muhini Ramjit is responsible for overseeing all 4 of the New York Life properties on the NYL portfolio. Her daily responsibilities include inspecting properties by performing daily walk-throughs as well as arranging repairs and maintenance. In this role, she also meets with ownership weekly to discuss issues or concerns and works with tenants to resolve issues and complaints. She also works closely alongside the financial team, ensuring all property expenses, payroll, and taxes are paid on time. Ms. Ramjit was also instrumental in handling the COVID-19 Pandemic, implementing guidelines from the Cushman & Wakefield management team as well as CDC guidelines. She is also currently aiding the transition process following the acquisition of 11 new properties, offering critical guidance, leadership, and expertise.

**Education:** St. John's University (Major: Child Psychology, Minor: Elementary Education); Building Owners and Managers Association RPA Designation (2019-Present); FMA Designation (2019-Present)



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**PAUL PALAGIAN**  
**SL GREEN REALTY CORP.**

Mr. Palagian came to property management at a very young age of 23 years old. Thereafter, he went on to manage eight other buildings as well as SL Green's 420 Lexington Avenue. The 94-year-old building boasts 1.5 million square feet of office space and more than 200 tenants, including SL Green's corporate headquarters. Its age and key location - one of the main commute portals to Grand Central Terminal passes through the building - making it a challenge to manage, one that Mr. Palagian takes on every day as manager.

Diligence and good communication are what make Mr. Palagian a successful manager, and it is what has earned him the trust of the building's tenants. He focused heavily on developing a good relationship with tenants through taking a proactive approach to tenant needs, being open and transparent and building a personal relationship. Among the ways he built relationships include sponsoring healthy lunch kiosks in the lobby, hosting health and sustainability campaigns and opening a Visitors Lounge. That trust became extremely important during the COVID-19 Pandemic, when he took a leadership role in educating tenants and visitors about safety protocols and approaching those who may not have been in compliance with those guidelines. He continues to update his staff, and building tenants, when protocols change.

Mr. Palagian also oversaw the installation of new sprinkler systems in the building. Utilizing his technical skills, he and his team worked with mechanical engineers to come up with a plan to install the system in stages to cause minimal disruption to the tenants.

"Paul consistently demonstrates his ability to manage the property independently and with confidence, which was critical during a most challenging time in our country, dealing with a pandemic, and its impact on New York City real estate," said Meghann Gill, senior vice president of operations for SL Green Realty Corp.

The Graybar Building, as 420 Lexington Avenue is often called, has won a number of awards under Mr. Palagian's management, including the 2019 BOMA New York Pinnacle Award as the Historical Building of the Year as well as the 2020 BOMA International TOBY in the Historical Building award category.



**Years in Industry:** 20+

**Experience:** Paul Palagian is the longest tenured senior property manager at SL Green Realty Corp., currently serving at 420 Lexington Avenue. At this 1.54 million square foot building, Palagian masterplans and provides project management for capital improvements/headquarters repositioning, including architectural renovations, elevator modernization, HVAC installation, and structural replacements. He is responsible for managing the day-to-day operation of the property, conducting inspections, overseeing preventative and general maintenance, enforcing property rules and regulations, establishing and maintaining tenant relationships, and actively participating in tenant renewals and expansions with leasing staff. Palagian also prepares annual budgets, maintains all insurance certificates for vendors and tenants, and oversees capital and construction projects, repairs, and code compliance, ensuring that all of these elements adhere to government-mandated regulations.

**Education:** Degree in Financial Economics and Geology/ Environmental Science from Queens College; FDNY Certificate of Fitness; AED and CPR-certified by the American Heart Association



**TOWER WATER**

Congratulates  
**Michael Chidichimo**  
of **Rockhill Management**  
on his nomination for

**Chief Operating Engineer of the Year**

**Tower Water** will do anything possible to  
continue to support Michael and his engineering team!

**We would also like to extend a warm congratulations to:**



**Paul Palagian**  
of **SL Green Realty Corp.**  
on his nomination for  
**Manager of 10+ Years**



**Georgiana Rolon**  
of **JLL, Inc.**  
on her nomination for  
**Manager of 10+ Years**



**Charmaine Davis Murray**  
of **CBRE**  
on her nomination for  
**Manager of 3-10 Years**

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**GEORGIANA ROLON**  
**JLL**



Mrs. Rolon loves managing a piece of the Midtown skyline. As General Manager of Clarion's 114 West 41st Street since 2017 (prior ownership EQ Office), Mrs. Rolon helped lead a massive transition of the building. When she took over as Property Manager, it had a different owner and she managed the building from a previously foreclosed non-union property to a sold, union property transition. Mrs. Rolon then stayed on through the transition to help the new owners manage through JLL.

Being there from the start helped build a strong, trusting relationship between Mrs. Rolon, ownership and tenants, which is core to her work at the building. Her experience, having already been at the building for some time, became vital for the new owners and tenants. She loves to watch a raw space turn into a bustling office and takes pride in being part of that transformation.

As the General Manager, she oversees all the operations at the 350,000 square foot office building and an initial \$60 million budget during a full renovation. Under her management, the building received a total overhaul, including a brand new roof, new class E system, floor overhauls as leases come up to build open floor plans, and an entire renovated lobby with a tenant amenity space.

