

BOMA
New York

2 0 1 9
Pinnacle
A W A R D S

FEBRUARY 28, 2019

CHELSEA PIERS

FIREQUENCH INC.

SALUTES BOMA AND ALL OF TONIGHT'S PINNACLE AWARDS RECIPIENTS



**NEW YORK'S LEADING FIRE ALARM, CENTRAL STATION AND LIFE SAFETY CONSULTANTS - FOR FDNY
SELF-CERTIFICATION PROGRAMS • PHONE: 212-966-9100 E: FQUENCH @AOL.COM**

39 WEST 37TH STREET, NEW YORK, NY 10018 | T: 212 966-9100 | F: 212 966-9104 | E: FQUENCH@AOL.COM | W: FIREQUENCH.COM

Congrats!



★ *Julie Arce* ★

NOMINATED FOR OUTSTANDING LOCAL MEMBER OF THE YEAR

★ *Daniela Justovich-Perez* ★

NOMINATED FOR MANAGER OF THE YEAR, 10 PLUS YEARS OF EXPERIENCE

C&W@51 MADISON

NOMINATED FOR CORPORATE FACILITY

JLL@757 THIRD

NOMINATED FOR OPERATING BUILDING
(500,000 TO 1 MIL SQUARE FEET)

SL GREEN@420 LEXINGTON

NOMINATED FOR HISTORICAL BUILDING

JLL@140 BROADWAY

NOMINATED FOR OPERATING BUILDING
(OVER 1MIL SQUARE FEET)

and all the



BOMA/NY PINNACLE AWARDS NOMINEES



FROM JOHN LEITNER & MICHAEL BORELLO
ENVIRONMENTAL BUILDING SOLUTIONS, LLC

THOMAS LAYDEN
EBS CONSULTING GROUP, LLC.

494 EIGHTH AVE / SUITE 1403 / NEW YORK / NY / 10001 / 646-290-5925 / WWW.EBSLLCNYC.COM

WE SAULUTE ALL THOSE
BEING HONORED
AT THE 2019
**BOMA NY
PINNACLE AWARDS**

**WE ARE PLEASED
TO RECOGNIZE
OUR OWN**

ENDRIT KUKAJ

Property Manager

Nominated for:
**Manager of the Year
3 to 10 Years**



 **SL GREEN**
REALTY CORP.

CONGRATULATIONS
TO ALL THOSE BEING
RECOGNIZED AT THE 2019
**BOMA NY
PINNACLE AWARDS**

**WE PROUDLY
SALUTE OUR OWN**

MIKE GALVIN

Chief Engineer, 1515 Broadway

Nominated for:
**Chief Operating Engineer
of the Year**



SL GREEN
REALTY CORP.



SLGreenRealty



@slgreen_realty



@SLGreen



SL Green Realty Corp.

WE CONGRATULATE ALL OF TONIGHT'S
BOMA NY PINNACLE AWARD NOMINEES & WINNERS
FOR BEING RECOGNIZED AS NEW YORK'S INDUSTRY LEADERS



90 PARK

90 PARK AVENUE

NOMINATED | RENOVATED BUILDING OF THE YEAR

VORNADO
REALTY TRUST

2019 *Pinnacle* AWARDS

A MESSAGE FROM THE PRESIDENT THE 2019 PINNACLES:

I would like to take this opportunity to express our collective gratitude to everyone who made the 2019 Pinnacle Awards an industry success. I am honored to join my peers and celebrate the many outstanding leaders that have been nominated for a Pinnacle Award. This is an exceptional year and I am impressed by the hard work and dedication displayed by each nominee and the remarkable accomplishments achieved by each leader.

The Pinnacle Awards have been an annual tradition for 48 years. Each year, we have the privilege to applaud individuals, as well as collective teams, for their respective achievements. The Pinnacle Awards emphasize best standards and promote the perpetual growth of the commercial real estate industry.

The 2019 Pinnacle Awards include two new categories: Chief Operating Engineer and Operating Engineer. All of our nominees represent the best cross-section of our industry. Their innovation and commitment inspire others. Each nominee has adapted, embraced and maybe even pioneered industry trends. We recognize and thank each of you for your advancements and contributions.

I hope you enjoy learning more about the individuals and projects in the following pages.

Thank you.

Hani Salama, P.E., LEED AP
President, BOMA New York



President's Message.....	5
TABLE OF CONTENTS	6
INDEX OF ADVERTISERS	7
JUDGING CRITERIA	11
PINNACLE AWARD CATEGORIES	12
EVENT PROGRAM	15
2019 OFFICERS & DIRECTORS	19
OUTSTANDING LOCAL MEMBER OF THE YEAR	
Julie Arce.....	23
Laura Belt-Ponomarev, RPA, FMA.....	27
Mitchell Grant, RPA.....	31
Steven Serrano.....	35
ABOUT BOMA NEW YORK	39
2019 CALENDAR OF EVENTS	41
HISTORICAL BUILDING OF THE YEAR	
420 Lexington Avenue.....	45
NEW CONSTRUCTION	
3 World Trade Center	49
MANAGER OF THE YEAR 3 TO 10 YEARS	
Endrit Kukaj, RPA	53
MANAGER OF THE YEAR 10+ YEARS	
Daniela Perez, FMA, RPA, LEED GA	57
Lawrence Spahn, RPA, FMA, SMA, SMT, LEED AP.....	61
AWARDS COMMITTEE	65
2018 PINNACLES AWARDS SPREAD	66-67
SPONSORS	69
CORPORATE FACILITY OF THE YEAR	
51 Madison Avenue, New York Life Insurance	73
RENOVATED BUILDING OF THE YEAR	
90 Park Avenue	77
Event Contributors	83
OPERATING OFFICE BUILDING OF THE YEAR 500,000 - 1 MILLION SF	
757 Third Avenue	87
OPERATING OFFICE BUILDING OVER 1 MILLION SF	
11 Madison Avenue, New York Life Insurance	91
140 Broadway.....	95
CHIEF OPERATING ENGINEER OF THE YEAR	
Michael Galvin, SMT	99
Steve Nathan, SMT.....	103
Brian O'Malley.....	107
Michael Placente.....	111
David Rodriguez.....	115
Daniel Syvarth	119
Edilberto Valdez, FMA, LEED GA	123
Francis Noonan, SMT.....	127
2019 CIGAR NIGHT	121
BOMA NEW YORK COMMITTEES	125
DECADE OF WINNERS	128

58-64 40th Street Corp.	26	Forest Electric Corp.	59	P.S. Marcato	52
ABM	48	GenServe Inc.	71	Quality Fire Protection Consultants Inc.	25
Ace Atlas Corporation	98	GKS Industries	110	RFA Frontino	92
ADCO Electrical Corporation	93	Goldman Copeland Consulting Engineers ..	62	Rick's Painting & Decorating Corp.	55
AECOM Tishman	46	Gradiant Services	8	Robert Derector Associates	102
AFA Protective Systems, Inc.	47	Guardian Services Industries, Inc.	17	Royal Waste Services	24
Allan Briteway Electrical Contractors, Inc. ..	93	Harvard Maintenance, Inc.	20	R&R Scaffolding	106
Alliance Building Services	18	Homeyer Consulting Services, Inc.	110	RXR Realty LLC	30
ALSA Architecture + Engineering	109	HUB	92	SBM Inc.	22
Amaracon Testing & Inspections LLC	108	Hugh O'Kane Electric Company, Inc.	50	Schindler Elevator Corporation	89
Archetype Consultants Inc.	78	iES Corporation	60	SDudio Inc.	106
Assured Environments	43	Industrial Cooling Corporation	98	Severud Associates	79
Atlantic Cooling Technologies & Services ..	97	J.A. Jennings, Inc.	58	Shannon Abatement Inc.	126
AWTC Water Treatment Consulting	102	James E. Fitzgerald, Inc.	88	Silverstein Properties	17
BMS LLC	76	Jaros, Baum & Bolles	51	Skyline Automation	72, 94
Boston Properties, Inc.	10	JDP Mechanical Inc.	80	Skyline Fire Sprinkler Corp.	81
BP Air Conditioning Corp.	116	John Gallin & Son	112	SL Green Realty Corp.	2, 3, 44
BR Design Associates	101	JRM Construction Management	9	Strauss Paper Company	97
Carrier Corporation	13	J.T. Magen & Company Inc.	16	StringBean Technologies	84
Cauldwell Wingate	13	KM Associates of New York	59	Summit Security Services, Inc.	54
Century Elevator Maintenance Corporation ..	84	K&S Industrial Corporation	68	Support Buildings of New York	98
Champion Elevator Corp.	133	Lafayette Metal and Glass	32	TEI Group	64
ChemTreat, Inc.	120	Lerch Bates, Inc.	71	The Action Environmental Group	90
Clay Drywall, Inc.	59	Local 94	85	The Water Group	109
CMS Electrical Service, Inc.	40	Maccarone Plumbing, Inc.	117	Thomas S. Brown Associates	112
Collins Building Services, Inc.	38	Madison Services Corporation	75	ThyssenKrupp Elevator Corp.	14
Cortex	122	MdeAS Architects	79	Timbil Mechanical	120
Danton Plumbing & Heating Corporation ..	106	MG Engineering D.P.C.	33	Total Fire Protection	36
Degmor Environmental Services, LLC	105	Miric Industries	113	Tower Water	106
DiFazio Power & Electric LLC	118	M&S Mechanical	51	TPG Architecture	124
Donnelly Mechanical	43	Nalco Water	116	Trane NY/NJ	21
DTM Drafting & Consulting Services, Inc. ...	102	Newmark Knight Frank	62	Trident Contracting	37
East Coast Energy Group	14	Nouveau Elevator	16	Ultra General Contracting Inc.	32
Empire State Realty Trust	56	NY Life	70	VDA	89
Environmental Building Solutions, LLC	1	OTI	84	Vikxs Services	63
Ess + Vee Acoustical Contractors, Inc.	98	Paramount Group	34	Vornado Realty Trust	4
Evergreen Mechanical Corp.	92	Penguin Maintenance	105	Waldorf Demolition	104
Fanning Business Publishing, Inc.	74	Perfect Building Maintenance	86	W.H. Christian & Sons, Inc.	120
FCS Metro, LLC	100	Pinnacle Environmental	114	Widgeon Management Corporation	28
Firecom, Inc.	101	PJM and Sons, Inc.	29	Winter Properties	114
Firequench Inc.	11	PJ Mechanical Corp.	42	WJE Engineers & Architects, P.C.	110
Five Star Carting, Inc.	116	Platinum	82	Yardi	108
Fogarty Finger Architecture	81	Prestige	96		

Congratulations to the
2019 BOMA Pinnacle Award
Winners and Nominees
For Being Recognized as
New York's Best



Window
Cleaning



Scaffold
Maintenance and
Installation



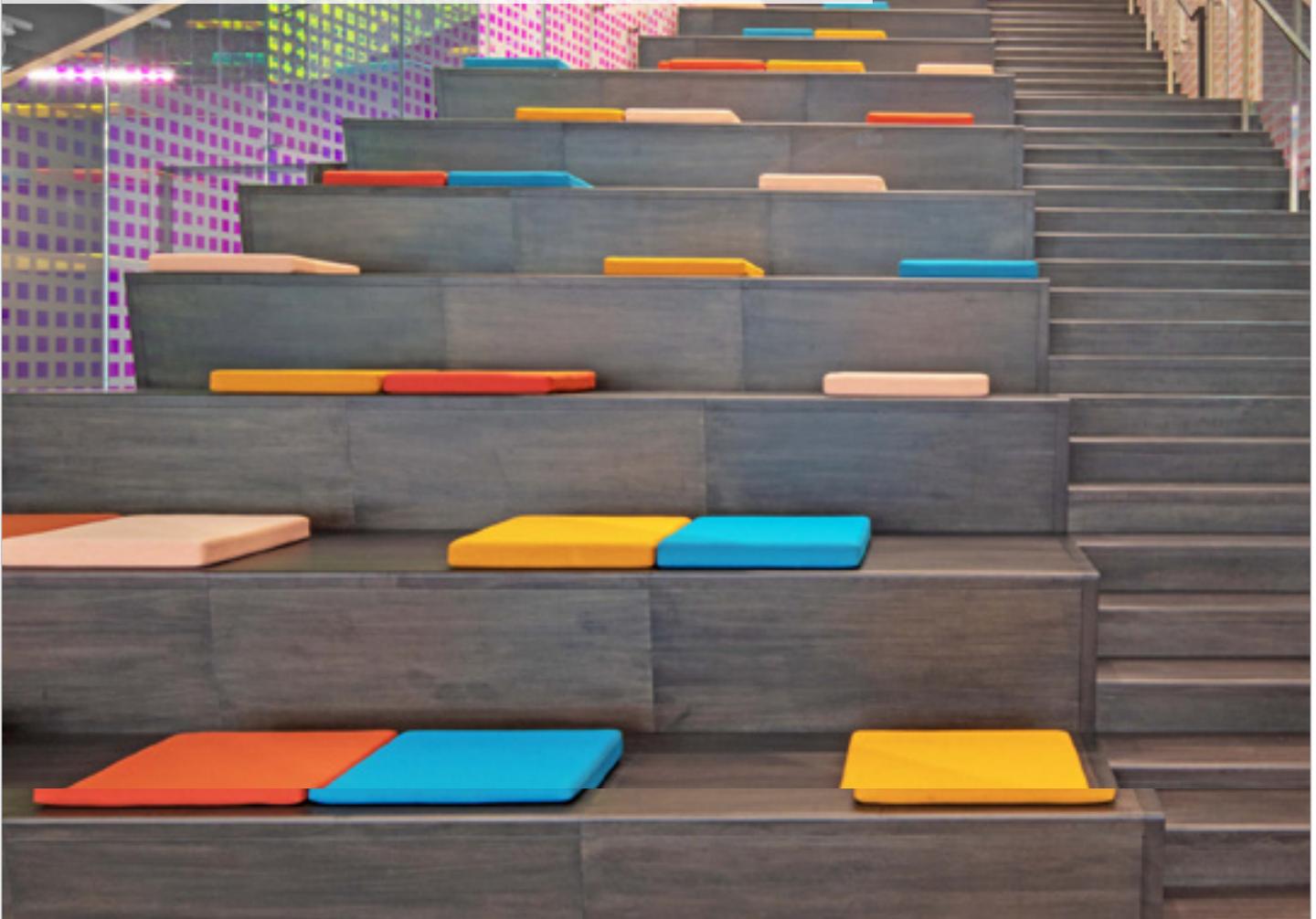
Metal, Stone
And Wood

65 West 36th Street, 4th Floor New York, NY 10018

JRM Construction Management

Salutes Silverstein Properties' 3 World Trade Center Project & Steve Nathan for their Nominations

Congratulations to All of Tonight's BOMA NY Pinnacle Award Nominees & Winners



JRM Construction Management

Building on experience, building with integrity

Preconstruction | Construction Management | General Contracting | Construction Services | Design Build | Green Building
New York 212.545.0500 | New Jersey 973.887.0082 | California 949.480.3410 | www.jrmcm.com



We salute all the nominees in the

2019 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

Our New York Pinnacle Award-Winning Buildings

599 Lexington Avenue, 601 Lexington Avenue, 90 Church Street, Times Square Tower

250 W 55th Street

Our Future Pinnacle Contenders

**399 Park Avenue, 767 Fifth Avenue, 540 Madison Avenue,
510 Madison Avenue**

2019 Pinnacle AWARDS

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 — 85 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 building competitions take place in the categories described in this kit and in these non-building categories: Outstanding Local Member, for services to BOMA NY, Manager of the Year (3 to 10 Years of Experience and Over 10 Years of Experience), Engineer of the Year (Chief Operating and Operating) 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, amphitheaters, 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: 100,000 to 249,999 square feet

Category #2: 250,000 to 499,999 square feet

Category #3: 500,000 to 1,000,000 square feet

Category #4: Over 1,000,000 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.

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.

CONGRATULATIONS

to all the

BOMA NY Pinnacle Award Nominees from Carrier

Specialized solutions and service expertise for your facility

1350 Broadway, Suite 2300
New York, NY 10018
(917)-339-9568
Craig.Filaski@Carrier.utc.com



CAULDWELL WINGATE

PROUDLY SUPPORTS THE

**BOMA NEW YORK
2019 PINNACLE
AWARDS**

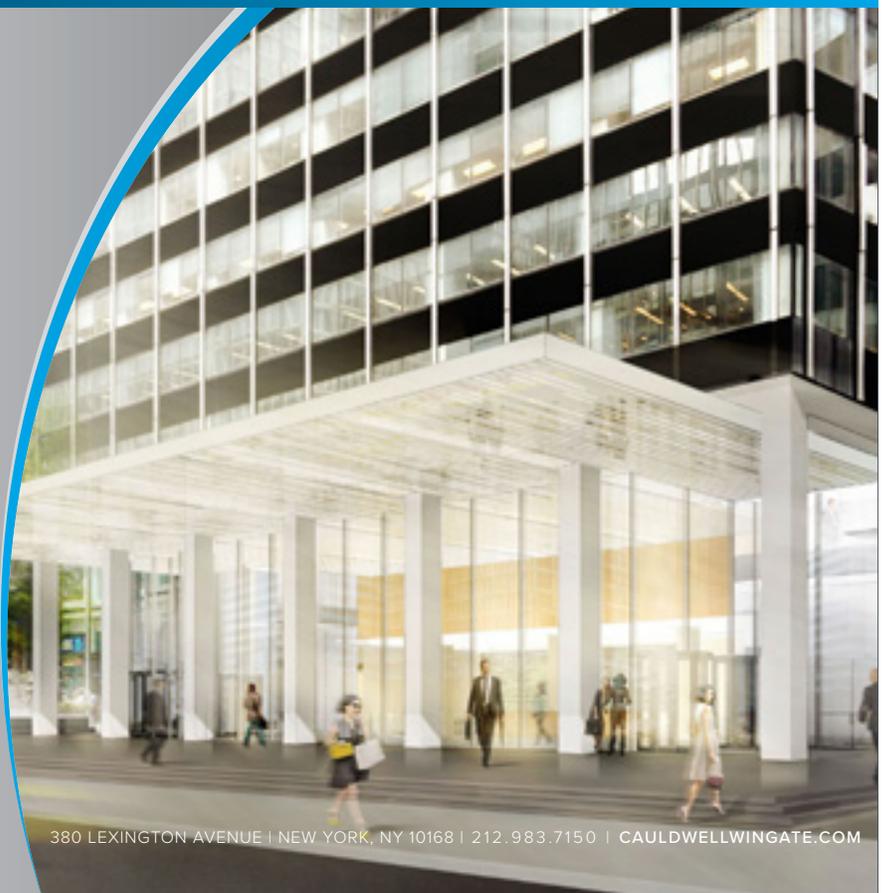
AND CONGRATULATES
HONOREE & OUR FRIEND

Edilberto Valdez, FMA, LEED GA

Stahl Organization



380 LEXINGTON AVENUE | NEW YORK, NY 10168 | 212.983.7150 | CAULDWELLWINGATE.COM



EAST COAST ENERGY GROUP

Would Like to Congratulate the

2019 BOMA Pinnacle AWARD WINNERS



EAST COAST
ENERGY GROUP

EAST COAST MECHANICAL
EAST COAST POWER AND GAS
EAST COAST PETROLEUM



Central Energy Products



ecenergygroup.com | 718.402.5107
340 Jackson Ave | Bronx, NY 10454

the power of **3**

Congratulations

2019 Pinnacle

Award nominees!

thyssenkrupp Elevator is proud to support your distinguished buildings and people. We're also helping to make cities the best places to live: to move people safely, comfortably and efficiently, today and tomorrow.

We do this by intelligently applying existing technologies and developing next-generation solutions – working closely with you to advance an industry that moves more than 1 billion people per day, worldwide.
www.thyssenkruppelevator.com

engineering. tomorrow. together.



thyssenkrupp

2019 Pinnacle AWARDS

EVENT PROGRAM

MASTER OF CEREMONIES

Thomas E. Krol, LEED AP
Donnelly Mechanical Corp.
Vice President, Business Development
Pinnacle Awards Committee Chair

WELCOME REMARKS

Hani Salama, P.E., LEED AP
Capital Properties
BOMA NY President

OUTSTANDING LOCAL MEMBER OF THE YEAR

Julie Arce
JLL

Laura Belt Ponomarev, RPA, FMA
The 58-64 40th Street Corp., Inc.

Mitchell Grant, RPA
RXR Realty LLC

Steven Serrano
NYC Cooling Tower Inspection
and Services, LLC

HISTORICAL BUILDING OF THE YEAR

420 Lexington Avenue
SL Green Realty Corp.

CORPORATE FACILITY OF THE YEAR

51 Madison Avenue
New York Life Insurance

OPERATING ENGINEER

OF THE YEAR

Francis Noonan, SMT
Met Life-200 Park Avenue

CHIEF OPERATING ENGINEER OF THE YEAR

Mike Galvin, SMT
SL Green Realty Corp.

Steve Nathan, SMT
Silverstein Properties, Inc.

Brian O'Malley
CBRE

Michael Placente
RXR Realty LLC

David Rodriguez
The Moinian Group

Daniel Syvarth
Cushman & Wakefield, Inc.
A/A/F/UNDC

Edilberto Valdez, FMA, LEED GA
Stahl Organization

NEW CONSTRUCTION 3 World Trade Center

Silverstein Properties, Inc.

RENOVATED BUILDING OF THE YEAR

90 Park Avenue
Vornado Realty Trust

MANAGER OF THE YEAR

(3-10 YEARS EXPERIENCE)

Endrit Kukaj, RPA
SL Green Realty Corp.

MANAGER OF THE YEAR (10+ YEARS EXPERIENCE)

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

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

OPERATING OFFICE BUILDING OF THE YEAR (500,000-1 MILLION SQF)

757 Third Avenue
JLL

OPERATING OFFICE BUILDING OF THE YEAR (1 MILLION+ SQF)

11 Madison Avenue
SL Green Realty Corp.

140 Broadway
140 BW LLC/JLL

THE GRAND PINNACLE AWARD

WINNER'S CURTAIN CALL

All Pinnacle Winners on Stage

CLOSING REMARKS

Hani Salama, P.E., LEED AP
Capital Properties

J.T. Magen & Company Inc.

