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AWARDS

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### **ABM** salutes the following Pinnacle Award Nominees:

#### "NEW CONSTRUCTION OF THE YEAR"

50 Hudson Yards, Related Companies

## "OPERATING BUILDING OF THE YEAR: 100,000-249,999 SQ FT."

4 Columbus Circle, Newmark

## "OPERATING BUILDING OF THE YEAR: 500,000-1 MILLION SQ FT."

320 Park Avenue, JLL

#### "CHIEF OPERATING ENGINEER OF THE YEAR"

Marc Scaglioni, Related Companies

#### "OPERATING ENGINEER OF THE YEAR"

Tyler Moreno, Related Companies

#### "SECURITY PROFESSIONAL OF THE YEAR"

Jody Almodovar, Hudson Yards (10 HY)

#### "FIRE LIFE SAFETY DIRECTOR OF THE YEAR"

Dante Thompson, Hudson Yards (10 HY)

#### "MANAGER OF THE YEAR 10+ YEARS"

Marco Bulzomi, Rockefeller Group

#### "MANAGER OF THE YEAR 3-10 YEARS"

Sandy Forbes, Cushman & Wakefield

We also salute all of tonight's other Pinnacle Award Nominees for being recognized as New York's Best and a very special salute to;

ABM Team Member, John Espinosa, as a nominee for "Janitorial Professional Of The Year"

We wish him and all the best of luck!

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## A MESSAGE FROM THE CHAIR MATTHEW J. DUTHIE, RPA



As Chair, I am deeply honored to stand before you this evening as we once again gather to celebrate the Pinnacle Awards and the exceptional nominees who have graced us with their remarkable contributions to our industry. It is with immense gratitude that I address the distinguished leaders and outstanding properties that have made the 2023 Pinnacle Awards an unequivocal success. Through your unwavering commitment, our industry continues to redefine the landscape of real estate, embracing cutting-edge technological advancements and crafting enduring designs.

I commend each of you for the indelible mark you've left on our industry this year.

The Pinnacle Awards have transcended time, remaining a cherished annual tradition that pays tribute to the visionaries and innovators shaping New York's commercial real estate terrain. We commend their ability to do so, as this event serves as a unifying force that brings together a community devoted to mutual empowerment and the growth of our beloved city. Since its inception in 1971, the Pinnacle Awards have epitomized the highest standards of excellence in commercial real estate management, innovation, and growth. Our nominees remind us of our shared purpose — to serve our tenants, clients, and the vibrant city we proudly call home. This shared passion for excellence and progress within our industry forms the bedrock upon which successful leadership is built.

Recent years have witnessed a remarkable transformation in New York City, and as we return to office work, we are reminded of the pivotal role these leaders play in the day-to-day operations of our industry. With growing attention focused on the commercial real estate market, each of you has stepped up to ensure its growth and future vitality. The nominees we honor tonight are characterized by unprecedented development and unparalleled innovation, serving as a wellspring of inspiration for us all. The ever-evolving journey of this adaptable industry shows no signs of slowing; instead, it continues to gather momentum. Throughout this era of transformation, BOMA New York has remained an esteemed organization, providing a platform for elected officials, industry leaders, members, and partners to unite and bring about positive, lasting change in our cherished city. Our aim is to ensure that each nominee is duly recognized for the tireless dedication and hard work invested in these monumental improvements to our city.

Each of you has played an integral role in shaping New York City into the dynamic metropolis it is today, and one that continues to evolve tomorrow. Tonight, we join together to celebrate your outstanding achievements and eagerly anticipate another remarkable year at the Pinnacle Awards. Personally, I extend my sincerest gratitude to our esteemed sponsors and supporters. Without your unwavering commitment, this event would not be possible. I also express my deepest appreciation to the Pinnacle Awards Committee for their tireless efforts in organizing yet another unforgettable evening. Together, we will continue to push boundaries, innovate, and inspire as we shape the future of New York City's commercial real estate industry.

Thank you all for being part of this extraordinary journey.



Quality Protection Services

Salutes The 2023 Pinnacle Award Nominees And Recipients

We Wish You Continued Success

And Are Grateful For Your Inspiration





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## JUDGING CRITERIA

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

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

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

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

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

#### WRITTEN SUBMISSION - 100 POINTS

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

You'll be judged in these content areas:

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

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

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

**TENANT RELATIONS & COMMUNICATIONS** Programs employed in communications and tenant training/information provision, service strategies, surveys and self-evaluation initiatives, tenant events of any type.

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

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

#### **EMERGENCY PREPAREDNESS/LIFE SAFETY**

Comprehensive overview of practices, procedures/plans and training.

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

#### **BUILDING INSPECTION — 15 POINTS**

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

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



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

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

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

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

**FIRE LIFE SAFETY DIRECTOR** The Fire Life Safety Director award is given to an individual who shows exceptional service for their property ensuring that their organization operates in a safe manner. The individuals nominated for this award oversee the development and implementation of fire safety policies, procedures, and training programs.

**EMERGING LEADER OF THE YEAR** Emerging Leaders are shaping the future of the Commercial Real Estate industry with tremendous dedication and energy. This award is given to a young professional who demonstrates their exceptional drive and aptitude to thrive.

**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.



## We salute all the nominees in the

## 2023 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

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HISTORICAL BUILDING
The ABC Carpet Building,
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Penn 11, 393 Seventh Avenue Vornado Realty Trust

**EMERGING LEADER OF THE YEAR** 

Kaitlin Kilian Paramount Group

HENRY J. MULLER
ACHIEVEMENT AWARD
The Durst Organization

SECURITY PROFESSIONAL Jody Almodovar Hudson Yards (10 HY)

Paul Chabot Paramount Group

**EARTH BUILDING Empire State Building** *Empire State Realty Trust* 

100 Park Avenue SL Green Realty Corp.

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OPERATING CATEGORY: 250,000-499,999 SQF 51 Astor Place EJM Equities, Inc. 7 West 34th Street Vornado Realty Trust

OPERATING CATEGORY: 500,000-1 MILLION SQF 320 Park Avenue

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OPERATING CATEGORY: OVER 1 MILLION SQF One Vanderbilt Avenue SL Green Realty Corp

MANAGER OF THE YEAR: 3-10 YEARS Shakia Hill Vornado Realty Trust

Rebecca Langendoen Cannon Hill Capital Partners

Sandy Forbes Cushman & Wakefield

MANAGER OF THE YEAR: 10+ YEARS Rock Harding L&L Holding Company, LLC

Jennifer Ciccotto SL Green Realty Corp.

Marco Bulzomi Rockefeller Group

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FIRE LIFE SAFETY DIRECTOR

Dante Thompson Hudson Yards (10 HY)

Gordon Layburn Tishman Speyer

Dan Dempsey
JP Morgan Chase / Metro Fire

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THE GRAND PINNACLE AWARD

CLOSING REMARKS
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WINNER'S CURTAIN CALL
All Pinnacle Winners on Stage



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## ABOUT BOMA NEW YORK

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

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

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

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

#### WE CURRENTLY...

Serve nearly an 800-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), Local Law 11 (Façade Inspection Safety Program), Local Law 97 (Carbon Emissions Limits) and we have become a leading voice with respect to the regulation of lithium-ion batteries and e-vehicle charging and storage.

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

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

#### **INDUSTRY PARTNERS**

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

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

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

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

#### **BOMA INTERNATIONAL**

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

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

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

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

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CANNON HILL CAPITAL PARTNERS MANAGER OF THE YEAR: 3-10 YEARS

AND OUR FRIENDS & NOMINEES! VORNADO REALTY TRUST, JLL, JEMB, GEORGE COMFORT & SONS, CUSHMAN WAKEFIELD, SL GREEN REALTY CORP.



**EDWARDS** 



## 888 BROADWAY (THE ABC CARPET BUILDING)

#### **CANNON HILL CAPITAL PARTNERS**

The project is located within the Ladies Mile Historic District between Union Square and Madison Square Park and is sited on two parcels; one located at 880 Broadway, often referred to as The ABC Carpet Building, a seven story loft-stye building located on the corner of 19th and Broadway, and 38 E. 19th is an adjacent 10-story (including a mezzanine level above the ground floor) loft-style building that is located mid-block but runs a full block from 19th Street to 18th Street. It is one of the top loft-style buildings in New York City with very high ceilings (ranging from 12'4 on the 5th floor to 19'10" on the 6th floor; average of 15'0"), oversized windows, and outstanding architectural detail.

W. & J. purchased the property in 1881 and hired Architect William Wheeler Smith to design a store that would look nothing like any of the surrounding emporiums. Completed in 1882 it was six stories of brick, stone, cast iron and terra cotta that melded Renaissance, Baroque and Gothic elements into what has been called by some the "Commercial Palace Style." This was further expanded in 1889 to include a new ten-story tower. Collectively, the original property was a total of 201,000 GSF of factory space.

Today the exterior façade consists of multi-wythe brick above a granite base with brownstone and terra cotta accents and cast-iron window framing. The building primarily consists of two levels of retail, which include three restaurants at grade including ABC Kitchen, five 24,000 GSF office floors, three floors of 4,000 GSF boutique office space in the tower, a 4,000 GSF rooftop amenity space, and a 6,000 GSF open terrace.



Owner: Cannon Hill Capital Partners

Management Firm: Cannon Hill Capital Partners

Property Manager: Rebecca Langendoen

Access Control Systems: Guard Management Service

Corporation

**Building Management System Maintenance:** Albireo Energy

Cooling Tower Maintenance: Ainsworth, Inc.

Code Compliance: The Rizzo Group
Cleaning: AB Facility Services

EAP & Fire Drill Consultant: Crocker Fire Drill Corporation

Elevator Consultant: Buckely Belcher & Company

**Elevator Maintenance:** Liberty Elevator Corporation

**Environmental Consultant: Verdus LLC** 

Fire Alarm System: AFA Protection Systems, Inc.

Marble & Metal Maintenance: Signature Metal and Marble

Maintenance

Security Service: Quality Protection Services

Waste Removal: Waste Connections
Water Treatment: Tower Water



CONGRATULATES OUR NOMINEES FOR THE 2023 PINNACLE AWARDS

## **PENN 11**

HISTORICAL BUILDING

## 7 WEST 34TH STREET

OPERATING CATEGORY: 250,000 - 499,999

## SHAKIA HILL

MANAGER OF THE YEAR: 3 - 10 YEARS

## ROBERT FIGLER

CHIEF OPERATING ENGINEER





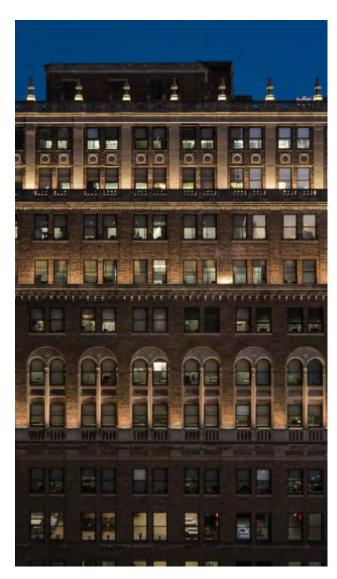
## PENN 11 - 393 SEVENTH AVENUE VORNADO REALTY TRUST

PENN 11, the historic former Equitable Life Assurance Building, was designed by Starrett & Van Vleck and completed in 1924. The Renaissance Revival twenty-six story steel frame building, clad in Milford Pink granite, Indiana limestone and brick, stands 26 stories tall and occupies the entire frontage along Seventh Avenue between 31st and 32nd Streets, directly across from Madison Square Garden and PENN Station.

Although construction was completed in 1924, two small infill additions were added in 1930 along 32nd Street. At the time of land acquisition, three lots along 32nd Street were not able to be purchased because of the refusal of the owner, George Ellis to sell. As a result, a 20-foot wide void remained midway along the façade even as twenty-two floors of office space were constructed. When the lot owner passed away, the lots were acquired and the building was filled in by Starrett & Van Vleck to match the existing building.

Renowned for its incredible vaulted lobby and ornate ceiling, the LEED GOLD Certified building recently underwent a lobby ceiling refurbishment to restore it to its original splendor, new lobby entrances have been installed, along with all passenger elevators being renovated. In addition, Vornado installed a towering 560 square foot, 25.6 million pixel lobby screen featuring custom art and tenant designs and added an exterior crown lighting element by the award-winning Cline Bettridge Bernstein Lighting Design.

PENN 11 is home to several major tech and media companies; each company occupying at least one full floor, hence there are no public corridors since the building is 100% occupied. As part of THE PENN DISTRICT, Vornado's 12 million square foot campus, PENN 11 tenants have access to amenities in the neighboring buildings including wellness, parking, conferencing, onsite restaurants, and other conveniences.



Owner: Vornado Realty Trust

Management Firm: Vornado Office Management Owner LLC

Property Manager: Denise Laferrera Access Control Systems: Lenel S2

Building Management System Maintenance: Thomas S. Brown

Associates (TSBA)

Chiller Maintenance: Fresh Meadow Chiller Services, LLC

**Code Compliance:** Archetype Consultants Inc. **Cleaning:** BMS Building Maintenance Service

EAP & Fire Drill Consultant: Croker Fire Drill Corporation

**Elevator Consultant:** Unite Elevator Consultants

Elevator Maintenance: Nouveau Elevator

Environmental Consultant: Warren & Panzer Engineers PC

Fire Alarm System: Madison Service Corporation

Marble & Metal Maintenance: Metal Brite Services Co

Security Service: Guard Management Services Co (GMSC)

Waste Removal: Royal Carting Service Company

Water Treatment: RW Water Services

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# Congratulations SL Green Realty Corp

One Vanderbilt Avenue, 100 Park Avenue, Jennifer Ciccotto, William Hurd, Nicholas Lani, and Michael Richardson

And to all of

2023 BOMA NY

Pinnacle Award Nominees

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



## THE DURST ORGANIZATION

The Durst Organization stands as a testament to the enduring spirit of entrepreneurship and innovation in the realm of New York City's real estate development. Established in 1915 by Joseph Durst, an immigrant from Eastern Europe who arrived in the United States with just three dollars to his name, the organization has not only survived but thrived over the course of a century. Today, it proudly owns, manages, and operates a colossal 13 million square foot office portfolio, accompanied by more than 1,200 residential rental units. With deep roots in family values, The Durst Organization has been guided by the principles of innovation, integrity, community, and sustainability since its inception.

The organization's journey began humbly, with Joseph Durst initially focused on assembling and selling land parcels to other developers. However, it was in 1915, when he acquired his first building, the Century Building at One West 34th Street, that he catapulted his family into the competitive world of commercial real estate. Post-World War Two, Durst was joined by his three sons, propelling the family business to greater heights by acquiring substantial land and numerous iconic buildings. The Durst Organization soon gained recognition for its pioneering ventures, from developments on 3rd Avenue to expansions onto 6th Avenue, eventually establishing a prominent presence in Times Square by the 1990s. Their commitment to innovation is exemplified by their involvement in remarkable projects such as One World Trade Center in lower Manhattan and Hallets Point in Astoria, Queens.

What truly sets The Durst Organization apart is its unwavering focus on LEED (Leadership in Energy and Environmental Design) and the ESG (Environmental, Social, and Governance) market trends. LEED, the world's most widely used green building rating system, became a cornerstone of their strategy. Their 4 Times Square Project, also known as One Five One, became a prototype for green design in commercial skyscrapers back in 1996. Subsequently, One Bryant Park, their flagship office tower and corporate headquarters, earned the distinction of being the first LEED Platinum Skyscraper. Their emphasis on ESG and LEED principles positions them as industry innovators, influencing the entire commercial real estate landscape today.

Product transparency is another hallmark of The Durst Organization's approach. In 2012, they embarked on the development of three multifamily, mixed-use buildings in New York City, with a strong emphasis on building occupant and ecological health. This commitment to research and development of innovative designs not only ensures the well-being of their buildings and occupants but also serves as an inspiration to the entire industry.

Beyond sustainability, The Durst Organization is deeply committed to addressing the affordable housing crisis in New York City and its surroundings. This spring, they opened a new 100-percent affordable housing property in Astoria, Queens, within their Hallet's Point mega-development. This initiative, comprising seven buildings, 1,920 market-rate apartments, and 480 affordable housing units along the East River waterfront, reflects their dedication to making a positive impact on communities.

One of the remarkable aspects of The Durst Organization's history is its consistent ability to adapt and stay at the forefront of industry trends. Over the decades, they have demonstrated a remarkable agility in embracing new technologies and architectural innovations. From incorporating cutting-edge energy-efficient systems in their buildings to utilizing



advanced construction techniques, they have consistently pushed the boundaries of what's possible in the real estate development arena.

The Durst Organization's commitment to sustainability extends beyond their own projects. They have actively participated in initiatives to transform New York City into a more environmentally friendly and resilient metropolis. This includes collaborations with local government bodies and nonprofits to promote green initiatives and urban sustainability. Their influence extends beyond their properties, making a positive impact on the broader cityscape.

In addition to their commitment to environmental sustainability, The Durst Organization places a strong emphasis on community engagement. They understand that their developments don't just comprise bricks and mortar but are integral parts of the neighborhoods they inhabit. They have been involved in various community-focused projects, from supporting local schools to contributing to cultural initiatives that enrich the lives of residents in their properties and surrounding areas.

The Durst Organization's journey is not just a story of corporate success; it's a narrative of social responsibility and innovation. As they continue to grow and evolve, one can only anticipate that their legacy of excellence in real estate development, sustainability, and community engagement will inspire future generations in the industry to build a more sustainable and inclusive urban landscape.

The Durst Organization's rich history, commitment to sustainability, and dedication to community involvement make them an exemplar in the world of real estate development. Their legacy serves as a testament to the enduring value of innovation, integrity, and a forward-thinking approach. As they move forward, they carry with them a legacy that has not only transformed the New York City skyline but has also left an indelible mark on the broader real estate industry.

In sum, The Durst Organization's journey is a testament to how success in commercial real estate can be leveraged to create a sustainable and enduring future, not only for Manhattan but for every city where their influence has expanded. They have set new standards in environmental sustainability and user efficiency in all their office towers and residential buildings. Their mission statement, to build, own, and operate innovative and efficient buildings while creating value for tenants and partners through sustainable properties, underscores their role as pioneers in shaping a brighter and greener future where people live, work, and thrive.



Our main mission consists of not only meeting all of our client's expectations but also expanding the impact the buildings we work on have on society, all of this while continuously working on improving our customer service. With a combined staff experience of more than 30 years, our team is developing partnership, and building positive report with architecture, service, but the province of the continuously control, safety & compliance management. We combines endustry when the compliance management. We combines endustry experience, old world craftsmanship, and focused management to deliver projects that satisfy the demands of

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### KAITLIN KILIAN

#### PARAMOUNT GROUP

Kaitlin Kilian, is an esteemed member of the real estate community and a prominent figure as a Property Manager at Paramount Group. She manages 745 Fifth Avenue and the retail portion of 1600 Broadway which is no small feat in and of itself. Her professional and positive attitude backed by an impressive eye for detail, has really set Kaitlin apart in the corporate real estate industry as a whole. Tonight we are taking the opportunity to recognize Kaitlin for her outstanding contributions and unwavering commitment to the industry.

Kaitlin Kilian currently serves as the co-chair of BOMA NY's Emerging Leaders Committee. In this pivotal role, she manages a wide array of responsibilities, including organizing building tours, networking events, and webinars tailored to the emerging leaders within the organization. Kaitlin's leadership and dedication have played a pivotal role in fostering the growth and development of the Emerging Leaders program, making it one of BOMA NY's flagship initiatives.