Mrs. Rolon has coordinated a number of Charity drives with tenants, including coat and toy drives, blood and bone marrow donations and school supply drives. During the COVID-19 Pandemic, she organized a building-wide donation to area hospitals of excess building cleaning supplies along with her tenant's and cleaning vendor.

On top of implementing mandated COVID-19 safety protocols, Mrs. Rolon also oversaw the installation of new MERV-13 air filtration systems, and updated their replacement schedule to quarterly, in order to improve ventilation in the office ahead of many of the tenants returning to work. She incorporated daily sanitization schedules of public spaces to ensure the cleanliness of the areas to the tenants.

"Many on our team are excited to return to 114W41 and I have no doubt a small part of that excitement stems from management," said Samantha McCullough of Demandbase, one of the tenants at 114W41.

Mrs. Rolon is also the manager of 123 Greenwich Street, which she added to her portfolio in February to assist owners in the sale of the property. She is a graduate of Audrey Cohen College, a mother of 3 with two bonus children. She lives in New Jersey and volunteers in her town's CERT team, Volunteers as the Service Unit Manager for the town's Girls Scouts troops along with running her own troop and being a lifelong Girls Scout Alumna.

**Years in Industry:** 22+

**Experience:** As the general manager at JLL's 114 West 41st Street and 123 Greenwich Street, Georgiana Rolon is responsible for the overall property administration, operation, and management of each. She oversees security, housekeeping, and engineering staff, working to enhance the respective services. Rolon is also responsible for tenant relations, which includes lease reviews, rent collection, building inspections, and relocations. Following her promotion to general manager at 114 West 41st Street in 2019, she played an integral role in the massive transitioning of the building, which at the time had a different owner. She has also managed alterations and construction projects for tenants and landlord initiatives and has prepared and administered operating and capital budgets totaling \$60M. Rolon has also assisted asset management with the repositioning, lease-up and performance of the West 41st Street property.

**Education:** Executive Assistant Program at Katharine Gibbs; Bachelor's Degree from Audrey Cohen College, Certificate in Property Management from NYU; NJ Real Estate License from the Bergen County Board of Realtor Center for Pro. Dev.; Recipient of the BOMA New York 2018 Scholarship as part of the BOMI Real Property Administrator (RPA) Program, Recipient of numerous Girl Scout Awards

**Walter T. Gorman, P.E., P.C.**

Salutes

**123 William Street**

and

**Charmaine Davis-Murray**

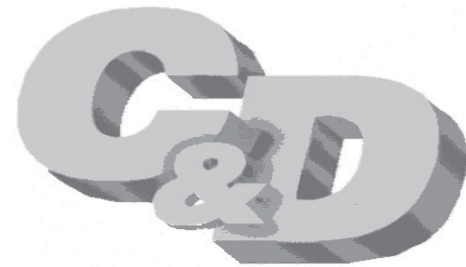
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# 2020 Pinnacle AWARDS





Congratulations,  
**Gary DeJesus**

of RXR Realty,  
on your nomination for  
"Chief Operating Engineer"  
—and to the entire RXR team  
on five award nominations!

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## HISTORY OF THE CHALLENGE COIN

During WWI, American volunteers from all parts of the country filled the newly formed flying squadrons. Some were wealthy scions attending colleges such as Harvard and Yale who quit mid-term to join the war. In one squadron a lieutenant ordered medallions struck on solid bronze carrying the squadron emblem for every member of his squadron. He carried his medallion in a pouch around his neck. Shortly after acquiring the medallions, the pilot's aircraft was severely damaged by ground fire. He was forced to land behind enemy lines and was immediately captured by a German patrol. In order to discourage his escape, the Germans took his uniform and all personal identification except for the small leather pouch around his neck not realizing the significance of the coin.

Taking advantage of a bombardment that night, he escaped. However, he was without personal identification. He succeeded in avoiding German patrols and reached the front lines. With great difficulty he crossed no-man's land. Eventually he stumbled into a French outpost. Unfortunately, the French in his sector had been plagued by saboteurs. The saboteurs sometimes masqueraded as civilians and wore civilian clothes. Not recognizing the young pilot's American accent and since he had no uniform or any form of identification, the French thought he was a saboteur and were going to execute him. Just in time he remembered the coin in the leather pouch. He showed the coin to his would be executioners. His French captors recognized the squadron symbol on the coin and delayed long enough to confirm his identity whereupon they shared a bottle of wine with him. They were challenging him to prove that he was one of them, that they shared the same cause and the coin saved his life.

Back at his squadron, and after hearing his story, it became a tradition to ensure that all members carried their coin at all times. This was accomplished by a challenge conducted in the following manner:

### CHALLENGE COIN RULES

- The challenge is initiated by drawing your coin, holding it in the air by whatever means possible and state, shout or otherwise verbally acknowledge that you are initiating a coin check. You may also place it or strike it on a hard surface such as a table. If you accidentally drop your coin and it makes an audible sound it is still considered a challenge.