General Contractors and Construction Managers



Is Proud to Support the **BOMA New York** Pinnacle Awards

**Congratulations to all the
BOMA New York
Pinnacle Award Nominees**



SILVERSTEIN PROPERTIES
PROUDLY SUPPORTS BOMA AND
CONGRATULATES ALL OF
THIS YEARS HONOREES



GUARDIAN SERVICE INDUSTRIES, INC.
EXTENDS WARM CONGRATULATIONS TO
THIS YEAR'S BOMA NEW YORK
PINNACLE AWARD NOMINEES AND WINNERS
MUCH CONTINUED SUCCESS

FOR OVER 100 YEARS WE HAVE PROVIDED YOU
WITH SOLUTIONS FOR YOUR FACILITY

- Janitorial ● Security Services ● Pest Control ● Lighting & Electric ●
- Engineering & Operations ● ● Metal Marble & Wood Restoration ● Window
- Cleaning ● Concierge/Front Desk Ambassador ●

CONNECT WITH US
CALL TODAY: 800.564.9501

Visit our website: guardian-service.com





CONGRATULATIONS TO OUR CLIENT'S ON YOUR NOMINATIONS

**HISTORICAL BUILDING
420 LEXINGTON AVENUE
SL GREEN REALTY CORP.**

**MANAGER OF THE YEAR: 3 -10 YEARS
ENDRIT KUKAJ, RPA
SL GREEN REALTY CORP.**

**MANAGER: 10+ YEARS
DANIELA PEREZ, FMA, RPA, LEED GA
EMPIRE STATE REALTY TRUST**

**OPERATIONG BUILDING OVER 1 MILLION SQF
11 MADISON AVENUE
SL GREEN REALTY CORP.**

**CHIEF OPERATING ENGINEER
MIKE GALVIN, SMT
SL GREEN REALTY CORP.**

**INCLUDING ALL OF TONIGHT'S
BOMA NY PINNACLE AWARD NOMINEES!**

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

2019 *Pinnacle* AWARDS

2019 OFFICERS & DIRECTORS

PRESIDENT

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

VICE PRESIDENT

Matthew J. Duthie, RPA
Newmark Knight Frank

TREASURER

Cynthia Boyea, RPA, CPM, CCIM
Paramount Group, Inc.

DIRECTORS

Joseph Bellina, RPA
Empire State Realty Trust, Inc.

Laura Belt-Ponomarev, RPA, FMA
The 58-64 40th Street Corp.

Bridget M. Cunningham
Vornado Realty Trust

Patrick Dolan, RPA
The Durst Organization

Sharon Hart
Cushman & Wakefield, Inc.

Nickolas G. Hayden, LEED GA
JLL

Kevin Hoey
L & L Holding Company, LLC

James R. Kleeman, RPA
Port Authority of NY & NJ

Thomas E. Krol, LEED AP
Donnelly Mechanical Corp.

Michelle Landon
Oxford Properties Group

Mark S. Landstorm, RPA
Tishman Speyer Properties

John Leitner
Environmental Building Solutions, LLC

Rosemarie Subasic, CFM, LEED AP
Hines

Deborah Tomasi
Boston Properties, Inc.

Alex Trotta
CBRE Inc.

HARVARD[®]

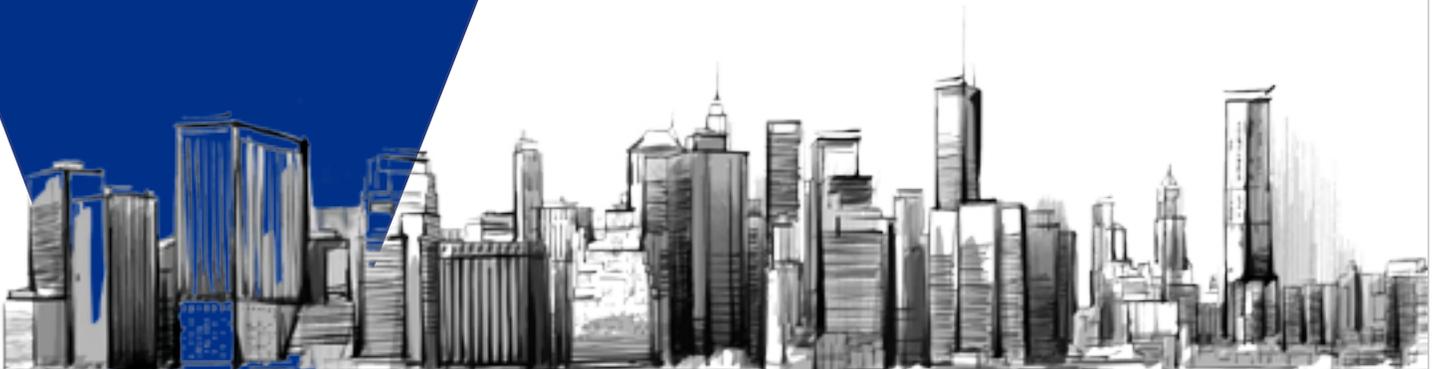
SERVICE EXCELLENCE

We salute
all of tonight's

**BOMA/New York
Pinnacle Award**

Nominees & Winners!

Congratulations to all!



59 Maiden Lane | New York, NY 10038 | 212.730.0001 | www.harvardmaint.com



LET'S GO BEYOND™



Trane Congratulates

Julie Arce *JLL*

Mike Galvin *SL Green Realty Corp.*

Endrit Kukaj *RPA, SL Green Realty Corp.*

Michael Placente *RXR Realty, LLC*

The Team at 420 Lexington Avenue *SL Green Realty Corp.*

The Team at 11 Madison Avenue *SL Green Realty Corp.*

And all of tonight's

BOMA NEW YORK Pinnacle Award

Nominees and Winners

Trane
45-18 Court Square
Long Island City, NY 11101
www.tranenynj.com

© 2019 Ingersoll Rand. All Rights Reserved.





Supreme Building Messengers
would like to

Congratulate

JULIE ARC JLL

MITCHELL GRANT RXX

ENDRIT KUKAJ SLGreen

51 MADISON AVE Vornado

90 PARK AVE Vornado

and all of tonight's **BOMA New York**

Pinnacle Award Nominees

MESSENGER CENTER CONCIERGE & OFFICE SERVICES

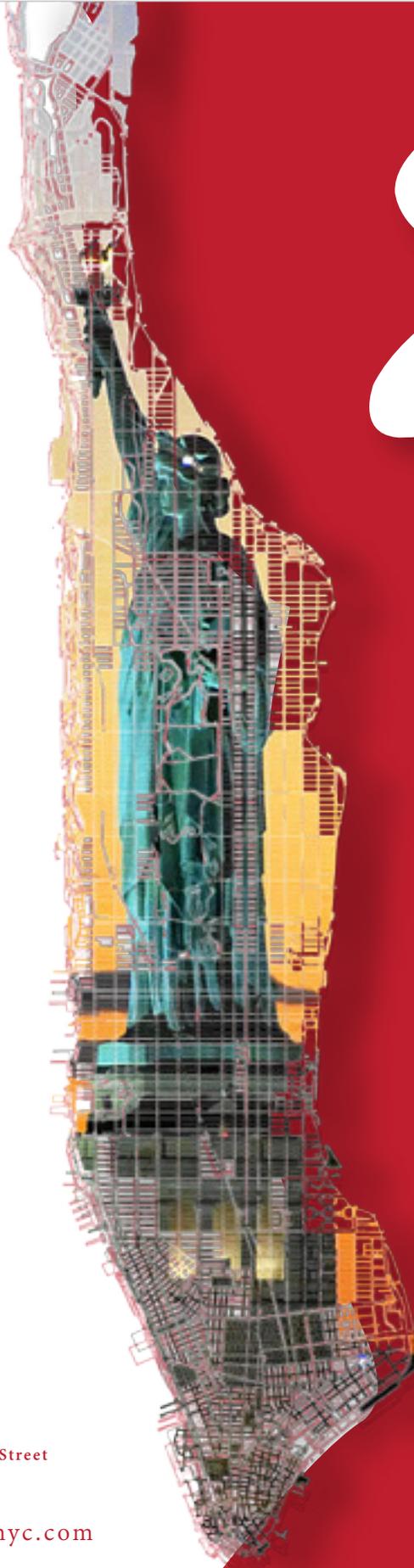
New York's Class A building owners and managers are motivated to meticulously evaluate and adjust building safety and efficiency on a regular basis.

SBM functions as an essential part of this process, providing a single point of service to quickly and thoroughly meet the needs of a building's tenants, owners, and management.

PROUDLY SERVING NEW YORK SINCE 1987

248 West 35th Street
212-268-6132

www.sbmny.com



JULIE ARCE

JLL

Julie Arce is a Group Manager for JLL with over 18 years of experience in the real estate industry. She is responsible for overseeing all aspects of financial management, maintenance, operation and tenant services delivery at 685 Third Avenue and 370 Lexington Avenue. Over the course of her career, Julie has risen from entry-level positions to manager at JLL, where she managed an array of assets in the Financial District and Midtown for several clients, including financial institution owners. In addition to her day-to-day responsibilities, Julie also manages capital projects, monitors tenant renovations and was the lead in the disaster recovery effort at 90 Broad Street following Hurricane Sandy.

Before joining JLL Realty, Julie worked for several real estate management firms and owners, such as Insignia/ESG, Reckson Associates and New York University. Julie earned a Bachelor’s degree in Real Estate from New York University. She is an active volunteer within her community as well as being a member of the Building Owners and Managers Association of New York. Julie currently serves as the committee chair for the Historical Building Pinnacle Awards committee and serves on the Technology Committee. Within JLL, Julie is a member of JLL ExComm, a strategic team focusing on innovation, best practices and the implementation of new products.

For the 2018 season, Julie was an active member of Defeat the Streets (DTS), a philanthropic organization which raises funds and awareness for one New York City focused non-profit each year. Julie was head of the sales committee, which successfully raised in excess of \$35,000 from the target \$100,000 goal. That same year, Julie supported The Committee for Hispanic Children and Families (CHCF), an organization that supports underprivileged and young children, their families and educators through programs and government advocacy. As the recipient of the CHCF Image Award for Business Achievement, she raised \$55,000 to be used for education programs, which were not slated for funding but critical for the CHCF mission. Additionally, as property manager for the past 18 years, Julie has brought philanthropy to her assignments and has elevated the tenant experience. Julie has engaged all of her tenants to participate in food and coat drives, back-to-school drives and autism awareness.



Years in Management: 18+

Experience: Prior to joining Jones Lang LaSalle, Julie worked for various real estate management firms and owners including Insignia/ESG, Reckson Associates and New York University. Julie is currently a Group Manager for JLL, responsible for overseeing all aspects of financial management, tenant services, maintenance, operation and delivery for properties 685 Third Avenue and 370 Lexington Avenue in Manhattan, New York.

Education: BA in Real Estate from New York University



Education. Commitment. Sustainability.

Serving New York City and the Tri-State area for over twenty years, Royal Waste provides unparalleled services in recycling, dumpster rental and waste removal for businesses and residential homeowners. Whether you're looking for curbside pickup, demolition clean out, or document shredding, our recycling experts deliver outstanding service and reliability. With our recycling/composting programs and education services, we can work together to make a real difference for our planet and our future.



JOIN US AND BECOME PART OF THE ROYAL GREEN TEAM
 Royal Waste Services has a comprehensive waste reduction, recovery and recycling program that make a major difference on the environment as well as to your bottom line. Royal Waste is committed to helping saving the planet, starting with our commitment to the environment.



Congratulations!

ROYAL WASTE CONGRATULATES

RXR REALTY

SL GREEN REALTY CORP.

VORNADO REALTY TRUST

ON THEIR 2019 PINNACLE AWARD NOMINATIONS!


COMPOSTING SERVICES


SINGLE-STREAM RECYCLING


SUSTAINABILITY MANAGEMENT


CERTIFIED LEED REPORTING


DOCUMENT SHREDDING


CONTAINER SERVICES


DEMOLITION CLEAN OUT



Contact us for a FREE waste analysis: 718-526-2623 • info@RoyalWaste.com • RoyalWaste.com
 187-40 Hollis Avenue • Hollis, New York • 11423 • B.I.C. #1240 • Stay in touch with Royal Waste Services!



QUALITY FIRE PROTECTION CONSULTANTS, INC.

SALUTES THE FOLLOWING NOMINEES:

**LAURA BELT PONOMAREV, RPA, FMA
The 58-64 40th Street Corp. Inc.**

AND

**OPERATING BUILDING 500,000 – 1 MILLION SQF
757 THIRD AVENUE**

JLL

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



- Emergency Preparedness
- Fire Drills / EAP Drills / Power Point Training Seminars
- On Site Preps including the new combined FLSD exam
- Active Shooter Training (Table Top Exercises)
- Comprehensive Combined Fire Safety and Evacuation / EAP Plans
- Fire Safety Plans / Fire Protection Plans
- Residential Fire Safety Guide and Notices (FSP) / Seminars
- FSD Course / EAP Director Course / Active Shooter Course
- Recordkeeping Log Books

Quality Fire Protection connects your business to the Fire and Emergency Preparedness expertise you need to keep your tenants safe and your properties in compliance with NYC Fire codes.

**14 Penn Plaza, Suite 1919, NY, NY 10122
Tel # (212) 695-0890 / Fax # (212) 695-0797
www.qfpcinc.com**

THE 58-64 40TH STREET CORPORATION, INC

Salutes

Laura Belt Ponomarev,
RPA, FMA

And all of Tonight's
BOMA NY PINNACLE
Award Nominees

LAURA BELT-PONOMAREV, RPA, FMA THE 58-64 40TH STREET CORPORATION

Laura Belt-Ponomarev is the Treasurer for the 58-64 40th Street Corporation, a family-run owner/manager property, as well as manages another privately owned family property. Her great-grandmother and grand aunt built her family’s property in 1921 and Laura is fourth generation manager of the property. Laura oversees everything that encompasses building from hiring/firing and training her Union employees, accounting and bookkeeping, the buildings financing requirements, leasing and marketing, budgeting and capital improvement implementation. Over the course of her career, Laura has had exposure to every aspect and responsibility of managing her family’s property.

Laura has been a member of BOMA New York for nine years. She has been familiar with the association for the majority of her life as her father was President of BOMA NY in 1992. Working for a small family business, Laura describes BOMA New York as being an integral part of her professional career, relying heavily on the resources and knowledge she receives from their events and networking opportunities. Laura has taken on several leadership roles within BOMA New York, including serving on the Board of Directors, leading the Advocacy & Response Committee, and sitting on the Codes and Regulations Committee while reporting on the Advocacy and Advocacy Response sub-committee.

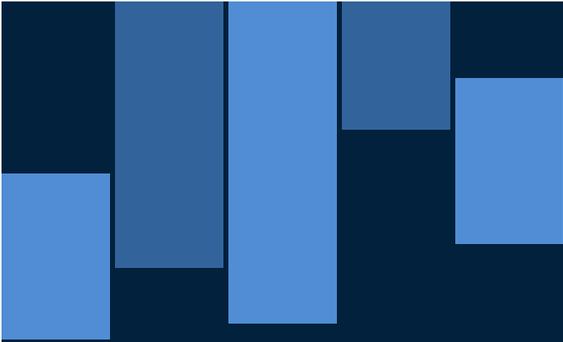
While managing the buildings, Laura has overseen two elevator modernizations, the replacement of original 1921 and 1922 boilers, upgrades of the electrical switch gear room and installation of the vertical electrical riser. She has installed and helped coordinate a new cooling tower central plant with an interior piper run, a building wide asbestos abatement project on occupied floors, renewal and negotiation of leases and the refinancing of her properties. Additionally, Laura sits on the board of the Bryant Park Business Improvement District.



Years in Management: 8

Experience: Treasurer for the 58-64 40th Street Corporation, a family-run property, as well as manager for another privately owned family property. Laura is currently responsible for hiring and training her Union employees, accounting and bookkeeping, managing finances, leasing and marketing, budgeting and capital improvement implementation for both properties. Additionally, she sits on the board of the Bryant Park Business Improvement District.

Education: BA in Psychology from Fordham University; RPA, FMA Designations

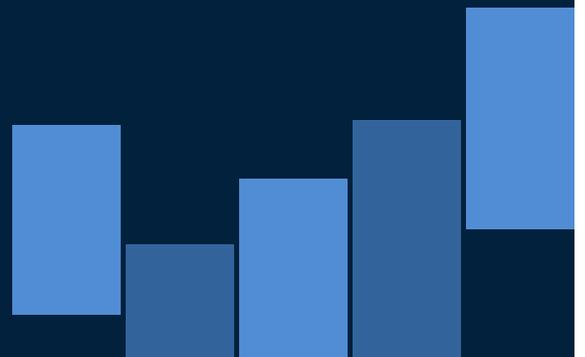


WIDGEON MANAGEMENT CORPORATION

Salutes

**Laura Belt Ponomarev,
RPA, FMA**

And all of Tonight's
**BOMA NY PINNACLE
Award Nominees**



PJM
and Sons, Inc.

Salutes

Laura Belt Ponomarev, RPA, FMA

The 58-64 40th Street Corp., Inc.

And all of tonight's

**BOMA NY Pinnacle
Award Nominees**

*For being
recognized as*
New York's best



1776 Broadway, Suite 706
New York, NY 10019
973.962.6652



WE PROUDLY CONGRATULATE
THE BOMA/NY
PINNACLE AWARD NOMINEES

AND OUR VERY OWN
MITCHELL GRANT
AND
MICHAEL PLACENTE

RXR
RXRREALTY.COM



MITCHELL GRANT, RPA RXR REALTY LLC

Mitchell Grant is the Property Manager for RXR Realty LLC at the Starrett Lehigh Building. Despite overseeing one of the largest buildings in New York City, Mitch describes his work as an exciting opportunity to express himself as an individual, challenge himself and learn from others.

Mitchell has been a member of BOMA New York for almost 10 years and was introduced to the association by a former colleague. When asked how he would describe BOMA New York to a non-member, Mitchell expressed that it was an opportunity to learn about the real estate industry while also challenging yourself as an individual. He believes that one of the best aspects of BOMA New York is the exposure one receives from experts within the industry that can then be transferred and used within one’s own organization. For Mitchell, BOMA New York means more than just being a member of an association, he feels that he is a part of a community of professionals that he can rely on for nearly anything.

Throughout his membership, Mitchell has developed long-lasting and strong relationships with people outside of his company. He has been actively involved in several different aspects of BOMA New York; he has served on the Board of Directors, served on the International BOMA New York Committee for Emerging Professional Development and has helped create marketing material for brochures, among other activities.

Mitchell is passionate about being involved with non-profit organizations and supporting charities. He is grateful to BOMA New York for providing him with the opportunities to give back to those in need. Mitchell is currently working with a non-profit organization, AHRC, that helps people with intellectual and other developmental disabilities to build full and meaningful lives through job training programs that encompass a full-year school curriculum.

BOMA New York has greatly influenced Mitchell’s professional career from the very beginning. He started as Property Administrator in 2006 working for Broadway Real Estate Services at 340 Madison Avenue. Processing invoices, assisting with service contracts and requests for proposals helped him learn the basics of Property Administration. After doing this for a couple of years, Mitchell was promoted to Assistant Property Manager. He quickly embraced the role by assisting in overseeing the daily operation of the security, messenger center, engineering and cleaning staff.



Years in Management: 13

Experience: Joined RXR Realty LLC in 2006 and is currently responsible for overseeing the 2.3 million square-foot Starrett Lehigh Building, one of the largest buildings in New York City. Mitchell is a leading manager and tenant liaison for Capital Improvement Projects. Additionally, he is an advocate for all things related to energy conservation, sustainability and social responsibility.

Education: BA from Binghamton University and a MA in Organizational Development from The New School; RPA Designation

Ultra General Contracting Inc.

SALUTES

Mitchell Grant, RPA

AND ALL OF TONIGHT'S

**BOMA NY Pinnacle
Award Nominees**

FOR BEING RECOGNIZED AS

New York's Best

Ultra General Contracting Inc.