Kaitlin's journey within BOMA NY began from the outset of her career in the industry, and her passion for building a stronger real estate community has been evident since day one. She previously played an integral role in the mentorship program, guiding and inspiring newcomers to the field.

In addition to her role as the co-chair of the Emerging Leaders Committee, Kaitlin Kilian has taken on the responsibilities of co-chairing BOMA NY's Pinnacle Awards Committee. In this capacity, she oversees all award categories and event logistics, ensuring the seamless execution of this prestigious recognition program.

Joseph Szabo, Senior Vice President of Property Management at Paramount Group, commended Kaitlin's remarkable contributions, stating, "Kaitlin Kilian is a true asset to our industry. She consistently rises to every challenge with creative and innovative solutions, enhancing the overall quality of our work. Her unwavering positivity and professionalism, even in the face of adversity, make her an invaluable part of the Paramount Group team."

Patrick Dolan, Vice Chairman of BOMA NY, expressed his admiration for Kaitlin's dedication, saying, "Kaitlin has been fully committed to our emerging leader program. Her energy and dedication have played an instrumental role in elevating the Emerging Leaders program to its current status as one of BOMA NY's premier offerings. She is a shining example of professionalism and success among emerging leaders."

Kaitlin Kilian has undoubtably earned this prestigious award. Her dedication, innovation, and relentless pursuit of excellence make her a standout figure in the field, and her fellow coworkers and committee members take great pride in her achievements.

"It is without a doubt that Kaitlin is the most deserving recipient of this prestigious award," Patrick Dolan reiterated. "Her energy, dedication, and unwavering commitment to the industry have helped the emerging leaders program flourish. Kaitlin is a true professional and a success story among emerging leaders. All of us at BOMA NY are immensely proud of her accomplishments."



Paramount Group in 2020 as an Associate at 1301 Avenue of the Americas, a 1.7 million square foot building in the heart of midtown. In less than a year, she was promoted to Assistant Property Manager at Paramount's largest asset and corporate headquarters, 1633 Broadway, overseeing 2.5 million square feet. She was recently promoted to Property Manager of 745 Fifth Avenue, a boutique, 500,000 square foot building with spectacular views of Central Park. In addition, Kaitlin is also the Property Manager of the retail portion of 1600 Broadway, the M&M store. In 2022, she was honored by Paramount's Executive

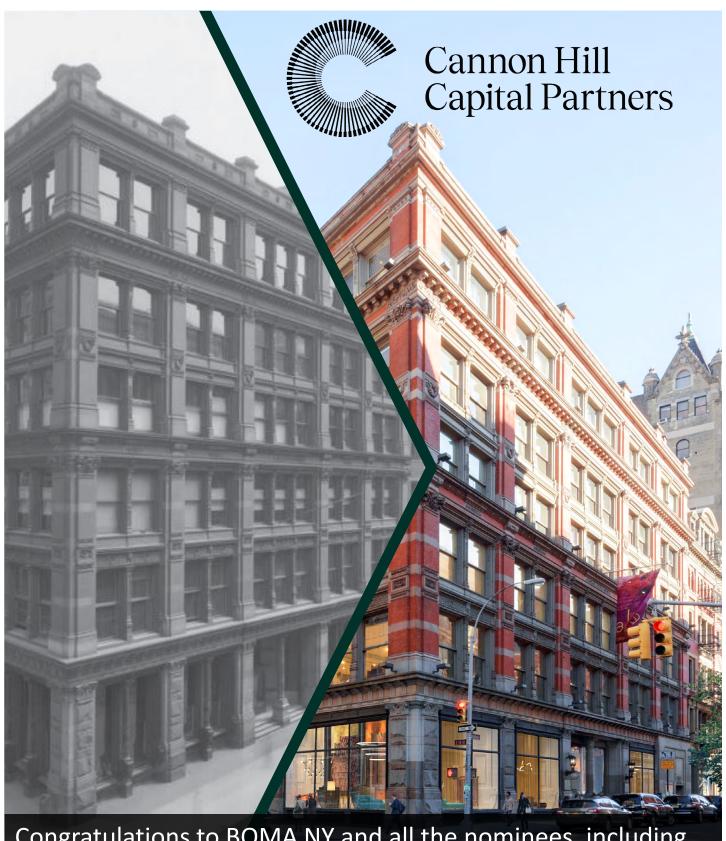
Experience: 3+ years of experience: Kaitlin joined

**Education:** Kaitlin Graduated with a Bachelors in Communication from Monmouth University in 2016, where she was also a part of Hawk TV and the Student Activities Board.

Committee as Paramount Group's Employee of the Year

for her professional attitude, strong desire to take on new

challenging tasks and ability to have a keen eye for detail.



Congratulations to BOMA NY and all the nominees, including our own **Rebecca Langendoen** for Building Manager of the Year (3-10 Yrs), and **888 Broadway** for Historical Building.



### JODY ALMODOVAR

#### **HUDSON YARDS (10 HY)**

With an impressive tenure of over five years on the Hudson Yards security team as Director of Security, Jody Almodovar has played a pivotal role in enhancing its security measures. Notably, he has taken the initiative to organize and host the FBI leadership program at Hudson Yards, demonstrating his commitment to continuous improvement and excellence. Recognizing the importance of collaboration and communication, Jody regularly arranges tenant security managers meetings, fostering a culture of heightened security awareness among all stakeholders. His dedication to staying informed and up-to-date in the field is evident through his degree in Criminal Justice and active memberships in professional organizations. As a seasoned security director, Jody brings a wealth of experience to his role, complemented by a strong acumen in leadership. His unwavering commitment to ensuring the safety and well-being of Hudson Yards and its community reflects his passion for his work and the protection of all involved.

Almodovar began his career as an officer of the NYPD, which ultimately led to 25 years of service. Upon leaving, Almodovar joined the security team at 10 Hudson Yards as Assistant Director of Security G4S. In this role, he demonstrated strong organizational skills by restructuring weekly staffing to ensure effective coverage within contracted hours, successfully reducing overtime costs. His dedication to security extended to maintaining open lines of communication with city, state, and federal law enforcement agencies, fostering a collaborative and proactive approach to safety and security. In August of 2019, Almodovar was promoted to his current position as Director of Security for 10 HY. As Security Director for a Class A commercial building with 6,000 tenants, including prominent brands like L'Oreal, he supervised security implementation and produced vulnerability reports. "Jody Almodovar has been an integral part of the 10 Hudson Yards Security Team since 2018. Upon his retirement as a decorated First Grade Detective in the NYPD, Jody quickly and seamlessly shifted gears to the private sector. On a daily basis, Jody continuously walks his lobbies, engages his tenants and staff with a contagious smile and an uplifting conversation, welcoming all. A challenge for most security directors is how do you create an inviting, friendly and welcoming experience while enforcing rules and securing the building? With confidence, I encourage anyone facing that challenge to contact Jody and his team." said Richard Colon, Executive Director - Security, Hudson Yards



#### Years in Industry: 5 years

**Experience:** Almodovar earned an Associates Degree in Criminal Justice from Nassau Community College. His other educational certifications include being certified as both an Electronic and Computer Technician. He earned his NYC Police Officer Certification from the NYPD Police Academy Recruit Training School. With a genuine passion for the protection and well-being of Hudson Yards and its community, Jody Almodovar embodies the qualities of an exceptional security leader.

Education: NYPD Police Academy Recruit Training School: NYC Police Officer Certification, Nassau Community College: Associates Degree in Criminal Justice and Certified Electronic and Computer Technician by the Grumman Data Systems InstituteCompressors, G-60 Torch Use of Flammable Gas, F-60 Fire Guard for Torch Operations, F-01 CityWide Fire Guard for Impairment, B-29 Supervision of Battery Systems, C92 Supervision of Flammable/Combustible Liquids, C42 Storage and Handling of Corrosives and Oxidizers, A49 Supervision of Aerosols and S94 Handling and Dispensing Flammable or Combustible liquids



## Paramount Group Salutes

Sharon Faulkner, Paul Chabot, Anthony Marinelli, and Keith Garcia









...and all of tonight's

## **BOMA NY Pinnacle Award**

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## PAUL CHABOT

#### PARAMOUNT GROUP

Paul Chabot is the Portfolio Director of Security & Emergency Management at Paramount Group. Chabot has more than 25 years of successful experience in customer relations and support with recognized strengths in fire & life safety, problem-solving, troubleshooting, and planning/implementing proactive procedures and technologies. Chabot possesses a desire to sculpt a career that impacts society for the best and he is most productive with a multitude of responsibilities and large-scale on-going projects. Throughout his time at Paramount Group he has created and maintained approved FDNY Fire Safety and Emergency Action Plan for 8 Class "A" buildings in Manhattan. Chabot oversees and supervises the Security/Life Safety Deployment of over 170 professionals and is a liaison to law enforcement officials and fire department personnel.

Chabot previously held positions at Industry City in Brooklyn as the Director of Security & Emergency Management for over four years, worked at Washington's Union Station in Washington, D.C. as the Director of Security & Deputy Chief of Special Police Operations, Amtrak Police Department, and prior to that worked at Black Entertainment Television Networks (BETN, subsidiary of Viacom Inc.) as the Director of Security & Corporate Administration and the Director of Fire and Life Safety at The EDITION hotel in Times Square, New York.



Years in Industry: 25 Years

Experience: Paul Chabot is the Portfolio Director of Security & Emergency Management at Paramount Group. Throughout his time at Paramount Group he has created and maintained approved FDNY Fire Safety and Emergency Action Plan for 8 Class "A" buildings in Manhattan. Chabot oversees and supervises the Security/Life Safety Deployment of over 170 professionals and is a liaison to law enforcement officials and fire department personnel.

**Education:** State University of New York at Albany, (SUNY); City University of New York - John Jay College of Criminal Justice, (CUNY); FDNY Certificates of Fitness; National Class "A" FireFighter; Armed Security Licenses for New York (DOS), California (BSIS) and Washington, D.C. (SMOB)

Congratulations to SL Green - OVA The Durst Organization

and

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On Behalf of





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# KEITH GARCIA

# PARAMOUNT GROUP

Keith Garcia is a Day Foreman at the Paramount Group and has served at 1633 Broadway for his entire career. Currently with Quality Building Service, Garcia manages 17 staff in full range of custodial duties for the 1633 Broadway office tower, landscaping and the property's two public plazas. Garcia administers and maintains quality control of all service regarding all company policies, safety regulations, housekeeping and operating standards as related to custodial services, while overseeing and monitoring a \$5 million budget. Garcia works with building staff to obtain dedicated radios to improve crew communications; works with the team to enhance face-to-face, one-on-one and team-wide communications He provides safety training for custodial team, including monthly training, review of proper lifting techniques, how to safely work snow equipment, proper use of building cleaning equipment and more. Garcia mentors team members' professional development, leading by example and providing real-time feedback.

Previously Garcia was a Day Porter with ABM and was responsible for upkeep, maintenance, cleaning of building interior, lobbies, office areas, restrooms, elevators, stairs, and/or other areas as assigned by property management. Garcia coordinated daily tasks according to priorities and plans, making changes when necessary due to weather, supply, delivery and personnel conditions. Garcia also previously held positions as a Night Foreman and Night Shift Porter.

"Mr. Garcia's attention to detail, high standard, expertise, communication skills, sense of urgent response to emergencies, and his ability to anticipate and lead the team safely and efficiently are all crucial functions in our commitment to provide exceptional service to Building Ownership and Tenants. During Mr. Garcia's time on my team, Mr. Garcia has consistently made efforts to go above and beyond for 1633 Broadway Ownership and Tenants. In each instance of snow, floods, or other emergencies, Mr. Garcia has made himself available. Mr. Garcia stands out as a distinguished leader," Snezana Radosavljevic, Area Manager, Quality Buildings Services, Corp.

Garcia holds several certifications with American Trauma Event Management (ATEM) including, CPR and AED Certification, EAP training with Croker Fire Drill, Local 32BJ, Air Conditioning and Refrigeration through Thomas Shortman Training School, and OSHA Safety Certification. Garcia has also been recognized as Porter of the Year in 2012, through the Real Estate Board of New York's Annual Management Awards.



Years in Industry: 42 Years

**Experience:** Keith Garcia is a Day Foreman at the Paramount Group and has served at 1633 Broadway for his entire career. Garcia began his career as a night shift porter, and is responsible for daily custodial operations at the 2.5-million-sf, Class A, global headquarters center and retail/entertainment complex. Garcia has maintained very low turnover throughout management career; 90% of all employees that he supervises remain on the job at 1633 Broadway or have retired.

Education: Garcia holds several certifications with American Trauma Event Management (ATEM) including, CPR and AED Certification, EAP training with Croker Fire Drill, Local 32BJ, Air Conditioning and Refrigeration through Thomas Shortman Training School, and OSHA Safety Certification. Garcia has also been recognized as Porter of the Year in 2012, through the Real Estate Board of New York's Annual Management Awards.



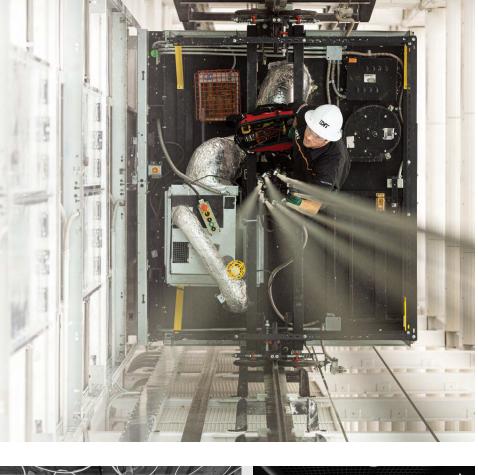
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# Congratulations to all the BOMA NY Pinnacle Award Nominees!

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# MICHAEL RICHARDSON

# SL GREEN REALTY CORP.

Michael Richardson serves as the Day Foreman at SL Green Realty's prestigious One Vanderbilt Avenue since October 2021. In his present capacity, Michael adeptly combines hands-on involvement in crucial cleaning and maintenance tasks with overseeing administrative and supervisory responsibilities within the department. At the helm of a sizable team comprising twenty-five diligent workers, Michael expertly orchestrates their daily routines and ad-hoc assignments with finesse. Moreover, he imparts his extensive knowledge on handling cleaning and maintenance machinery, materials, and supplies, ensuring his staff is well-equipped to execute their duties efficiently and effectively.

Michael also plays a vital role in diverse administrative aspects, including payroll management, skillfully coordinating overtime and paid time off, devising routine schedules, and maintaining an efficient inventory system. Furthermore, Michael's commitment to excellence extends to customer service, where he employs well-honed techniques to meet and exceed expectations. Collaborating seamlessly with the Cleaning Project Manager, as well as the esteemed Property Management and Engineering teams, he ensures that day-to-day operations at One Vanderbilt Avenue are executed with utmost precision, guaranteeing that all requirements are met in a timely and proficient manner.

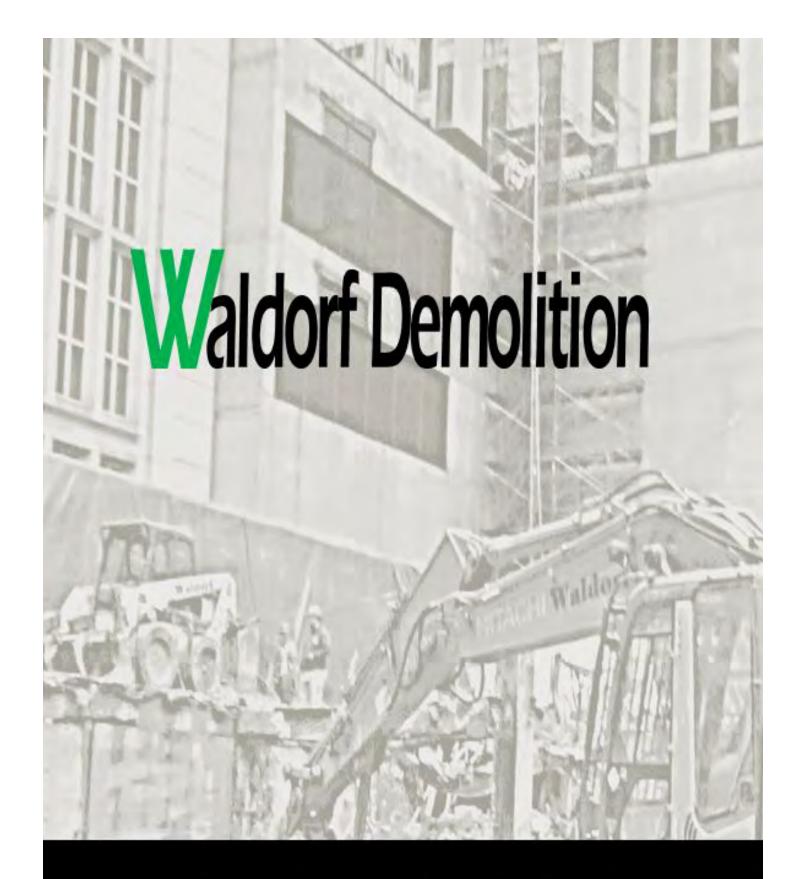
According to Maria Vuljaj of SL Green Realty, Michael handles daily operations with grace and humility. He is revered among the building staff and tenants alike for his proficiency and professionalism. He sets a stellar example for his team both in his standard duties as well as his commitment to meeting arising circumstances with professionalism.



Years in Industry: 16 years

Experience: Michael Richardson has been the Day
Foreman at SL Green Realty's One Vanderbilt Avenue
since October 2021. Prior to that, he was a Freight
Operator in the building through its construction and
opening. In his current role, Michael works in tandem
with the Cleaning Project Manager, as well as the
Property Management and Engineering teams to
ensure that day-to-day operations at One Vanderbilt
are facilitated properly, and that all needs are met in an
efficient and effective manner.

**Education:** January 2008 Hostos Community College Bronx, NY. Eight hours pre-assignment training course for security guards certificate. Sixteen hours on-the -job training course for security guard certificate. Eighteen hours training course in Industrial Floor Surface Cleaning. Fire Safety Director Certification.



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# JOHN ESPINOSA

# **BROOKFIELD PROPERTIES**

John Espinosa is a Project Manager with ABM, Brookfield Place and has been in this role since 2015. Espinosa is a seasoned and accomplished operations manager with over three decades of experience in the facility management industry. As a bilingual professional fluent in English and Spanish, he has successfully leveraged his communication skills to manage and motivate diverse teams, collaborate with various stakeholders, and maintain a high level of customer satisfaction. Espinosa manages cleaning and services for the entire Brookfield Place, including floor care, snow removal, pressure washing, and waste removal. He oversees a team of 60 employees, ensuring the optimal performance of field staff. Espinosa serves as a key communicator between management, staff, and third-party vendors for the seamless operation of the complex. He remains on-call for emergencies throughout the complex, ensuring timely and effective response to issues. Espinosa also provides training to employees on safety protocols and guidelines, promoting a culture of safety and compliance.

During his tenure at Sheperd Industries, John held various positions, including Route Foreman Worker, Field Supervisor, and Project Manager for Nabisco HQ. Each role contributed to honing his expertise in field operations, resource allocation, quality control, and employee training. He particularly excelled in his role as the Director of Operations, where he efficiently managed hiring processes, inventory checks, payroll, contracts, and work orders.

"I have witnessed an exemplary individual who is dedicated to their line of work. John goes above and beyond in every capacity, he is an expert in his field and is an all around great person. John comes to work with a smile on his face every day and genuinely cares about Brookfield Place as if it were his own home. John works alongside his team and leads by example, the true definition of a true leader," said Shani Pastore, General Manager, Brookfield Place.