- The response consists of all those present responding in a like manner within 15 seconds. At the time of the challenge you are allowed one step and an arm's reach to locate your coin. All coin holders present will participate during a challenge. A response can be with any other challenge coin.
- If there is a challenge and a person is unable to respond then the individual(s) without their coin are required to buy a meal and or beverage of choice for the individual who issued the challenge.
- If everyone being challenged responds with their coin then the person who challenged is required to buy a meal for all those he/she challenged.
- Failure to buy a meal and or beverage is considered despicable and a failure of unit trust. Some units require that you return your coin should you do so.
- Coin checks are allowed anytime, anywhere and anyplace.
- There are no exceptions to the rule.
- An organization or unit coin is a coin. Belt buckles are belt buckles, key chains are key chains. However a coin placed in some fashion around the neck is considered a coin.
- You are responsible for your coin. If someone else is looking at or accidentally drops your coin on a hard surface you are responsible for the consequences of the challenge. However, no one can borrow your coin and force a challenge.
- Once you agree to carry a coin it comes with an obligation of group loyalty and traditions of the coin. Don't accept a coin if you do not share the values and beliefs of the group shared with a willingness to respect the traditions of the challenge coin.

If you carry this coin you do so with an obligation to those ideals it embraces and all challenge coin rules apply. May you carry the coin in good spirit, good health and always with a sense of nobility.



Congratulations  
**John Vitolo**  
**Jim Oese**  
**Howard Temkin**  
**Jadwiga Czyzewski**  
**Gary DeJesus**  
**William Morales**  
and all the  
**2021 Pinnacle Nominees**

"I am very proud of the successful working relationships DTM has with the JLL & RXR Management Teams and with our other partnerships with BOMA members"

Nicholas J. Montesano  
CEO & President



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TAKE HIM AND CUT HIM  
OUT IN LITTLE STARS,  
AND HE WILL MAKE THE  
FACE OF HEAVEN SO FINE  
THAT ALL THE WORLD WILL  
BE IN LOVE WITH NIGHT,  
AND PAY NO WORSHIP TO  
THE GARISH SUN.

– William Shakespeare, *Romeo and Juliet*, Act III, sc. ii

*We honor here those members of the uniformed forces of our City of New York who gave their lives in the line of duty on September 11th, as well as the uniformed officers and employees of the Port Authority of NY & NJ who also made the ultimate sacrifice. They will, forever, be a part of us and our great city. On February 7, 2002 they were awarded honorary membership posthumously in BOMA New York at the Pinnacle Awards Ceremony.*

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John Vitolo  
James Oese

**Good luck and congratulations to all!**



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BOMA is the most influential, widely respected trade association in the commercial real estate sector. For more than 100 years, BOMA's unequaled stewardship, vision and advocacy have set the standard for excellence and success for commercial real estate professionals throughout their career.

## The Leading Advocate Influencing Public Policy

BOMA's advocacy team is on the front lines of Capitol Hill and before federal agencies year-round influencing the industry's most critical policy issues. BOMA's victories on important issues, such as tax or energy incentives, generate hundreds of millions of dollars in savings each year and ensure that BOMA members are out in front of substantive regulatory matters.

## Building Code Victories Save Billions

BOMA is the only commercial real estate association with a voting seat at the table promoting and enforcing effective building codes; saving \$3.50 per square foot in this most recent code hearing cycle.

## Award-winning Programs Drive High-performance

BOMA's award-winning programs and services have connected building owners, managers and green advocacy groups, resulting in cutting-edge advancements in building performance and sustainability throughout the built environment. BOMA is the premier leader in articulating market-based solutions to high-performance initiatives. BOMA tools, from the green lease to energy performance contracting model and the BOMA 360 Performance Program®, allow owners to fulfill sustainability goals and ensure a healthy bottom line.

## Vital Industry Intelligence Increases ROI

BOMA's Experience Exchange Report® has three times more usable data than any other comparable source, providing benchmarking data on energy costs, operating expenses, taxes and more to drive a profitable bottom line. BOMA's floor measurement standards are world-renowned as the building blocks for consistent communication of financial data.

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BOMA works in partnership with both local associations and international affiliates to translate national and global knowledge into more than 100 localities around the world. In its forums, members roll up their sleeves to work on issues, network with industry leaders and hone their leadership skills through volunteer positions.

## BOMA is the CRE Industry Leader

No other industry association can claim the number of advocacy and building code victories, award-winning high-performance programs, depth of industry intelligence or global access and influence that BOMA has achieved for more than 100 years. As the strategic partner to property professionals throughout their career, only BOMA's advocacy, influence, knowledge and resources can provide this all-encompassing platform to ensure business and personal success.

# MEMBER BENEFITS

## Advocacy:

BOMA monitors and lobbies pertinent legislative, regulatory and codes/standards issues at the local, state and national levels to protect its members' interests.

## Committees & Networking:

As a member, you can join a committee that interests you locally. Joining a committee opens doors to networking, getting involved and building long-term relationships with industry colleagues locally and internationally.

## Education:

There are a variety of educational opportunities to meet every budget and learning style, including webinars and in-person programming on the latest trends and issues affecting the industry. BOMA's Every Building Conference and Expo. This annual conference keeps attendees current on the latest operations, management best practices, products, high performance trends and building technology while you network with industry colleagues.