1250 Castleton Ave

Staten Island, NY 10310

718.370.0190 • Info@Ultra-GC.com



LAFAYETTE metal.glass. ■ ■ ■ Congratulations

To 90 Park for
Renovated Building of the Year
Vornado Realty Trust
&
Outstanding Local Member of the Year
Mitchell Grant, RXR Realty

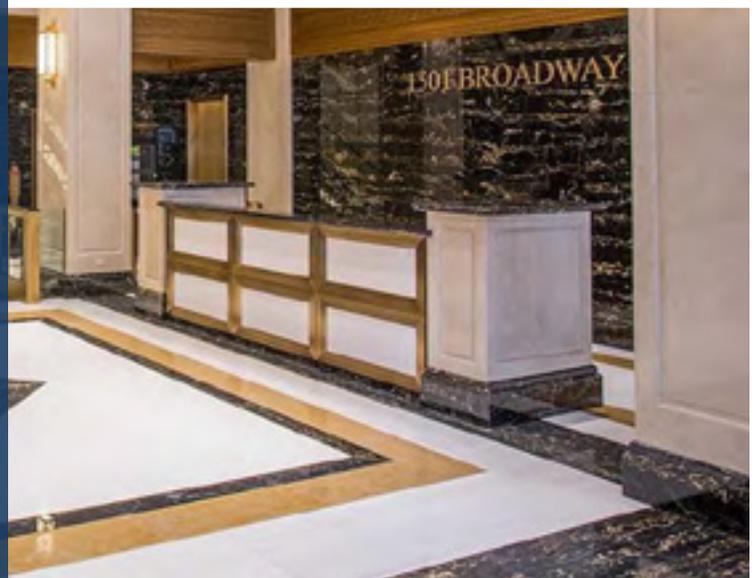
And all of tonight's
BOMA NY PINNACLE
Award Nominees
for being recognized as
New York's Best

Installations | Service
212.829.0300 | sales@lmgny.com
www.lmgny.com



WE ENGINEER SUCCESS

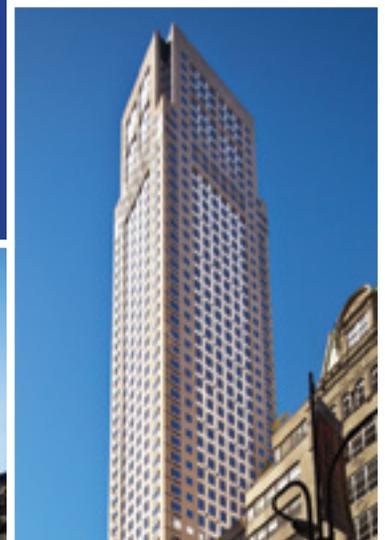
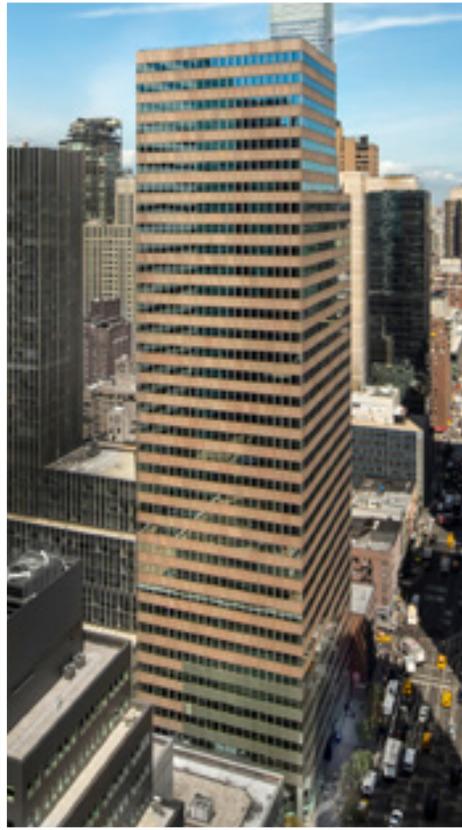
CONGRATULATIONS
TO THE BOMA/NY
PINNACLE AWARD
NOMINEES &
WINNERS!



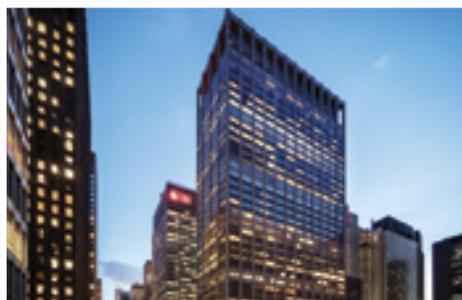
***MGE*Engineering**

116 West 32nd Street
New York, NY 10001
p. 212.643.9055
mgedpc.net
New York | Miami

Mechanical | Electrical | Plumbing
Fire Protection | Fire Alarm | Technology



PARAMOUNT GROUP SALUTES ALL THE
**BOMA NY PINNACLE AWARD
 NOMINEES & WINNERS**
CONGRATULATIONS



Paramount-Group.com 212.237.3100



REDUCING CARBON. BUILDING VALUE.

STEVEN SERRANO

NYC COOLING TOWER INSPECTION AND SERVICES, LLC

Steven Serrano is CEO and Co-Founder of the New York City Cooling Tower and Inspection Services. He has been a member of BOMA New York for about a year and was introduced to the organization through Tom Krol, his company chair. Steven is grateful to be a member of BOMA New York, as he believes it is an opportunity to grow individually as well as professionally. One of his favorite aspects of BOMA New York is the way in which it serves as a platform to educate the NYC Metro Area regarding compliance issues for cooling towers.

Steven admires the way BOMA New York not only generates discussions about industry issues, but also goes above and beyond to voice issues within the New York City community. He describes BOMA New York as an organization that strives to find new ways to ensure that the community works together efficiently and in a positive way. Another aspect of BOMA New York that he appreciates is the opportunity to learn from other experts within the industry, specifically through social networking opportunities. Attending Code and Ethics meetings has been especially beneficial for Steven to see a multitude of organizations speak about the regulatory issues involved with fire, safety, electrical, sustainability and even cooling tower compliance.

Steven is involved in various ways within the community. This past year, he led numerous educational seminars on NYC's cooling tower compliance.



Years of Experience: 13

Experience: CEO and Co-Founder of the New York City Cooling Tower and Inspection Services, a leading contractor providing resources built to improve and maintain the conditions of cooling towers throughout the New York Metropolitan area. Additionally, Steven led numerous educational seminars on New York City's cooling tower compliance.

Education: Magna Cum Laude, BA in Psychology and Biology from Rider University



**Total Fire
Protection**

Fire & Life Safety Specialists

PROUDLY SUPPORTS

BOMA/NY

&

CONGRATULATES

ALL OF TONIGHT'S

PINNACLE AWARD NOMINEES

212-396-2600

www.tfp1.com

"Embracing Relationships, while keeping you safe and delivering First Class Service"



CONGRATULATIONS

JULIE ARCE

JLL

DANIELA PEREZ, FMA, RPA, LEED AP
EMPIRE STATE REALTY TRUST

90 PARK AVE
VORNADO REALTY TRUST

757 THIRD AVENUE
JLL

AND ALL

BOMA/NY PINNACLE AWARD NOMINEES

FOR BEING RECOGNIZED

NEW YORK'S ELITE

TRIDENT CONTRACTING

147 WEST 35TH STREET SUITE 511 NY, NY 10001
212.967.2600/ TRIDENT@TERS.US.COM

Congratulations
TO

**ALL OF THE
BOMA NY
PINNACLE
AWARD
NOMINEES**

Collins Building Services, Inc.
Court Square, 24-01 44th Road
Long Island City, NY 11101
212.896.5100
www.cbs-collins.com



2019 Pinnacle AWARDS

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 89 local associations throughout the United States and 18 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.

Congratulations to This Year's Honorees



**We salute all of tonight's
BOMA/NY Pinnacle Award
Nominees & Winners.**

Congratulations to all!

**CMS ELECTRICAL SERVICES
A DIVISION OF CAPITOL
ELECTRIC CORP.**

44 Carnation Avenue Floral Park NY
Phone: 646-415-9133 Fax: 646-415-8406

**Proud Supporters of Building Owners & Manager
Association of New York!**

John Corcoran, Vice President

MARCH

- 1 Q1 Seminar: Working with CoWorking
- 1 Membership Cmte. Mtg.
- 4-6 Accelerated BOMI Course: Budget & Accounting
- 5 6-WK BOMI Course Begins: Environmental Health & Safety Issues (Ends Apr. 9th)
- 8 Codes & Regs. Cmte. Mtg.
- 13 LEED Green & Associate Exam Prep
- 13 Professional Development Cmte. Mtg.
- 14 Emerging Leaders
- 15 Preparedness Cmte. Mtg.
- 20 Asset Mgmt. Cmte. Mtg.
- 21 Energy Cmte. Mtg.
- 21 Lunch & Learn
- 22 Accelerated BOMI Course: Ethics is Good Business (One Day - Short Course)
- 25 Smokeless Cigar Night
- 25-27 Accelerated BOMI Course: Law & Risk Management
- 29 Membership Cmte. Mtg.

APRIL

- 4-5 MAC Conference (New York)
- 4 6-WK BOMI Course Begins: Facilities Planning & Project Management (Ends May 9th)
- 10 Professional Development Cmte. Mtg.
- 10 LEED Demand Response Lunch and Learn
- 10 6-WK BOMI Course Begins: Law & Risk Management (Ends May 15th)
- 11 Roadmap to Success Lunch and Learn (BOMI - SIG Earth)
- 11 Networking Event
- 12 Codes & Regs. Cmte. Mtg.
- 15 6-WK BOMI Course Begins: Design, Operation and Building Maintenance of Bldg Systems, Part I (Ends May 20th)
- 15-17 Accelerated BOMI Course: Facilities Planning & Project Management
- 17 Asset Mgmt. Cmte. Mtg.
- 18 Energy Cmte. Mtg.
- 18 Lunch & Learn
- 19 Good Friday - BOMA NY Holiday
- 22-24 Accelerated BOMI Course: Design, Operation and Maintenance of Bldg System, Part II
- 26 Preparedness Cmte. Mtg.

MAY

- 1 LEED AP Operations & Maintenance Exam Prep
- 2 Wine Tasting
- 3 Membership Cmte. Mtg.
- 7 6-WK BOMI Course Begins: Budget & Accounting (Ends June 11th)
- 8 Professional Development Cmte. Mtg.
- 9 Emerging Leaders
- 9 Energy Action Day
- 10 Codes & Regs. Cmte. Mtg.

- 15 Asset Mgmt. Cmte. Mtg.
- 16 6-WK BOMI Course Begins: Real Estate Investment & Finance (Ends June 20th)
- 16 Energy Cmte. Mtg.
- 16 Lunch & Learn
- 17 Preparedness Cmte. Mtg.
- 20-22 Accelerated BOMI Course: Asset Management
- 27 Memorial Day - BOMA NY Holiday

JUNE

- 3-5 Accelerated BOMI Course: Managing the Organization
- 7 Membership Cmte. Mtg.
- 10 Golf Outing
- 12 Well AP Exam Prep Class
- 12 Professional Development Cmte. Mtg.
- 13 Emerging Leaders
- 14 Codes & Regs. Cmte. Mtg.
- 17 6-WK BOMI Course Begins: Design Operation and Maintenance of Bldg Systems, Part II (Ends Jul. 22nd)
- 17-19 Accelerated BOMI Course: Design, Operation and Maintenance of Bldg Systems, Part I
- 19 Asset Mgmt. Cmte. Mtg.
- 20 Energy Cmte. Mtg.
- 20 Lunch & Learn
- 21 Preparedness Cmte. Mtg.
- 21-25 BOMA Int'l Conference (Salt Lake City, UT)

JULY

- 4 Independence Day - BOMA NY Holiday
- 5 BOMA NY Office Closed
- 8-10 Accelerated BOMI Course: Environmental Health & Safety Issues
- 11 6-WK BOMI Course Begins: Law & Risk Management (Ends Aug. 15th)
- 18 Networking Event
- 22-24 Accelerated BOMI Course: Fundamentals of Facilities Mgmt.
- 30 6-WK BOMI Course Begins: Fundamentals of Facilities Management (Ends Sept. 3rd)

AUGUST

- 5-7 Accelerated BOMI Course: Facilities Planning & Project Management
- 21 LEED Green Associate Exam Prep
- 23 Accelerated BOMI Course: Ethics is Good Business (One Day - Short Course)
- 26-28 Accelerated BOMI Course: Real Estate Investment & Finance

SEPTEMBER

- 2 Labor Day - BOMA NY Holiday
- 6 Membership Cmte. Mtg.
- 10 6-WK BOMI Course Begins: Facilities Planning & Project Management (Ends Oct. 15th)
- 10-12 Accelerated BOMI Course: Budget & Accounting
- 12 Professional Development Cmte. Mtg.
- 13 Codes & Regs. Cmte. Mtg.

- 18 Annual Membership Event
- 18 6-WK BOMI Course Begins: Managing the Organization (Ends Oct. 23rd)
- 18 Asset Mgmt. Cmte. Mtg.
- 19 Energy Cmte. Mtg.
- 19 Lunch & Learn
- 20 Preparedness Cmte. Mtg.
- 25 LEED EB Recertification Lunch & Learn
- 26 Emerging Leaders
- 27 Membership Cmte. Mtg.
- 30 Accelerated BOMI Course: Law & Risk Management (Ends Oct. 2nd)

OCTOBER

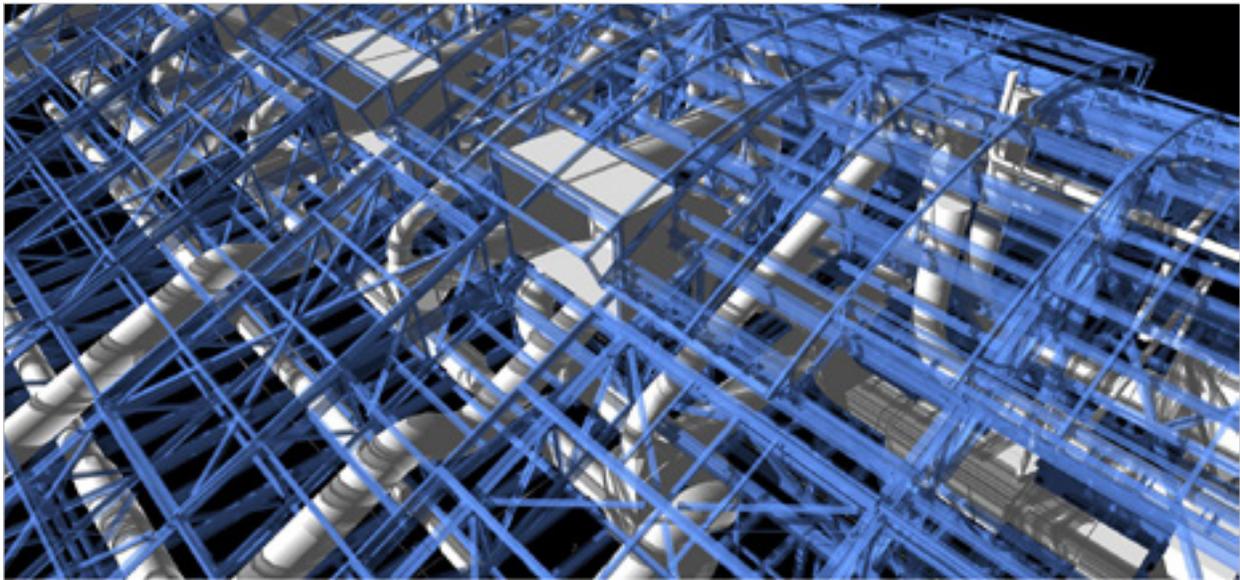
- 3 6-WK BOMI Course Begins: Real Estate Investment & Finance (Ends Nov. 7th)
- 9 Professional Development Cmte. Mtg.
- 11 Codes & Regs. Cmte. Mtg.
- 14 Columbus Day - BOMA NY Holiday
- 16 Asset Mgmt. Cmte. Mtg.
- 17 Energy Cmte. Mtg.
- 17 Lunch & Learn
- 18 Preparedness Cmte. Mtg.
- 21 6-WK BOMI Course Begins: Design, Operation and Maintenance of Bldg Systems, Part I (Ends Nov. 25th)
- 23 LEED AP Operations & Maintenance Exam Prep
- 28-30 Accelerated BOMI Course: Design, Operation and Maintenance of Bldg Systems, Part II

NOVEMBER

- 1 Membership Cmte. Mtg.
- 5 6-WK BOMI Course Begins: Environmental Health & Safety Issues (Ends Dec. 10th)
- 8 Codes & Regs. Cmte. Mtg.
- 13 Professional Development Cmte. Mtg.
- 13 Wellness Real Estate Seminar: Well Vs. Fitwel
- 14 Emerging Leaders
- 15 Preparedness Cmte. Mtg.
- 20 Asset Mgmt. Cmte. Mtg.
- 21 Energy Cmte. Mtg.
- 21 Lunch & Learn
- 22 Membership Cmte. Mtg.
- 28-29 Thanksgiving - BOMA NY Holiday

DECEMBER

- 11 Well AP Exam Prep Class
- 11 Professional Development Cmte. Mtg.
- 13 Holiday Luncheon
- 13 Codes & Regs. Cmte. Mtg.
- 18 Asset Mgmt. Cmte. Mtg.
- 19 Energy Cmte. Mtg.
- 20 Preparedness Cmte. Mtg.
- 25 Christmas - BOMA NY Holiday
- 31 New Year's Eve



Leader in the construction, installation, service and maintenance of HVAC systems.



P.J. Mechanical Corp.

(212) 243 2555 • www.PJMechanical.com

**To 90 Park Avenue
who has been recognized
for the BOMA Pinnacle Award**

CONGRATULATIONS!

Service & Maintenance Corp.

(212) 243 2555

55 Broad Street, 4th Floor, New York, NY 10004

Delta Sheet Metal Corp.

(718) 429 5805

39-35 Skillman Avenue, Long Island City, NY 11104

Building Services Corp.

(212) 243 2555

55 Broad Street, 4th Floor, New York, NY 10004

Expert Insulation Corp.

(212) 243 2555

55 Broad Street, 4th Floor, New York, NY 10004

© 2016 P.J. Mechanical Corp. All rights reserved.



ASSURED
environments
Local Pest Solutions Since 1934

Congratulations

**TO ALL THE BOMA NY
PINNACLE AWARD NOMINEES & WINNERS**

Integrated Pest Management | Bird Control & Remediation | LEED & Green IPM Based Programs | Quality Assurance Inspections | Bed Bug Treatment & K-9 Detection | Drain & Fly Management Services | Compactor/Trash Chute Cleaning | Entomologist Evaluations | Professional Consulting

800-942-7123 | www.assuredenvironments.com

Congratulations

**TO ALL THE BOMA NY
PINNACLE AWARD NOMINEES**



With over 100 years of combined experience, we're proud to be part of the  family.

**WE PROUDLY
ACKNOWLEDGE**



▲ **11 MADISON AVENUE**
Nominated for:
Operating Building of the Year
Over 1 Million SqF

▶ **420 LEXINGTON AVENUE**
Nominated for:
Historical Building of the Year



SL Green Realty



@slgreen_realty



@SLGreen



SL Green Realty Corp.

420 LEXINGTON AVENUE SL GREEN REALTY CORP.

420 Lexington Avenue, commonly known as the Graybar Building, was once called the largest building in the world when its then unprecedented of 1.5 million square feet captured headlines across America. The media treated an avid public to reports of engineering innovation, including the 13 Grand Central Terminal tracks and a stabilizing shake-resistant buffer built into the tower's base. With mid-block position, Graybar's developers legitimized the Avenue as an office destination; the once-vacant plot was now home to a state-of-the-art tower with full occupancy, including Graybar Electric's headquarters.

Influenced by the 1916 zoning act, the Graybar Building's profile was considered one of New York City's first modern towers. The 34-story brick and limestone high rise features an exterior with limited ornamentation, save for the dedications carved into the façade and captured with monumental Assyrian bas reliefs of air, power and energy. Respecting Graybar's civic heritage, ownership is headquartered there and has systematically restored its unique, nautical-themed entrance. Inside there are colorful Art Deco mosaics on the ceiling and an elevated cream travertine lobby where mosaics serve as wall art and floor borders. Other standout features include groin vault ceilings, customized fan-shape brass work, antique-style chandeliers and other period touches that capture the building's early 20th-century spirit.

Graybar was designated as a New York City landmark in 2016, though it is now very much a modern space too. The building's security features advanced programs and systems, while tenants create sophisticated workspaces with the ownership's Gold-or-Platinum-standard finishes. The building has been outfitted with upgraded mechanical, electrical



and vertical transportation and plumbing equipment, which garnered the building a LEED Gold certificate as well as an Energy Star score of 85.

Perhaps Graybar's most valuable attribute, though can be attributed to its management. Using technology effectively, property managers have gained the time to provide a personal touch, allowing them to build truly successful relationships with more than 260 occupants.

Owner: SL Green Realty Corp.*

Management Firm: SL Green Realty Corp.*

Property Manager: Paul Palagian

Keys, Locks and Lockpads: Advanced Locksmith Inc.

Domestic Water Tank: Isseks Brothers

HVAC Maintenance: PJ Mechanical Corp.*

BMS Maintenance: Siemens Building Technologies, Inc.*

Plumbing: Evergreen Mechanical Corp.

Cooling Water Tower Assessment: Crossland Mechanical

Fire Alarm System(monitring): AFA Protective Systems, Inc.*

Security System: Alliance Building Services (Classic)*

Electrician: Premier Electric

Rubbish Removal: Progressive Waste

Restoration: Skyline Restoration Inc.*

Window Maintenance: Alliance Building Services (Upgrade)* & Alumaline Inc.

Door Maintenance: Versatile Services

Water Treatment: Tower Water

Uniformed Guard Protection: Alliance Building Services (Classic)*

Cleaning: Alliance Building Services (FGM)*

Elevator Maintenance: TEI Group*

Fire Safety: Croker Fire Drill Corporation*

Loading Dock Equipment & Service: Versatile Services



Congratulations

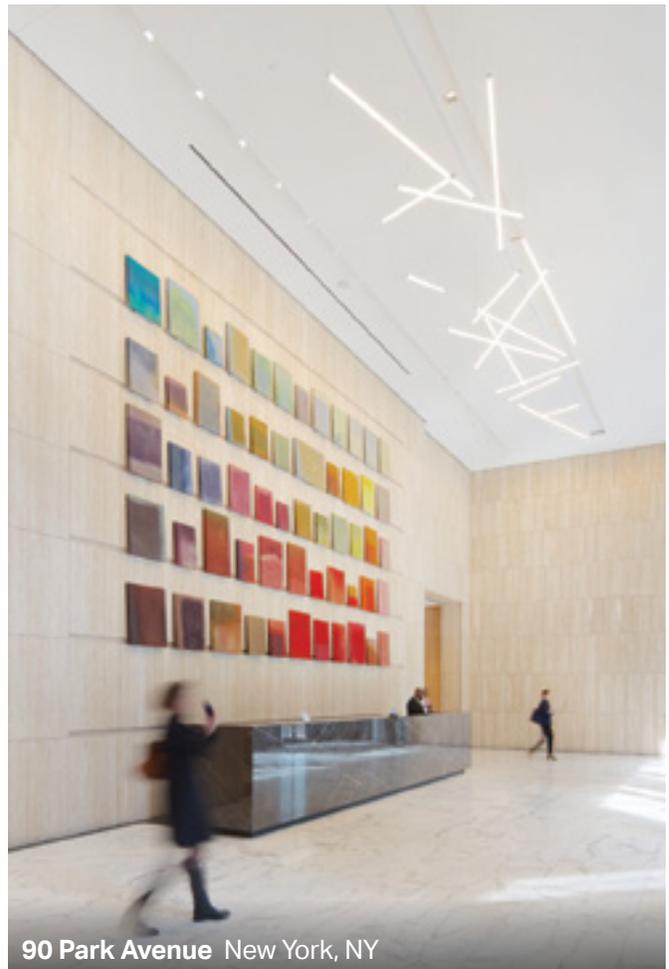
to tonight's nominees, including our friends at **Silverstein Properties** and **Vornado Realty Trust** on your outstanding achievement!