In addition to his professional achievements, John's journey is a testament to his adaptability, dedication, and relentless pursuit of excellence. His ability to climb from an entry-level position to leadership roles exhibits his tenacity and commitment to his craft. John's career, rich with varied experiences, enables him to approach facility management with a unique perspective, incorporating his deep knowledge of operational processes, resource allocation, and performance metrics.



Years in Industry: 30+ Years

**Experience:** John Espinosa is a Project Manager with ABM, Brookfield Place and has been in this role since 2015. Here, he has been instrumental in managing cleaning and services for the entire Brookfield Place, overseeing 60 employees, and maintaining open lines of communication between management, staff, and third-party vendors. John's emphasis on safety has been a consistent theme throughout his career, ensuring adherence to safety protocols, and regularly reporting potential hazards to management.

**Education:** Accomplished Bilingual Operations Manager with a distinguished 30+ year career in facilities management. Proven track record of coordinating large-scale field operations, overseeing diverse teams, and driving efficiency. Expert in strategic planning, resource allocation, and performance management. Committed to fostering safety, compliance, and top-tier customer service.



REALTY TRUST

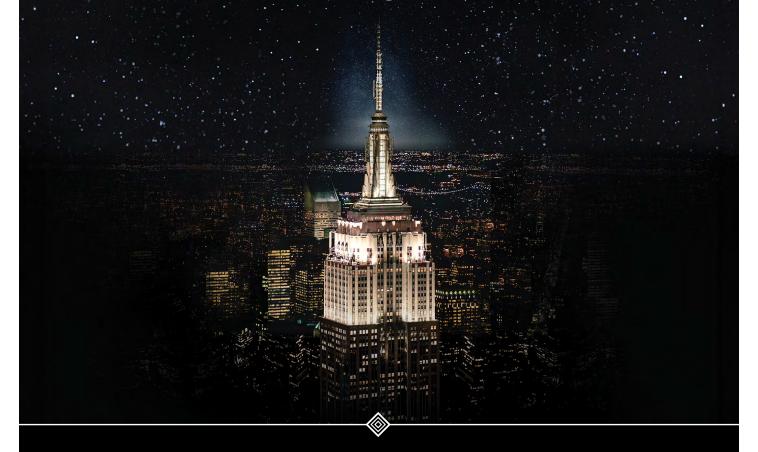
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# **Empire State Building**

Earth Building of the Year



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# EMPIRE STATE REALTY TRUST

Imagination and innovation are as foundational to the Empire State Building (ESB) as the hundreds of steel columns, anchored 55-feet-deep into Manhattan's bedrock, that enabled the tower's record-breaking ascent in March 1930.

Soaring 102 stories above a 2-acre site commanding the crossroads of 34th Street and Fifth Avenue, ESB opened April 11, 1931, capturing the world's imagination as its tallest building and the supreme example of American exceptionalism.

ESB's storied Art Deco reputation starts with the symmetrical massing of 2.85 million-SF into an elegant silhouette of base/tower/crown, clad in Indiana limestone and ornamented with Machine Age and culturally-mythic details. Above its 5-story, full-blockfront base, the 102-story tower incorporates six setbacks ornamented with American eagle gargoyles, and tapers to culminate at the world-renowned Observatory, recently re-imagined as the ultimate sight-seeing experience and now America's #1 tourist destination.

ESB is topped by a telecommunications-broadcast superstructure and its signature spire to achieve its 1,495-ft height. The entire structure can now be lit with any combination of 16,000,000 LED colors.

The landmarked lobby is Art Deco reborn. Mid-century plastic and paint have been removed, marble walls returned, art-enhancing LED lighting installed, and the centerpiece ceiling—a gold-leaf parade of symbolic planets and stars running throughout the base—has been sensitively re-created.

Within ESB's landmark frame, innovation and 21st Century technology work 24/7. Seventy-three Destination Dispatch elevators whisk tenants/guests to spaces filled with natural light, 360-degree views and wellness-based sustainable lighting calibrated to occupants' optimal sight lines and circadian rhythms. Amenities include the 15,000-sf concourse fitness center (pickleball courts and golf simulators coming soon!), repositioned retail including eight restaurants, and the 67th Floor, state-of-the-art Tenant Conference Room. Setback-floors feature green roofs and terraces and the EBS apiary on the 6th Floor's setback. The entire structure has been 100% wind-powered for 12 years.

Ownership's two-decade, deeply-comprehensive sustainability initiative—an investment 11 times ESB's original construction cost—achieved Carbon Neutrality in 2022 alongside multiple milestones, notably ESB as America's first WELL-certified and largest LEED-EB Gold building, and 2022 ENERGY STAR Partner.

On Earth Day 2022, ESB launched its "Playbook"—a deep-dive sustainability roadmap—to the world, fully transforming the legend into a global sustainability leader.



Owner: Empire State Realty Trust

Management Firm: Empire State Realty Trust

Property Manager: Diane L. Fields, RPA/FMA, LEED AP

Access Control Systems: Amag and HID

**Building Management System Maintenance:** Johnson Controls

Chiller Maintenance: US Chiller Services
Code Compliance: Rizzo Brookbridge
Cleaning: Alliance Maintenance

EAP & Fire Drill Consultant: Croker Fire Drill Corp

Elevator Consultant: Boca Group

Elevator Maintenance: Otis

**Environmental Consultant:** Environmental Building Solutions

Fire Alarm System: Siemens

Marble & Metal Maintenance: Platinum
Security Service: Allied Universal

Waste Removal: Universal Environmental/Action Carting

Water Treatment: Gotham Technologies





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Edward J. Minskoff Equities, Inc.

Operating Category: 500,000 - 1,000,000 Dock 72, BXP, Rudin

Manager of the Year: 3-10 Years
Rebecca Langendoen,
Cannon Hill Capital Patners
Sandy Forbes,
Cushman & Wakefield

Chief Operating Engineer Kenneth Jackowski, EJM Equities Inc.

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In the heart of New York City, 100 Park Avenue stands tall as a shining beacon of premium office space and sustainable design. Built in 1949, this iconic 36-story tower casts a striking shadow, located steps away from the historic Grand Central Terminal. However, it is not just the building's luxurious design that sets it apart from its peers, but also its innovative environmental features that establishes it as a true leader in sustainable architecture.

In 2008, 100 Park Avenue underwent a remarkable \$75 million redevelopment led by the renowned contemporary architecture firm, Moed de Armas and Shannon (MdeAS). This project transformed the building's appearance with a brand-new metal and glass façade overlooking Park Avenue and a two-story entrance lobby that features an expansive public atrium. This innovative renovation was not only aesthetically pleasing, but it also focused on improving the building's energy efficiency and environmental sustainability.

The building's interior boasts airy, light-filled spaces with breathtaking views of New York landmarks such as Grand Central Station and One Vanderbilt. The amenities floor features state-of-the-art conference halls, a wellness center, and a game room, all designed to cater to the needs of the building's discerning tenants.

SL Green, the building's owner, has made significant investments in the property's operations to ensure optimum performance. One of the most notable features is the green roof, which is one of a few in New York City, providing a vital natural habitat for plants and wildlife while also improving air quality. Additionally, a multimillion-dollar renovation has yielded a more efficient cooling plant and elevator banks, as well as upgraded electrical capacity, critical for powering the sophisticated systems required by 100 Park's tenants.

Thanks to these sustainable efforts, combined with its prime location, 100 Park Avenue remained fully occupied during the 2008 renovation, leased by long-term tenants eager to occupy an iconic New York landmark. 100 Park Avenue is not just a building but a symbol of innovation and leadership in sustainable architecture and environmental responsibility, inspiring a better future for generations to come.



Owner: SL Green Realty Corp.

Management Firm:

Property Manager: John Flaherty
Access Control Systems: Sharry

**Building Management System Maintenance: Chiller Maintenance:** Trane & Industrial Cooling

Code Compliance: Cleaning: Alliance

**EAP & Fire Drill Consultant: Croker** 

**Elevator Consultant:** Boca **Elevator Maintenance:** Kone

Environmental Consultant:
Fire Alarm System: Madison

Marble & Metal Maintenance: Platinum Maintenance

Security Service: Mulligan Security
Waste Removal: Waste Connections

Water Treatment: Nalco





# ONE WILLOUGHBY SQUARE JEMB

1 Willoughby Square is Brooklyn's first ground-up office tower in a generation. 1WSQ opens directly onto the 1-acre Willoughby Square Park and rises 34 stories above Brooklyn to offer unobstructed views of New York City skylines and waterways. The 34-story, 500,000-square- foot structure is also Brooklyn's tallest office tower. 1WSQ features private outdoor spaces on multiple floors, a 77-space bicycle room facilitated with restrooms and showers, advanced air filtration, and operable windows to allow fresh air to circulate within the building. 1 Willoughby Square is set to become Brooklyn's most distinctive and sought-after business address, the perfect building for a post-pandemic world, providing the latest touchless technology. We are also home to a state-of-the-art Amenity Space, which could be considered the focal point of our property, centralized to the building; the space is neutralizing due to the view of the breathtaking panoramic NYC skyline no matter where you are in the room. The amenity space has both indoor and considerable outdoor space, allowing our tenants to have a mini getaway during the workday without ever having to leave 1WSQ.



Owner: JEMB Albee Square LLC

**EAP & Fire Drill Consultant:** Quality Fire Protection Consultants,

Inc.

Elevator Consultant: Lerch Bates, VTC

Elevator Maintenance: TK Elevators (Thyssenkrupp) Corporation

**Environmental Consultant:** Total Environmental Association, Inc.

Fire Alarm System: Luminex, Inc.

Marble & Metal Maintenance: Bova Services, Inc. Boiler Maintenance: East Coast Petroleum, Inc.

Security Service: Alliance Security

Waste Removal: Cogent Waste Water Treatment: Tower Water

Management Firm: JEMB Realty Corporation

Property Manager: Tee Nikezi

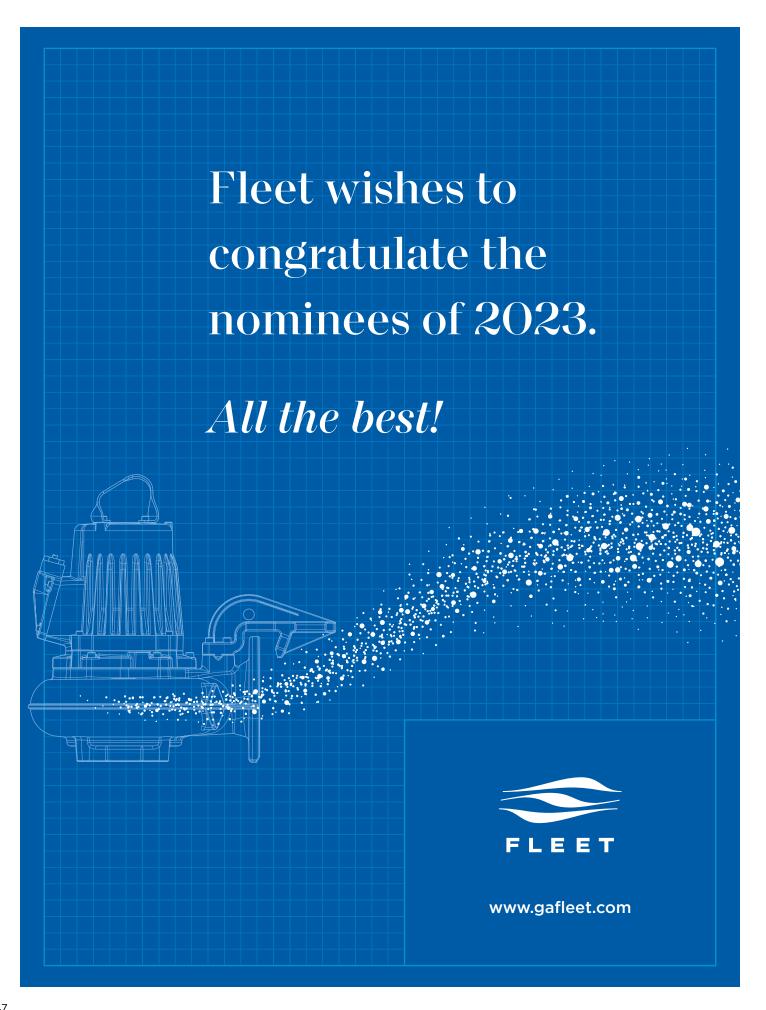
Access Control Systems: Building Intelligence – SV3

**Building Management System:** Automated Building

Management System, Inc. (ABM)

Maintenance: Building Engines - Prism

Code Compliance: JEMB Management





# 50 HUDSON YARDS

# **RELATED COMPANIES**

Designed by the renowned Foster & Partners, 50 Hudson Yards commands views of Midtown West and the river beyond - the largest building in Related's history at nearly 3M SF.

Lord Norman Foster, a Pritzer Prize Winner, envisioned the New York City grid superimposed on the building, creating vertical neighborhoods, and instilling a sense of human scale to the skyscraper through "bay windows."

A masterpiece of modern architecture, engineering and design, the structure of the tower is expressed in Viscount White Granite and sweeping expanses of floor-to-ceiling glass, while its interiors boast high ceilings and vast, column-free spaces.

First-of-its-kind core, designed to perform like a "Swiss watch," houses conventional, double-decker, and twin elevators for ultimate planning flexibility for tenants, and is clad in carved Versilys Marble from northern Italy, that ties all 4 levels of lobbies together.

Double-height lobbies flow through the full city block, connecting tenants via a direct underground subway connection with amenity retail concourse as well as a dedicated porte-cochère for a curbside experience, offering a luxurious and elevated commute.

The Hudson Boulevard lobby showcases art by American modernist Frank Stella. An exquisite staircase with "petal" landings overlooking Bella Abzug Park and the campus at large; and a mezzanine-level private bar and lounge, created in collaboration with world-class designer Tony Ingrao.

Designed for LEED Gold status, with robust business continuity systems and a 24/7 operational command center, 50 Hudson Yards is at once resilient, smart and secure.



Owner: Related I Oxford and Mitsui Fudosan America

Management Firm: Related Commercial Management Company

**Property Manager:** Frank Belarge, SVP Related Commercial

Management Company

Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems: Integrated Security & Description of the Access Control Systems of the Access

Communications

**Building Management System Maintenance:** Schneider Electric

Chiller Maintenance: Johnson Controls, Inc.
Code Compliance: Gillman Consulting Inc.

Cleaning: ABM Industry Groups, LLC

EAP & Drill Consultant: Croker Fire Drill Corporation

**Elevator Consultant:** Lerch Bates

Elevator Maintenance: TK Elevator Corporation

**Environmental Consultant: N/A** 

Fire Alarm System: Casey Fire Systems, Inc.

Marble & Metal Maintenance: Platinum Maintenance

Service Corp.

Security Service: Allied Universal

Waste Removal: Action Carting Environmental Services, Inc.

Water Treatment: Nalco Company LLC



# Congratulations to all the BOMA NY PINNACLE Award Nominees

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We salute 2023 BOMA/NY Pinnacle Award nominee Dan Dempsey for being recognized as one of New York's best.

Hines

Congratulations.











# NICHOLAS LANI

# SL GREEN REALTY CORP.

Since June 2021, Nicholas has held the position of Lead Engineer at SL Green Realty's One Vanderbilt Avenue. In this capacity, he carries out a wide range of technical, administrative, and leadership duties. He ensures the building's safety and functionality by conducting regular tests and inspections on crucial equipment like fire pumps and generators. Nicholas skillfully manages five CenTraVac Trane Chillers with a combined tonnage of 5750 and oversees the 1.7 million square feet covered within the BMS system, guaranteeing smooth operation through meticulous analysis and adjustments. He also coordinates important tasks such as drain downs and fill ups of sprinklers, along with managing complete major shutdowns that impact multiple zones, encompassing electrical, condenser water, and standpipes. Beyond his technical expertise, Nicholas plays a pivotal role in various administrative aspects, including assisting with weekly payroll, overtime, PTO scheduling, and preventative maintenance tracking.

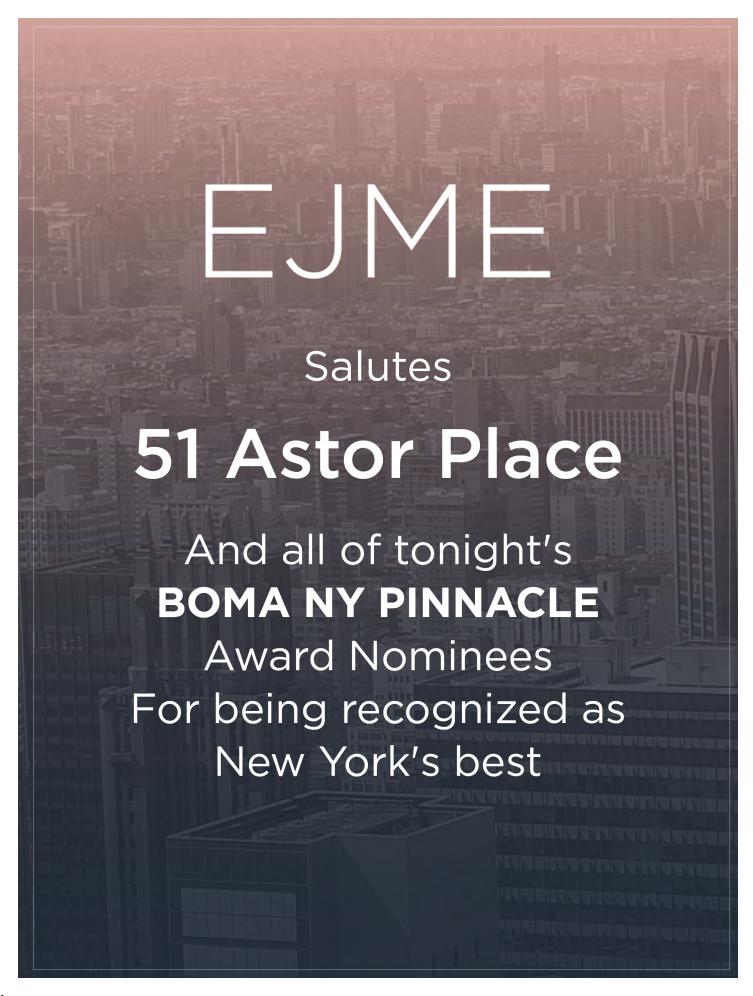
At the beginning of his career, Nicholas worked for Cushman & Wakefield as an engineer's assistant, where he spent four years learning the ropes at International Gem Tower at 55 West 46th. His next role effectively launched his career at SL Green Realty, where he works today. In August of 2020, Nicholas joined the company as an engineer at One Vanderbilt, a well-known Manhattan trophy property. After one year on the project, Nicholas was promoted to Lead Engineer, taking on increased responsibility. Since his promotion, Nicholas plays a crucial role in coordinating with contractors for whole system/floor drain downs. He is instrumental in scheduling PTO, overtime, and maintenance for the Engineering team, ensuring smooth operations overall. Collaborating with contractors and the Chief Engineer, he successfully manages major shutdowns, encompassing electrical, condenser water, and standpipes, and oversees their impact on multiple zones. "Throughout the past four years, Nicholas has made noteworthy and impactful contributions to the Engineering department and property as it progressed from construction to tenant occupancy. Nicholas exhibited exceptional skills in managing intricate projects, demonstrating effective and efficient communication abilities, providing strong leadership to his team members, and showcasing his technical expertise. These qualities have played a pivotal role in the department's evolution and success." - Maria Vulaj, Senior Property Manager, RPA, SL Green Realty Corp.