## Information:

BOMA produces a variety of publications that deliver the latest industry news, trends and best practices that drive value to members' properties. Publications include: BOMA's Experience Exchange Report (EER)®, the industry's best benchmarking tool that helps evaluate operating expenses, develop asset management strategies, complete budgets and underwrite and analyze acquisition opportunities; the new floor measurement standards for gross area of buildings, retail facilities, and multi-unit residential buildings, which have joined the current BOMA standards for measuring office and industrial buildings; e-newsletters and the BOMA Magazine to keep members up-to-date on government affairs, industry news and trends, event information and best practices that drive value to members' properties; the industry's first Green Lease Guide, shows how to modify lease terms to maintain an energy efficient and sustainable building operation; and many more.

## Member Only Programs & Discounts:

BOMA members exclusively receive local print directories as well as BOMA International's Who's Who in the Commercial Real Estate Industry directory. BOMA members receive preferential discounts on all BOMA educational and social programs, conferences, publications and the BOMA 360 Performance Program. BOMA members are eligible to compete for the prestigious Pinnacle and TOBY awards. BOMA members are able to sponsor events, which give members the opportunity to directly market their company to their target audience.

## Recognition:

BOMA New York's Local Pinnacle Awards and the Regional and International Outstanding Building of the Year (TOBY) Award is an opportunity for members to distinguish their company from the competition. It is bestowed as the highest mark of excellence for outstanding building management and is the most all-inclusive program in the commercial real estate industry. Additionally, in 2009, BOMA launched the BOMA 360 Performance Program to recognize commercial buildings that achieve best practices in building management and operations. This new program provides a valuable marketing tool in a competitive marketplace.

## Seminars & Lunch And Learns:

Seminars and Lunch & Learns provide a platform for industry professionals to learn, network and exchange ideas. They provide an opportunity for industry professionals to discuss topics of interest in the property management field and to hear from the experts. Topics covered range from incorporating sustainability into building operations, tenant improvements and capital expense projects, relevant litigation, working with tenant in distress, and legal issues. Only an hour long, these roundtables provide opportunities to add value to your operations while minimizing time spent out of the office.

The BOMA value proposition extends from the management team to the board room and as the market changes, so does BOMA. BOMA is the commercial real estate industry's GPS.

Commercial real estate is a far reaching industry. Get involved to see how BOMA represents your interest and open the door to tremendous personal and professional possibilities.

Titanium Scaffold Services, LLC. proudly supports  
**BOMA NEW YORK**  
 Congratulations to the 50th Anniversary  
 Pinnacle Awards Nominees

Hipolito Andon  
 James Campion  
 Michael Choung  
 Michael Chidichimo  
 Jadwiga Czyzewski  
 Ron Damato  
 Charmaine Davis Murray  
 Gary DeJesus

Vanja Dragun  
 Michael Geary  
 Christa Hinckley  
 John Leitner  
 Noelle Mihalinec  
 Jonathan Montes  
 William Morales  
 James Oese

Shawn O'Neill  
 Paul Palagian  
 Muhini Ramjit  
 Georgiana Rolon  
 Tom Stack  
 Howard Temkin-Harvard  
 John Vitolo

SL Green Realty  
 110 East 42nd Street

L&L Holdings  
 390 Madison Avenue

Empire State Realty Trust  
 111 West 33rd Street

SL Green Realty  
 10 East 53rd Street

JLL  
 101 Greenwich

RXR Realty, LLC  
 237 Park Avenue

JLL  
 Empire Stores

CBRE  
 123 William Street

RXR Realty, LLC  
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Paramount Group, Inc.  
 1301 Avenue of the Americas

Related Companies  
 10 Hudson Yards



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**HOLIDAY LUNCHEON**  
 FRIDAY, DECEMBER 3, 2021

Join us for a  
**Festive Afternoon**  
 filled with gourmet food, great company  
 and a special presentation of the  
**CIVIC BETTERMENT AWARD**  
 and Installation of Officers and Directors

**Open-Bar Reception**  
 11:30 AM - 12:15 PM

**Luncheon with Wine and Open Bar**  
 12:15 PM - 2:00 PM

**Ziegfeld Ballroom**  
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**SPONSORSHIP OPPORTUNITIES**



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- Company logo recognition on website



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- Company logo recognition on signage at ballroom entrance
- Recognition in marketing emails
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- Verbal recognition at the event
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# EMERGING LEADERS MEMBERSHIP PROGRAM

Developed to enhance the future of commercial real estate industry by preparing the next generation of commercial property owners, asset, portfolio, and property managers, engineers, and other professionals.