We are proud to make your every vision a reality.

AECOM TISHMAN



3 World Trade Center New York, NY



90 Park Avenue New York, NY

Congratulations!

Mitchell Grant
Daniela Perez
Brian O'Malley
Edilberto Valdez

11 Madison Avenue
420 Lexington Avenue
140 Broadway

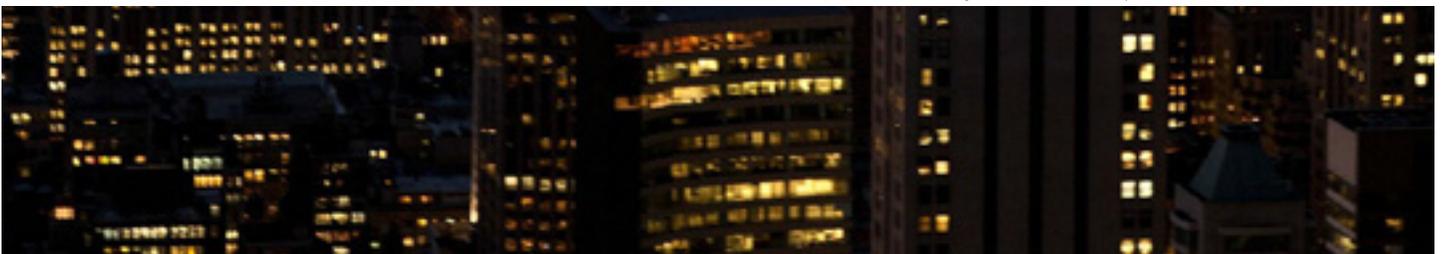
and all 2019 BOMANY
PINNACLE AWARD NOMINEES



YOUR FIRE AND SECURITY SOLUTION

AFA Protective Systems, Inc.
519 Eighth Avenue New York, NY 10018
212-279-5000 • afap.com

License #12000006636 Licensed By The N.Y.S. Department Of State





Building Value For The Pinnacle Awards

ABM salutes the following Pinnacle Award Nominees:

“Outstanding Local Member of the Year”

Mitchell Grant, RPA, RXR Realty LLC

“New Construction of the Year”

3 World Trade Center, Silverstein Properties, Inc.

“Operating Building Over 1 Million SQF of the Year”

140 Broadway, 140 BW LLC / JLL

“Chief Operating Engineer of the Year”

Steve Nathan, SMT, Silverstein Properties, Inc.

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

Gain value for your building and business with ABM as your facility solutions partner. Our technology-enabled workforce brings ABM expertise to any type of property.

Call us today at 212.297.0200 for stand-alone or integrated facility services, always customized to your needs.



www.ABM.com

©2019 ABM Industries Inc.
All Rights Reserved.

3 WORLD TRADE CENTER SILVERSTEIN PROPERTIES, INC.

Designed by Pritzker-prize winning architect Rogers Stirk Harbour + Partners, and located in Downtown Manhattan, 3 World Trade Center opened in June 2018. The 80-story building contains 2.5 million square feet of office space, a 64-foot high office lobby and 216,000 square feet of retail space spanning five floors. Located next to the WTC Transit Hub and above Westfield's shops, 3 WTC is also connected underground to Brookfield Place, as well as 11 subway lines and the PATH trains.

The LEED-certified Gold office building is a model of transparency and sustainability, and features life-safety systems exceeding New York City building codes. The tower consists of a reinforced concrete core with steel structure outside the core and is clad in an external structural steel frame. The entire building features floor to ceiling glass, and all four corners on each floor are column-free – creating an open workspace environment and unobstructed 360-degree views of the city.

Anchored by media investment firm GroupM, with over 700,000 square feet on 13 floors at the base of the building, 3 WTC recently signed leases with Diageo, Hudson River Trading, Casper, IEX and McKinsey & Co. The building is currently over 55% leased.



Owner: Silverstein Properties, Inc.*

Management Firm: Silverstein Properties, Inc.*

Property Manager: Alex Riveira

Fire Alarm: Firecom, Inc.*

Consulting: Jaros Baum & Bolles*

Electrical: Allran Electric

Electrical: Atlas Acon-Electric Service Corp.*

Construction: AECOM Tishman

Mechanical: WDF Mechanical

Fire Protection: Rael Sprinkler

Construction: JRM Construction

Electrical: Zwicker Electric

Mechanical: Gilbar





**Congratulations to
Steve Nathan, 3 WTC
and all the BOMA
NY Pinnacle Award
Nominees.**

**From your friends at
Hugh O’Kane
Electric Co., Inc.**



Serving New York since 1946. Visit us at www.hokane.com



congratulates the

2019 BOMA NY PINNACLE AWARD NOMINEES

on being recognized as New York's best



CONSULTING ENGINEERS | WWW.JBB.COM

We Salute all of Tonight's
**BOMA NY Pinnacle Award
Nominees & Winners**

Congratulations to all



M&S Mechanical Services, Inc.

300 Denton Avenue
New Hyde Park, NY 11040

516.307.9444
mandsmechanical.com

Congratulations to Nominees:

Edilberto Valdez

Stahl Organization

Endrit Kukaj

SL Green Realty Corp.

and all of tonight's
BOMA/NY Pinnacle Award Nominees
for being recognized as
New York's best.



PS Marcato Elevator Co., Inc.

Established 1903

www.PSMarcato.com

ENDRIT KUKAJ, RPA SL GREEN REALTY CORP.

Endrit is a Property Manager for SL Green Realty Corp., where he is responsible for the operations and management of over 1 million square feet and various commercial assets, including 521 Fifth Ave, 800 Third Ave, 724 Fifth Ave and 752-762 Madison Ave. Among his many responsibilities, Endrit supervises building operations to ensure optimal performance, the planning, budgeting and control of operating and capital expenditures, as well as annual budget preparation, forecasts, management plans and monthly performance reports. He is actively involved in the designing and implementing of emergency planning, as well as coordinating with necessary vendors in areas of loss prevention and tenant security. In addition to these assets, Endrit has also played a key role in SL Green's residential responsibilities of 400 East 57/58th Street and 19-21 East 65th St. Most recently, he was promoted to Property Manager of 100 Church Street with an annual comprehensive budget of over \$38MM and 1.2 million square feet.

He joined SL Green in 2006 as Property Assistant at One Park Avenue and was promoted consistently through his 12-year career within the corporation (Property Assistant-Portfolio Administrator-Assistant Property Manager-Property Manager). He earned a Bachelor of Science in Management from St. John's University's Peter J. Tobin College of Business in Queens, New York and has completed several additional training courses in site safety and management to further his industry knowledge. Throughout his career, Endrit has played an instrumental role in several awards/designations, including LEED Gold Certification from USGBC in 2017, Energy Star Certification in 2018, Wired Score Certification (Gold) and the BOMA 360 Performance Program.

Endrit has utilized his positive attitude and leadership style to successfully train and mentor over five Property Assistants, who have been able to advance their own careers within the organization. With a variety of other responsibilities, Endrit has maintained his composure at all times and has accepted new challenges every step of the way.

From the tenant perspective, Endrit is a fixture in the building's lobby and halls where he meets and greets the occupants on a consistent basis. During continuous years of construction and mandated Local Law 11 façade work, Endrit maintained strong tenant relations, which was supported by his extraordinary Kingsley Satisfaction ratings.



“When describing Endrit to others, I tend to use words such as professional, organized and responsive. He is always willing to take on more,” says Raymond Benemerito, Vice President of SL Green. “Endrit meets and exceeds a multitude of areas and constantly carries himself in a professional manner.”

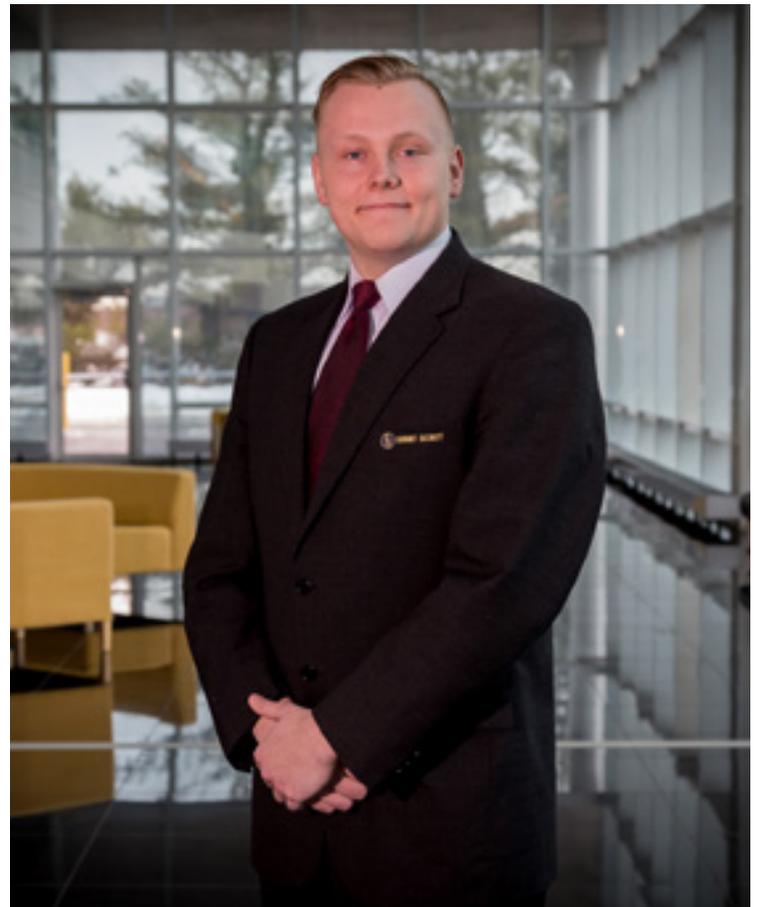
Years in Management: 7.5

Experience: Joined SL Green in 2006 to pursue a career as a Property Manager. Endrit's responsibilities include management of operations for over 1 million square feet as well as various commercial assets including 521 Fifth Ave, 800 Third Ave, 724 Fifth Ave and 752-762 Madison Ave in Manhattan, New York. Additionally, he served as a mentor for over five Property Assistants pursuing advancement in their careers.

Education: BS in Management from St. John's University's Peter J. Tobin College of Business; RPA Designation; 8-Hour OSHA Awareness; Site Safety Fall Protection Awareness Training



Congratulations to All 2019 Nominees



Comprehensive Building Security Services Include:

- Fire and Life Safety Services
- Front Desk/Lobby Information Services
- Access Control
- Visitor Registration & Escort Services
- CCTV Monitoring
- Loading Dock Security

800.615.5888 • www.summitsecurity.com

Rick's Painting & Decorating

Salutes

Daniela Perez

&

Endrit Kukaj

And all of tonight's

BOMA NY PINNACLE

Award Nominees

For being recognized as

New York's best

EMPIRE STATE
REALTY TRUST

IS PROUD TO SUPPORT ALL OF

BOMA NEW YORK'S
2019 PINNACLE AWARD
NOMINEES

AND CONGRATULATES
OUR OWN

Daniela Perez
FMA, RPA, LEED GA
Property Manager, ESRT

FOR HER NOMINATION AS
MANAGER OF THE YEAR (10+ YEARS)

ESRT
LISTED
NYSE

DANIELA PEREZ, FMA, RPA, LEED GA EMPIRE STATE REALTY TRUST

Daniela Perez is the Property Manager for Empire State Realty Trust where she oversees the day-to-day operations at One Grand Central Place, located at 60 East 42nd Street in Manhattan, New York. Daniela is responsible for the management of operations and maintenance of a Class “A” commercial office building, totaling over 1.3 million square feet. Among her vast number of responsibilities, Daniela manages and maintains the operating and capital expenditure budgets, monitors and coordinates Base Building and Tenant Installation construction projects, proactively creates and upholds new or existing best practices and standard operating procedures related to operations and construction and ensures the highest level of tenant satisfaction and retention.

With over 10 years of experience as a property manager, Daniela began her career in property management in 1995. She started at Empire State Realty Trust in 2007 and has served multiple roles from Building Manager to Assistant Portfolio Manager, to her current role as Property Manager. Her work ethic, attention to detail and dedication continues to earn her recognition within the industry. She has demonstrated her capabilities when taking on portfolio level roles such as Best Practices Committee, Tenant Sustainability Committee, portfolio-wide bidding and involvement with reviewing new technologies and trend-setting amenities.

Daniela earned a Bachelor of Business Administration degree from Baruch College (CUNY), specializing in Finance and Accounting. Since 2011, she has been an active member of Building Owners & Managers Association. Additionally, Daniela is involved with St. Jude’s Children’s Hospital where she has served as a “Kids for Kids” Chairperson since 2012.

“Daniela exhibits leadership, supreme management, and knows how to interface with her tenants in the most professional way,” says tenant Barbara Harris. “The building works like clockwork and her team is excellent, you can see how skilled they are each day due to her chief guidance.”



Years in Management: 24

Experience: Began her career in property management in 1995. In 2014, Daniela joined Empire State Realty Trust. She is currently responsible for the management of day-to-day operations and maintenance of capital expenditure budgets at One Grand Central Place, an upscale commercial office building in Manhattan, New York. Additionally, Daniela ensures the highest level of satisfaction and retention for her clients.

Education: BBA in Business Administration specializing in Finance and Accounting, Baruch College (CUNY); FMA, RPA and LEED GA Designations

***Congratulations to all of this year's
nominees and to
Daniela Zustovich-Perez
on this exciting recognition!***



**J.A. Jennings, Inc. is
proud to support the
BOMA Pinnacle Awards!**

J.A. Jennings, Inc | 211 East 43rd Street | 14th Floor | New York | NY | 10017 | (212) 490-0740

www.jajenningsinc.com

Clay Drywall Inc.

Would Like To Congratulate

Larry Spahn

&

Daniela T. Zustovich-Perez

On Your Accomplishments

Clay Drywall Construction, Inc.
333 Ten Eyck Street
Brooklyn, NY 11206
Phone: 718.821.8766



**Congratulations
BOMA NY
Pinnacle Award Nominees!**

55 Hudson Yards | @KPF



Celebrating 20 Years of Moving Your Projects *Forward*
(212) 563-6760

Forest Electric New York Congratulates

2019 BOMA Pinnacle Awards Nominees

Forest builds, powers, and services sophisticated
sophisticated electrical and datacom systems
for today's high performing facilities.



212.318.1500 www.forestny.com



CONGRATULATIONS TO ALL
2019 BOMA PINNACLE AWARDS NOMINEES!

ENERGY THAT WORKS

GRID RELATIONSHIP MANAGEMENT FOR COMMERCIAL REAL ESTATE

450 Lexington Avenue, 4th floor | New York, NY 10017
(888) 971-9244 | energy@iescorp.us
energythatworks.com

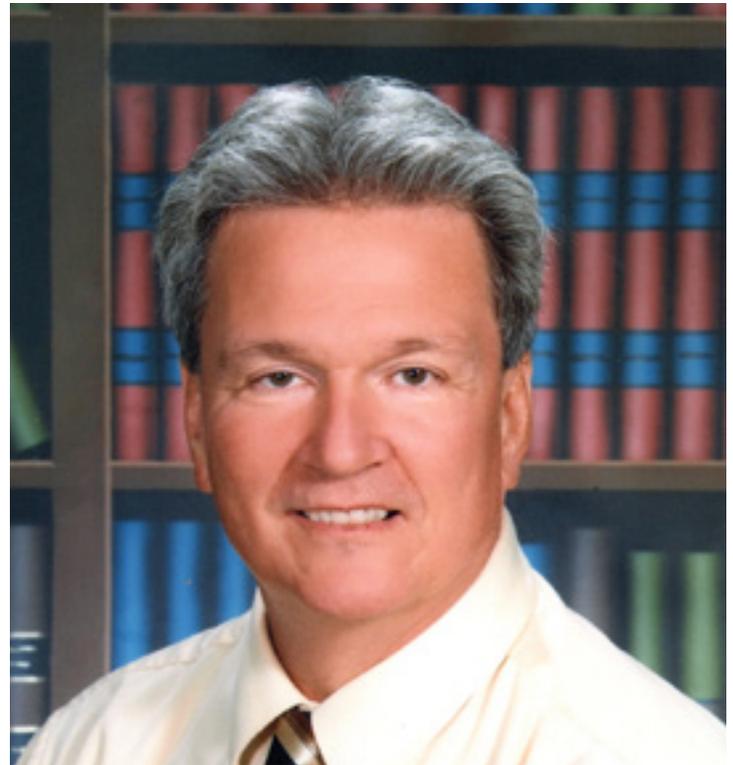


LAWRENCE SPAHN, RPA, FMA, SMA, SMT, LEED AP H&R REIT (U.S.) MANAGEMENT SERVICES INC.

Lawrence Spahn is the Property Manager for H&R REIT Management LP, supervising the day-to-day responsibilities at Two Gotham Center in Long Island City, New York. Lawrence assists with the preparation and monitoring of capital and operating budgets, supervision of engineering, cleaning and security staffs, negotiating of contracts and the establishing/maintaining of relationships. He is also an integral participant in energy savings and rebate programs as well as the supervision of landlord improvements.

He began his 35-year career in the industry as a watch engineer, operating the plant. Lawrence was quickly promoted through the ranks, building a foundational knowledge along the way. Over the course of his career, Lawrence has been honored with several awards such as Certified Energy Specialist granted by the Department of Energy, NYC Refrigeration License, Emergency Action Plan/Fire Safety Director and President of the National Association of Power Engineers NY Chapter #1.

Lawrence earned a Bachelor of Technology from the New York City College of Technology as well as an Associate's degree in Applied Science. Lawrence is also involved in several groups and associations within the New York City community, such as the Apprenticeship Program at the Local 94 Training Center and BOMI Class Instructor, the National Association of Power Engineers, International Union of Operating Engineers, BOMA, ASHRE and Long Island City Partnership.



Years in Management: 33

Experience: Joined H&R REIT Management LP in 2010 and is currently responsible for overseeing all operations regarding Two Gotham Center in Long Island City, New York. As a Property Manager, Lawrence assists with the preparation and monitoring of capital and operating budgets, supervision of engineering, cleaning and security staffs, negotiating of contracts and maintenance of client relations.

Education: BTech in Facilities Management and Environmental Temperature Control from CUNY New York City College of Technology; RPA, FMA, SMA, LEED AP Designations; Certified Energy Specialist; NYC Refrigeration License; Local 94 Training Center

TRUE EXCELLENCE

We proudly support
BOMA New York
in its **2019 Pinnacle Awards**
and are pleased to congratulate
all of the year's nominees



Congratulations

to all of this year's Pinnacle Award nominees!

**GOLDMAN
COPELAND**
CONSULTING ENGINEERS

229 West 36th Street, 7th Floor | New York, NY 10018 | 212.868.4660 v | www.goldmancopeland.com



VIKXS

Congratulates
all of the
**BOMA NY PINNACLE
AWARD NOMINEES**

VIK XS
SERVICES

Specializing in Window Washing
BMU Installation/Maintenance
Temporary Suspended
Scaffolding Services

ROCKWELL
MAINTENANCE

Metal Refinishing
Stone Restoration
Wood Maintenance

VIKXS SERVICES | 214 West 29th Street | New York, NY 10001 | Toll Free Number: 833-55VIKXS

TEI

DEDICATED
ELEVATOR
SOLUTIONS

**WE CONGRATULATE ALL OF TONIGHT'S
BOMA NY PINNACLE AWARD NOMINEES & WINNERS
FOR BEING RECOGNIZED AS
NEW YORK'S INDUSTRY LEADERS**

TEI Group is the largest full service independent elevator company in the New York City metropolitan market.

Modernization | Maintenance & Repair | Construction | Testing

30-30 47th Avenue, Suite 610 • Long Island City, NY 11101
teigroup.com • 718-609-2600

PINNACLE AWARDS EVENT COMMITTEE

CHAIR

Thomas E. Krol, LEED AP, WELL AP,
Donnelly Mechanical Corp.

CORPORATE FACILITY SUB-COMMITTEE

Chair: Alyssa Zucker, Vornado Realty Trust
Andrea Barragan, Nouveau Elevator
David Bomke, The Fulcrum Group
James Durrah
Sandy Forbes, LEED GA, JLL
Siro Gonzalez, Silverstein Properties, Inc.
Migena Agaraj, Atalian Global Services

ENGINEER OF THE YEAR SUB-COMMITTEE

Chair: Patrick Dolan, RPA, The Durst Organization
Timothy Dailey, Empire State Realty Trust, Inc.
Vincent Izold, The Durst Organization
Anne Kennedy, Cushman & Wakefield Inc.
David Lieberman, Oxford Properties Group

HISTORICAL BUILDING SUB-COMMITTEE

Chair: Julie Arce, JLL
Steve Garrigan, Diaz Architects
Jessica Lopez, Vornado Office Management, LLC
Carla Rooney, Paramount Group, Inc.
Sharon Hart, RPA, CPM, Cushman & Wakefield Inc.

MANAGER OF THE YEAR SUB-COMMITTEE

Chair: Charles Marr, RPA, CBRE
Tom Butler, The Durst Organization
Diane Fields, Empire State Realty Trust, Inc.
Karen Montero, Tishman Speyer Properties
Patricia Revelllese, SL Green Realty Corp.
Michelle Sampson, JLL

MIXED-USE SUB-COMMITTEE

Chair: Matt Blaszkiwicz, RXR Realty

NEW CONSTRUCTION SUB-COMMITTEE

Chair: John Leitner, Environmental Building Solutions, LLC
Michael Borrero, Bromley Companies
Tony Cartagine, PE, LEED AP, JLL
Robert DeWitt, SL Green Realty Corp.
Domingo Diaz, AIA, Diaz Architects
Michael Keaveney, Waterman Properties
Stephen Mykytiuk, Waterman Properties

OPERATING OFFICE BUILDING SUB-COMMITTEE

Chair: Tom Walsh, Burnham New York

Lance Carlile, Vornado Realty Trust
Susana Kalaj, RPA, FMA, SL Green Realty Corp.
Tristan Schwartzman, PE, CEM, EBCP, LEED
AP BD+C, Goldman Copeland
Alex Trotta, CPA, MS, CBRE
Betty Villarreal, Cushman & Wakefield Inc.