#### Years in Industry:

Experience: Since June 2021, Nicholas has been the Lead Engineer at SL Green Realty's One Vanderbilt Avenue, carrying out a wide range of technical, administrative, and leadership duties. Nicholas adeptly manages five CenTraVac Trane Chillers and oversees the 1.7 million square feet under the BMS system, guaranteeing smooth operations. He is a natural leader, providing training and learning opportunities to strengthen the entire team all the while showcasing his exceptional skills and dedication to the field.

**Education:** Q-01 Refrigeration License, S12 Citywide Sprinkler Systems, S13 Citywide Standpipe Systems, S14 Standpipe for Multi-zone Systems, F01 Citywide Fire Guard for Impairment, A35 Operate and Maintain Air Compressors



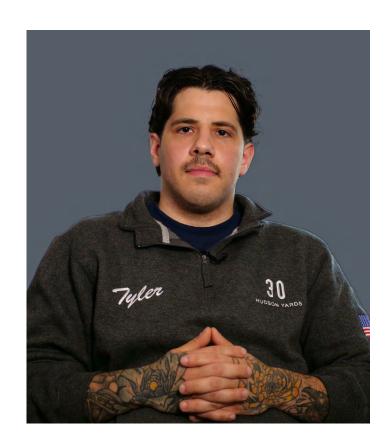


# TYLER MORENO

#### **RELATED**

Tyler Moreno currently serves as a Lead Engineer on Related's 30 Hudson Yards property. As Lead Engineer, Moreno assists the Chief and Assistant Chief in daily operations, overseeing preventative maintenance programs for the buildings' operating systems and equipment. He also tracks and assigns building PMs, tenant work orders, and other requests through Aware Manager, ensuring efficient and professional completion. Additionally, Moreno must maintain an inventory of parts and equipment through Excel and handle vendor scheduling, pricing proposals, and budget tracking while fostering positive relationships. He utilizes Excel and SmartSheet to manage weekly work logs, overtime, and crew timesheets. Moreno's other contributions include the creation of MOPs and SOPs for major building events and possessing key knowledge of mechanical schedules, piping drawings, electrical distribution systems, and Uninterruptible Power Supply systems. Overseeing general building maintenance tasks like filter changes, lubrication of bearings, voltage and amperage readings, and cleaning coils and motor ventilation openings for various equipment such as pumps, package units, boilers, exhaust fans, and fan coil units.

Moreno started off his career as a Shop Supervisor for Espo's Powder Coating in Staten Island, NY. After a series of similar roles, he entered a bit of a career change and became a firefighter in Brooklyn under The Department of Education. After a year of managing different operations and systems in his role at P.S. 208, Moreno joined Related's 30 Hudson Yards as a 'helper' on the property. However, he quickly graduated to the role of engineer after just one month with the company. In December of 2021, Moreno became recognized as the Lead Engineer on the property, the role he presently holds.



#### Years in Industry: 9 years

Experience: Tyler Moreno is currently the Lead Engineer at Related's 30 Hudson Yards property. In this capacity, he assists the Chief and Assistant Chief in daily operations, overseeing preventative maintenance programs for the buildings' operating systems and equipment. Previously, Moreno worked as a Shop Supervisor at Espo's Powder Coating and later transitioned to a firefighter role in Brooklyn under The Department of Education. He joined Related's 30 Hudson Yards as a property 'helper' and quickly advanced to the position of engineer within a month. In December 2021, Moreno was promoted to the role of Lead Engineer, which he currently holds.

**Education:** Moreno earned an Associates Degree in Liberal Arts from the College of Staten Island in 2015. His other educational certifications include Refrigeration Machine Operator Course from Turner Trade School, Local 94 Training Program (units 1-5) and a Systems Maintenance Technician course from BOMI International.



Salutes The 2023 Pinnacle Award Nominees And Recipients

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# ANTHONY MARINELLI

### PARAMOUNT GROUP

As part of the Paramount Group, Anthony Marinelli serves as the Chief Operating Engineer at the company's 1301 Avenue of the Americas property. At the property, Marinelli oversees all engineering operations, maintenance, and performance for the 1.7-million-sf office tower. Additionally, he is responsible for leading a team of 12 engineers, making sure each effort meets the high standards of LEED-EB Gold, ENERGY STAR and Fitwel. In addition to maintaining efficiency and developing new methods, Marinelli has been known to actively explore and evaluate emerging technologies to improve 1301's daily operations and upgrade projects. One example is the implementation of a digital twin system by Siemens for real-time monitoring and troubleshooting of HVAC equipment.

Marinelli has countless years of experience that have allowed him to become extremely well versed in project mechanics and engineering. He began his career as a mechanic helper in 2004, spending a collective nine years at Blacker Air Compressor. Moving more into the engineering space, Marinelli became the lead engineer at 4 World Trade Center, where he oversaw a team of 8 for 7 years. Before beginning at Paramount Group in January of 2022, he worked as lead engineer for Silverstein Properties. Marinelli has been with PGRE for almost two years now.

"This year marks the 40th year I have been in this amazing commercial office real estate industry, and have rarely come across a more dedicated, passionate, capable operating engineer to the likes of Anthony Marinelli. When an opportunity arose at 1301 Avenue of The Americas to fill an open Chief Engineer's position, it was clear that Anthony would be the best candidate for the role. Anthony has the passion and commitment, and exemplifies the best of the next generation of leadership within Local 94, to tackle the modifications in operations we need to achieve our company's desired carbon energy and reduction goals. We are happy to have him leading the engineering crew at one of PGRE's largest buildings here in New York City. He proves our decision was right, every day." - Joseph Szabo, Senior Vice President, Property Management, Paramount Group



Years in Industry: 19 years

Experience: Anthony Marinelli is the Chief Operating Engineer at Paramount Group's 1301 Avenue of the Americas property, where he oversees all engineering operations, maintenance, and performance for the 1.7-million-sf office tower. Leading a team of 12 engineers, he ensures compliance with high standards like LEED-EB Gold, ENERGY STAR, and Fitwel. Marinelli actively explores emerging technologies to enhance daily operations, such as implementing Siemens' digital twin system for HVAC equipment monitoring. With extensive experience, he started as a mechanic helper in 2004 and progressed to lead engineer roles at 4 World Trade Center for Silverstein Properties before joining Paramount Group in January 2022, where he has been for almost two years.

**Education:** Local Law 94 (Operating Engineer Course), Specialty Training (Building Systems), EPA Universal License, FDNY Certificates of Fitness (Q-01) (F-01) (S-12) (S-13)



We salute
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100 Park Avenue,

and all the

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# WILLIAM HURD

# SL GREEN REALTY CORP.

William Hurd serves as a chief engineer at SL Green Realty Corp. He currently works to oversee all mechanical operations of 919 Third Avenue, a 1.6M square foot office tower, where he leads and trains his team of 11 L94 Engineers and Helpers as he serves as the point person for all base building and tenant mechanical concerns. He closely works with property management to formalize annual budgets, manage contracts, and other project-related building mechanics to ensure work is conducted properly and within budget. Hurd implemented operating systems savings such as training staff to maximize the capacity of each steam turbine and as a result, had a 10% decrease in annual steam usage. Due to his leadership in building maintenance, 919 Third achieved LEED Gold, BOMA 360 and Fitwell certifications. Hurd proves his knowledge of mechanical systems, equipment, and all aspects of building operations while continuing to strive for strong relationships with tenants, contractors, engineers, and his own management team.

Hurd began his career as Plant Manager at Vertex Electronics where he was responsible for organization and safeguarding of \$3MM million dollars of inventory. After five years, he moved to Tishman Speyer as Assistant Chief Engineer at 1301 Avenue of the Americas as he assisted and trained the L94 staff of a 1.8M SF Class A office building. By 2007, Hurd started as Chief Engineer at SL Green Realty Corp. for 810 Seventh Ave until 2018 where he moved sites to 919 Third Avenue, which brings us to today. Over the 16 years at SL Green Realty Corp., Hurd has helped save the company upwards of \$470K in just 2 years, led engineering team in the completion of in-house savings projects totaling \$782K since 2020, and implemented energy savings initiatives on base building equipment resulting in raising the Energy Star score at 810 Seventh from 48 in 2009 to 74 in 2017.

Quote: "Bill has been a staunch advocate of technology to achieve optimal performance from building equipment. All ten of 919's Local 94 Engineers are well-versed in the use of Honeywell's Tridium BMS to monitor and control dans, pumps, valves, and dampers using data from over 7,500 monitoring points. Additionally, Bill's team uses a LEEF control system to operate the two 2,000-ton York chillers, which are powered by Murray turbines. Bill is in the process of upgrading all chilled water and steam control valves from pneumatic to DDC (digital). Under his leadership, the engineering team at 919 has generated in-house labor savings totaling \$910K in just 4 years." - Thomas Munafo, Property Manager, SL Green Realty Corp.

**Nominations/Certifications:** In 2017, Hurd was awarded not one, but two BOMA awards for his work as a chief engineer: BOMA Pinnacle Award Operating Building 500,000 - 1,000,000SF and BOMA Grand Pinnacle Award.



Years in Industry: 28 years (Tishman Speyer in 1995)

**Experience:** William Hurd is the chief engineer at SL Green Realty Corp where he oversees all mechanical operations of 919 Third Avenue, a 1.6MSF office tower and leads a team of 11 L94 Engineers and Helpers. While in this role, 919 Third achieved LEED Gold, BOMA 360 and Fitwell certifications due to his successful leadership. Hurd is also committed to ensuring a new generation of engineers can succeed in this industry as well so he encouraged the SVP of Engineering to start a L94 Summer Helper program. In just a few years, this program has hosted a group of 10-15 L94 interns. He gained industry experience at Tishman Speyer as Assistant Chief Engineer at 1301 Avenue of the Americas to which he then landed his role at SL Green Realty Corp in 2007 bringing him to where he is today.

**Education:** John Jay College, Local 94 Training Center, Local 94 Training Program, and coursework at Murphy Institute CUNY School of Labor and Urban Studies.

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# KENNETH JACKOWSKI

# EJM EQUITIES INC.

As part of Edward J. Minskoff Equities, Kenneth Jackowski serves as the Chief Engineer at company's 101 Avenue of the Americas property where he manages the engineering staff in building operations such as mechanical, electrical, HVAC systems and maintenance operations while being responsible for the Emergency Action Plan for the building as the Fire Life Safety Director. Within this role, Jackowski also coordinates external contractor work, implements service contracts, reviews construction drawings and more. The 101 Avenue of the Americas location incorporates 425,000 SF of Class A Hudson Square/Tribeca office space that is LEED Core & Shell Silver certified, Class A for its energy efficiency, the 23-story building was selected by BOMA New York for the Pinnacle Award as Best Operating Office Building in 2016, and is Wired Score Certified Platinum.

Jackowski has countless years of experience at Edward J. Minskoff Equities alone as he began his current role there back in 2012. He actually started his career at Edward J. Minskoff Equities as Assistant Engineer in 1999 and then as Mechanic. Prior to these positions, Jackowski held the position of Assistant Chief Engineer at Tishman Speyer where he supported the Chief Engineer in operating, maintaining, and repairing all equipment for proper building operations. He then went onto Jack Resnick & Sons, Inc as Operating Engineer. Thus far, Jackowski's biggest achievement has been navigating the pandemic. While putting in health and safety protocols into effect, he worked on implementing new practices and technologies as well.

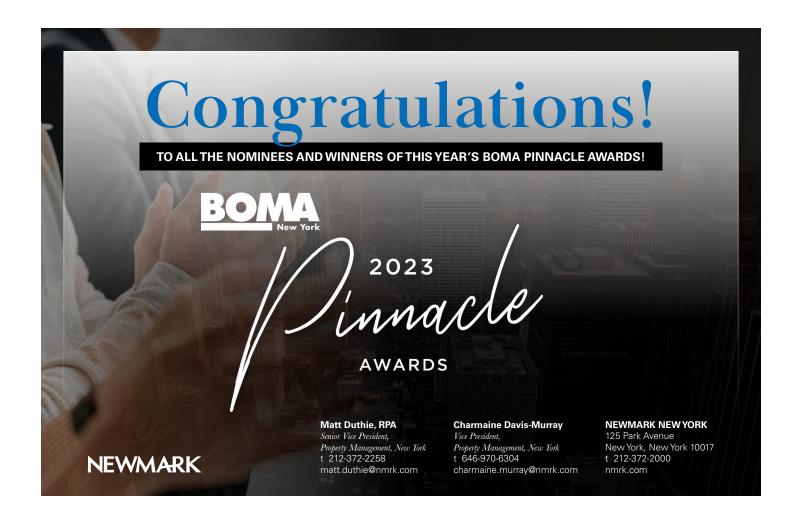
"His ability to speak with tenants in everyday language as to what measures we would have to take to correct a condition that needed attention make my job so much easier. He comprehends the necessity of working together and fully understands that we are in a customer service business. It is largely because of him that we have great tenant satisfaction at 101 AOA." - James D. Kelly, Property Manager, Edward J. Minskoff Equities



#### Years in Industry: 24 years

Experience: . Kenneth Jackowski is the Chief Engineer at Edward J. Minskoff Equities' 101 Avenue of the Americas property, where he oversees all engineering staff in building operations and maintenance of the 425,000SF office tower while being lead in Emergency Action Plan as the Fire Life Safety Director as well. Jackowski actually began his career at Edward J. Minskoff Equities in 1999 as Assistant Engineer where he then moved to work at Tishman Speyer and Jack Resnick & Sons, Inc and inevitably came back to Edward J. Minskoff Equities in 2012 and has been there ever since. Jackowksi believes as a chief engineer it's important to possess certain qualities such as project management and analytical thinking, but that strong leadership is what is most important to get everyone to work together from the top down to ensure successful operation of any building.

Education: Local 94 Training Courses Unit 1 - Unit 5





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# JEREMIAH MCGINLEY

# **GEORGE COMFORT & SONS**

As part of George Comfort & Sons, Jeremiah McGinley serves as the Chief Engineer where he is responsible for overseeing the operations for 498 7th Ave, a 960,000SF commercial office building that is home to over 10 various tenants. This location consists of over 60 water-cooled package units and natural gas-fired low pressure steam boilers. He and his team are currently in the process of renewing their LEED Gold Certification for the building while also currently enrolling with a few energy-monitoring vendors. He holds the LEED Green Associate certification along with SMA and FLSD. As chief engineer, McGinley leads a team of 7 engineers in all areas of the commercial building and ensures to set a good example for his team with his leadership style that is to "lead from the front." In an effort to have successful results in operational systems and procedures, he continues to learn as much about energy monitoring as possible to take the knowledge and pass it down to his team.

McGinley began at George Comfort & Sons 10 years ago as an engineer where he analyzed building system operations, performed preventative maintenance and service for all building MEPF equipment, and was responsible for the 960,000SF building operations with over 50 package units and low pressure steam boilers. While he began at the location he is currently at, he also monitored operations of an 870,000SF property at 63 Madison Ave in Manhattan. He eventually went on to work at Jones Lang LaSalle in Queens to serve as a mobile engineer where he was responsible for all aspects of MEPF operations for 24 HSBC retail locations and troubleshooting all electric and natural gas-driven HVAC systems and then at 680 5th Ave in Manhattan where he performed duties of FLSD as well as chief engineer of 225,000SF until a permanent position was filled. McGinley has been in his current position at George Comfort & Sons for a little over a year.

"In just under one year, Mr. McGinley has proven to be an asset to the building, our tenants and George Comfort & Sons, Inc. With his strong leadership caliber, he was able to cultivate a team of engineers, new and existing staff, and encourage them to progress in their career by obtaining several different certifications. Not only did it improve and create scheduling flexibility amongst staff, but also he assisted in providing them the guidance that individually enhanced their skills. In turn, it promoted positive morale within the engineering department." - Sean Connaughton, Construction & Property Manager, George Comfort & Sons, Inc



Years in Industry: 10 years

**Experience:** Jeremiah McGinlev is the Chief Engineer at George Comfort & Sons, Inc's 498 7th Ave property where he oversees the operations of a 960.000SF commercial office building that is home to over 10 various tenants. McGinley is in the process of renewing the building's LEED Gold Certification while also currently enrolling with energy-monitoring vendors in an effort to continue learning and produce successful results. He has received his Systems Maintenance Associate designation through BOMI, his Certified Reliability Leader, his certificate in Construction Management by GPRO, and more. As he leads his team of 7 engineers, he makes an effort to show adaptability and great interpersonal skills as a chief engineer. Prior to this role he was employed by Jones Lang LaSalle where he started as a Mobile Engineer and eventually moved to Lead Engineer. His first role at George Comfort & Sons was Engineer at 498 7th Ave in Manhattan and then relocated to 63 Madison Ave. In a short period of time, McGinley has proven his dedication to this lifelong goal of his as he comes from a family of chief engineers.

**Education:** LEED Green Associate, SMA, SMT, FLSD, CRL, GPRO O & M, OSHA 10, OSHA 30, Sigma Six White Belt



# **BMS Congratulates**

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Shakia Hill: 1290 Avenue of the Americas

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# ROBERT FIGLER

# **VORNADO REALTY TRUST**

Robert Figler is an esteemed professional in the field of engineering, currently serving as the Chief Engineer at Vornado Realty Trust's prestigious 90 Park Avenue office building in New York City. With an impressive career spanning several decades, Robert has demonstrated his expertise in the operation and maintenance of large-scale commercial properties, showcasing his commitment to excellence and ensuring optimal functionality. Through his exceptional leadership and technical acumen, Robert Figler has earned a reputation as a visionary Chief Engineer, continually driving innovation and excellence in the management and operation of commercial properties. His contributions to the redevelopment of 90 Park Avenue and his commitment to sustainable practices position him as an industry leader, making him an invaluable asset to Vornado Realty Trust and the broader real estate community.

Robert's journey in the engineering industry began in 1976 when he joined Local 94 as a Mechanic Helper, working for Gailbreth & Ruffin. This early experience laid a solid foundation for his future endeavors and provided him with invaluable knowledge and skills in the mechanical systems that power modern buildings. In 1977, Robert's talent and dedication led him to Mendik Realty, a prominent real estate company. Throughout his tenure at Mendik Realty, Robert continually honed his craft, acquiring a deep understanding of the intricate workings of commercial properties and mastering the intricacies of maintaining their mechanical infrastructure. In 1997, Mendik Realty was acquired by Vornado Realty Trust. Recognizing Robert's exceptional skills and unwavering commitment, Vornado entrusted him with the role of Assistant Chief Engineer at 909 3rd Avenue in 1998. Continuing his upward trajectory, Robert moved to 330 Madison Avenue in 2000, assuming the role of Assistant Chief Engineer. In 2002, Robert's expertise and leadership qualities propelled him to the position of Chief Engineer at 4 Union Square, before ultimately joining the esteemed 90 Park Avenue, one of New York City's premier office buildings, as Chief Engineer.