For individuals who are 35 years of age and under or have 5 years or less experience in the Commercial Real Estate Industry

## BENEFITS

- ✔ Networking Opportunities
- ✔ Leadership Development
- ✔ Meet & Greet with Industry Leaders
- ✔ Committee Involvement
- ✔ Discounted Rates to Select Events and Educational Opportunities

APPLY TODAY AT [WWW.BOMANY.ORG](http://WWW.BOMANY.ORG)

# ARE YOU A MENTOR?

Partner With Emerging Leaders  
& Push The CRE Industry Forward

## BENEFITS OF BEING A MENTOR:

- ✔ Gain perspective by viewing your profession through your mentee's eyes
- ✔ Build a reputation for developing young professionals
- ✔ Take pride in knowing that you have been a crucial component of your mentee's success
- ✔ Feel valued for your knowledge and insight

## MENTOR QUALITIES:

- ✔ Excellent communication skills – good listener, focused and empathetic
- ✔ Have the desire to help as well as an interest in guiding others and providing constructive feedback
- ✔ Open to sharing about own experiences
- ✔ Enthusiastic and supportive about career development
- ✔ Ethical and respectful of confidentiality

## ELIGIBILITY REQUIREMENTS

- ✔ Minimum of five years of experience and working in the commercial real estate industry
- ✔ A commitment to participate for one-year (we suggest a minimum of four sessions for at least one hour, with as many in-person meetings as possible).
- ✔ Agree to respect confidentiality.
- ✔ Agree not to hire the mentee for a minimum of two years after the mentor program has concluded.

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# 50<sup>TH</sup> ANNIVERSARY

## PINNACLE AWARDS

### A TRADITION OF EXCELLENCE OVER A DECADE OF WINNERS

#### OUTSTANDING LOCAL MEMBER

- 2001-2 Steven W. Ford
- 2002-3 Edward M. Fallon, RPA
- 2003-4 Angelo J. Grima
- 2004-5 Desmond J. Burke
- 2005-6 Kathleen A. Murphy, RPA/CPM
- 2006-7 Mark S. Landstrom, RPA
- 2007-8 Louis J. Mantia
- 2008-9 James R. Kleeman, RPA
- 2009-10 Walter F. Ulmer, III
- 2010-11 Morris Wiesenber, RPA
- 2011-12 John B. Simoni, Esq.
- 2012-13 Ronald S. Zeccardi
- 2013-14 Louis J. Trimboli, RPA/FMA/LEED AP
- 2015 John Brandstetter
- 2016 Michael F. Flatley, CEM, LEED AP, CPMP
- 2017 Deborah Tomasi
- 2018 Gail Duke, RPA, CPM
- 2019 Laura Belt Ponomarev, RPA, FMA
- 2020 Julie Arce

#### HISTORICAL BUILDING

- 2001-2 30 Rockefeller Plaza
- 2003-4 The International ToyCenter (200 Fifth Avenue)
- 2004-5 Lever House (390 Park Avenue)
- 2005-6 230 Park Avenue
- 2006-7 60 East 42nd Street (The Lincoln Building)
- 2007-8 375 Park Avenue (The Seagram Building)
- 2008-9 48 Wall Street
- 2009-10 Empire State Building
- 2010-11 30 Rockefeller Plaza
- 2011-12 122 East 42nd Street (The Chanin Building)
- 2013-14 230 Park Avenue
- 2015 The Argonaut Building
- 2016 500 Fifth Avenue
- 2017 620 Avenue of the Americas
- 2018 One Park Avenue

- 2019 420 Lexington Avenue
- 2020 120 Broadway

#### GOVERNMENT BUILDING

- 2002-3 492 First Avenue
- 2005-6 90 Church Street
- 2006-7 290 Broadway (Ted Weiss Federal Office Building)
- 2007-8 US Post Office & Courthouse
- 2008-9 Alexander Hamilton US Custom House
- 2009-10 26 Federal Plaza
- 2015 Jacob K. Javits Convention Center of New York

#### NEW CONSTRUCTION

- 2001-2 5 Times Square
- 2002-3 383 Madison Avenue (Bear Stearns World Headquarters)
- 2003-4 The Reuters Building at 3 Times Square
- 2004-5 300 Madison Avenue
- 2005-6 Times Square Tower (7 Times Square)
- 2006-7 Hearst Tower
- 2007-8 731 Lexington Avenue
- 2008-9 555 West 18th Street (IAC Building)
- 2009-10 Gateway Center at Bronx Terminal Market
- 2010-11 The Bank of America Tower at One Bryant Park
- 2011-12 11 Times Square
- 2013-14 4 World Trade Center
- 2015 51 Astor Place
- 2016 250 West 55th Street
- 2017 One World Trade Center
- 2019 3 World Trade Center
- 2020 1 Manhattan West

#### EARTH AWARD

- 2005-6 4 Times Square
- 2006-7 290 Broadway (Ted Weiss Federal Office Building)
- 2007-8 Hearst Tower
- 2008-9 7 World Trade Center

- 2010-11 The Bank of America Tower at One Bryant Park
- 2011-12 One Penn Plaza
- 2012-13 Hearst Tower
- 2013-14 2 Penn Plaza
- 2015 1325 Avenue of the Americas
- 2016 712 Fifth Avenue
- 2017 Starrett-Lehigh Building
- 2018 1515 Broadway
- 2020 485 Lexington Avenue