PUBLIC ASSEMBLY SUB-COMMITTEE

Chair: Erin Leahy, Cushman & Wakefield Inc.

RENOVATED BUILDING SUB-COMMITTEE

Chair: Mike Flatley, CEM, LEED AP, BCxP, Alliance
Building Services
Philip Garcia, United Elevator Consultants, Inc.
Bianca Schmucker, Strauss Paper
Allison Testone, Paramount Group, Inc.

SALES TEAM SUB-COMMITTEE

Cory Amaro, SL Green Realty Corp.
Samantha Annunziata, Rockefeller Group
Laura Belt-Ponomarev, RPA, FMA, The 58-64 40th
Street Corp., Inc.
David Berk, L&L Holding Company, LLC
Rachel Biasi, JLL
Eboni Bowman, JLL
Aylina Bucaj, SL Green Realty Corp.
Ernest Conrad, Conrad Engineers
Mike Galvin, SL Green Realty Corp.
Mitchell Grant, RXR Realty LLC
Sandy Hahn, JLL
Lauren Hammer, SL Green Realty Corp.
Endrit Kukaj, SL Green Realty Corp.
Nate Lamb, ThyssenKrupp
John Mari, Eaton
Richard Molfese, JLL
Frank Mollo, JLL
Steve Nathan, Silverstein Properties Inc.
Francis Noonan, Met Life - 200 Park Avenue
James Norberg, Western Specialty Contractors
Brian O'Malley, CBRE
Paul Palagian, SL Green Realty Corp.
Kenny Peng, ThyssenKrupp
Daniela Perez, Empire State Realty Trust
Michael Placente, RXR Realty LLC
Muhini Ramjit, Cushman & Wakefield Inc.
Carolina Ramos, Winter Proeprieties
David Rodriguez, The Moinian Group
Georgiana Rolon, Equity Office
Peter Scales
Steven Serrano, NYC Cooling Tower Inspection and
Services, LLC
Adrian Sierra, Vornado Office Management LLC
Larry Spahn, H&R REIT
Daniel Syvarth, Cushman & Wakefield Inc.
Edilberto Valdez, Stahl Organization
Michael Wildes, SL Green Realty Corp.



2018 PINNACLE *Awards*





**WE SALUTE
ALL OF TONIGHT'S
BOMA/NY PINNACLE AWARD
NOMINEES & WINNERS
CONGRATULATIONS TO ALL!**



432 Castleton Avenue
Staten Island, NY 10301
718.981.4655

kathy@ksindustrial.com

CERTIFIED WOMEN-OWNED BUSINESS ENTERPRISE (WBE)

www.ksindustrial.com

PLATINUM SPONSOR



GOLD SPONSORS



JRM Construction Management

SILVER SPONSORS



COCKTAIL RECEPTION SPONSORS



DESSERT RECEPTION SPONSORS



More than a landmark, it's a place we call home.



New York Life Insurance Company is proud to acknowledge that 51 Madison Avenue, our corporate headquarters, has been nominated by BOMA as corporate facility of the year.

To learn more, visit newyorklife.com.

© 2019 New York Life Insurance Company,
51 Madison Avenue, New York, NY

Insure. Invest. Retire.

Be good at life.



We Salute all of tonight's

BOMA NY Pinnacle Award

Nominees & Winners

Congratulations to all

GenServe, Inc.
100 Newtown Road
Plainview, NY 11803
www.genserveinc.com
800.247.7215



LERCH BATES®

Joseph Neto & Associates

A leading source for vertical transportation consulting services

CONGRATULATIONS TO ALL

BOMA/NY PINNACLE AWARD NOMINEES

140 BROADWAY
OPERATING BUILDING OF THE YEAR

51 MADISON AVENUE
CORPORATE FACILITY OF THE YEAR

1430 Broadway – Suite 908, New York, NY 10018
www.lerchbates.com



Salutes

51 Madison Avenue New York Life

And all of Tonight's
BOMA NY PINNACLE
Award Nominees
For Being Recognized As
New York's Best

Every town, large or small, has a unique Skyline.

Skyline Automation delivers building automation solutions for commercial and institutional buildings in the New York / New Jersey Metropolitan area.

For developers, building owners, facility managers, engineers and contractors, Skyline is the first choice for unique, complex and specialty projects.

Our vast experience, professionalism and entrepreneurial passion is unique and drives us to achieve the highest level of customer satisfaction in the market today.

Skyline Automation provides unique solutions for one of a kind building automation projects.

We understand our client and deliver solutions to meet their project and business goals. Our solutions include new and retrofit installations and custom, proactive maintenance solutions.

Contact us today!

Climatec LLC dba Skyline Automation
300 Broadacres Drive, Bloomfield, NJ 07003
P: (862) 238-8088
E: Info@skylineautomation.com



51 MADISON AVENUE NEW YORK LIFE INSURANCE

At 90 years old, 51 Madison Avenue is one of the few corporate headquarters of its time that is still home to its original owner and developer. Properly known as the New York Life Building, the corporate tower totals more than 1.48 million square-feet, and the company's early 20th-century home office vision. For NYL, it was essential that insurers build trust for their somewhat non-tangible product. Thus, NYL helped pioneer architecture as advertising. The building's Cass Gilbert design is now considered a national and New York City landmark. It was also Gilbert's last major project in the city. 51 Madison is the City's last neo-Gothic work and the most prominent insurance company headquarters built between World War I and the Great Depression.

The 39-story facility features a limestone facade, complimented by a dramatic, golden pyramidal crown and lantern—the epitome of New York City's neo-Gothic corporate monuments. It features roofline gargoyles, deeply-carved and arched entranceways, ornate spandrels, bosses and historic lighting. The design is a standout among the series of five setbacks in block-like geometric towers that are a nod to 1920s Cubism and a link to the Art Deco movement. Entering through the arched and embellished main grand bronze doors, one is greeted with a vast, through-building lobby that features a barrel-vaulted and gold-leafed ceiling, marble walls and floors, and reliefs highlighting the company's values all set under the building's dramatic pendant lighting.

Despite its historical design, the building's operations are 21st Century, earning an Energy Star score of 86 and working toward LEED in the coming year. The building offers several amenities for its employees



such as a fitness center, historical archives, a wellness center, a conference center, bike room, Madison Square Café and for a quick bite, Café Madison.

The neo-Gothic style is beloved by the public and 51 Madison's most spectacular feature—its iconic golden crown—is no exception. Its popularity with the film industry and social media generation proves the 90-year-old grande dame—built on trust—is still very much “the company you keep.”

Owner: New York Life

Management Firm: Cushman & Wakefield, Inc.*

Property Manager: Sharon Hart, RPA, CPM

Automation: Climatec LLC/Skyline Automation

Electrician: Atlas-Acon Electric Service Corp.*

Engineering/Architectural Firm: WJE Engineers & Architects P.C.

Engineers: MG Engineering P.C.*

Environmental: Degmor Inc.*

Environmental: EBS Consulting Group, LLC

Glass: Lafayette Glass Company Inc.

Janitorial: Guardian Service Industries Inc.*

Locksmith: Triple Crown Locksmith Co Inc.

Mechanical Contractors: Donnelly Mechanical Corp.*

Mechanical Contractors: JDP Mechanical Inc.

Mechanical Contractors: M&S Mechanical Services Inc.

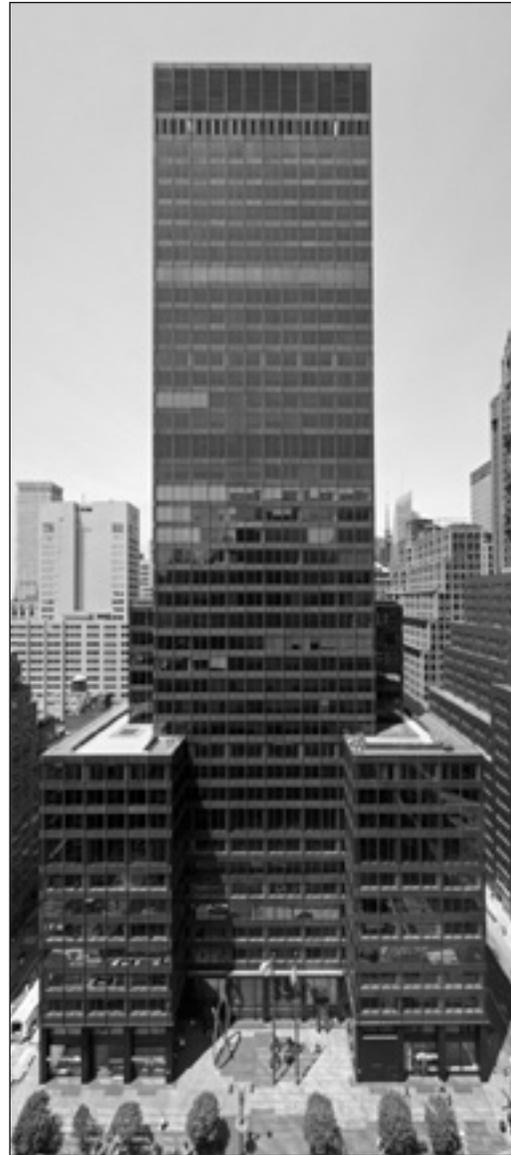
Sidewalk/Paving: Malatesta Paladino, Inc.*

Vertical Consultants: Learch Bates, Inc.*



Congratulations To All 2019 Pinnacle Nominees,

*Especially the
Vornado Management Team
At 90 Park Avenue*



Fanning Business Publishing

Marketing Communications
afanning.com/awards – 631-598-0262

Helping BOMA Nominees Reach Their Pinnacles

Complete Pinnacle Entry Preparation Service:
Researching, Writing, Graphics, Online Entry Uploading



Gallery of Winning Entries Prepared:

One Park Avenue 2017-18 Pinnacle
Two Penn Plaza 2013-14 Earth
745 Fifth Avenue 2012-13 Pinnacle
112 West 34 Street 2011-12 Pinnacle
Empire State Building..... 2010-11 Rgnl TOBY
One Grand Central Place..... 2009-10 Pinnacle
290 Broadway Federal Building ... 2007-08 Rgnl Earth
501 Seventh Avenue 2006-07 Pinnacle
Lincoln Bldg, 60 East 42 St. 2006-07 Pinnacle
501 Seventh Avenue 2005-06 Pinnacle

330 W. 34 Street..... 2015-16 Pinnacle
731 Lexington, Bloomberg Tower ... 2013-14 Pinnacle
1325 Avenue of the Americas..... 2012-13 Pinnacle
Eleven Times Square 2011-12 Pinnacle
1350 Broadway..... 2010-11 Pinnacle
Empire State Building..... 2009-10 Pinnacle
290 Broadway Federal Building... 2007-08 Rgnl TOBY
1359 Broadway..... 2006-07 Pinnacle
Metro Center, Stamford..... 2006-07 Rgnl TOBY
1251 Ave. of the Americas 1997-98 Rgnl TOBY
1251 Ave. of the Americas 1997-98 Intl TOBY

CONGRATULATIONS TO:

RENOVATED BUILDING
OF THE YEAR

90 PARK AVE
VORNADO REALTY TRUST
ADRIAN SIERRA

AND OUR FRIENDS & NOMINEES!
CBRE

CUSHMAN & WAKEFIELD INC.
NORMANDY REAL ESTATE PARTNERS
RXR REALTY
SL GREEN REALTY CORP.



MADISON SERVICE CORPORATION
FIRE ALARM INSTALLATION & SERVICE • NY/NJ METRO AREA 24/7

TEL. 718.428.2176 MSCFA.COM





BUILDING MAINTENANCE SERVICE

BMS Salutes

**Adrian Sierra and the Vornado Team
at 90 Park Avenue**

**and all of tonight's
BOMA NY PINNACLE
Award Nominees**

**For being recognized as
New York's best**

www.bmsbuildingservice.com

Eleven Penn Plaza
Suite 110
New York, New York 10001
212-714-0004



90 PARK AVENUE

VORNADO REALTY TRUST

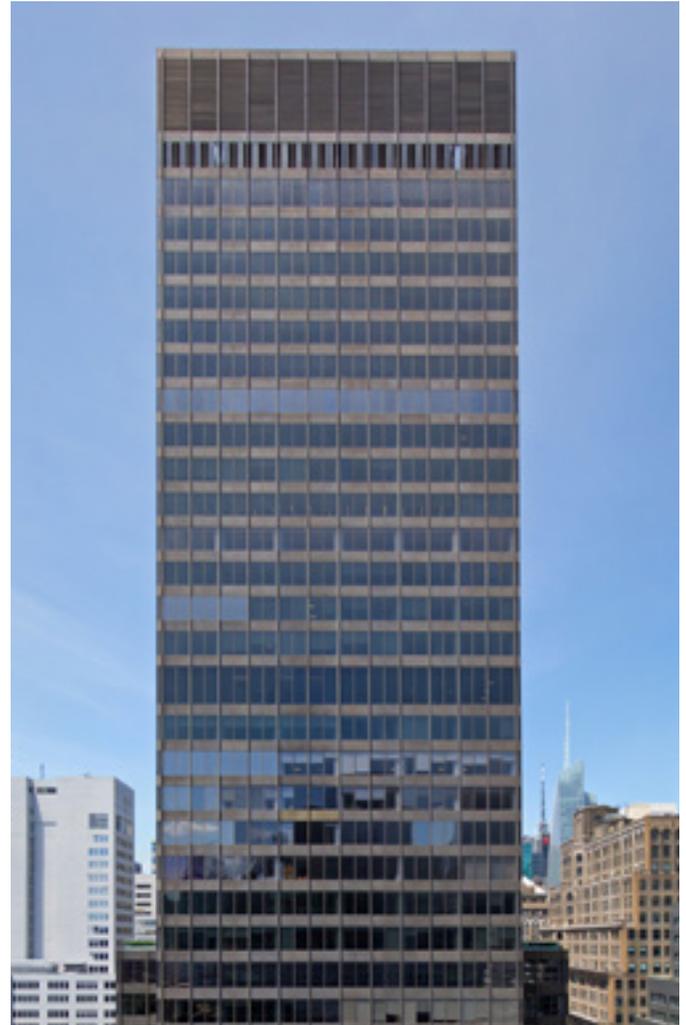
When it opened in 1964, 90 Park Avenue was the headquarters of the Sterling Drug Company and was a top-tier office tower located in one of the most desirable areas of Manhattan.

As Sterling Drug’s occupancy diminished over time, subleases accumulated and 70% of the building’s space was set to expire simultaneously in 2015. This unusual, high-risk concentration of lease expirations was recognized as an extraordinary opportunity when Vornado acquired the building. Vornado carefully planned a comprehensive building renovation to synchronize with the lease expirations. For the amount of renovation money, effort, and tenant disruption expended, this timing secured an unusually high level of benefit for tenants, the environment, and Vornado shareholders.

The 21st-century renovations, completed in 2017, ultimately garnered the building’s LEED Gold Certification, an Energy Star score increase of 72%, improved safety and sustainability, higher tenant satisfaction, and higher rents.

The extensive work went deep into the core operations and out to the new perimeter heating and cooling. New features include a new lobby, tar-roof setbacks transformed into lushly planted terraces accessible to tenants, and extensively upgraded heating and cooling systems.

Designed by the prolific New York City architects Emery Roth & Sons, 90 Park Avenue combines the International styling of a sleek dark-glass and black fenestration facade with the tiered setbacks of the city’s pre-war skyscrapers. A 20-foot-deep recess at the center of the building forms an elegant lobby plaza and establishes a clean, unbroken vertical plane that rises above the setbacks to the slender tower’s pinnacle.



Owner: Vornado Realty Trust*

Management Firm: Vornado Office Management LLC*

Property Manager: Adrian Sierra

BMS controls: TSBA CONTROLS

Plumbing: SBA Plumbing

Chiller Service: Fresh Meadow Chiller Services

Fire Alarm: Madison Service Corporation*

Engineering: AMA Consultant Engineers

Acoustical Contractor: Ess&Vee Contractor

Sprinkler System: Skyline Sprinkler

Electrical: Forest Electric

Construction Management: Tishman Interiors

Vertical Transportation: Nouveau Elevator*

Expediting Services: Archetype Consultants, Inc.*

General Contractor: John Gallin & Son, Inc.

Demolition: Waldorf Demolition

Metal & Glass Installation: Lafayette Glass Company

Structural Engineering: Severud Associates Consulting Engineers, PC

Metal & Marble: Metal-Brite

Architecture: Moed de Armas & Shannan Architects



ARCHETYPE

CONSULTANTS INC.
BUILDING CODE AND ZONING LAW

WOULD LIKE TO CONGRATULATE ALL OF TONIGHT'S
BOMA/NY PINNACLE AWARD WINNERS & NOMINEES

WITH SPECIAL PRAISE TO OUR FRIENDS AT
VORNADO REALTY TRUST FOR RECOGNITION
IN THE FOLLOWING CATEGORY:



RENOVATED BUILDING OF THE YEAR

90 PARK AVENUE



**Congratulations to all
BOMA NY 2019 Pinnacle Award
Nominees & Winners**

and

90 Park Avenue

Severud Associates
CONSULTING ENGINEERS P.C.

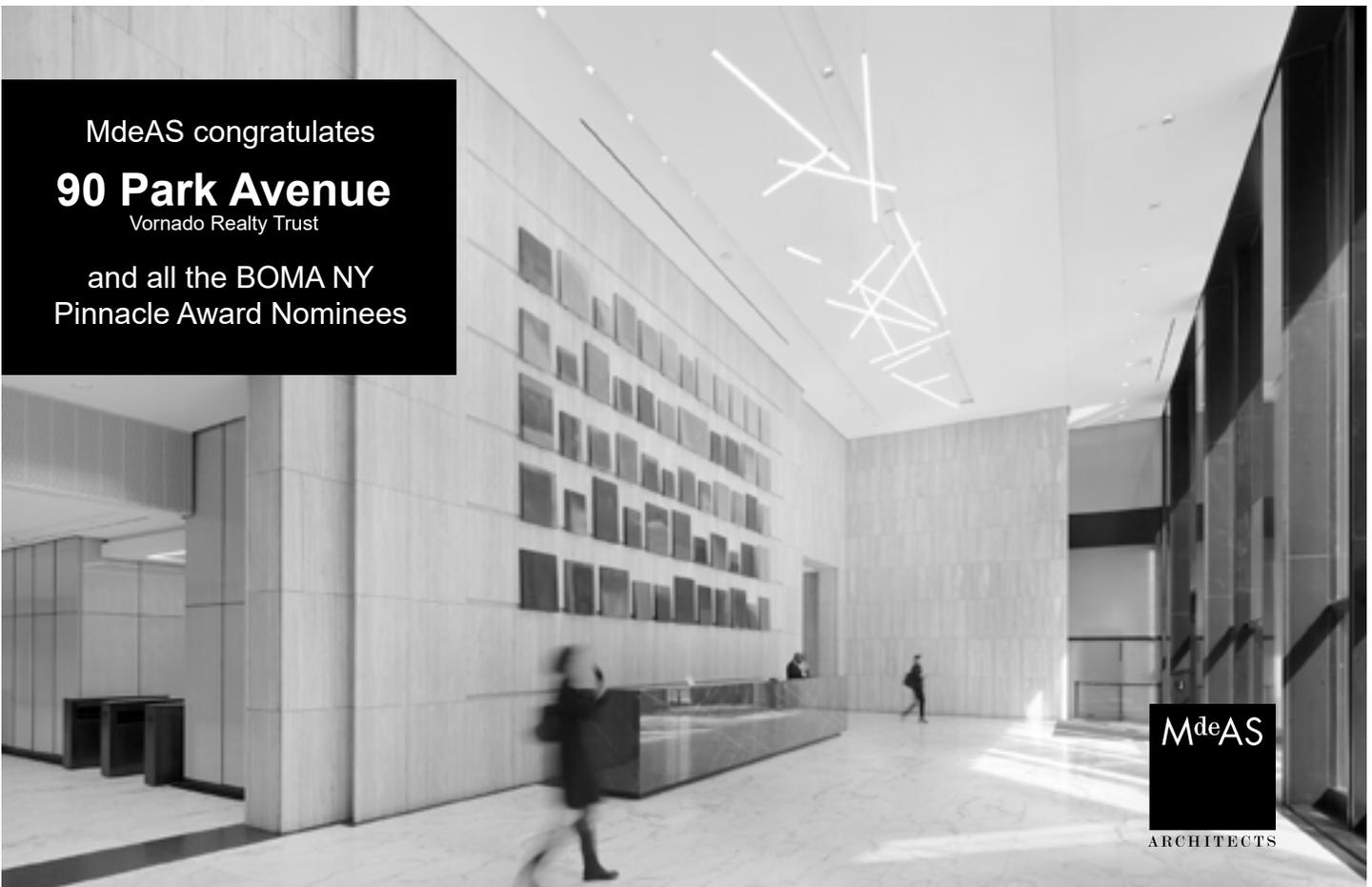
FMC ENGINEERING, P.C.
Consulting Engineers • LEED AP

MdeAS congratulates

90 Park Avenue

Vornado Realty Trust

and all the BOMA NY
Pinnacle Award Nominees



MdeAS
ARCHITECTS



*Congratulations to
Vornado Realty Trust
Renovated Building 90 Park Avenue
and all of the
Pinnacle Award Nominees & Winners*

24-39 44th Street * Astoria, New York * 11103 * (718) 267-6767

www.JDPmechanical.com

CONGRATULATIONS

VORNADO

Team

Wonderful Makeover

at

90 Park Avenue

Skyline Fire

Sprinkler

Corp.