"Bob is the hardest working chief engineer that I've worked with in my career. He is intimately involved with the annual Capex & Operating budgets, daily management of the engineering department, & successful tenant relations at the building while providing optimal comfort. He has been a devoted Vornado employee for over twenty-five years and in his current Chief Engineer position at 90 Park Avenue for eighteen years. Bob also helped 90 Park obtain three BOMA NY Pinnacle awards in the last decade including two Managers of the Year (Joanne Porazzzo & Adrian Sierra) & Renovated Building of the year (2019)." - Adam Leibowitz, Property Manager - 90 Park Avenue, Vornado Realty Trust



#### Years in Industry:

**Experience:** . Robert Figler is a highly regarded professional in engineering, currently holding the esteemed position of Chief Engineer at Vornado Realty Trust's renowned 90 Park Avenue office building in New York City. With a successful career spanning decades, Robert has showcased his expertise in operating and maintaining large-scale commercial properties, emphasizing his dedication to excellence and optimal functionality. Renowned for his visionary leadership and technical acumen, Robert drives innovation and excellence in managing and operating commercial properties, notably contributing to the redevelopment of 90 Park Avenue and championing sustainable practices. His invaluable contributions make him a trusted asset to Vornado Realty Trust and the wider real estate community. Robert's journey began in 1976 as a Mechanic Helper at Gailbreth & Ruffin, building a solid foundation in mechanical systems. Over the years, he refined his skills at Mendik Realty, mastering the intricate workings of commercial properties. Recognizing his talent, Vornado promoted him to various positions, culminating in his current role as Chief Engineer at 90 Park Avenue.



# EXCEPTIONAL EXPERIENCES

We thank **Marco Bulzomi**, nominated for Manager of the Year, for his commitment to creating exceptional experiences for our clients and their employees. Congratulations to all of BOMA's 2023 Pinnacle Awards nominees.

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# MARC SCAGLIONI

### **RELATED**

Marc Scaglioni serves as Chief Engineer as part of Related Companies at 55 Hudson Yards, owned by One Hudson Yards. Scaglioni has transitioned the 1.3-million SF, LEED NC-C +S Gold building from construction to operations, to opening this next generation Class A office tower. The building has been up and running since 2019, and is 100% leased to a very high-profile roster of 27 tenants. Tenants include: Meta, Milbank LLP and Point 72. Even though the building is operating efficiently and saving energy, Scaglioni and his team continue to improve the premises. Since opening, they have saved almost \$200k in electric costs since 2020. In this role, he leads, mentors, and trains an engineering team of 11, supervises external vendor teams and contractors to perform base building maintenance, and coordinates with tenant construction project managers and vendors for new build-outs. While working with his team of 11, Scaglioni develops new techniques and practices to lower energy costs and increase efficiency of operations. He has recently implemented a mentoring program for the new hires and the property management staff to help introduce them to building system basics and operational practices.

Scaglioni started in the industry as an Operating Engineer for Brookfield Properties at One New York Plaza. Here, he supervised plant operations and equipment status, ensured tenant Data Centers were maintained at optimum condition, completed a full range of preventive maintenance for HVAC and Fire/Life Safety systems, and more. He moved on to Jones Lang LaSalle as Assistant Chief Engineer at 77 Water Street to oversee daily operations for safe and effective operations of a 26-story 600,000SF office building while managing a team of 7 engineers. By 2017, Scaglioni became Assistant Chief Engineer at 20 Hudson Yards participating in new construction of the co-generation plant and main building infrastructure to which he eventually got promoted to his current role as Chief Engineer of 55 Hudson Yards. In his career, he has managed and mentored more than 43 engineers, helpers, and staff while contributing to their successful rise up the ladder of the operating engineer profession.

"Chief Marc Scaglioni's passion and dedication to 55HY, his engineering team, as well as the Property Management team, are far above what I have experienced in my 25+ years in this business. His leadership and contributions towards maintaining 55HY to its highest standards – a 100% leased building with top-tier demanding Tenants – are exceptional. It is unusual to have a Chief Engineer so talented and experienced that can also provide the Tenants with the Customer Experience and level of service that Hudson Yards is known for." - Colleen McDonald, Senior General Manager, Related Hudson Yards Manager LLC



Years in Industry: 11 years

Experience: Marc Scaglioni is the Chief Engineer at 55 Hudson Yards, a part of Related Companies. Here he oversees the 1.3-million SF, LEED NC-C + S Gold building from construction in the beginning to now operations as it is now 100% leased and up and running . This Class A office tower is leased to high-profile tenants such as Meta, Milbank LLP, and Point 72. Scaglioni and his team continue to better the operational systems. Since opening, they have saved almost \$200k in electric costs since 2020. In this role, he leads, mentors, and trains an engineering team of 11 where he believes his role is more than just the person in charge of operations, but it's about being a mentor and providing support to everyone on your crew. His career in the industry began at Brookfield Properties as an Operating Engineer located at One New York Plaza. Scaglioni has since held the roles of Assistant Chief Engineer at Jones Lang LaSalle to oversee the daily operations of a 26-story, 600,000SF office building to then becoming Assistant Chief Engineer at 20 Hudson Yards before getting promoted to his current position as Chief Engineer. Scaglioni proves his dedication through his passion of this industry and continues to contribute to everyone around him as a Chief.

**Education:** SMA, FDNY, Local 94, Department of Environmental Protection, Local 74 Training Center



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

Paladino Construction 4299 Third Ave Bronx, NY 10457 (718) 299-7219 paladinoconstruction.com



# FRED VARONE

# **CUSHMAN & WAKEFIELD**

In his role as the Chief Engineer with Cushman & Wakefield at One Court Square, Fred's primary responsibilities include managing in house engineering staff and contractors, maintaining all electrical, plumbing and mechanical systems and monitoring and documenting energy consumption in a property that is approximately 1.5 MSF with 24/7 operations. As a 40-year veteran Operation Engineer, Fred is the primary response for all emergencies and has extensive experience in critical systems and emergency preparedness.

"Fred is the ultimate professional who seeks responsibility and accountability, and is committed to achieving the goals of the building and its stakeholders", says Peter Baracski, Senior Property Manager, Cushman & Wakefield. Baracski also says that Fred's work on the \$6 million HVAC Optimization project was invaluable and that "without Fred this project would not be the success it is". As a retired Chief Petty Officer of the US Coast Guard, Fred uses the "core values of honor, respect, and devotion to duty" and applies them to his work on a daily basis. In the US Coast Guard, Fred performed duties of Damage Controlman as well as a Boarding Officer, executing many post 9/11 security functions in the NY/NJ harbor.

One of Fred's quotes is "leadership is not a position, it is an action". He has proved himself to be an invaluable member of the team in all aspects of his career, with the advanced knowledge and experience required to ensure the most efficient and safest operations of any building or project he works on.



Years in Industry: 40 years

Experience: Fred is the Chief Engineer with Cushman & Wakefield at One Court Square. Fred is a 40-year veteran Operating Engineer, and also a Retired Chief Petty Officer, US Coast Guard. Fred worked on the Citibank account for many years at 399 Park Ave, 601 Lexington Ave, prior to moving to One Court Square as the Assistant Chief Engineer while the building was still under construction. All these properties are approximately 1.5 MSF with 24/7 operations. Fred has extensive experience in critical systems, emergency preparedness, and supervising large teams, in addition to typical building operations and maintenance. In the US Coast Guard, Fred performed duties of a Damage Controlman as well as a Boarding Officer, executing many post 9/11 security functions in the NY/NJ harbor.

Education: Various Business/Trade Schools. Building
Owners and Managers Institute Intl: Systems
Maintenance Administrator. Technical Training Services:
FDNY Refrigeration Engineers preparation. US Coast
Guard Training Center, Yorktown Va: Advanced
Damage Control. Federal Law Enforcement Training
Center, Charleston, SC. US Coast Guard Maritime Law
Enforcement Academy, Boarding Office Course.











Paramount Group Salutes

Sharon Faulkner, Paul Chabot, Anthony Marinelli, and Keith Garcia

...and all of tonight's

# BOMA NY Pinnacle Award

nominees for being recognized as New York's best



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# 730 3RD AVENUE

# **CUSHMAN & WAKEFIELD**

730 Third Avenue, home, and headquarters to TIAA, is an existing office building 28 stories in height, with a Cellar and partial Sub-Cellar, and approximately, 665,000 gross square feet total. Located on Third Avenue, between 45th and 46th street. The building is a type 1B non-combustible construction and built in two phases – the original from approximately 1959, 28 stories, made of concrete encased steel, and an annex built in 1990, 21 stories, made of fireproof steel. The existing exterior façade is a curtain wall with glass vision panels, brick infill, and metal spandrel panels. The existing office lobby has 2 entrances – a main entrance on Third Avenue, and a secondary entrance on 45th street. In addition, there are 5 existing demised retails stores at grade.

The general scope of work includes the massive renovation of the existing building with multiple phases. The lobby renovation included removal of all existing finishes, and replacing with new wood, metal, stone, and terrazzo finishes. There are 2 reception desks, new turnstiles, and several art walls. There is a new decorative stair to access the 2nd floor, which is the Amenity space. The renovation on the 2nd floor resulted in a cafeteria with coffee and juice bar, conference center, a new fitness center, and reception area. All amenities are for tenants only.

The roof terrace renovation was for an existing roof for use by all building occupants on the 22nd floor, included upgrades to existing guardrail, new roofing, new pavers, new planters, and furnishings. Existing setbacks on 7, 11, 13, and 19 were built for private terraces for future tenants. The core restrooms on floors 10 - 16, and 19- 27 received all new upgrades. They accommodate current ADA requirements.

Lastly, the creation of a Tenant Condenser Water system for commercial/office tenant interconnection to support supplemental air-condition requirements. Installation of low-leakage motorized dampers on Landlord air handling systems. The fire alarm system has undergone a complete technology upgrade along with an improved fire alarm power distribution system to correct exiting fire alarm system issues.



Owner: TGA 730 Third Ave Owner LLC

Management Firm: Cushman & Wakefield

Property Manager: Ashley Williams

Access Control Systems: S2

**Building Management System Maintenance: Siemens** 

Chiller Maintenance: Trane

**Code Compliance:** Tower Consultants / Outsource Consultants

Cleaning: Quality Building Services (QBS)

**EAP & Fire Drill Consultant:** Croker

Elevator Consultant: Citywide / BOCA
Elevator Maintenance: Nouveau Elevators
Environmental Consultant: Code Green

Fire Alarm System: Siemens

Marble & Metal Maintenance: Quality Building Services (QBS)

Security Service: Allied Universal
Waste Removal: Waste Connections
Water Treatment: ChemAqua



Salutes

# Gordon Layburn

And all of tonight's **BOMA NY PINNACLE** 

Award Nominees
For being recognized as
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Jon Olson, LEED GA, JLL

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Chair: Julie Arce, JLL

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Susana Kalaj, SL Green Realty Corp.

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Chair: John Leitner, Environmental Building Solutions, LLC

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Stephen Mykytiuk, Sage Realty Corp.

# OPERATING BUILDING SUB-COMMITTEE (OFFICE BY SQUARE FEET CATEGORIES)

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Lindsay DeFouw, Related Companies

Deborah DeLuca, Electronic Drives and Controls

Jonathan Montes, Related Companies

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Michael Prefi, CBRE, Inc.

Tristan Schwartzman, Goldman Copeland

Marina Sheykman, L&L Holding Company, LLC

Ed Stakemann, The Durst Organization

 $\textbf{Karl Tremmel,} \ \mathsf{Cushman} \ \& \ \mathsf{Wakefield,} \ \mathsf{Inc.}$ 

William Vazquez, Harbor Group Management Co., LLC

Robert Wohlgemuth, The Durst Organization

#### SECURITY PROFESSIONAL OF THE YEAR

Chair: Daniel Bannon, The Durst Organization

Julie Arce, JLL

Charles Doyle, Vornado Office Management LLC

Joseph Ferdinando, Building Security Services & Systems

Shawn O'Neil, Rockefeller Group

#### **ENGINEER OF THE YEAR SUB-COMMITTEE**

Chair: Patrick Dolan, RPA, The Durst Organization

Tim Dailey, Vornado Office Management LLC

Vincent Izold, The Durst Organization

David Lieberman, Paramount Group, Inc.

Sandy Maisel, Banyan Street Capital

#### RENOVATED BUILDING SUB-COMMITTEE

Chair: Michael Flatley, Alliance Building Services

Samantha Barone, Related Companies

Philip Garcia, United Elevator Consultants

#### **MIXED-USE CATEGORY SUB-COMMITTEE**

Chair: Giannina Brancato, L&L Holding Company, LLC

Patrick Dolan, The Durst Organization

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Andrew Hardy, JEMB

Tee Nikezi, JEMB

Sherri Staalesen, The Berman Group

Matt Caranante, BOMA New York

Lori Raphael, BOMA New York



# **BOMA New York**

The 2023 Pinnacle Awards

On behalf of the entire Collins Building Services family

# CONGRATULATIONS

# MIXED USE BUILDING

Oculus at World Trade Center

# **MANAGER OF THE YEAR: 10+ YEARS**

Peter Baracski, Cushman & Wakefield

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#### WORLD TRADE CENTER OCULUS

The World Trade Center Oculus and transportation hub is owned by the Port Authority of New York and New Jersey and is managed and operated by CBRE.

The Oculus was positioned as part of the World Trade Center masterplan by Daniel Libeskind and designed by Santiago Calatrava as a lasting reminder of the attacks which took place on September 11, 2001. Constructed of glass and white metal-clad steel ribs, the Oculus design extends up and over its north and south plaza symbolizing a hand releasing a dove.

The Oculus and transportation hub incorporates 12 subway lines, and the NJ PATH trains while allowing access across the entire 16-acre World Trade Center campus, including private entries to our stakeholders, One World Trade Center, 3 World Trade Center, and 4 World Trade Center in addition to connecting to Liberty Park and Brookfield Place.

The Oculus and related mixed-use space of 1.4 million SF includes a central chiller plant designed with six centrifugal chillers, a central fan plant and eight 13,800-volt feeders which supply electricity to our stakeholders and campus. The World Trade Center Oculus is protected by one of the largest and most sophisticated fire alarm systems in the country.

The open design allows commuters, visitors, and our stakeholders to move freely throughout the Oculus while enjoying weekly and seasonal programs such as movie nights, the farmers' markets, open-air food markets, art exhibits, live music and dance performances



Owner: Port Authority of New York and New Jersey

Management Firm: CBRE Inc

Property Manager: Alexander Trotta, Associate Director

Access Control Systems: n/a

**Building Management System Maintenance:** 

HUB BMS System Maintenance: Johnson Controls Inc VCS BMS System Maintenance: Schneider Electric

BMS Maintenance: Siemens Industry Inc

Chiller Maintenance: Carrier Commercial Service

Code Compliance: Owner performs internally through Quality

Assurance Division

Cleaning: Collins Building Services

**EAP & Fire Drill Consultant:** Owner performs internally **Elevator Consultant:** DTM Drafting & Consulting Services Inc

Elevator Maintenance: Otis Elevator Company
Environmental Consultant: ENP Environmental Inc

Fire Alarm System: Firecom (fire service), Red Hawk (ADT),

Scarsdale (ADT), Standard Fire

Marble & Metal Maintenance:

Marble: Miller Druck Specialty Contracting

Metal: Bova Cleaning

Security Service: Inter-con Security Systems
Waste Removal: Century Waste Services, LLC

**Water Treatment:** 

Chill and Hot Water Treatment: Barclay Water Management Inc

Water and Fuel Oil Treatment Consulting Services: EBS

Consulting



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For more Information, please contact **Matt Caranante**, Director of Membership & Events at matt@bomany.com

ANNUAL LEADERSHIP BREAKFAST



NOVEMBER 15, 2023 CLUB 101 8:00 AM - 10:00 AM

For more Information, please contact **Matt Caranante**, Director of Membership & Events at matt@bomany.com







#### CHRISTOPHER CAYTEN

#### **CODEGREEN SOLUTIONS**

Mr. Cayten is a Partner and Head of Strategy at CodeGreen Solutions, a leading sustainability and energy efficiency consulting firm based in New York City supporting over 500 million square feet of property across the country and over 150M in New York City to improve sustainability, target net zero emissions and comply with local energy policies. Mr. Cayten has more than 20 years of experience in sustainability consulting, architecture and development in commercial real estate. Mr. Cayten works with private and public sector leaders to improve the sustainability of the built environment while delivering positive value to building owners, occupiers and investors.

Mr. Cayten has worked with numerous city governments on energy and carbon policies for existing buildings including New York, Boston, San Francisco and Washington DC. Mr. Cayten holds a master's degree from the Yale School of Architecture and has spoken domestically and internationally about sustainable real estate and energy efficiency policy. He is the Chair of the BOMA NY Energy and Sustainability Committee, a board member of the New York Energy Consumers Council, a member of the REBNY Sustainability Committee, the Building Energy Exchange Industry Leadership Council and is an active member of USGBC and Urban Green Council.

"I have had many opportunities to work with Chris as a fellow member of the BOMA/NY Energy and Sustainability Committee and since he took on the role of Committee Chair several years ago. In all capacities, he has epitomized the highest standard of leadership, demonstrating his skills as a good listener, a cheerleader, an advocate for both the environment and for the owners and managers of New York City's commercial office buildings. He balances the interests of both a New York City resident and a professional working in the City and has demonstrated the ability to navigate between those perspectives. He has extensively participated in all energy-related BOMA programming on both the local and international level. Most recently, he led the effort to develop the program and recruit panelists for our Annual Energy Action Day. He always applies an admirable mix of academic and practical knowledge of New York City's buildings, local and state laws, and the environmental policies that shape both laws and regulations. He is generous in sharing his insights even as he evaluates the concerns and perspectives of his colleagues in the community." - David Bomke, Vice President, Emeritus, New York Energy Consumers Council (NYECC)



Years in Industry: 20+ years

**Experience:** Christopher Cavten is Partner and Head of Strategy at CodeGreen Solutions. Mr. Cayten has more than 20 years of experience in sustainability consulting, architecture and development in commercial real estate. Over the past 15 years, Christopher has publicly spoken on energy efficiency, sustainability, and local law compliance at events organized by BOMA, REBNY, ULI, IFMA, Building Energy Exchange, Urban Green Council, and the Mayor's Office. Since 2009, I have been actively involved with the Mayor's Office in their development of local energy efficiency laws beginning with the Greener Greater Buildings Laws of 2009. He contributed to the One City Built to Last Technical Working Group Report issues by the City in 2016. In 2022, Chris testified on behalf of the NY Energy Consumers Council representing building owners during the public hearing for Local Law 97.

**Education:** YALE SCHOOL OF ARCHITECTURE, New Haven, CT; Masters in Architecture; YALE UNIVERSITY, New Haven, CT; Bachelor of Arts in Architecture with Honors

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#### 4 COLUMBUS CIRCLE

#### **NEWMARK**

4 Columbus Circle, built in 1989, is an 8-story 135,035(1) square-foot.

Class A commercial office building with ground floor and basement retail located on the southwest corner of West 58th Street and 8th Avenue on Columbus Circle, a major hub of New York City. The Property is situated on a rectangular lot containing approximately 0.33 acres, and the building occupies the complete site. The Property is leased to Steelcase, which has subleased two office floors to subtenants and made one floor available for sublease. The ground floor is subleased to three retail subtenants: Starbucks, Citibank, and Duane Reade. Duane Reade occupies a portion of the basement space as well. The building has three overhead electric-geared traction elevators. The building is also equipped with a base building diesel-fired emergency generator. The building is fully protected by a wet-type fire suppression system. Amenities include two rooftop patio areas and kitchen facilities on the 8th floor penthouse.

The Property's structure consists of steel and concrete. The exterior facade system consists of a combination of limestone panels with fixed insulated glass panels and a granite base. Interior finishes include painted walls and ceilings, sprayed-on ceiling finishes, acoustical ceiling tiles, and floors covered with marble tile, ceramic tile, hardwood, resilient tile, polished concrete, and carpet. The building is heated and cooled by hydronic heat pumps and auxiliary electric strip heaters.