#### HENRY J. MULLER ACHIEVEMENT AWARD

- 2001-2 Former Mayor Rudolph W. Giuliani
- 2002-3 NYC2012
- 2003-4 Stephen M. Ross, The Related Companies
- 2004-5 NYC Department of Buildings
- 2005-6 Parish of Trinity Church, Trinity Real Estate
- 2006-7 The Durst Organization
- 2007-8 Silverstein Properties
- 2008-9 PlaNYC2030
- 2009-10 The Bronx Renaissance
- 2010-11 The High Line
- 2011-12 National September 11 Memorial & Museum
- 2017 The Port Authority of NY & NJ for the World Trade Center Site
- 2020 Oxford Properties Group & Related Management Company, LP for Hudson Yards

#### CORPORATE FACILITY

- 2004-5 Scholastic Inc. Headquarters (555-557 Broadway)
- 2005-6 Ernst & Young Headquarters (5 Times Square)
- 2006-7 550 Madison Avenue (The Sony Building)
- 2007-8 1585 Broadway (Morgan Stanley)
- 2008-9 452 Fifth Avenue (HSBC Bank USA N.A.)
- 2009-10 Hearst Tower
- 2010-11 575 Fifth Avenue
- 2011-12 1515 Broadway
- 2012-13 555 West 18th Street (IAC Building)
- 2013-14 731 Lexington Avenue
- 2018 Hearst Tower
- 2019 51 Madison Avenue

#### RENOVATED BUILDING

- 2001-2 One Hudson Square
- 2002-3 1166 Avenue of the Americas
- 2003-4 150 Fifth Avenue
- 2004-5 500 Park Avenue
- 2005-6 501 Seventh Avenue
- 2006-7 1359 Broadway
- 2007-8 100 Park Avenue
- 2008-9 485 Lexington Avenue
- 2009-10 345 Hudson Street
- 2010-11 200 Fifth Avenue
- 2011-12 112 West 34th Street
- 2012-13 330 Madison Avenue
- 2013-14 1330 Avenue of the Americas
- 2015 452 Fifth Avenue
- 2016 330 West 34th Street
- 2017 635-641 Avenue of the Americas
- 2018 280 Park Avenue
- 2019 90 Park Avenue

- 2020 10 Grand Central

#### MANAGERS OF THE YEAR

##### 2002-2003

- Michael J. Bosso**, Brookfield Financial Properties
- Valerie Coleman**, RPA, Insignia/ESG, Inc.
- Thomas E. Cook**, RPA, Atco Properties & Management, Inc.
- Timothy J. Hogan**, RPA, Grubb & Ellis Management Services, Inc.
- Terence Komst**, RPA, Cushman & Wakefield, Inc.
- Stephen A. McGann**, RPA/CPM, Tishman Speyer Properties
- Richard D. Molfese**, RPA/FMA, Colliers ABR, Inc.
- James A. Reichert**, RPA, Insignia/ESG, Inc.

##### MANAGERS OF THE YEAR 3-10 YEARS EXPERIENCE

- 2003-4 **Rona Siegel**  
Tower Realty Management Corp.
- 2004-5 **Igwe N. Harve**, RPA/FMA,  
CRG Management LLC
- 2005-6 **Paul Gordon**  
Macklowe Properties, Inc.
- 2006-7 **Meghan Ellen Gill**, RPA/FMA  
SL Green Realty Corp.
- 2007-8 **Jose M. Toro**  
Grubb & Ellis Management Services, Inc.
- 2008-9 **Juan Machado**  
Jones Lang LaSalle Americas, Inc.
- 2009-10 **Peter H. Corrigan**, LEED AP,  
Colliers ABR, Inc.
- 2010-11 **William D. Vazquez**  
CBRE, Inc.
- 2011-12 **Kenneth Fidge**, RPA/LEED AP  
Vornado Office
- 2012-13 **Michael Aisner**, RPA/LEED AP  
RXR Property Management
- 2013-14 **Brian V. Jauntig**, RPA/LEED AP
- 2015 **Jennifer Ciccotto**, RPA
- 2016 **Rosemarie Krol**, RPA  
CBRE, Inc.
- 2017 **Carol Nuzzo**, RPA, FMA  
SL Green Realty Corp.
- 2018 **Alex Trotta**, CPA  
CBRE, Inc.
- 2019 **Endrit Kukaj**, RPA  
SL Green Realty Corp.
- 2020 **Adrian Sierra**  
Vornado Office Management LLC

##### MANAGERS OF THE YEAR 10+ YEARS EXPERIENCE

- 2003-4 **Vincent A. Fantauzzi**, RPA  
CB Richard Ellis, Inc.
- 2004-5 **James J. Whelan**, RPA/FMA  
Cushman & Wakefield, Inc.
- 2005-6 **Louis Trimboli**, RPA/FMA  
CB Richard Ellis, Inc.
- 2006-7 **Stephen A. McGann**, CPM/RPA  
CB Richard Ellis, Inc.
- 2007-8 **Javier Lezamiz**  
CB Richard Ellis, Inc.
- 2008-9 **Richard B. Wallace**  
Vornado Office Management, LLC
- 2009-10 **Andrew Toland**  
Cushman & Wakefield, Inc.