973 . 696 . 2208

est-1978



Congratulations to
Vornado Realty Trust and all
BOMA NY Pinnacle Award nominees

90 Park Avenue
Nominated for Renovated Building of the Year

FOGARTY FINGER
architecture | interiors

fogartyfinger.com 212.966.7450



METAL, STONE & WOOD

RESTORATION

TERRAZZO
& RESINOUS

120 BROADWAY, 36TH FL
NEW YORK, NY 10271
(212) 535-9700
WWW.PLATINUMINC.COM

CONGRATULATIONS TO ALL OF TONIGHT'S
BOMA NY PINNACLE AWARD
NOMINEES & WINNERS ON THEIR
WELL-DESERVED RECOGNITIONS!

2019 *Pinnacle* AWARDS

EVENT CONTRIBUTORS

AECOM Tishman	Legend Power Systems
Air Stream Air Conditioning Corporation	Lerch Bates, Inc.
Alan Margolin & Associates	Liberty Elevator Corporation
AMA Consulting Engineers	M & S Mechanical Services, Inc.
Ambassador Construction Company, Inc.	Malatesta Paladino Inc.
Atlas Acon Electric Service Corp.	MJH Mechanical
Belimo Americas	New York Temperature Controls, Inc.
Benjamin Maintenance	OTI
Conrad Engineers	P.S. Marcato Elevator Company
Consulting and Testing Services, Inc.	Penguin Maintenance & Service, an Emcor Company
Cushman & Wakefield, Inc.	Service Works
Design Republic	Sherry Hill Painting
Environmental Maintenance Contractors, Inc.	StringBean Technologies
Firecom, Inc.	The Lighting Practice
Five Star Carting, Inc.	ThermoTest
Forest Electric Corp.	Total Fire Protection
Gil-Bar Industries, Inc.	Triple Crown Locksmith Co, Inc.
Holt Construction	Verus Construction
Imperial Dade	Winter Properties
John Gallin & Sons, Inc.	Zwicker Electric
Kastle Systems	

Congratulations to all the Pinnacle Award Nominees

Special appreciation to **Outstanding Member of the Year, Julie Arce of JLL,**

for opening the door to our innovation in the New York City Market.

...and a very special heartfelt THANK YOU! to

Richard Molfese, Vice President and GM

James Gerardo, Chief Engineer

and the entire JLL team at

757 Third Avenue

for being an amazing and demanding Beta site for our technology.

You have taught us a great deal and we are a better solution as a result.

We are not the least bit surprised to learn that you are nominated

Operating Building of the Year



www.stringbean.tech • T. (212) 684-5200 • E. info@stringbean.tech



www.centuryelevator.com

(718) 937-6200



salutes 757 3rd Avenue
and all Pinnacle Award nominees

WE'RE PROUD TO PROVIDE SMART AND SECURE BUILDING SOLUTIONS TO NEW YORK CITY

OTI NYC | 450 Lexington Avenue | matt.white@otipro.com | (646) 503-6555

**Compliments of:
International Union of Operating Engineers
Local Union Number 94-94A-94B**

Kuba J. Brown • **Business Manager/Financial Secretary**

Raymond Macco • **Assistant Business Manager/
Recording Corresponding Secretary**

Thomas M. Hart, Jr. • **President**

Michael Gadaleta • **Vice President**

Kelly Ann Drummond • **Treasurer**

Philip Baffuto • **Conductor**

Jack Redden • **Guard**

Trustees

John Cancel

William Caramico

Vincent Curcio

Auditors

Anthony Fasulo

Rocco Ferrigno

David Rodriguez

Business Representatives

Kuba J. Brown

Kelly A. Drummond

Michael Gadaleta

Thomas M. Hart, Jr.

Raymond Macco

Jack Redden





Perfect Building Maintenance

is proud to support



Congratulations to
757 Third Avenue

Richard Molfese, Mark Ruiz and Karen Prince

2019 Pinnacle Award Honorees

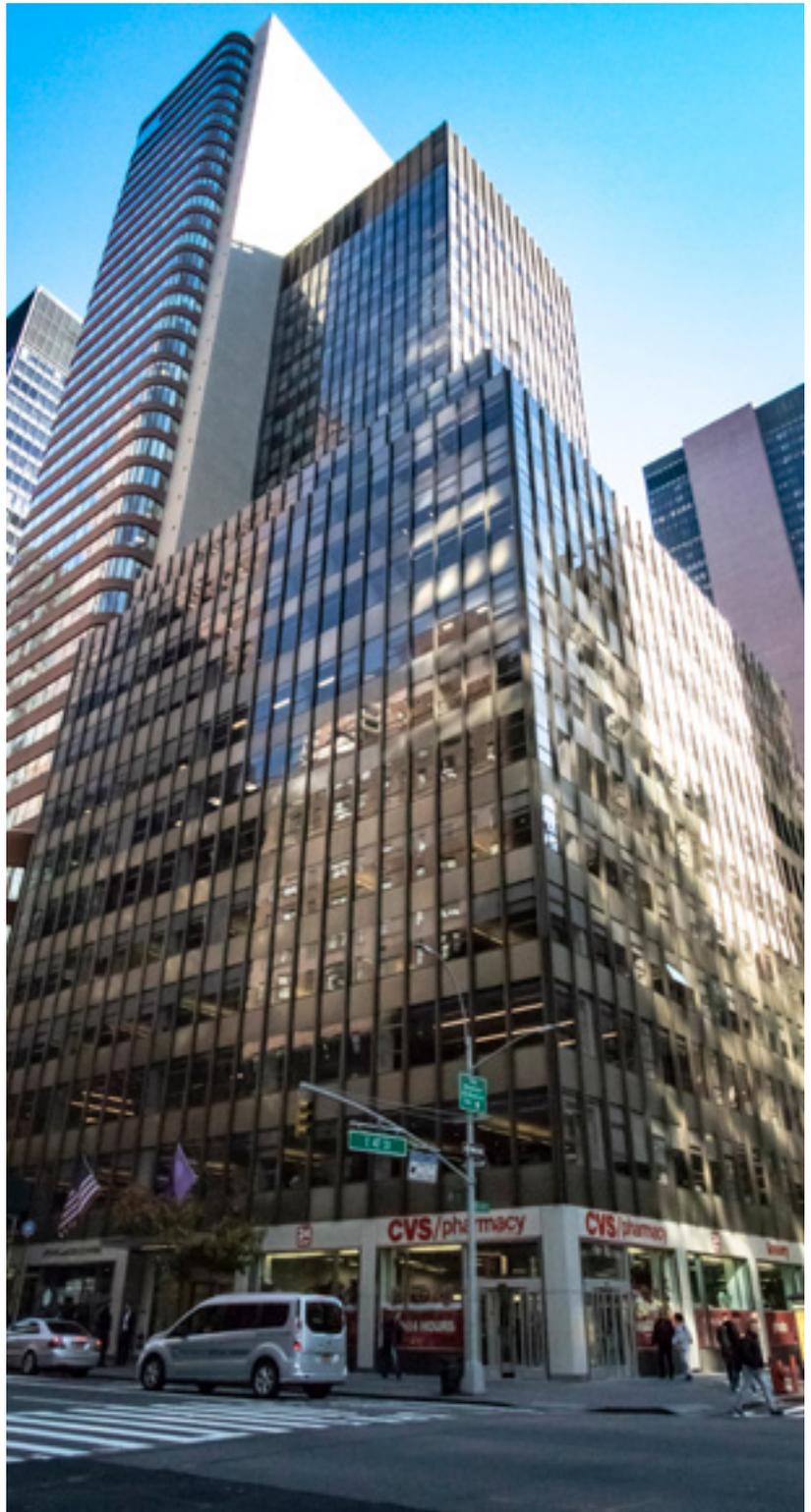
"WE DON'T CUT CORNERS. WE CLEAN THEM." - NY | PA | CT | DC - 212.244.3434 WWW.PERFECTBUILDING.COM

757 THIRD AVENUE JLL

757 Third Avenue is situated at the northeast intersection of Third Avenue and East 47th Street in Manhattan. The 26-story office building, is more than 500,000 square feet with two below-grade levels completed in 1963. The property features a lobby entrance, tenant office suites, common corridors, common area restrooms, mechanical and utility storage areas and a loading bay on East 47th Street. The ground-floor retail spaces are currently home to Starbucks, Pret-A-Manger, Bread & Butter and CVS.

The property underwent capital improvements in the mid-1980s and has had sporadic upgrades over the past five years. The building's structural elements include reinforced concrete foundations and steel frames with concrete encasement. The exterior walls consist of an aluminum and glass curtain wall system, which includes single-glazed, tinted vision panels with localized operable sections. The building facade sections at the lower street level. Exposures include commercial storefront and entrance assemblies.

The building has flat main roof decks and setback sections at various levels with multiple SBS-modified, bitumen-type roofing. The setback roofs are located at the 7th, 9th, 12th, 15th and 22nd floors. Roof storm water drainage is supported by pitch toward interior drains and leaders, connecting to the site's storm water system beneath the structure. Rooftop structures and appurtenances include bulkhead structures, rooftop mounted mechanical equipment with steel support framing, piping and vent penetrations and metal screening.



Owner: Bentall Kennedy (US)
Management Firm: JLL*
Property Manager: Richard Molfese, RPA, FMA
Cooling Water Tower Assessment: Environmental Building Solutions, LLC*
Electrician: H & L Electric Inc.
Plumbing/HVAC /Electric: MJH Mechanical
Cleaning: Perfect Building Maintenance
Elevator Maintenance: Pride and Service



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

JAMES E. FITZGERALD, INC.

48 W 38th Street, 9th Floor
New York, NY 10018
www.jefgc.com



CONSTRUCTION MANAGEMENT • GENERAL CONTRACTING

New York
jefgc.com



Congratulations on a moving achievement

Schindler Elevator Corporation would like to congratulate all of the BOMA 2019 Pinnacle Award nominees. Because life is a moving experience.

Schindler Elevator Corporation
620 12th Avenue
New York, NY 10036-1004
Tel. 212.708.1000
www.us.schindler.com



Van Deusen & Associates, Inc. Delivering Vertical Transportation Solutions...Worldwide

VDA Would Like to Congratulate
All of the BOMA NY
Pinnacle Award Nominees



Albuquerque | Atlanta | Baltimore/DC | Boston | Charlotte | Chicago | Dallas | Denver | Houston | Indianapolis | Hawaii | Los Angeles | Miami
Milwaukee | Minneapolis | Missoula | NJ | NY | New Smyrna Beach | Orlando | Philadelphia | Phoenix | Salt Lake City | San Francisco | St. Louis

for more information please visit www.vdassoc.com



The Action Environmental Group Salutes

Mitchell Grant, RXR Realty

on his nomination for

Outstanding Local Member of the Year

_____ *and* _____

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

for their nomination of

**Operating Building of Year
Over 1 Million SQF**



Action Environmental Group
1-866-270-9900
www.ActionCarting.com

11 MADISON AVENUE SL GREEN REALTY CORP.

11 Madison has always been a cornerstone of innovation. When conceived in 1929 as part of Metropolitan Life's headquarters, it was to be 100 stories and the world's tallest, most technologically-advanced building. The Great Depression forced a redesign and the tower was built in three stages, ending in 1950. Intervening decades saw renovations, including 1997's \$400 million modernization, bringing it into a seamless alignment with the facilities and services tenants demand.

Today it serves as the NYC headquarters for Credit Suisse and Sony—spaces that are virtually buildings-within-buildings—and leaders of the new economy, all while maintaining its heritage as a National Historic Landmark and 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 creating a distinctive profile. Clad in grey limestone and granite, the tower rises 30 stories, ending in an embellished crown.

Inside the Lobby, the Art Deco magic is fully realized. The palette of grey, beige and cream is rendered in marble, travertine, paint treatments, silver-nickel metalwork and antique glass. Ceilings are coffered; pendant lamps and wall sconces provide atmospheric lighting; windows are arched with antique brass mullions. Octagonal and diamond-shaped inlays accent circulation and ornament floors and ceilings, while an open arcade neatly contains shops and conveniences.

At the Lobby's center, its vaulted 3-story ceiling and wide-open floor offer the spaciousness of a piazza while serving multiple security



needs at desks featuring silver-nickel fan grilles. Forty-nine elevators transport tenants to workspaces as diverse as trading floors, sound rooms and offices. All infrastructure has been upgraded in this Energy Star®-rated tower.

While 11 Madison may not have reached 100 stories, the innovation continues: in 2018, management installed an ice plant and achieved LEED-EB O&M Gold Certification, demonstrating that operations at the 90-year-old masterpiece continue to rise to new heights.

Owner: SL Green Realty Corp.*

Management Firm: SL Green Realty Corp.*

Property Manager: Raymond Reilly

Plumber: General Plumbing*

Electrician: Forest Electric

Elevators: KONE, Inc.*

Waste Removal: Action Carting Environmental Services, Inc.*

HVAC: Johnson Controls & Trane*

Cleaning: FQM/Alliance

BMS: Siemens Industry, Inc.*

Class E: Firecraft of New York, Inc.*

Security Officers: Beau Dietl and Associates

Security Technology: Access Control Technologies

Locksmith: Admore

Elevator Media: Captivate LLC*

Scaffolding: Global BMU

FS/EAP Training & Drills: Emergency Preparedness Associates Inc.

Metal/Marble Maintenance: Platinum*

Uniform Rentals: W.H. Christian*

Window Cleaning: Quality Building Services Corp.*

Electric Supplies: United Electric Power

Meter Readings: Utilivisor*

Cleaning Supplies: Browne Supply & FQM/Alliance





Evergreen Mechanical Corp
Specialized Plumbing Contractors

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

892 East 141st Street
Bronx, NY 10454
TEL: 718-292-1929 FAX: 718-292-1927
WWW.EVERGREENMECH.COM



Advocacy Tailored Insurance Solutions. Peace of Mind.

HUB International
Salutes
Sandy Hahn and 140 Broadway Team
on being nominated
Office Building of the Year!



**Salutes
140 Broadway**

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

Richard F. Aguggia & Anthony Frontino P.E.
(646) 405-1259
www.rfafrontino.com



ADCO proudly celebrates 40 years of service to the industry.

Providing clients with the finest electrical and communications infrastructure in the nation. Combining the highest level of quality service with integrity, reliability and compliance.



201 Edward Curry Ave
Staten Island, NY 10314
(718) 494-4400

ab allan briteway
electrical contractors, inc.

*Congratulations to All the Honorees at the 2019
BOMA New York Pinnacle Awards*

Allan Briteway Electrical Contractors, Inc
228 East 48th Street, 9th Floor
New York, NY 10017
646.694.8900



Salutes

140 Broadway
140 BW LLC
Jones Lang LaSalle

And all of Tonight's
BOMA NY PINNACLE
Award Nominees
For Being Recognized As
New York's Best

Every town, large or small, has a unique Skyline.

Skyline Automation delivers building automation solutions for commercial and institutional buildings in the New York / New Jersey Metropolitan area.

For developers, building owners, facility managers, engineers and contractors, Skyline is the first choice for unique, complex and specialty projects.

Our vast experience, professionalism and entrepreneurial passion is unique and drives us to achieve the highest level of customer satisfaction in the market today.

Skyline Automation provides unique solutions for one of a kind building automation projects.

We understand our client and deliver solutions to meet their project and business goals. Our solutions include new and retrofit installations and custom, proactive maintenance solutions.

Contact us today!

Climatec LLC dba Skyline Automation

300 Broadacres Drive, Bloomfield, NJ 07003

P: (862) 238-8088

E: Info@skylineautomation.com

140 BROADWAY 140 BW LLC/JLL

Designed by Skidmore Owings & Merrill and completed in 1968, 140 Broadway is an iconic, architecturally significant building. The building is a critically-acclaimed example of mid-20th Century Modernism and the financial district's first skyscraper to conform to the 1961 zoning law.

The 51-story trapezoidal tower creates a fascinating visual when viewed through the center cylindrical opening of Isamu Noguchi's Red Cube, an iconic symbol of Lower Manhattan. In 2013, the Landmarks Preservation Commission designated the building as a New York City Landmark due to its value as part of the development and cultural heritage of New York City.

Owner: 140 BW LLC

Management Firm: JLL

Property Manager: Sandy Hahn

Alarm Service / "Class E" System: QSCS of NY, Inc.

BMS: Skyline Automation

Elevator Maintenance: Otis Elevator Company

Janitorial Service: American Building Management (ABM)*

Lighting Maintenance: Kleinknecht Electric Company, Inc.

Metal Maintenance: Prestige Restoration & Maintenance, LLC.

Security: Harvard Protection Services, LLC.

Water Treatment: Nalco Company*

Plumbing: M&S Plumbing

HVAC: KABACK

Environmental Control: Environmental Building Solutions, LLC*





Congratulations!
TO
SANDY HAHN

AND THE ENTIRE 140 BROADWAY
TEAM FOR THE PINNACLE AWARDS
NOMINATION.

OPERATING BUILDING OF THE YEAR
OVER 1 MILLION SQUARE FEET

*Metal • Stone • Wood • Ceramic Tile
Restoration & Maintenance*

We Salute all of tonight's
BOMA NY PINNACLE AWARD
Nominees & Winners
Congratulations to All!



ATLANTIC COOLING TECHNOLOGIES & SERVICES, LLC
80 Kero Road, Carlstadt, NJ 07072
Mark S. Alberti
201-939-0900 info@atlanticcooling.com

CONGRATULATIONS
TO ALL THE BOMA/NY PINNACLE AWARD NOMINEES AND WINNERS

STRAUSS PAPER CO.

10 SLATER STREET

PORT CHESTER, NY 10573

914-937-0004

WWW.STRAUSSPAPER.COM



New York's Leaders in Large Tonnage Cooling and Turbomachinery Since 1991

Salutes

Mike Galvin

and all of this evening's

BOMA/NY Pinnacle Award

Respected Nominees

for being recognized as

New York's best.

Congratulations to all!

our energy. your future®
Industrial Cooling Applied Chiller Service

www.industrialcoolinginc.com



SUPPORT BUILDINGS OF NEW YORK

CODE COMPLIANCE SERVICES

Support Buildings of New York
CONGRATULATES

all the BOMA / NY Pinnacle Award
Nominees and Winners



1407 Broadway, Suite 1714, New York, NY 10018
212-600-1480 | sbnygroup.com

*Congratulations
to*

**ALL THE BOMA NY
PINNACLE AWARD
NOMINEES**



Ace-Atlas Corporation

52-14 Flushing Avenue | Maspeth, NY 11378
718.497.3003 | ace-atlas.com

Ess & Vee

ACOUSTICAL AND DRYWALL CONTRACTORS, INC.

Anthony S. Verderame • Anthony J. Verderame • Stephen Verderame



SBA

PLUMBING AND HEATING CORP.

Anthony J. Verderame • Stephen Verderame • Bruce Bauer

**INTEGRITY
EXCELLENCE
PERFORMANCE**

*Our commitment to the
industry for over 58 years*

Congratulations to the Honorees

23-30 50th Avenue, Long Island City, NY 11101
Tel (718)786-1100 • Fax (718)361-5327

MICHAEL GALVIN, SMT SL GREEN REALTY CORP.

Michael Galvin is a Chief Engineer for SL Green Realty Corp., where he is responsible for the operations and maintenance of mechanical and life safety equipment as well as the supervision of the engineering staff. At 1515 Broadway, Michael oversees a 2-million-square-foot, 54-story tower in the heart of Times Square. It is the corporate headquarters of Viacom International and was nominated for the Earth Building award in the 2018 BOMA New York Pinnacle Awards.

Michael joined SL Green in 2002 and has grown from Assistant Chief Engineer in that time. Among his accomplishments is the Energy Star Case Study from 2011-2017 for 1515 Broadway in which he raised the building score from 48 in 2011 to 74 in 2017. Through his efficiency and sustainability initiatives, he was an instrumental part of 1515 Broadway receiving the Earth Award.

“Michael exemplifies positive energy, self-confidence and professionalism in his willingness to position the building first,” says Michael Wildes, a Property Manager at SL Green. “Without a doubt, Michael is a vital asset to our entire team and is an individual that all members of the building operations community should strive to emulate.”

Not only is Michael an accomplished Chief Engineer but he is also a husband and father of three. Despite the building demands, he has always stressed the importance of spending quality time with family. Outside of his dedication to work, he continues to participate in his community, where he is a volunteer firefighter and has served as the Deputy Chief for the past 13 years.



Years in Management: 29

Experience: Joined SL Green in 2004 and is currently responsible for the operations and maintenance of mechanical and life safety equipment as well as the supervision of the engineering staff at 1515 Broadway, a 2-million-square-foot, 54-story tower in the heart of Times Square. Among Michael’s accomplishments as a Chief Engineer at 1515 Broadway are the Energy Star Case Study from 2011-2017 in which he raised the building score from 48 in 2011 to 74 in 2017, as well as the Earth Award, for his efficiency and sustainability initiatives.

Education: IUOE Local 94; SMT Designation; FDNY Certificates of Fitness – Fire and Life Safety Director, Refrigeration Machine Operations, Standpipe/Sprinkler, Torch Use for Combination Gas, Air Compressors

Congratulations

**To all the BOMA/NY
Pinnacle Award Nominees
For setting the standards
of the New York Skyline**



® Notifier® By Honeywell

Your Source For High Rise Fire Alarm Systems

FIRECOM

AUXILIARY RADIO COMMUNICATION SYSTEM



OC-1 Operator Console

ARCS-2000

- ▶ Increases Effectiveness of FDNY Handheld Two-Way Radios Within A Building
- ▶ System Operation via FDNY Two-Way Radios, Panel Mounted Microphone/Speaker, or Telephone Handset
- ▶ NYC Fire Dept. 3 RCNY 511-01 Compliant (In-Building Auxiliary Radio Communication System)
- ▶ Supports use of FDNY Tactical High-Rise Duplex Channels 11 and 12
- ▶ Up to 8 OC-1 Operator Consoles Can Be Installed in a System
- ▶ Supports One or Two RPT-1 Repeater Cabinets
- ▶ Provides Digital Recordings of all Communications between Response Team members for the Entire Event.
- ▶ Supervised for Wiring for Component Faults.
- ▶ Remotely Monitored by Firecom Remote Monitoring Service to Provide Automated Notifications
- ▶ Optional Gateway to Firecom LSN-2000 Life Safety Net System for Status

Application

39-27 59th Street | Woodside, NY 11377

718-899-6100

www.firecominc.com

Howard Kogen, COO

TECHNOLOGY PROTECTING LIFE



CONGRATULATIONS TO
ALL THE BOMA NY
PINNACLE AWARD NOMINEES
FROM BR DESIGN ASSOCIATES

Workplace | Owners and Developers | Residential



people who listen. interiors that work.
www.brdesignassociates.com

CONGRATULATIONS TO

Steve Nathan

**The Silverstein Team at
3 World Trade**

Mitchell Grant

RXR 601 West 26th Street

AND
all the Nominees



AWTC Water Treatment Consulting

ROBERT DERECTOR ASSOCIATES

IS PROUD TO SUPPORT
BOMA NY

CONGRATULATIONS
TO THIS YEAR'S
PINNACLE AWARD NOMINEES



www.derector.com

Salutes

All the BOMA/NY Pinnacle Award Nominees

And Congratulations to our Friends and Clients for their
Recognition

▪ **Outstanding Local Member:**

*Julie Arce, Jones Lang LaSalle
Mitchell Grant, RPA, RXR Realty LLC*

▪ **New Construction:**

3 World Trade Center, Silverstein Properties, Inc.

▪ **Chief Operating Engineer:**

*Steve Nathan, SMT, Silverstein Properties, Inc.
Michael Placente, RXR Realty LLC*



Nicholas J. Montesano, CEIS
CEO & President

120 Broadway, Suite 3640, New York, New York 11356
(212) 595-2388 & (718) 321-0343
www.dtminc.net

STEVE NATHAN, SMT SILVERSTEIN PROPERTIES, INC.