Owner: GLL BVK Columbus Circle LLC

Management Firm: Newmark
Property Manager: Frank Mollo
Access Control Systems: AES

**Building Management System Maintenance:** Honeywell

**Chiller Maintenance:** 

**Code Compliance:** Archetype Consultants, Inc.

Cleaning: ABM

**EAP & Fire Drill Consultant: Croker** 

Elevator Consultant: DTM Inc.
Elevator Maintenance: TEI

**Environmental Consultant:** Environmental Building Services

Fire Alarm System: FRCM/ACME
Marble & Metal Maintenance: ABM
Security Service: Harvard Security
Waste Removal: Classic Recycling
Water Treatment: Chem Aqua



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#### **Jennifer Ciccotto**

Manager of the Year, 10+ Years SL Green Realty Corp.

#### **Marc Scaglioni**

Chief Operating Engineer of the Year Related Companies

#### **Empire State Building**

Earth

Empire State Realty Trust

#### **50 Hudson Yards**

New Construction
Related Companies

#### One Vanderbilt Ave.

Operating Building of the Year, Over 1 Million SL Green Realty Corp.



## 51 ASTOR PLACE EJM EQUITIES, INC

51 Astor Place is a sleek, modern 14-story, 400,000 sq ft Class A commercial office building located in the heart of the East Village, a NYC neighborhood known for its creativity and authenticity. Edward J. Minskoff had the foresight to transform the area in 2011 and completed a visionary marvel of architecture when 51 Astor opened its doors in 2013. The building occupies the entire East Village block bounded by Astor Place, Third and Fourth Avenues and East Ninth Street.

FAÇADE: 51 Astor Place's striking façade features an energy-efficient, low emissivity, structurally glazed glass, and aluminum curtain wall on all elevations. It is supported by a structural steel frame and concrete slabs.

Windows: All windows are floor-to-ceiling in height, double pane, and low emissivity. The lobby entrance frontage has floor-to-ceiling windows 22" wide by 17' 2" high. The second floor windows are 10' high, and windows for floors 3-11 range from 8' 6" to 10'6". The 12th floor windows are higher yet at 12' 6".

Entrances: The building entrance is located on 4th Avenue and features the same stainless steel accents and glass as the facade. ADA entry is provided directly adjacent to the revolving door.

Landscaping: A green roof located on the 5th floor setback features a 7,000-sf Sedum roof and an adjoining terrace. Surrounding the site are nine honey locust trees, six sycamores and seven gingko trees. Located in the public plaza are two granite planters with native Boxwood Bushes and lining the fourth Avenue curb in front of the building are 17 planters containing Taxus Yews shrubbery.



Owner: EJM Equities, Inc

Management Firm: JSM Associates I, LLC

Property Manager: Brian Zall

Access Control Systems: Convergint Technologies LLC

Building Management System Maintenance: Tec Systems

Chiller Maintenance: DX AC units-Johnson Controls

**Code Compliance:** JAM Consultants **Cleaning:** Harvard Maintenance

EAP & Fire Drill Consultant: EAP-AK Productions/Fire

Drills-Quality Fire Consultants

Elevator Consultant: DTM

Elevator Maintenance: Schindler
Environmental Consultant: Codegreen

Fire Alarm System: High Rise Fire Inc

Marble & Metal Maintenance: Platinum Maintenance

Security Service: Mulligan Security
Waste Removal: Waste Connections
Water Treatment: Tower Water Inc



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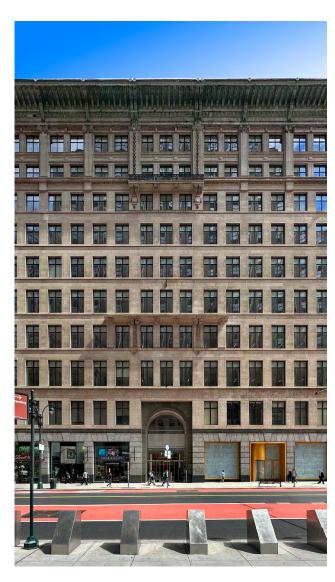
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## 7 WEST 34TH STREET VORNADO REALTY TRUST

With the help of Moed de Armas & Shannon Architects, Vornado Realty Trust redeveloped 7 West 34th Street into a creative epicenter for Midtown South featuring Amazon's headquarters and first distribution center in Manhattan. Situated amongst the best transportation hubs in New York City and the commercial district of Midtown, 7 West 34th Street has been transformed into a 24/7 "live-work-play" destination. Since the completion of renovations in 2014, Vornado Realty Trust has embarked on a transformation of the area surrounding Penn Station, soon to be the most compelling office district in New York City - THE PENN DISTRICT. Quickly becoming one of the world's most accessible and vibrant tech corridors, THE PENN DISTRICT offers the latest and greatest in art and culture with public programming from the likes of TED and Interior Design Magazine inside PENN 1 and a soon to be unveiled reflective LED lighting display on the exterior of the nearly completed PENN 2 building. 7 West 34th Street has been a leader in the charge of bringing life back to Midtown and continues to stand as an impactful and necessary home base for one of the largest ecommerce brands of the modern day.



Owner: VNO 7 WEST 34TH STREET OWNER LLC

Management Firm: Vornado Office Management LLC

Property Manager: Denis Henaghan Access Control Systems: Lenel S2

**Building Management System Maintenance:** Automated

Building Management Systems, Inc.

**Chiller Maintenance:** 

Code Compliance: Archetype Consultants, Inc.
Cleaning: Building Maintenance Service LLC

EAP & Fire Drill Consultant: Croker Fire Drill Corporation

**Elevator Consultant:** United Elevator Consultants **Elevator Maintenance:** Century Elevator Maintenance

Corporation

Environmental Consultant: Warren Panzer Engineers, PC
Fire Alarm System: Johnson Controls Fire Protection LP
Marble & Metal Maintenance: Metal Brite Service Company

Security Service: GMSC Security

Waste Removal: Royal Waste Services, Inc. Water Treatment: Kurita America Inc.



Congratulations!

#### To 1 Willoughby Square Building,

for their nomination in the Earth

Category,

and all the BOMA NY Pinnacle

Award Nominees.

A Special Thank You to Andrew Hardy,

Tee Nikezi, Anthony Belfiore and

1 Willoughby Square Building Team.

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## 320 PARK AVENUE

320 Park Avenue is a 35-story, approximately 766,000 square foot class A office building on a 0.70-acre site located in the Plaza District Office submarket of Midtown Manhattan. The site is situated amongst multi-story commercial office buildings. Retail stores are provided on the first floor around the perimeter of the building along Park Avenue, East 50th, and 51st Street. 320 Park Avenue is located across the street from St. Bart's Church and in close proximity to the Waldorf Astoria and the Lotte New York Palace hotel. 320 Park Avenue is occupied primarily by single-floor tenants including Mutual of America Financial Group, Raymond James, Pzena Investments, Audax Group and Permira.

320 Park Avenue was originally built in 1959 and completely renovated in 1994/1995. The building was demolished back to its steel beams and rebuilt with all new mechanical systems throughout. A \$35 Million building amenity project was completed in 2022 that includes a renovated lobby and café, a 2nd Floor Grill, a fitness center and over 25,000 square feet of amenity space on the 16th floor featuring a bistro, lounge, conference rooms and outdoor terrace. Additionally, 320 Park Avenue has an event space located on the 35th floor, which is currently under renovation. The event space is schedule to re-open in October, 2023. 320 Park Avenue has partnered with Flik Hospitality Group to provide all dinning and catering services throughout the building.

320 Parks central location provides easy access to New York's mass transit system. Located on the western side of Park between 50th and 51st streets places 320 Park Avenue in one of the world most elite corporate corridors. The buildings location provides its tenants with several public transit systems to choose from.

5th Avenue / 53rd E, V lines
Lexington / 53rd E, V, 6 lines
Grand Central S, 4, 5, 6, 7



Owner: 320 Park Avenue LLC

Management Firm: JLL

Property Manager: David Steinthal

Access Control Systems: Security By Design

**Building Management System Maintenance: Trane** 

**Chiller Maintenance:** 

Code Compliance: SiteCompli

Cleaning: ABM

**EAP & Fire Drill Consultant:** Internal

**Elevator Consultant:** Lerch Bates **Elevator Maintenance:** Schindler

**Environmental Consultant:** Environmental Building Consultants

Fire Alarm System: Case Acme

Marble & Metal Maintenance: Platinum Maintenance

Security Service: Internal

Waste Removal: Century Waste
Water Treatment: Rochester Midland















New York City is an exceptional place, and it wouldn't be what it is without the building owners and managers that keep things running. Congratulations to all the nominees of this year's Pinnacle Awards!



#### JPMORGAN CHASE & CO.

We salute all of tonight's

## **BOMA NY Pinnacle Award Nominees & Winners**

Congratulations to all

JPMorgan Chase & Co. www.jpmorganchase.com



## ONE VANDERBILT AVENUE SL GREEN REALTY CORP.

Soaring 1,401 feet high and spanning 1.7 million square feet, One Vanderbilt stands as a remarkable testament to innovation. Occupying an entire city block on 42nd Street between Madison and Vanderbilt Avenue, it's a monumental masterpiece. The entrance boasts a pedestrian-only plaza with sweeping glass panels, opulent bronze accents, and majestic white marble columns.

Enter the Vanderbilt Plaza, a 14,000-square-foot oasis spanning a city block. Five large flowerbeds rotate with the seasons, creating a changing natural landscape. Seamlessly integrated into the urban fabric, One Vanderbilt offers accessible street-level vestibules on the northeast and southwest corners. These gateways lead to Grand Central Terminal, MTA subway, and LIRR, offering an ambiance of grandeur with stone interiors and lofty ceilings.

The façade of One Vanderbilt embraces the textured masonry heritage of the midtown neighborhood, reimagined with futuristic flair. White terra cotta accents blend with shimmering glass, culminating in a defining spire on the skyline. At the pinnacle, an avant-garde 2,700-lumen lighting system illuminates the spire across the New York/Tri-State region. Driven by cutting-edge Color Kinetics LED tech, it elegantly displays the tower's silhouette. Embracing New York's tradition of crown lighting, the spire transforms into various hues to mark special moments.

Experience architectural brilliance at One Vanderbilt - a fusion of past, present, and future that redefines the city skyline and captivates hearts.



Owner: One Vanderbilt Owner LLC (SL Green Realty Corp., NPS,

& Hines)

Management Firm: SL Green Realty Corp

Property Manager: Maria Vuljaj

Access Control Systems: Advanced Electronic Solutions

**Building Management System Maintenance:** Schneider Electric

Chiller Maintenance: Trane Technologies
Code Compliance: Milrose Consultants
Cleaning: Alliance Building Services

EAP & Fire Drill Consultant: Croker Fire Drill Corp.

Elevator Consultant: BOCA Group

Elevator Maintenance: Schindler Elevator Corporation

Environmental Consultant: Socotec
Fire Alarm System: Johnson Controls
Marble & Metal Maintenance: Platinum
Security Service: Alliance Security
Waste Removal: Action Carting

Water Treatment: Nalco



salutes

## BOMA New York 2023 PINNACLE AWARD NOMINEES

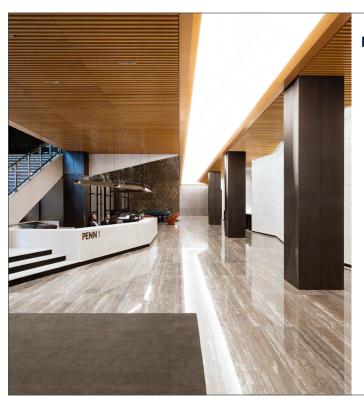
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TRUST FOR THEIR RECOGNITION IN THE FOLLOWING CATEGORIES:

MANAGER OF THE YEAR 10+ YEARS

CHE DE NO

SHAKIA HILL

BUILDING NOMINEE OPER ATING CATEGORY: 250,000-499,999

CHE SEE TO

7 WEST 34TH STREET

HISTORICAL BUILDING

CH (SO) 1/2

PENN11

CHIEF OPER ATING ENGINEER

ROBERT FIGLER

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#### SHAKIA HILL

#### **VORNADO REALTY TRUST**

As part of Vornado Office Management LLC, Shakia Hill serves as Property Manager - 1290 Avenue of the Americas, NY, NY - 2MM RSF. Shakia is responsible for all aspects of the building's operation, from ensuring the back of house operations are working smoothly and the staff are fully supported with all the resources they need and to the tenant facing operations and ensuring the tenants have a clean, comfortable work environment. On a typical day, Shakia manages staff, insuring the public facing areas are clean and presentable, monitoring and/or managing capital improvements and/or tenant construction, responding to questions and concerns from tenants, assisting leasing with RFPs from potential tenants, escorting leasing tours, preparing financial reporting and/or capital improvement progress reports for senior management, and approving accounts payable.

Shakia has been a manager at Vornado for approximately seven years. She was hired as an assistant property manager in 2012. She was asked to fill in part time in a clerical role at a small owner/manager firm of 75+ commercial and industrial properties located on Long Island City and Astoria. Although not entirely familiar with CRE, Shakia found to enjoy her position and developed a passion for problem solving, construction, negotiations, building systems, and working with people. Shakia eventually became full time and worked her way up to property manager. Shakia started taking BOMA classes to gain formal training and build upon what she learned in the field. Shakia's goal was to build upon her knowledge base of the different aspects of CRE/Property Management and earn an RPA Designation in 2010. This formal knowledge has helped Shakia transition from smaller commercial and industrial properties in Queens to Class A office buildings in Manhattan.

"Shakia has had a remarkable career in Property Management, managing a variety of buildings since her start with Vornado as an Assistant Property Manager at 90 Park in 2012 and 650 Madison Avenue where she proved to have exceptional understanding of building finances and a complex ownership structure. She was then promoted to Property Manager at 909 Third Avenue in 2016 where she continued to prove herself as a tremendous asset to our organization. In 2019, Shakia was promoted to one of our premier high profile Class A 2.2 million square foot commercial office building - 1290 Avenue of the Americas. With her proven attention to detail, Shakia will soon be managing a transformational retail redevelopment and a first in class tenant amenity program in addition to a major commercial office repositioning at the property. Additionally, Shakia's demonstration of excellent tenant communication and relationships allowed her to create an environment in the building where tenants can conduct their business successfully." - Niles Llolla, VP Operations, Vornado New York



#### Years in Industry: 6 years

Experience: Shakia Hill serves as Property Manager – 1290 Avenue of the Americas, NY, NY – 2MM RSF at Vornado Office Management LLC. Shakia is motivated by the excitement and curiosity of her day-to-day life. Hill speaks highly of the camaraderie of the building stuff and the common goal to keep all aspects of her job running smoothly. Hill enjoys the feeling of being accomplished while completing a project, and learning something new through each one. Hill is a manager who leads her team while encouraging collaboration and expression of ideas. Hill is open to thoughts and suggestions from the different members of staff and she always leads by example.

**Education:** YFMA, RPA, BOMI-HP, MS RE Baruch College, NYS Salesperson License



Daniel Goleman

Congrats!

#### **JEREMIAH MCGINLEY**

& other nominees...

FROM:











Realty Advisory Board on Labor Relations congratulates this year's Pinnacle Award nominees

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Salutes

Dan Dempsey

and all of tonight's
BOMA NY PINNICALE
Award Nominees
For being recognized as
New York's Best

TO ALL THE
BOMA NY PINNACLE
AWARD NOMINEES

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





#### REBECCA LANGENDOEN

#### CANNON HILL CAPITAL PARTNERS

As part of Cannon Hill Capital Partners, Rebecca Langendoen serves as the General Manager. Langendoen oversees four commercial properties in Manhattan totalling over 700,000 sf. One project is in the Union Square area and consists of two interconnected buildings by two different entities. Another project is a 3rd party account, a 17-story office building in the Harold Square area. The final property is a 4-story property near Penn Station. In addition, Langendoen oversees four different staffs; educating them on preventative maintenance and higher quality standards. Langendoen has experience working on operating budgets, business development, financial reporting, and overseeing construction projects for non-owned and non-managed properties inclusive of the RPF reporting to client building owner.

Langendoen has countless years of experience. She started with Cushman & Wakefield in 2005 and transitioned to CB Richard Ellis in 2008. IN 2009, she joined Normandy Real Estate Partners which was purchased by Columbia Property Trust and then in 2022 Cannon Hill spun out of Columbia.

"In her role as General Manager in our New York Property Management team, Rebecca has been a major contributor to the success of several assets under our management and has earned the respect of her clients, her peers, and her tenants. Rebecca consistently provides excellent financial management, construction management, and service to our third-party clients while delivering exceptional customer service to her tenants. Her dedication, strong work ethic, and work quality specific to 888 Broadway is undeniable. It is a complicated property consisting of interconnecting building systems and multiple budgets due to the building's makeup consisting of several condos. It is a testament to her skill and demeanor that she has unquestionably won the trust of the various ownership groups." - Christopher Masotto, Principal - Head of Property Management, Cannon Hill Capital Partners



Years in Industry: 9 years

Experience: As a General Manager for Cannon Hill Capital Partners, Rebecca Langendoen oversees a portfolio of commercial properties in the New York City area. Prior to Cannon Hill, Ms. Langendoen was a member of the property management teams of Columbia Property Trust and Normandy Real Estate Partners, where she was tasked with running a portfolio in the NYC market. Her career began in Los Angeles overseeing multiple properties throughout the Los Angeles City area, most notably 10 Universal City Plaza, the headquarters of NBC Universal.

Education: DOB, FDNY ECB



# Cushman & Wakefield is proud to support BOMA NY

Congratulations
Sandy Forbes, Peter Baracskai,
Fred Varone, and 730 3rd Avenue
on their
2023 Pinnacle Award nominations

LIFE IS WHAT WE MAKE IT

111111111111



#### SANDY FORBES

#### **CUSHMAN & WAKEFIELD**

Sandy Forbes serves as a property manager at Cushman and Wakefield. She actively manages the company's 100 William Street Property in the heart of New York City's Financial District. Forbes has served as the manager of the property for over four years now. Some of Forbes' main responsibilities at 100 William Street include managing the building's operations, liaising with tenants, overseeing lease administration, working with vendors and preparing budgets to name a few. With years of experience in leveraging communication, leadership and relationship building, Forbes has been able to successfully establish trust and positive rapport with owners, tenants, vendors and staff alike.

Forbes began her career as an asset management Analyst for the NYC Dept. of Housing Preservation and Development and then moved to become a Real Estate Paralegal at Winston & Strawn LLP, where she worked for almost four years. She spent two years as a commercial leasing coordinator at Lefrak Organization before becoming an assistant general manager at JLL. Forbes joined Cushman & Wakefield in May of 2019 as a property manager and has been there ever since.

"Sandy Forbes is an exceptional property manager who has demonstrated outstanding leadership, management, and mentorship skills. She is a take- charge leader for all property related projects, including the recent multi-million dollar tenant amenity center, as well as many turn-key tenant improvement projects that were recently completed. She has proven to be a valuable asset to the team in her ability to manage complex projects and meet tight deadlines." - Javier Lezamiz, Managing Director, Asset Services, Cushman & Wakefield

Forbes earned her MS in Real Estate Asset Management from NYU, where she was also a member of the NYU Schack Institute of Real Estate Student Association. She has received many pertinent certifications, including Robotic Process Automation (RPI) and LEED Green Associate (GA) certification. Forbes has been a BOMA NY member for 6 years.