**2010-11** **Lawrence P. Giuliano, Sr.**, RPA/FMA/SMA/SMT  
Tishman Speyer Properties

**2011-12** **Cindy Boyea**, RPA/CPM/CCIM  
Paramount Group, Inc.

**2012-13** **Patricia Revellese**, SL Green Realty Corp.

**2013-14** **Joanne G. Porrazzo**, RPA/FMA/LEED AP

**2015** **Herb Gonzalez**

**2016** **Stephen Mosca**, CFM

**2017** **Peter Gorry**, RPA, CEM

**2018** **Sharon Hart-Fanelli**, CPM, RPA, LEED GA  
Cushman & Wakefield Inc.

**2019** **Lawrence Spahn**, RPA, FMA, SMA, SMT, LEED AP  
H&R REIT (U.S.) Management Services Inc.

**2020** **Daniela Perez, RPA, FMA, LEED GA**  
Empire State Realty Trust

#### CHIEF OPERATING ENGINEER

**2019** **Steve Nathan**, SMT  
Silverstein Properties, Inc.

**2020** **Ralph Didomenico, SMA, SMT**  
SL Green Realty Corp.

#### OPERATING ENGINEER

**2019** **Francis Noonan**, SMT  
Met Life-200 Park Avenue

**2020** **Hector Eligio**  
The Durst Organization

#### OPERATING OFFICE BUILDING

**2001** 500,000 to 1,000,000 Sq. Ft.  
**The Interchurch Center (475 Riverside Drive)**  
Over 1,000,000 Sq. Ft.  
**Eleven Madison**

**2002-3** 500,000 to 1,000,000 Sq. Ft.  
**320 Park Avenue**  
Over 1,000,000 Sq. Ft.  
**One Liberty Plaza**

**2003-4** 100,000 to 499,999 Sq. Ft.  
**717 Fifth Avenue**  
500,000 to 1,000,000 Sq. Ft.  
**420 Fifth Avenue**  
Condominium Over 1,000,000 Sq. Ft.  
**The Grace Building (1114 Avenue of the Americas)**

**2004-5** 100,000 to 499,999 Sq. Ft.  
**28 West 44th Street**  
Over 1,000,000 Sq. Ft.  
**The MetLife Building**

**2005-6** 100,000 to 499,999 Sq. Ft.  
**500 Park Avenue**  
500,000 to 1,000,000 Sq. Ft.  
**The Lipstick Building**  
Over 1,000,000 Sq. Ft.  
**Citigroup Center**

**2006-7** 100,000 to 500,000 Sq. Ft.  
**501 Seventh Avenue**  
500,000 to 1,000,000 Sq. Ft.  
**320 Park Avenue**  
Over 1,000,000 Sq. Ft.  
**Time Warner Center**

**2007-8** 100,000 to 500,000 Sq. Ft.  
**215 West 125th Street**  
500,000 to 1,000,000 Sq. Ft.  
**522 Fifth Avenue**

**2008-9** 100,000 to 499,999 Sq. Ft.  
**120 West 45th Street (Tower 45)**  
500,000 to 1,000,000 Sq. Ft.  
**750 Seventh Avenue**  
Over 1,000,000 Sq. Ft.  
**1211 Avenue of the Americas**

**2009-10** 100,000 to 499,999 Sq. Ft.  
**527 Madison Avenue**  
500,000 to 1,000,000 Sq. Ft.  
**1350 Avenue of the Americas**  
Over 1,000,000 Sq. Ft.  
**One Grand Central Place**

**2010-11** 100,000 to 249,999 Sq. Ft.  
**609 Fifth Avenue**  
250,000 to 499,999 Sq. Ft.  
**1350 Broadway**  
500,000 to 1,000,000 Sq. Ft.  
**450 Lexington Avenue**  
Over 1,000,000 Sq. Ft.  
**230 Park Avenue**

**2011-12** 100,000 to 249,999 Sq. Ft.  
**461 Fifth Avenue**  
250,000 to 499,999 Sq. Ft.  
**600 Lexington Avenue**  
500,000 to 1,000,000 Sq. Ft.  
**712 Fifth Avenue**  
Over 1,000,000 Sq. Ft.  
**1301 Avenue of the Americas**

**2012-13** 100,000 to 249,999 Sq. Ft.  
**110 East 42nd Street**  
250,000 to 499,999 Sq. Ft.  
**1333 Broadway**  
500,000 to 1,000,000 Sq. Ft.  
**1325 Avenue of the Americas**  
Over 1,000,000 Sq. Ft.  
**1633 Broadway**

**2013-14** 500,000 to 1,000,000 Sq. Ft.  
**31 West 52nd Street**  
Over 1,000,000 Sq. Ft.  
**1185 Avenue of the Americas**

**2015** 250,000 to 499,999 Sq. Ft.  
**1359 Broadway**  
500,000 to 1,000,000 Sq. Ft.  
**340 Madison Avenue**  
Over 1,000,000 Sq. Ft.  
**One Hudson Square**

**2016** 250,000 to 499,999 Sq. Ft.  
**101 Avenue of the Americas**  
500,000 to 1,000,000 Sq. Ft.  
**900 Third Avenue**  
Over 1,000,000 Sq. Ft.  
**Starrett-Lehigh Building**