Stephen Nathan is a Chief Engineer for Silverstein Properties Inc., where his primary responsibility is the efficient operation, maintenance and repair of all mechanical, electrical, plumbing and fire suppression systems at the Class “A” office tower, 3 World Trade Center. Stephen also serves as Silverstein Properties’ high-tension operator for incoming utility to 2, 3 and 4 World Trade Center.

Stephen joined Silverstein in 1984 and has risen from engineer’s helper to chief engineer. Among his many achievements, he is the lead engineer for the development of the 3 World Trade Center core and shell to occupancy. This opportunity offered him the ability to use past experiences from the opening of 4 and 7 World Trade Center. Additionally, Stephen was awarded REBNY’s Chief Engineer of the Year Award in 2017 while working at 4 World Trade Center.

Stephen’s professional success has inspired him to help others by managing and leading 12 professional Local 94 operating engineers to provide 24 x 7 coverage. As someone who is personally invested in the mentoring of new engineers and helpers, he often coaches and challenges them with critical thinking tasks while evaluating their strengths and weaknesses to ensure they are progressing.

“Steve earned a stellar reputation within the campus and is highly respected by his peers.” says Alex Riveira, Vice President Operations for Silverstein Properties. “Steve is well-versed and often relied on to be the go-to person for all technical matters. His many years as a chief engineer clearly enable him to make good decisions.”

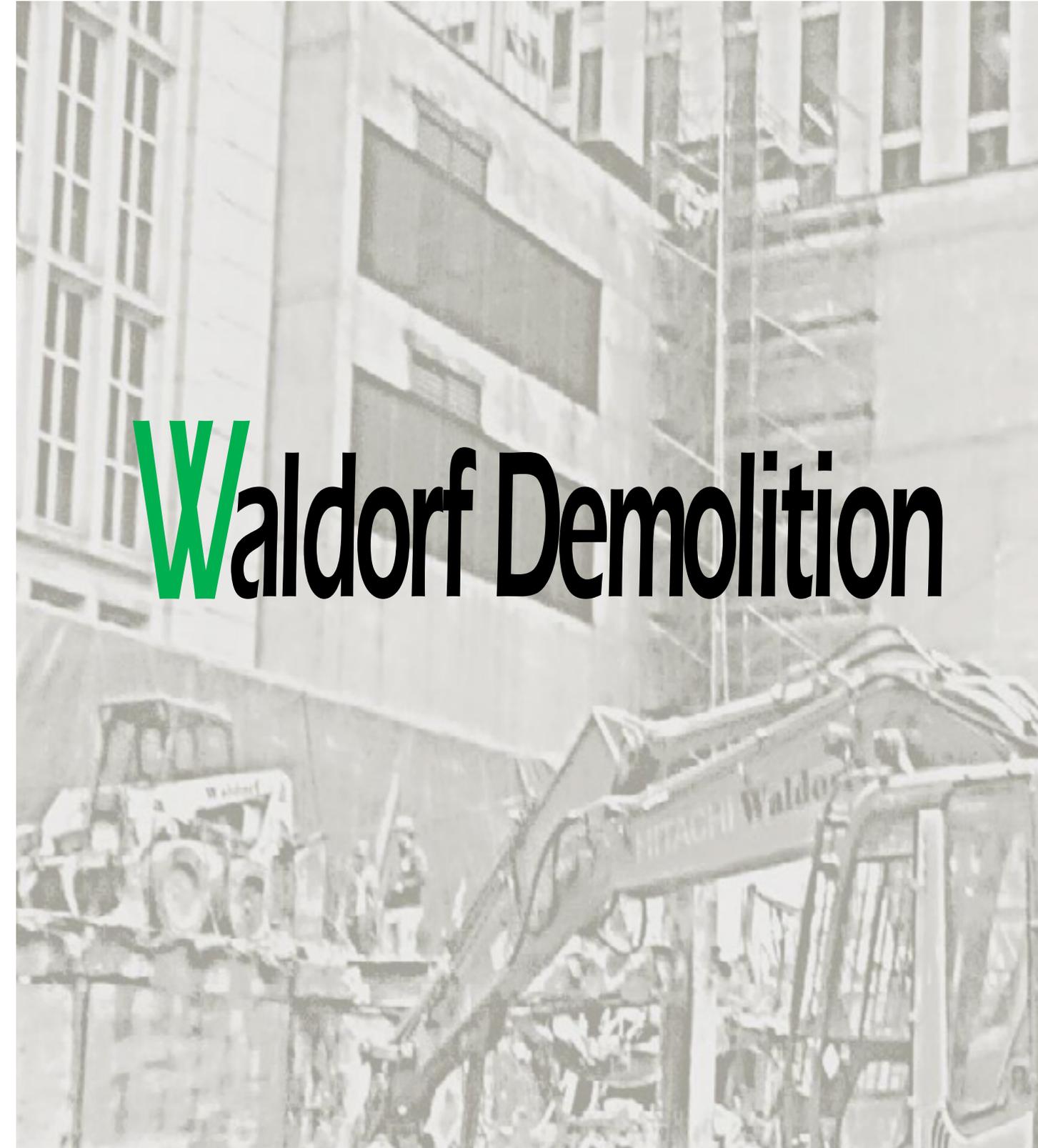
Outside of work, Stephen actively volunteers at his church and oversees a youth group. He supports various industries charities and is an active blood and organ donor.



Years in Management: 35

Experience: Joined Silverstein Properties in 1984 and is currently responsible for the management of operations, maintenance and repair of all mechanical, electrical, plumbing and fire suppression systems at the Class “A” New York City office tower, 3 World Trade Center. Additionally, Stephen serves as a high-tension operator for incoming utility to 2, 3 and 4 World Trade Center. His professional success has inspired him to continuously assist other professionals in the industry.

Education: SMT Designation; New York State Refrigeration Operator Type Q01; EPA Technician Certification (Universal) Operate Air Compressor Type G35; Torch Use of O-2 Combined Gas Type F12; Fire Safety Director Type F25



Waldorf Demolition

INTERIOR & EXTERIOR DEMOLITION

50 East Palisade Avenue, Suite 111, Englewood, NJ 07631 | P (201) 541-0030 |
F (201) 541-0071 | sales@waldorfdemolition.com |

www.waldorfdemolition.com

**CONGRATULATIONS
TO
ALL THE BOMA NY
PINNACLE AWARD NOMINEES**

**DEGMOR ENVIRONMENTAL
SERVICES LLC .**

142 22nd Street Brooklyn NY 11232

T (212) 431-0696

F (212) 431-5764

"A complete remedial company"



Penguin

An EMCOR Company



**Penguin proudly supports
BOMA 2019 Pinnacle Awards
Congratulations to all the Nominees.**



Penguin Air Conditioning Corp.
5 Penn Plaza, 16th Floor
New York, NY 10001
(Main) 718.706.6500
www.penguinac.com

Penguin Maintenance and Service
5 Penn Plaza, 16th Floor
New York, NY 10001
(Service) 718.706.2560
(E) service@penguinac.com

24 Hour Emergency Service

EMCOR Penguin can maintain and repair a comprehensive range of mechanical, electrical, and plumbing systems, including:

- Heating, Ventilation, and Air Conditioning
- Air Filtration/Indoor Air Quality
- Building Automation Systems
- Computer Room/Data Center Critical Equipment, including Emergency Systems and UPS Generators
- Electrical Distribution Systems
- Piping/Plumbing

We currently have over 200 site based Engineers and 50 Mobile Fleet in the field.

- One World Observatory
- Life Science/NYU SOM/HOS
- Queens Center Mall/Times Square Studios
- Accounting Firms/Law Firms
- Investment Banks/Data Centers/Global Asset Management & multi-strategy hedge funds/Financial Institutions

EMCOR is partnered with more than 160 national agreements with large

SDUDIO

**Congratulations to BOMA NY
Pinnacle Award Nominee**

JLL
757 Third Avenue
Operating Buildings
500,000 – 1,000,000 SQF

SDudio Inc. • 135 Montague Street, 14th Floor • Brooklyn, New York

CONGRATULATIONS TO
ALL THE BOMA NY
PINNACLE
AWARD
NOMINEES

Danton Plumbing & Heating Corp.

4280 Katonah Avenue | Bronx, NY 10470
Phone 718.994.7878 | Fax 718.994.2877

ACCESS SYSTEMS AND SOLUTIONS

Office (201) 438 - 3020

Fax (201) 438 - 9585

www.rrscaffold.com

info@rrscaffold.com

235 Moonachie Rd.

Moonachie, New Jersey

07074



The premier suspended scaffolding source since 1984.



TOWER  WATER

Tower Water would like to Congratulate

The 420 Lexington SL Green Team

For this years nominee for

The Historical Building Pinnacle Award

We are proud to be a part of your success!

TowerWater.com

3 Shirley Ave, Somerset NJ 08873

Phone: 732.249.0990

info@towerwater.com

BRIAN O'MALLEY

CBRE

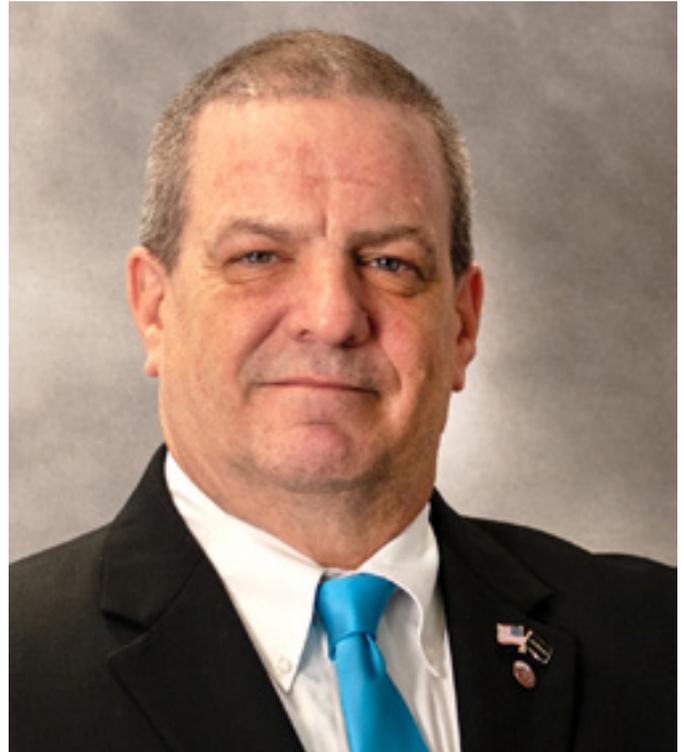
Brian O'Malley is the Chief Engineer for CBRE, where he manages a crew of engineers, helpers and locksmiths. His responsibilities also include the managing of electrical assets, providing direction with electrical foremen on repair and maintenance evolutions and providing technical resources for data center operations and maintenance repairs with no downtime. 2 Broadway is the headquarters for the MTA and contains 1.6 million square feet of commercial office space, data center and street-level retail.

Brian is a seasoned chief engineer who has worked predominantly in buildings housing some of the most prestigious names in finance, such as Goldman Sachs and Lehman Brothers / Barclay's.

In 2015, Brian joined the property management team at MTA headquarters, where he leads a team of 15 engineers and works closely with the client and the house electrician daily. Brian has played an integral role in several capital improvement projects, such as MTA's UPS upgrade project, in which he was the liaison between the MTA data center group and the contractor. Brian also played an essential role with the MTA's flood mitigation project and data center generator rehabilitation. Brian is currently the lead building technical resource on the steam service relocation, data center power distribution unit replacement, critical HVAC replacement and several densification projects within the building.

Brian is a graduate of West Milford Township High School in New Jersey and after, attended classes and instruction offered by the US Navy. Brian is actively involved in professional development programs and participates regularly in the training and webinars that CBRE and Local 94 offers, such as Fire Safety / EAP director, Critical systems environments; and attends numerous OEM training, such as Honeywell pneumatics, direct digital equipment and Leslie steam controls. Outside of work, Brian is involved with his local community in New Jersey as well as being an active member of his church. Brian was also awarded two Goldman Sachs Corporate Services Awards for Services Proven Above & Beyond in 2001. Perhaps one of the most important aspects of Brian's career was his Honorable discharge from the US Navy in 1986, bringing its core values with him. It's these values, his zeal for a quality product and his work ethic, that sets Brian apart from many.

"He is a pleasure to deal with and has the total respect of the client because of the way he handles the day-to-day operations of the building through excellence in service and communication," says James Lyons,



Senior Real Estate Manager of CBRE. "I believe that many of these qualities can be attributed to the time he served in the Navy, in particular his dedication to continually improve the operational efficiency of our facility."

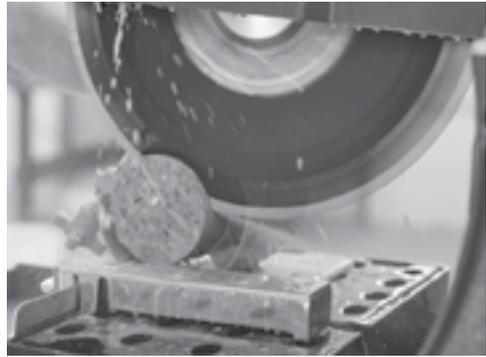
Years in Management: 33

Experience: Brian is the Chief Engineer for the MTA headquarters, a 1.6 million square foot commercial office and retail property in Manhattan, New York. He joined CBRE in 2015 and is currently responsible for the management of operations for a team of 15 engineers, assistant engineers and a locksmith. Additionally, he provides extensive technical support to all data center operations.

Education: Attended classes offered by US Navy; Data Center/Critical Environments Training at Local 94; IUOE Critical Systems Training; Fire Safety Director; CFC Universal Certified



Amaracon Testing Inspections, Inc.
Congratulates
Laura Belt Ponomarev
 and all of tonight's
BOMA NY PINNACLE
Award Nominees for being recognized
as New York's best



amaracontesting.com | *Raising the Quality Standard* | 516-261-1130

Introducing Yardi Pulse®

An integrated set of energy solutions designed to optimize energy management and occupant comfort.

Real-Time Metering
 Fault Detection & Diagnostics
 Central Control



Active EE
 Occupant Engagement Dashboard
 Yardi® E2 Insight

Comprehensive interface with integrated access

Optimized HVAC operation, monitoring, scheduling and alerts

Complete energy program combined with other products in the Yardi Smart Energy Suite

800.866.1144 | Yardi.com/SmartEnergy

YARDI | Energized for Tomorrow



ALSA

architecture + engineering + preservation

Your Building - Better



Congratulations
Laura Belt Ponomarev, RPA, FMA
and
all of this year's BOMA NY
Pinnacle Award Nominees

ALSA architecture LLC

1430 Broadway, Suite 1205 New York, NY 10018-3387 Tel 212 302-2180

The Water Group, LLC Salutes

Daniela Perez on her well-deserved recognition and all our friends
at ESRT.

The Vornado team in recognition of
their great work at 90 Park Ave.

THE WATER GROUP, LLC
CHAIM KRAUSS, PRESIDENT

TEL. 718.621.3331

Chaimk@watergroupny.com

www.watergroupny.com



H₂O MEYER
CONSULTING SERVICES, INC.

WATER BASED SYSTEMS ANALYSIS FOR INDUSTRY



Salutes Michael Placente
— And all of tonight's —
BOMA NY PINNACLE Award Nominees

MICHAEL J. REDFEARN

Senior Vice President - Field Consulting
mredfearn@homeyer.com
Work: (978) 569-2420
Cell: (508) 277-9022

www.homeyer.com

GKS | INDUSTRIES

GKS Industries, Inc.

Salutes

Michael Placente, RXR Realty

And all of tonight's BOMA NY Pinnacle
Award Nominees for being New York's best

GKS Industries, Inc.

(631) 650-9896

GSzabo@gksindustries.com

www.gksindustries.com

CONGRATULATIONS TO
51 MADISON AVENUE
AND **MIKE PLACENTE**

AND ALL OTHER HONOREES
BEING RECOGNIZED AT THE

2019
Pinnacle
AWARDS

WJE ENGINEERS & ARCHITECTS, P.C.
1350 BROADWAY, SUITE 910, NEW YORK, NY 10018

212.760.2540 T
212.760.2548 F

MICHAEL PLACENTE

RXR REALTY LLC

Michael Placente is the Chief Engineer for RXR Realty LLC, where he manages and maintains 450 Lexington Avenue, a Class A commercial office tower of more than 910,000 square feet. At 450 Lexington Avenue, Michael supervises a team of engineers to ensure that all maintenance is completed, determines the goals of the company and performs quality-control checks to ensure safety and effectiveness among other responsibilities.

During his tenure at 450 Lexington Avenue, the facility was awarded BOMA New York's Pinnacle Award for Operating Office Building of the Year and the REBNY Best Engine Room of the Year award. Through his dedication to various energy-saving projects such as Facility retro-commissioning, BMS Modernization and Building Operations Management, Michael was able to achieve Energy Star Certification in 2017 and 2018.

His vast experience in the industry has allowed Michael to serve as a mentor for others. He participates in a three-to-four-week daytime training program for entry-level engineers helping each form a foundation for success. Additionally, he is involved in the New York City Carbon Challenge, an initiative and commitment to reduce greenhouse gas emissions.

"Michael is a dedicated and gifted leader who trains and instills motivation, knowledge and high morale in his team members," says Terence Fraser, Senior Property Manager for RXR Realty. "His extensive knowledge of facility operations and team leadership allows Michael to serve as a mentor for other chief engineers."

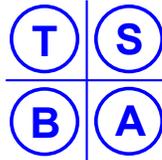


Years in Management: 24

Experience: Joined RXR Realty LLC in 2012 and is currently responsible for the management and maintenance of 450 Lexington Avenue, a Class A commercial office tower of more than 910,000 square feet, in Manhattan, New York. As a Chief Engineer, Michael supervises a team of engineers to ensure that all maintenance is completed, determines the goals of the company and performs quality-control checks to ensure safety and effectiveness among other responsibilities. Additionally, he received his Energy Star Certification in 2017 and 2018.

Education: International Union of Operational Engineers Training Program; Turner School of Refrigeration; OSHA 10 Hour Safety Training; FDNY Certificate of Fitness; Q01 Refrigeration Engineer; G60 Torch Use of Flammable Gases

Congratulations to all the BOMA NY Pinnacle Award Nominees

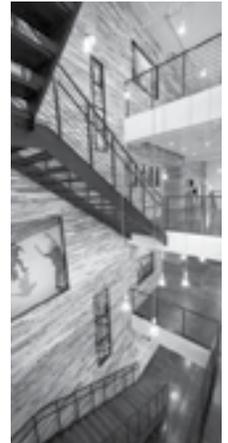
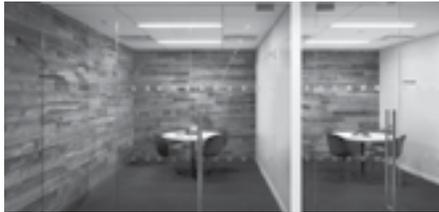


**Thomas S. Brown
Associates**

We Invite Comparison®

38-30 Woodside Avenue, Long Island City, NY 11104
Phone (718) 565-6000 · www.tsbacontrols.com

**Automatic Temperature Controls, Building Management
Systems, Design, Sales, Service**



John Gallin & Son
congratulates

*All The BOMA NY
Pinnacle Award Nominees*

for being recognized as New York's best!

Congratulations to

**ALL THE BOMA NY
PINNACLE AWARD
NOMINEES**

Miric Industries, Inc.

1516 Union Turnpike
North Bergen, NJ 07047
212.594.9898
miricdoors.com

Miric Revolving & Swinging Doors

Sales and Service
Weatherstripping, Speed Controllers
Door Checks and Door Hardware
Electric Locks

PINNACLE

ENVIRONMENTAL CORP.

SALUTES

Edilberto Valdez, LEED Green Associate, FMA
Chief Engineer, 277 Park Avenue LLC

AND ALL OF TONIGHT'S

BOMA NY Pinnacle
Award Nominees

FOR BEING RECOGNIZED AS
New York's Best



200 Broad Street | Carlstadt, NJ 07072
T 201.939.6565 | F 201.340.2442

winter

WINTER PROPERTIES

CONGRATULATES
THIS YEAR'S
BOMA NY PINNACLE
AWARD NOMINEES

9 West 57th Street, 30th Floor | New York, NY 10019 | 212.891.8800 | Winter.com

DAVID RODRIGUEZ

THE MOINIAN GROUP

David Rodriguez is the Chief Engineer for the Moinian Group, where he is responsible for the management of operations, reinvigorating asset and property management functions, fostering and building positive relationships with tenants and restoring order among engineer, janitorial and security staff. On a daily basis, David oversees all building systems including fire and life safety, plumbing, HVAC and electrical issues. In collaboration with the property management at 115 East 57th Street, he manages major construction-related activities, responds to all emergencies, implements corrective actions and establishes routine and preventative maintenance.