Years in Industry: 19 years

**Experience:** Sandy Forbes is a dedicated property manager at Cushman and Wakefield, overseeing the renowned 100 William Street Property in New York City's Financial District for over four years. Her responsibilities encompass various aspects, including operations management, tenant relations, lease administration, vendor coordination, and budget preparation. With a strong foundation in communication, leadership, and relationship building, Forbes has successfully fostered trust and positive connections with owners, tenants, vendors, and staff. Prior to her current role, she gained valuable experience as an asset management analyst at the NYC Dept. of Housing Preservation and Development, a real estate paralegal at Winston & Strawn LLP, a commercial leasing coordinator at Lefrak Organization, and an assistant general manager at JLL. Forbes joined Cushman & Wakefield in May 2019, and her commitment to exceptional property management has been unwavering ever since.

**Education:** MS, Real Estate Asset Management (NYU), NYS Real Estate Salesperson License, RPA (BOMI International), LEED Green Associate (U.S. Green Building Council)

# CONGRATULATIONS TO ROCK HARDING AND ALL THE BOMA NY PINNACLE AWARD NOMINEES







#### ROCK HARDING

#### L&L HOLDING COMPANY, LLC

As part of L&L Holding Company, Rock Harding is directly responsible for the daily operations of the Facility, inclusive of regulatory compliance, tenant service delivery and fiduciary oversight of capital and operating budgets. Rock is currently managing 390 Madison Avenue, previously managing 7 Times Square, 599 Lexington Avenue and 250 West 55th Street. Harding's current responsibilities best illustrate his technical proficiency. 390 Madison was 100% leased during the redevelopment of this property. Hence tenant and base building construction were concurrent with severe financial penalties for any delay in operable services. Property Management supervised the acceptance testing and approval of many systems with minimum impact to tenant project deadlines. As the team leader, Harding's role is to engage tenants with a sustainable system of communication and more importantly systematic follow up and close out of any potential issues. His team is trained and encouraged at all levels to enact our tenancy with a "duty of care". Using tools like bi-weekly meetings, service level agreements, and anticipating business needs, his team are at the top end of the Kingsley review at L&L Holding Company and at Boston Properties, his previous employer.

Harding has countless years of experience that have allowed him to become extremely well versed in the operation and maintenance of property management. Prior to L&L Holding Company, Harding was a Property Manager at Boston Properties LLP where he managed the regional HQ for the firm with direct reporting to Executive Management.

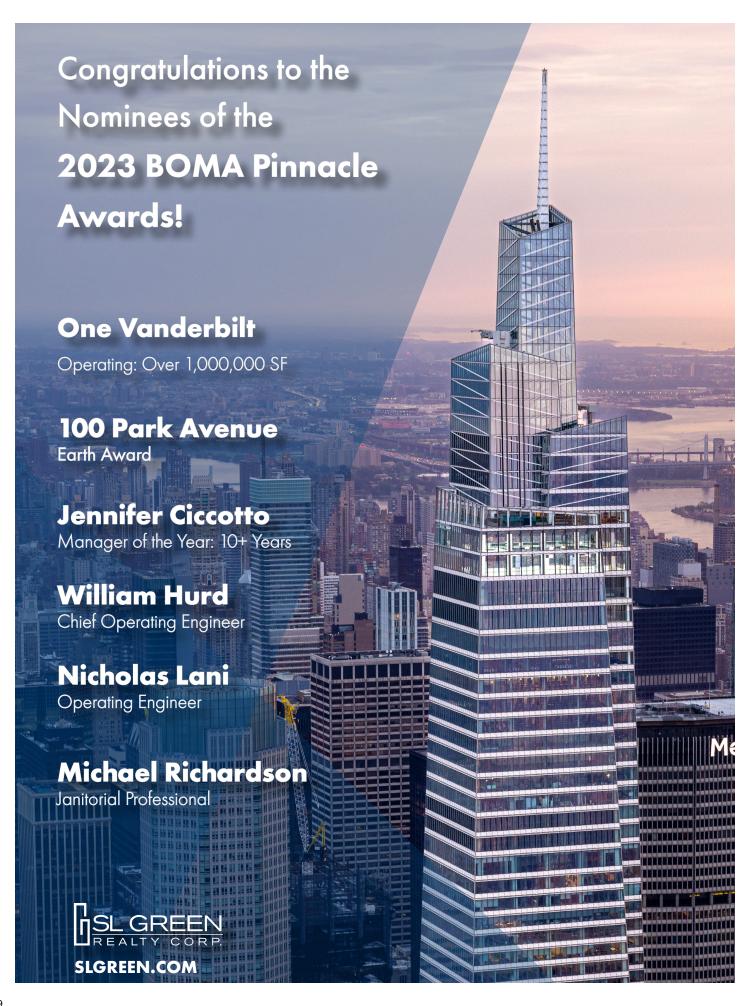
"Rock's commitment to running a successful, class-A building is also evident by the way he leads his property management team. His team follows his lead to be efficient, compassionate and flexible when necessary. It is those specific qualities that have helped us maintain our solid partnership and that continues to encourage collaboration and cooperation for our continued mutual success. My team has great confidence that in the event something goes wrong, Rock and his team will work tirelessly to ensure the best possible outcome for our team and client. With that being said, it is without hesitation that I fully endorse Rock Harding for this honor, as he truly embodies what it means to be a property manager." - Paul Roses, General Facilities Manager, Hines



#### Years in Industry: 19 years

**Experience:** Rock Harding is Property Manager of L&L Holding Company where he currently oversees 390 Madison Avenue (formerly 380 Madison Avenue) - a tired and outdated structure built in the 1950's. With low ceiling heights, small windows, inefficient building systems and column lined floor plates, L&L Holding Company in partnership with Clarion Partners and NYSCRF saw an opportunity to reposition the Class A commercial space in anticipation of Manhattan's Midtown East revival. In a remarkable feat of engineering, three million pounds of concrete and over 160,000 sq. ft. are being demolished in the building's base to re-mass and reconfigure the structure. This includes the removal of two full floors to create nearly 100,000 SF of double height space. Floors 9 through 12 will be paired back by nearly 25% to create a more efficient floorplate. The entirety of the demolished floor area is being added to the top of the structure in the form of eight entirely new floors. Rock is motivated by making a difference in the development of his facility and team. At a time where tenants require more hand holding through safe spaces, space air, and space people, while staff requires more focused training on a myriad of issues, Rock's role is to coach and convince all parties to cooperate.

**Education:** G-Pro Operations & Maintenance Essentials & Fundamentals of Green Building USGBC, New York / 2016; BOMA New York; 2 RPA Courses completed / 2016





#### JENNIFER CICCOTTO

#### SL GREEN REALTY CORP.

As part of SL Green Realty, Jennifer Ciccotto serves as General Manager of One Madison Avenue and 11 Madison Avenue - which SL Green's COO created to accurately encompass Jennifer's new responsibilities- is a welcome challenge and signifies the level of management acumen the firm expected Jennifer to bring to this \$2.3 billion repositioning of One Madison. Together with its sister building of 11 Madison, the two buildings and their interrelated spaces and functions are valued at \$5 billion.

Ciccotto has countless years of experience, acquiring her management and expertise starting from the bottom up in 2022, when she took an entry level position as an Administrative Assistant at 425 Lexington Avenue and 600 Lexington Avenue, working for PM Realty Group. As her knowledge base and capabilities grew, she had, by 2004, joined SL Green as a Portfolio Administrator for the Silver Team and swiftly advanced positions. By 2019 Jennifer had been promoted twice and dedicated four and a half years of her career to overseeing operations at the 1.1 million SF 1185 Avenue of the Americas. Jennifer was promoted in 2023 to the position of General Manager, newly created to oversee the groundbreaking redevelopment of One Madison and the operation of 11 Madison. "I have had the pleasure of working with Jeniffer Ciccotto for nearly 20 years now, and throughout her tenure, she has proven to be an invaluable member of our team. The reputation that Jen has developed not only at SL Green, but also within the real estate community, is second to none, and is exhibited through several industry awards she has received both individually and on behalf of her properties." - Edward V. Piccinich, Chief Operating Officer, SL Green Realty



Years in Industry: 20 years

**Experience:** Her journey in the professional world has been made even more fulfilling with the acquisition of various certifications, such as BOMI RPA and FMA, LEED AP, and the FLSD Certificate of Fitness. What truly brings her joy is sharing the knowledge and practical wisdom she has gained over the years with her building teams. By setting a positive example and providing on-the-spot guidance during tough situations, she endeavors to foster their development and progress. Under her guidance, building teams have clinched six BOMA Pinnacle/TOBY Regional and International awards. Among these accolades is the Manager of the Year distinction in the 3 to 10 years of experience category in 2015, acknowledging her exceptional talents.

Giving back is a big part of who Jennifer is. She proudly serves as the President of the Home Academy Association at St. Ephrem Catholic Academy, where she is focused on pushing Catholic educational excellence forward through planning fundraising events. Jennifer considers it one of the greatest privileges in her life that every day, she gets paid to do something she loves.

Education: FMA (LEED AP), FLSD, BOMI (RPA)



Salutes...

#### Marco Bulzomi Rockefeller Group

&

#### The Durst Organization

Henry J. Muller Vision Award

Along with all of Tonight's BOMA NY Nominees

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#### MARCO BULZOMI

#### **ROCKEFELLER GROUP**

Marco Bulzomi serves as a property manager at The Rockefeller Group. From operations, budgeting, and staffing, to tenant and community relations, he oversees it all. Bulzomi's most prominent responsibilities include the oversight of construction to ensure all work is completed successfully within timelines and budgeting restrictions, enforcement and development of health and safety guidelines, and facilitation of tenant and community relations through consistent communication.

Bulzomi began his career at Securities Industry Automation Corporation (SIAC). From there, he held a succession of positions of increasing responsibility: Facilities Manager at Hines for its Morgan Stanley account; Assistant Property Manager for the Rockefeller Group at 745 Seventh Avenue and 1271 Avenue of the Americas; Portfolio Manager for Random House at Colliers ABR; hired directly by Penguin Random House as Vice President of Facilities/Property Management, Security, Construction and Purchasing; and in 2018, back to The Rockefeller Group as Property Manager first at 1221, and today at 1271. Throughout his 26-year career, Bulzomi has had the opportunity to view the commercial real estate industry from many perspectives.

"Marco is always eager to jump at opportunities to help tenants and ensure their needs are met. He treats tenants like partners and has a hands-on approach to managing the property. Part of that, I believe, stems from his own high ethics and personal values. But he also has deep experience that other managers do not have, having devoted part of his career serving on the tenant side at companies like Morgan Stanley and Random House. Our tenants at 1271 get that added perspective-the best of both worlds." - Michael Wildes, Vice President, Property Operations, Rockefeller Group

Bulzomi completed coursework at Saint John's University specializing in Business Administration and American Management Association where he studied Facilities Management, Managing for Quality in Service, Team Facilitation Tools and Techniques, and Transition to Management. His certifications include FDNY F89 - Fire and Life Safety Director and FDNY B28 - Supervision of Stationery Energy Storage System. Bulzomi received recognition as an honoree in 2017 from Hamilton Madison House, a non-profit dedicated to improving the quality of life in the Two Bridges/Chinatown community, Lower East Side.



Years in Industry: 26 years

**Experience:** Marco Bulzomi is a passionate property manager at Rockefeller Group, overseeing 1271 Avenue of the Americas for over 3 years. His responsibilities encompass a diverse range of managerial responsibility where he believes his greatest duty is to create and lead a team of tenacious and committee individuals with a common goal. Bulzomi brings intensity, energy, and persistence to the workplace which enables him to do what he loves. Prior to his current role, Bulzomi has gained valuable experience as Facilities Manager at Hines, Assistant Property Manager for Rockefeller Group, Portfolio Manager for Random House at Colliers to then hired directly by Penguin Random House as VP of Facilities/Property. Bulzomi started at The Rockefeller Group in 2018 at 1221 Avenue of the Americas and has since grown into his current role at 1271.

**Education:** American Management Association and Saint John's University



## Congratulations To Our Clients On Their Nominations & Nominees

#### **NEW CONSTRUCTION**

• 50 Hudson Yards, Related

#### **EARTH**

Empire State Building, Empire State Realty Trust
100 Park Avenue, SL Green Realty Corp.

#### **OPERATING CATEGORY: OVER 1 MILLION**

• One Vanderbilt Avenue, SL Green Realty Corp.

#### **MANAGER OF THE YEAR: 10+ YEARS**

- Rock Harding, L&L Holding Company, LLC
- Jennifer Ciccotto, SL Green Realty Corp.

#### **CHIEF OPERATING ENGINEER**

- William Hurd, SL Green Realty Corp.
- Jeremiah McGinley, George Comfort & Sons
   Marc Scaglioni, Related

#### OPERATING ENGINEER

· Nicholas Lani, SL Green Realty Corp.

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Michael Rodriguez
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#### PETER BARACSKAI

#### **CUSHMAN & WAKEFIELD**

Peter manages property operations, services, and financial performance for One Court Square in Long Island City. In his current role he also engages directly in leasing and construction activities. Peter has a long history and specific experience in the commercial real estate industry managing properties. Peter approaches his role using technology as well as highly refined problem solving skills he has developed over the course of his career. One of Peter's greatest strengths is in being able to clearly define the issues that need resolution as well as who should be involved. This simplifies the process for managing by understanding the variables that affect the problem. Peter knows the budgeting process is crucial, so he strives to understand each underlying detail and prioritizes accordingly by creating assumptions with supporting documents that show how the numbers were determined.

Peter employs a relationship style of management in his interactions and communication. Peter is intentionally involved in leasing tours to quickly establish relationships with Tenants from the beginning. Later Peter personalizes a plan to go over customization and protocols to ensure that each tenant has a clear understanding on how to effectively conduct business within the building. Peter also holds a monthly meeting with each of the Tenants to discuss any concerns and provide building updates. The Tenant Managers always have access to Peter by both email and phone number to assure the occupiers that he is always on, accessible, and available to discuss any concerns or problems encountered.

Peter has made countless careful decisions about the success of properties managed that have not gone unrecognized by the ownership of the building. Most recently, he first advocated ownership and then set about to complete an HVAC Optimization plan to replace 2 chillers, replace the BMS, refurbish the Cooling Tower, refurbish plate & frame heat exchangers, and add VFD on Chilled and Condenser Water pumps. Ultimately, this project will save up to 20% in energy costs per year and deliver improved air quality, comfort, and environmental control for occupants. In a post covid- world, environmental control and air quality is of the utmost importance for serving tenants well.

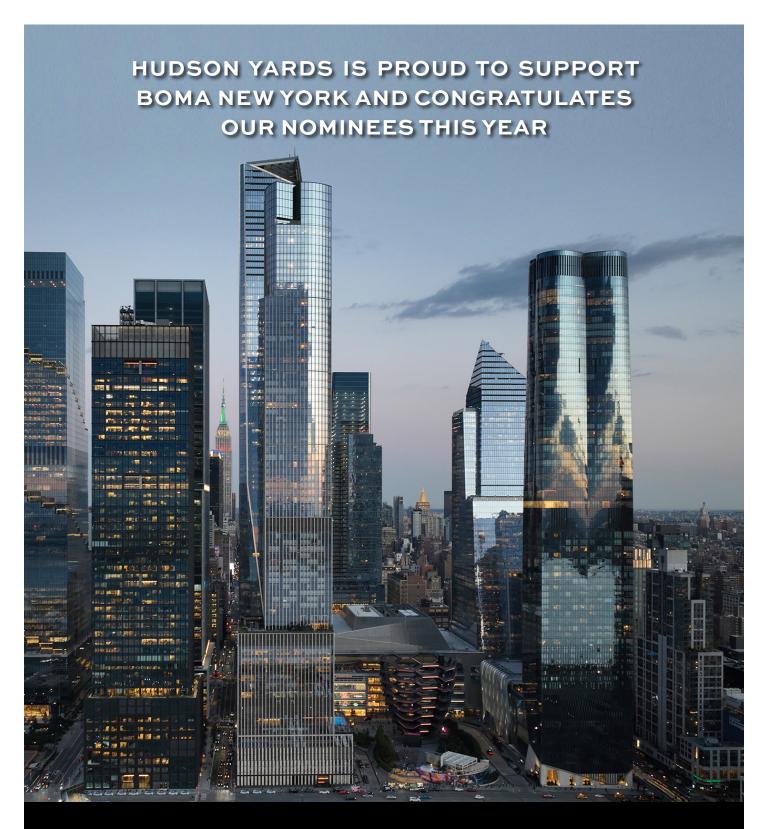
Peter's management style is practical, comprehensive, and efficient – he prefers to roll up his sleeves and develop well thought out processes and procedures with his teams. Peter then communicates these out, along with expectations while following up to ensure they are being followed out and through. By doing so, each team member can utilize these goals in making the best decisions in their day-to-day responsibilities. In this way and with these principles, greater achievement is made possible.



Years in Industry: 26 years

**Experience:** Peter is a Senior Property Manager at Cushman & Wakefield, where he is managing One Court Square during the repositioning of the property, supporting construction and leasing efforts. Prior to joining Cushman & Wakefield, Peter held positions at several firms, developing skills in the financial and operational facets of real estate management at the property level.

**Education:** Peter received a Master of Business
Administration from Seton Hall University's Business
School and a Bachelor of Engineering degree from Stevens
Institute of Technology.



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**TYLER MORENO 30 Hudson Yards**(Operating Engineer)

DANTE THOMPSON 10 Hudson Yards (Fire Safety Director)

MARC SCAGLIONI 55 Hudson Yards (Chief Operating Engineer) JODY ALMODOVAR 10 Hudson Yards (Security Professional)



#### DANTE THOMPSON

#### **HUDSON YARDS (10 HY)**

Dante Thompson is the Lead Fire and Safety Director at 30 Hudson Yards (Related Companies). Thompson is Head of Fire Life Safety at a 103 story, 2.6 million square feet building with several high valued tenants. He manages a deputy FLS staff of 6 employees including a compliance officer, is responsible for training and overseeing the daily operation of all FLSD staff. This training includes on-site prep, fire alarm panel operation, fire alarm and EAP activation response, building announcements, as well as fire warden and brigade training. Responsible for scheduling and conducting all emergency drills for the building and upkeeping code required records. Thompson is responsible for scheduling all code required annual and semi-annual testing with our fire alarm and fire suppression vendors. Attends monthly meetings as a part of the property management team with every tenant to address their fire life safety needs/concerns and vocalize the needs of the building. He approves and reviews all work requests in Wrike platform from tenants and engineering to ensure all fire safety precautions and code requirements are being adhered to and advised on. Thompson is the liaison with tenants, engineers, and fire alarm vendors to troubleshoot and correct any active supervisory or trouble signals on FACP.

Thompson previously worked as the Deputy Fire Life Safety Director at 10 Hudson Yards, and prior to that role worked at 375 Park Avenue (Seagram Building) as a Deputy in Fire and Life Safety, at 85 Broad Street as a Deputy Fire Safety Director Front Agent.