**2017** 500,000 to 1,000,000 Sq. Ft.  
**810 Seventh Avenue**  
Over 1,000,000 Sq. Ft.  
**32 Old Slip**

**2018** 100,000 to 249,999 Sq. Ft.  
**IAC Building**  
500,000 to 1,000,000 Sq. Ft.  
**Dumbo Heights**  
Over 1,000,000 Sq. Ft.  
**One World Trade Center**

**2019** 500,000 to 1,000,000 Sq. Ft.  
**757 Third Avenue**

Over 1,000,000 Sq. Ft.  
**11 Madison Avenue**

**2020** 100,000 to 249,000 Sq. Ft.  
**The SOHO Building**  
250,000 to 499,999 Sq. Ft.  
**475 Fifth Avenue**  
500,000-1 MILLION Sq. Ft.  
**300 Vesey Street**  
Over 1 MILLION Sq. Ft.  
**140 BroadwayJLL**

#### BOMA MIDDLE ATLANTIC CONFERENCE REGIONAL TOBY AWARDS

**2001-2** Renovated Building  
**One Hudson Square**  
Historical Building  
**30 Rockefeller Center**  
Operating Office Building (over 1,000,000 Sq. Ft.)  
**Eleven Madison**  
Member of the Year  
**Steven W. Ford**

**2002-3** Renovated Building  
**1166 Avenue of the Americas**

**2003-4** Member of the Year  
**Angelo J. Grima**

**2004-5** Operating Office Building (over 1,000,000 Sq. Ft.)  
**The Grace Building (1114 Avenue of the Americas)**

**2006-7** Historical Building  
**230 Park Avenue**  
Government Building  
**90 Church Street**

**2007-8** Corporate Facility  
**550 Madison Avenue (The Sony Building)**  
Government Building  
**290 Broadway**  
(Ted Weiss Federal Office Building)  
Operating Office Building (Over 1,000,000 Sq. Ft.)  
**Time Warner Center**

**2008-9** Historical Building  
**375 Park Avenue (The Seagram Building)**  
Government Building  
**US Post Office Courthouse**  
Renovated Building  
**100 Park Avenue**

**2009-10** Operating Office Building (Over 1,000,000 Sq. Ft.)  
**1211 Avenue of the Americas**

**2010-11** Historical Building  
**Empire State Building**  
Government Building  
**26 Federal Plaza**  
Corporate Facility  
**Hearst Tower**  
Local Member  
**James R. Kleeman**, RPA

**2011-12** Operating Office Building (Over 1,000,000 Sq. Ft.)  
**230 Park Avenue**  
Corporate Facility  
**575 Fifth Avenue**

**2012-13** Corporate Facility  
**1515 Broadway**  
Operating Office Building (100,000 to 249,999 Sq. Ft.)  
**461 Fifth Avenue**

**2013-14** Earth Award  
**Hearst Tower**

Operating Office Building (100,000-249,999 Sq. Ft.)  
**110 East 42nd Street**  
Operating Office Building (Over 1,000,000 Sq. Ft.)  
**1633 Broadway**

**2015** Historical Building  
**230 Park Avenue**

**2017** Operating Office Building (500,000-1,00,000 Sq. Ft.)  
**900 Third Avenue**  
Operating Office Building (Over 1 Million Sq. Ft.)  
**The Starrett-Lehigh Building**

**2018** Earth Award  
**The Starrett-Lehigh Building**  
Renovated Building  
**635-641 Avenue of the Americas**  
Operating Office Building (500,000-1,000,000 Sq. Ft.)  
**810 Seventh Avenue**

**2019** Corporate Facility  
**Hearst Tower**  
Earth Award  
**1515 Broadway**  
Renovated Building  
**280 Park Avenue**

**2020** Historical Building  
**Graybar Building**  
Over 1 Million Square Feet  
**11 Madison Avenue**

**2021** Historical Building  
**120 Broadway**  
Earth Award  
**485 Lexington Avenue**

#### BOMA International TOBY Awards

**2001-2** Renovated Building  
**One Hudson Square**

**2006-7** Government Building  
**90 Church Street**

**2007-8** Corporate Facility  
**550 Madison Avenue (The Sony Building)**  
Operating Office Building (Over 1,000,000 Sq. Ft.)  
**Time Warner Center**

**2008-9** Renovated Building  
**100 Park Avenue**

**2010-11** Corporate Facility  
**Hearst Tower**

**2011-12** Corporate Facility  
**575 Fifth Avenue**

**2012-13** Corporate Facility  
**1515 Broadway**

**2015** Historical Building  
**230 Park Avenue**

**2019** Corporate Facility  
**Hearst Tower**  
Renovated Building  
**280 Park Avenue**

**2020** Historical Building  
**Graybar Building**

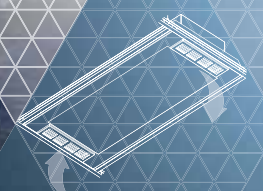
#### The Grand Pinnacle For the Highest Overall Score

**2016** **900 Third Avenue**  
**2017** **810 Seventh Avenue**  
**2018** **Hearst Tower**  
**2019** **11 Madison Avenue**  
**2020** **120 Broadway**



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1450 Broadway, New York, NY 10018  
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