In an effort to improve building sustainability, David was instrumental in replacing steam traps in the mechanical rooms, switching to LED lights and fixtures and maintaining HVAC systems to ensure efficiency and cost reduction. David has also identified and corrected several leaks within the building while implementing preventative measures to avoid future leakage.

David has established great relationships with entry-level engineers and functions as a great source of knowledge for those just starting out their careers. He has had the pleasure of watching those he once mentored rise through the ranks to become engineers and is confident in their ability to become chief engineers in the future.

“Over the course of my career, I have had the privilege of working with numerous outstanding Local 94 Engineers and David is the finest I have had the pleasure of working with,” notes Ronald Zeccardi, former president of BOMA New York. “David’s dedication to the building, its tenants and fellow employees is second to none, and he has exemplified the true meaning of being a mentor and a role model.”



Years in Management: 27

Experience: Joined the Moinian Group in 2017 and is currently responsible for the management of operations, asset and property functions, client relations and engineer, janitorial and security staff. David manages major construction activities, emergencies and enforces routine and preventative maintenance strategies. Additionally, he serves as a mentor to entry-level engineers pursuing futures as chief engineers.

Education: Electrical Engineering from Bronx Community College; Advanced Labor Union Leadership from The New York State AFL-CIO/Cornell Union Leadership Institute; IUOE/Local 94 Training



We Salute all of Tonight's
**BOMA NY
 PINNACLE AWARD
 NOMINEES &
 WINNERS**
 Congratulations to all



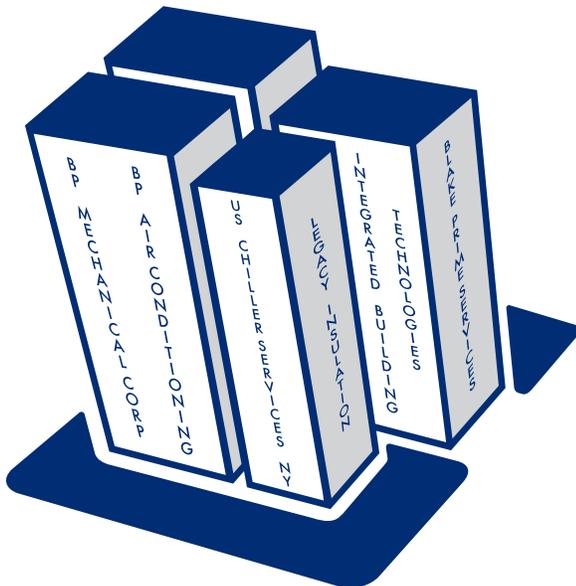
Five Star Carting | 718.349.7555 | fivestarcarting.com

NALCO Water
 An Ecolab Company

CONGRATULATES

Mike Galvin • Michael Placente
 Francis Noonan
 Laura Belt Ponomarev • Mitchell Grant
 Endrit Kukaj • Lawrence Spahn
 420 Lexington • 51 Madison
 757 Third • 11 Madison • 140 Broadway

AND ALL OF TONIGHT'S
BOMA NY Nominees
 FOR BEING RECOGNIZED AS
New York's Best



THE BP GROUP | 83-40 72ND DRIVE GLENDALE, NY 11385 718-383-2100 BPGROUP.COM

**SAVE THE
 DATE**

2019 BOMA NEW YORK
**ANNUAL
 GOLF OUTING**

**MONDAY
 JUNE 10, 2019**

Edgewood Country Club
 449 Rivervale Road
 Rivervale, NJ 07675



Maccarone

PLUMBING Inc.



Expert, Reliable Plumbing, Heating,
& Fire Sprinkler Services Since 1934

We are known by the Company we keep...

DIFAZIO POWER & ELECTRIC LLC

711 Grand Blvd.
Deer Park, NY 11729
(631) 667-2200



DANIEL SYVARTH

CUSHMAN & WAKEFIELD, INC.

Daniel Syvarth is the Chief Engineer for Cushman & Wakefield, Inc., where he supervises a 20-person staff of Local 94 engineers and helpers. Daniel coordinates and implements work assignments related to MEP infrastructure. He manages procurement for all supplies for MEP infrastructure and oversees all of the related maintenance contracts and internal PM efforts and requirements as well as all of the city/state and safety compliance requirements for the properties and engineering staff. Additionally, he manages the procurement requirements mandated by the New York State for our client, which cover MWBE and SDVOB participation, Contract Reporter requirements and stringent bidding protocols. Daniel collaborates and plans operating budgets with ownership and management and participates in the procurement, management and coordination of multiple capital improvement projects. Daniel holds these responsibilities for the 1 and 2 United Nations Plaza facilities in New York.

Daniel started working at 1 and 2 United Nations Plaza in 1985 as a Local 94 engineer helper. His contributions and efforts throughout his 34 year career did not go unnoticed which is evident in Daniel's promotions through ranks. Daniel and his skilled assistant chief engineers work directly with entry-level staff, guiding and training them to attain a full foundational knowledge. Over the course of his career, Daniel has had the pleasure of watching his trainees rise to positions such as lead and watch engineers.

“What makes Daniel stand out from our other Chief Engineers is the depth of his commitment, his leadership and love for his crew, his personality and his ability to always maintain a positive outlook,” says Edina Lemo, Managing Director for Cushman & Wakefield, Inc. . “To care for a crew of 20 Local 94 engineers is not an easy task. Not only does Daniel manage to do so in harmony, but each and every member of his crew has immense respect for him.”

When his schedule permits, Daniel is actively and financially involved in various capacities for both his family's church as well as his daughter's high school.

**Years in Management:** 34

Experience: Began working at 1 United Nations Plaza as an Engineer's Helper and is currently Chief Engineer, responsible for the management and procurement of all MEP infrastructure supplies as well as supervision of 20 Local 94 staff members. Additionally, Daniel assists with planning operating budgets for the 1 and 2 United Nations Plaza facilities in New York.

Education: Refrigerant Transition and Recovery Certification Program at Ferris State University; Pesticide Applicator Course at Tuner School; Refrigeration Operator's License Course at Technical Training

CONGRATULATIONS
TO ALL THE
BOMA NY PINNACLE
AWARD NOMINEES

W.H. Christian & Sons, Inc.
22-28 Franklin Street
Brooklyn, NY



ChemTreat NY

congratulates all of tonight's BOMA/NY
Pinnacle Award Nominees and Winners

*Especially Chief Engineer
of the Year nominee
Eddie Valdez!*



chemtreat.com • 201-600-9357

TIMBIL MECHANICAL, LLC

is pleased to join
BOMA New York in honoring

EDDIE VALDEZ

NY Chief Engineer of the Year Nominee

&

All of the
2019 Pinnacle Award Nominees



68 Fanny Road
Boonton, NJ 07005
Phone 973-263-5273



SMOKELESS CIGAR NIGHT BOMA NY 2019

The commercial real estate industry continues to evolve, creating safe and healthy environments for us all to enjoy throughout New York City

Join us as we embrace tradition, adapt change and inaugurate a new style:

THE SMOKELESS CIGAR NIGHT

Monday

March 25, 2019
5:30pm - 10:00pm

Rossini's Restaurant
108 East 38 St
New York, NY

\$300 PER PERSON

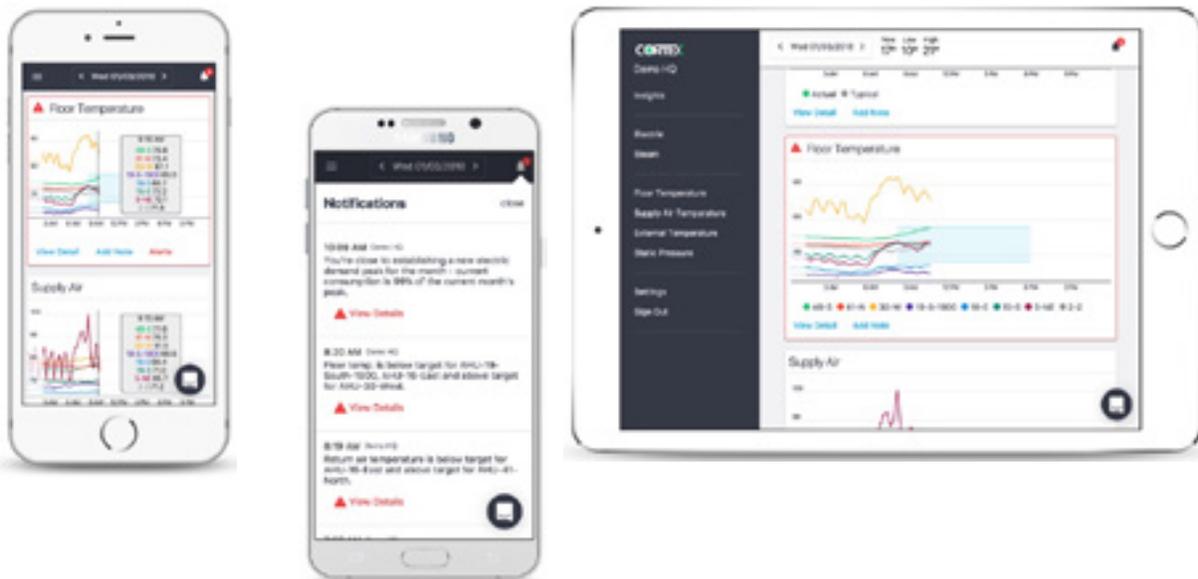
Includes Dinner,
Open Bar & DJ

MAXIMUM CAPACITY OF 150*

PERSONAL GIFT
3 Rolled Cigars &
3 Milk Chocolate Cigars



Software that Delivers Guaranteed Reductions in Energy Spend & Improvements to NOI



Congratulations to Eddie Valdez,
Chief Operating Engineer at 277 Park,
and to all tonight's nominees

EDILBERTO VALDEZ, FMA, LEED GA

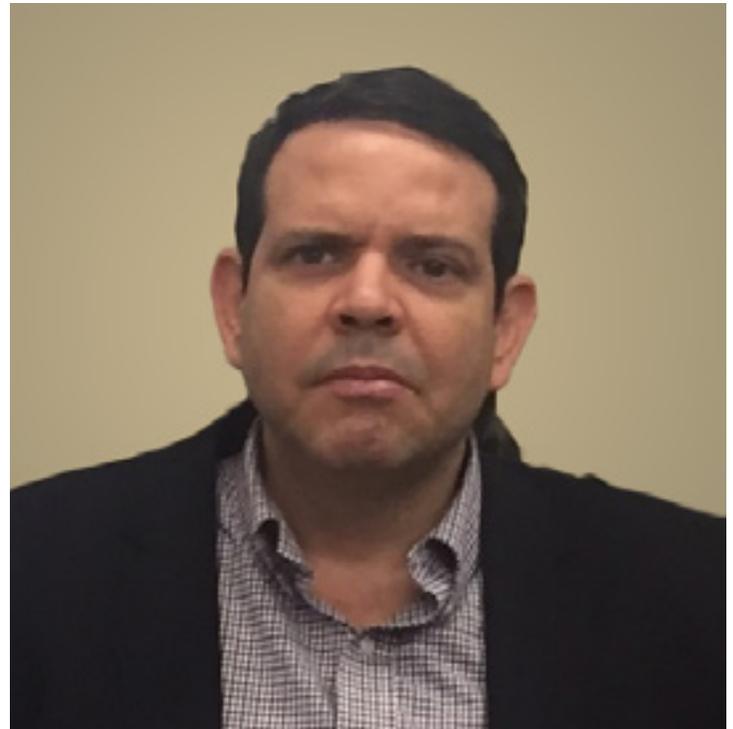
STAHL ORGANIZATION

Edilberto Valdez is the Chief Engineer for Stahl Organization, where he is responsible for all facility engineering operations at 277 Park Avenue, a 1.8 million square-foot commercial real estate tower located in Midtown Manhattan. His day-to-day responsibilities include managing, supervising, training and mentoring the facility operation engineer team, developing and implementing all engineer-related procedures and programs, assisting property management with operating and capital budgets and identifying, planning and implementing energy conservation measures within the facility.

During his management at 277 Park Avenue, Edilberto assisted with the development and implementation of several projects that targeted the building's HVAC efficiency and energy consumption. In doing so, they were able to identify deficiencies and generate a list of recommendations for possible energy conservation measures, such as a chilled water plant upgrade that resulted in steam energy consumption and annual savings of \$700,000 with a \$1.5 million return payback year. This energy reduction has helped the building achieve and maintain an EPA Energy Star Rating since 2016.

Edilberto's leadership style can be described as that of a coach. All new members of the engineering team receive training and mentoring not only from Eddie but other supervisors and seasoned engineers. Eddie is also an instructor at the IUOE Operating Engineer Training School, where he mentors facility engineers on the operation and maintenance of industrial refrigeration equipment and building systems. He has been featured as a guest speaker at industry related events organized by Urban Green in New York City and has participated as a collaborator in the development of web base refrigeration courses by AliveTek.

"Eddie has been the key to a nearly 25 percent reduction in energy consumption and utility costs in our building over the past three years," says Paul Green, Property Manager at 277 Park Avenue. "Eddie's qualifications for this honor go way beyond his technical skills. He is constantly involved in staff training programs, is always accessible and is always hands on."



Years in Management: 25+

Experience: At Stahl Organization, he is currently responsible for all facility engineering operations at 277 Park Avenue, a 1.8 million square-foot commercial real estate tower in Manhattan, New York. As a Chief Engineer, Edilberto assisted with the development and implementation of several projects that targeted the building's HVAC efficiency and energy consumption, further generating annual savings of \$700,000 with a \$1.5 million return payback year. Additionally, he serves as a reliable mentor to all new members of the engineer team.

Education: Electrical Engineering at City College of New York; Electromechanical Engineering at New York City Technical College; Heating Ventilation A/C & Refrigeration Technology AOS, HVAC & R at Technical Career Institute; FMA, LEED GA Designations

TPG Architecture
congratulates all of tonight's
**BOMA/NY Pinnacle Award
Nominees**

TPGArchitecture

TPGArchitecture.com

IT'S YOUR BOMA NEW YORK COMMITTEES

GET THE MOST OUT OF YOUR MEMBERSHIP!
GET INVOLVED IN COMMITTEE WORK!

ASSET MANAGEMENT COMMITTEE

Enhances asset value by connecting property and asset managers through education and networking.

CODES & REGULATIONS/ GOVERNMENT AFFAIRS

Fields government advocacy teams, critical issue task forces and subcommittees on laws, codes and regulations

ENERGY/SUSTAINABILITY

Disseminates knowledge on planning, managing and using energy; encourages sustainability

PREPAREDNESS

Identifies/disseminates information, advice and standards on emergency preparedness and building security; acts as a quick response team in emergencies

MEMBERSHIP

Promotes membership, recruits members and reviews membership applications

PROFESSIONAL DEVELOPMENT

Develops and plans timely informative seminars, lunch & learns and organizes designation courses for members and other industry professionals.

PINNACLE AWARDS

Encourages competition, mentor's nominees and participates in awards ceremony

TECHNOLOGY COMMITTEE

To assist the Board in its on-going oversight of the Association's technology strategy, make recommendations regarding significant technology investments including but not limited to, the website, apps for the association's members, and increasing awareness on social media outlets while aligning with the strategic goals and objectives of the Association's long-range plan.

Get involved at:

bomany.org/committees



SHANNON ABATEMENT

Salutes

JULIE ARCE / 757 Third Avenue
&

ENDRIT KUKAJ / 420 Lexington Avenue

And all of Tonight's

BOMA NY PINNACLE
Award Nominees

For being recognized as New York's best

SHANNON ABATEMENT

14 High Road, Stony Point, NY 10980
845.429.4346

FRANCIS NOONAN, SMT

MET LIFE - 200 PARK AVENUE

Francis Noonan is the Lead Engineer for Cushman & Wakefield, Inc., where he is responsible for directing and supervising both the maintenance and repairs of all HVAC equipment at MetLife Headquarters located at 200 Park Avenue. Francis's day-to-day responsibilities include attending to day-time house calls, interacting with clients, assisting the project management of capital projects and creating new methods of procedures and standard operating procedures. In addition to his contributions to the development of the annual operating budget for building systems, Francis also participates in capital improvement planning while directly supervising two engineers.

Francis operates a 2017 Platinum Interior LEED Buildout with sustainable features, such as free cooling, LED lighting and a planned chiller modernization project. He also partnered with the MetLife Sustainability team to create the E-Waste program for his site to ensure the proper disposal of batteries. Francis is constantly surveying for opportunities to help improve efficiency and sustainability.

Using his knowledge of the industry, Francis has helped mentor entry-level engineers. He is able to identify the best educational approach for those he works with, using different situational visual and tactical techniques. In drawing on the leadership skills of Chief Engineers throughout his career, Francis's goal is to take the best qualities of those chiefs and incorporate them into his own leadership style to run a building that operates at its full potential with a crew that feels empowered and motivated to meet its goals.

"Francis has demonstrated his keen understanding and ability to execute the big picture while completing tasks," says Aimee Bretones, Senior Facilities Manager for Cushman & Wakefield. "Through his ambition and application of his intelligence, he continues to add value to our company."



Years in Management: 12

Experience: Lead Engineer for Cushman & Wakefield and is currently responsible for directing and supervising both the maintenance and repairs of all HVAC equipment at MetLife Headquarters located at 200 Park Avenue in Manhattan, New York. Francis operates a 2017 Platinum Interior LEED Buildout and partnered with the MetLife Sustainability team to create an E-Waste program. Additionally, he serves as a mentor to entry-level engineers, successfully building strengths specific to each individual.

Education: BA in Sports Science from LIU Brooklyn, MA in Real Estate from New York University SPS; SMT Designation; Certificate of Qualification Engineer

2019 *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 Wiesenberg, 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

HISTORICAL BUILDING

- 2001-2** 30 Rockefeller Plaza
- 2003-4** The International Toy Center (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

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** The 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

EARTH AWARD

2005-6	4 Times Square
2006-7	290 Broadway (Ted Weiss Federal Office Building)
2007-8	The 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	The Hearst Tower
2013-14	2 Penn Plaza
2015	1325 Avenue of the Americas
2016	712 Fifth Avenue
2017	Starrett-Lehigh Building
2018	1515 Broadway

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

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	The 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

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

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

2003-2004	Rona Siegel Tower Realty Management Corp.
2004-2005	Igwe N. Harve , RPA/FMA, CRG Management LLC
2005-2006	Paul Gordon Macklowe Properties, Inc.
2006-2007	Meghan Ellen Gill , RPA/FMA SL Green Realty Corp.
2007-2008	Jose M. Toro Grubb & Ellis Management Services, Inc.
2008-2009	Juan Machado Jones Lang LaSalle Americas, Inc.
2009-2010	Peter H. Corrigan , LEED AP, Colliers ABR, Inc.
2010-2011	William D. Vazquez CBRE
2011-2012	Kenneth Fidge , RPA/LEED AP Vornado Office
2012-2013	Michael Aisner , RPA/LEED AP RXR Property Management
2013-2014	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.

MANAGERS OF THE YEAR 10+ YEARS EXPERIENCE

2003-2004	Vincent A. Fantauzzi , RPA CB Richard Ellis, Inc.
2004-2005	James J. Whelan , RPA/FMA Cushman & Wakefield, Inc.
2005-2006	Louis Trimboli , RPA/FMA CB Richard Ellis, Inc.
2006-2007	Stephen A. McGann , CPM/RPA CB Richard Ellis, Inc.
2007-2008	Javier Lezamiz CB Richard Ellis, Inc.
2008-2009	Richard B. Wallace Vornado Office Management, LLC
2009-2010	Andrew Toland Cushman & Wakefield, Inc.
2010-2011	Lawrence P. Giuliano, Sr. , RPA/FMA/SMA/SMT Tishman Speyer Properties
2011-2012	Cindy Boyea , RPA/CPM/CCIM Paramount Group, Inc.
2012-2013	Patricia Revellese , SL Green Realty Corp.
2013-2014	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.

OPERATING OFFICE BUILDING

2001-2	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

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
The 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
The 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 (500,000-1,000,000 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

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
The Hearst Tower
- 2011-12** Corporate Facility
575 Fifth Avenue
- 2012-13** Corporate Facility
1515 Broadway
- 2015** Historical Building
230 Park Avenue

THE GRAND PINNACLE FOR THE HIGHEST OVERALL SCORE

- 2016** 900 Third Avenue
- 2017** 810 Seventh Avenue
- 2018** Hearst Tower

2019 TOBY DINNER & MIDDLE ATLANTIC CONFERENCE

April 4, 2019

6:00 PM – 10:00 PM

SECOND

849 Avenue of the Americas
New York, NY

PLATINUM SPONSOR

VORNADO
REALTY TRUST

TICKET PRICE:
\$350 EACH

Tables are available at the per person rate.

PLATINUM \$3,500

- 3 complimentary tickets to the TOBY Dinner
- Verbal recognition at the event
- Logo recognition on signage, invitation footer and posters

GOLD \$1,500

- 2 complimentary tickets to the TOBY Dinner
- Logo recognition on signage and invitation footer

FRIEND \$500

- Logo recognition on signage

GOLD SPONSORS

 **SUMMIT**

CONRAD
ENGINEERS

 **Advantage**
BUSINESS REALTY SERVICES, LLC

BOMA
New York



**Repairs
Modernization
Preventive Maintenance
A.O.C. & Violation Removal Specialists
Qualified QEI and Category 1 / Category 5 Testing**

**Mr. Donald Gelestino
President**

**NYC & Boroughs • Westchester • Nassau • Suffolk
212.292.4430 • 718.987.6900 • 516.307.0907**

521 5th Ave, 17th Fl, NYC 10175 • info@Champion-Elevator.com • www.Champion-Elevator.com



BOMA New York

BUILDING OWNERS AND MANAGERS ASSOCIATION OF GREATER NEW YORK, INC.
One Penn Plaza, Suite 2205, New York, NY 10119 | 212.239.3662 | bomany.org