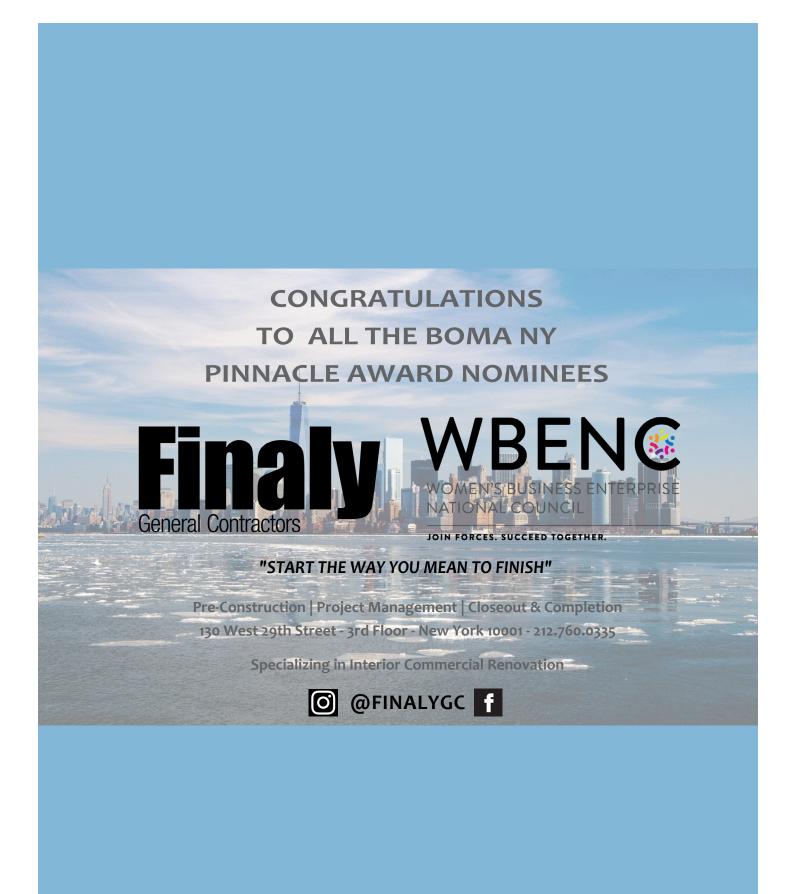
"Dante's communication skills and professional demeanor provide the consistent, reliable attributes needed to oversee fire life safety operations of a 1.8m square foot Class A office tower in one of the most densely populated commercial centers in New York City. He is a fabulous employee, a vital asset to our building operation and is so deserving of this award and recognition," said Stephanie Beckwith, General Manager, 10 Hudson Yards. "In my years of experience as a general manager of Class A office buildings, Dante's knowledge of these procedures and systems is unparalleled. He seems to be a walking encyclopedia of knowledge when it comes to panel callouts and scripted notifications to be made for any varying type of public announcements."



Years in Industry: 13 Years

Experience: Dante Thompson is the head of Fire Life Safety at 30 Hudson Yards with almost 10 years of fire safety experience in the CRE industry. Dante has spent the last 4 years working at Hudson Yards and manages a FLS staff of 6 employees in a 103 story, 2.6 million square feet building. Dante is dedicated to fire life safety and strives everyday to make his building as safe as possible. Dante accomplishes this by continuously training himself and his staff, reviewing best practices and updated code requirements, and listening to the needs of the occupants of his building. Dante uses his positive attitude and energetic nature to inspire confidence in his staff and peers, as well as those who depends on his expertise for their safety.

Education: Thompson holds the following licenses and Certifications; Valid FDNY F-89 Fire and Life Safety Director certificate of fitness; Valid FDNY F-01, F-03, F-04, S12, S13, S95, A49, W07 certificates of fitness; Completed FEMA IS-100c, IS-200c, IS-230d, IS-700b, IS-800c, IS-906, IS-907 courses; CPR/AED certified. Trained in first aid and use of bleed control kit; and valid New York State Security Guard license with 8 hour/16 hour certificates.





### GORDON LAYBURN

### TISHMAN SPEYER

Gordon Layburn is the Regional Director of Fire & Life Safety of New York at Tishman Speyer Properties for the last eighteen years. Currently Layburn oversees FDNY/ DOB code compliance and the standard operational procedures of the following Tishman Speyer Properties: The MetLife Building, 175 Varick Street, 156 West 56th Street, 11 West 42nd Street, Jackson Park, LLC, 300 Park Avenue, 666 Third Avenue, 520 Madison Avenue, The JACX, LIC, 320 West 57th Street, Hearst Tower, The Wheeler, Greenwich America CT, 777 Long Ridge CT, The Bala Properties PA, Morgan North and The Spiral. Regionally implemented Fire Safety Standards for the Tishman Speyer NY Portfolio, Scripted emergency announcements, Fire warden Training, Fire Command station and emergency response training, and building-specific record keeping/inspection logs. Spear-headed LL 26/04 sprinkler installations for the NY portfolio in 2005 and met the July 1, 2019, deadline. Interfaced with FDNY Officials, The NYC Fire Commissioner, Chief of Operations, Chief of Department, and Deputy Chief of Training, EAP unit staff, The FDNY Foundation board, and District #1 and #2 Fire Houses.

Prior to Layburn's current role, he supervised The Chrysler Building, The Lipstick Building, 666 Fifth Avenue, 10 East 52nd Street, 375 Hudson Street, Gotham Center LIC, NY, Olympic Tower, 222 East 41st Street, Metro Park NJ, NBC Studios at Rockefeller Center and Peter Cooper Village Stuyvesant Town.

"While working alongside Gordon, I was consistently impressed by his remarkable performance and dedication to his work. His ability to juggle all of the complexities at each asset he oversees from a life safety perspective showcases a blend of determination and problem-solving acumen that sets him apart from his peers. One of Gordon's greatest strengths lies in his ability to remain calm under pressure and quickly adapt to diverse situations. I have personally witnessed him take command during significant life safety events,"Pia Silvestri, Director, CBRE, Inc.

Layburn holds licenses with N.Y.C. Fire Safety Director License COF# 61549929 / F89# 84704097; Fire Watch I.D. COF# 80287824; AED/CPR Defibrillator Certified and OSHA 30-hour Construction Safety and Health.



#### Years in Industry: 36 Years

Experience: Gordon Layburn is the Regional Director of Fire & Life Safety of New York at Tishman Speyer Properties for the last eighteen years. Currently Layburn oversees FDNY/DOB code compliance and the standard operational procedures of the following Tishman Speyer Properties: The MetLife Building, 175 Varick Street, 156 West 56th Street, 11 West 42nd Street, Jackson Park, LLC, 300 Park Avenue, 666 Third Avenue, 520 Madison Avenue, The JACX, LIC, 320 West 57th Street, Hearst Tower, The Wheeler, Greenwich America CT, 777 Long Ridge CT, The Bala Properties PA, Morgan North and The Spiral.

**Education:** Layburn holds licenses with N.Y.C. Fire Safety Director License COF# 61549929 / F89# 84704097; Fire Watch I.D. COF# 80287824; AED/CPR Defibrillator Certified and OSHA 30-hour Construction Safety and Health



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### DAN DEMPSEY

### JP MORGAN CHASE / METRO FIRE

Dan Dempsey serves as Director for Fire Safety at JPMorgan Chase Corporate World Headquarters at 383 Madison Avenue. As director, Dan oversees and acknowledges all fire alarms and medical emergencies, ensuring the safety of all the building's occupants at The JP Morgan Chase World Headquarters. Dan directs training and fire safety for all staff and employees as well as handling inspections and fire prevention requirements on a monthly, quarterly, semi-annual, and annual basis. Dempsey's extensive experience and commitment to fire safety are evident as he administers all fire safety protocols and procedures of the company, ensuring that all necessary measures are in place to protect the lives and property of the building, its employees, and other occupants.

Dan is a firm believer in continuing education and participates in online training provided by different service industry vendors and the FDNY. He is a member of the Fire Life Safety Directors Association, as well as having an additional FDNY Certificate of Fitness. In working with tenant contacts, Dan emphasizes and utilizes teamwork for communication with tenants and the JPMorgan Chase building staff and Hines property management team during projects, meetings and different conversations. Dan offers the CRE industry a solid strategy that lets tenants know the safety team has their backs. Dan takes pride in the working relationship with the building's managers, engineering, and security teams to respect and determine to make the client experience the most enjoyable it can be.

Dan is adept in overcoming challenges of scale and learning from his experiences. Most recently, Covid changed the experience level of the Fire Safety Team, causing the hiring and training of new inexperienced team members. With the additional training of all the new members Dan was able to bring everyone up to speed and complete their training with on site exams while ensuring qualifications were completely met. Dan is eager to tackle next-level challenges in the way buildings and other infrastructure are changing and expanding the scope of fire safety in CRE. Currently, Dan and the team are developing protocols and best practices for new devices that include Lithium-Ion Micro Mobility Devices such as E-Bikes, Scooters, Unicycles. It's a new challenge to determine how to accommodate these items in the workplace as well as for the safe storage of new and other similar devices that need to be brought under safety scrutiny and standards. Dan is motivated most by having a purpose every day and working with a thoroughly enjoyable team, whether it's JPMorgan Chase, Hines Property Management and Engineering or Metro Fire Safety.



Years in Industry: 22 years

**Experience:** Dan has spent the last 22 years as a Fire Life Safety Director, first with Bear Stearns working part time at 245 Park Avenue and 383 Madison Avenue while he worked as a FDNY Firefighter. Dan retired and then went to work full time for Metro Fire Safety at the same address. As Fire life safety director, Dan directs the day-to-day operation of all fire life safety functions of the building. Train building personnel as well as tenants regarding fire evacuation and emergency procedures.





## CODEGREEN

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Christopher Cayten on his Pinnacle nomination for Outstanding Local Member
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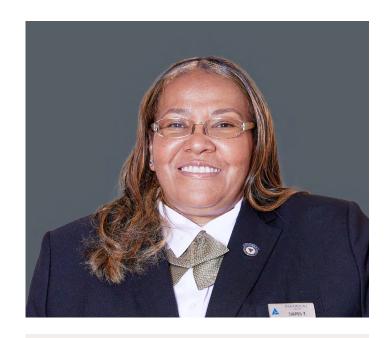
### SHARON FAULKNER

### PARAMOUNT GROUP

Sharon has been a Fire Life Safety Director in commercial real estate since 2005 and currently holds the active Certificates of fitness for Paramount at 2 locations in the city that include 712 Fifth Avenue as well as at 31 West 52nd Street. Previously, Sharon received her 1st FSD COF in 2005 along with an EAP shortly afterwards. She served as Account Manage for Carney Security Services, which provided security for 31 west 52nd street when it was owned by Deutsche Bank and was managed by Hines. Two years later Paramount acquired the building and Sharon was promoted to Lead FLSD as Security Supervisor. Later In 2010 Sharon became a bonafide paramount employee at 1335 avenue of the Americas to expand her career in Fire Life safety. Sharon always sought to upgrade her credentials and achieved her second FLSD certificate for that particular property, where she was later promoted to Assistant to the Director of Security & Life Safety" with the 712 Fifth Avenue Management Team. Sharon acquired her 3rd FLSD certification for that new building where she has spent the last 11 years. Today, Sharon manages a team of 13 employees, 3 DFLSDs and 10 security officers.

Sharon's leadership style includes leading by example with a positive team culture where she strives to set the tone each day by having her team maintain a professional demeanor, showing respect to those on the premises and around the team no matter what the challenge or problem may be. Sharon strongly believes in mentoring her team to develop their skills through cross-training to make sure that every need and role can be staffed and filled when plan B may be needed.

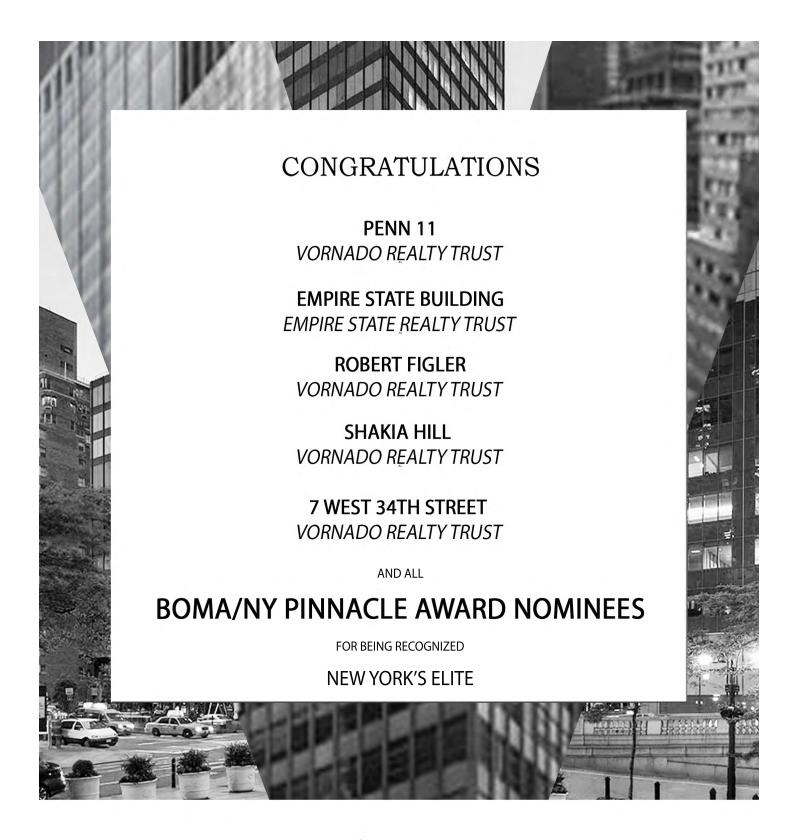
Today as we transition into Post COVID. With a lot of our tenants on hybrid schedules, we must still provide - and glad to do so-the same level of service - Sunday to Saturday, 24 hours a day, 365 days throughout the year. Sharon pays close attention to the lessons learned, for they help the growth and development of the Team and what we do on a whole! Sharon believes having a GREAT TEAM is the most valuable asset, and the team extends to all relationships with property management, Engineering, Security and the Janitorial Staff-they have our back and we have theirs. Sharon keeps her arsenal full of committed and dedicated professional individuals ready to step up and come together as a team when needed.



Years in Industry: 16 years

Experience: Sharon has been a Fire Life Safety Director in commercial real estate since 2005 and currently holds the active Certificates of fitness for Paramount at 2 locations in the city that include 712 Fifth Avenue as well as at 31 West 52nd Street. Previously, Sharon received her 1st FSD COF in 2005 along with an EAP shortly afterwards. She served as Account Manage for Carney Security Services, which provided security for 31 west 52nd street when it was owned by Deutsche Bank and was managed by Hines. Two years later Paramount acquired the building and Sharon was promoted to Lead FLSD as Security Supervisor. Later In 2010 Sharon became a bonafide paramount employee at 1335 avenue of the Americas to expand her career in Fire Life safety. Today, Sharon manages a team of 13 employees, 3 DFLSDs and 10 security officers.

**Education:** Sharon has completed numerous avenues of coursework to be what she needs to be in every circumstance. This include the 10 Hour OSHA General Industry course (PGI Vendor), CPR, AED & First Aid (PGI Vendor), as well as Workplace Harassment (PGI Vendor), Safety Skills - Monthly Security/ Fire Life Safety Training (PGI Vendor). Sharon has also participated in and earned certification through "40 Hour Enhance Security through Paramount and FLS Online Staff Training through Croker Paramount Cyber Security Training.





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# A TRADITION OF EXCELLENCE OVER A DECADE OF WINNERS

OLITSTA	NDING LOCAL MEMBER	2010-11	The Bank of America Tower at One Bryant Park
2001-2	Steven W. Ford	2011-12	11 Times Square
2002-3	Edward M. Fallon, RPA	2013-14	4 World Trade Center
2003-4	Angelo J. Grima	2015	51 Astor Place
2004-5	Desmond J. Burke	2016	250 West 55th Street
2005-6	Kathleen A. Murphy, RPA/CPM	2017	One World Trade Center
2006-7	Mark S. Landstrom, RPA	2019	3 World Trade Center
2007-8	Louis J. Mantia	2020	1 Manhattan West
2008-9	James R. Kleeman, RPA	2021	390 Madison Avenue
2009-10	Walter F. Ulmer, III	2022	One Vanderbilt Avenue
2010-11	Morris Wiesenberg, RPA	EARTH /	AWA BD
2011-12	John B. Simoni, Esq.	2005-6	4 Times Square
2012-13	Ronald S. Zeccardi	2006-7	290 Broadway (Ted Weiss Federal Office Building)
2013-14 2015	Louis J. Trimboli, RPA/FMA/LEED AP John Brandstetter	2007-8	Hearst Tower
2015	Michael F. Flatley, CEM, LEED AP, CPMP	2008-9	7 World Trade Center
2017	Deborah Tomasi	2010-11	The Bank of America Tower at One Bryant Park
2018	Gail Duke, RPA, CPM	2011-12	One Penn Plaza
2019	Laura Belt Ponomarev, RPA, FMA	2012-13	Hearst Tower
2020	Julie Arce	2013-14	2 Penn Plaza
2021	John Leitner	2015	1325 Avenue of the Americas
2022	Thomas L. Hill, RPA	2016	712 Fifth Avenue
		2017	Starrett-Lehigh Building
	CAL BUILDING	2018	1515 Broadway
2001-2	30 Rockefeller Plaza	2020	485 Lexington Avenue
2003-4	The International ToyCenter (200 Fifth Avenue)	2021	11 Madison Avenue
2004-5	Lever House (390 Park Avenue)	2022	One Manhatan West
2005-6 2006-7	230 Park Avenue	HENRY.	J. MULLER
2006-7	60 East 42nd Street (The Lincoln Building) 375 Park Avenue (The Seagram Building)		EMENT AWARD
2007-8	48 Wall Street	2001-2	Former Mayor Rudolph W. Giuliani
2009-10	Empire State Building	2002-3	NYC2012
2010-11	30 Rockefeller Plaza	2003-4	Stephen M. Ross, The Related Companies
2011-12	122 East 42nd Street (The Chanin Building)	2004-5	NYC Department of Buildings
2013-14	230 Park Avenue	2005-6	Parish of Trinity Church, Trinity Real Estate
2015	The Argonaut Building	2006-7	The Durst Organization
2016	500 Fifth Avenue	2007-8	Silverstein Properties, Inc. PlaNYC2030
2017	620 Avenue of the Americas	2008-9 2009-10	The Bronx Renaissance
2018	One Park Avenue	2010-11	The High Line
2019	420 Lexington Avenue	2010-11	National September 11 Memorial & Museum
2020	120 Broadway	2017	The Port Authority of NY & NJ
2021	110 East 42nd Street		for the World Trade Center Site
2022	50 Rockefeller Plaza	2020	Oxford Properties Group & Related Management Company, LP for Hudson Yards
	IMENT BUILDING	2022	Larry A. Silverstein
2002-3 2005-6	492 First Avenue 90 Church Street		
2005-6	290 Broadway		RATE FACILITY
2000-7	(Ted Weiss Federal Office Building)	2004-5	Scholastic Inc. Headquarters
2007-8	US Post Office & Courthouse	2005 6	(555-557 Broadway)
2008-9	Alexander Hamilton US Custom House	2005-6	Ernst & Young Headquarters (5 Times Square)
2009-10	26 Federal Plaza	2006-7 2007-8	550 Madison Avenue (The Sony Building) 1585 Broadway (Morgan Stanley)
2015	Jacob K. Javits Convention Center of New York	2007-8	452 Fifth Avenue (HSBC Bank USA N.A.)
		2009-10	Hearst Tower
	ONSTRUCTION	2010-11	575 Fifth Avenue
2001-2	5 Times Square	2011-12	1515 Broadway
2002-3	383 Madison Avenue (Bear Stearns World Headquarters)	2012-13	555 West 18th Street (IAC Building)
2003-4	The Reuters Building at 3 Times Square	2013-14	731 Lexington Avenue
2003-4	300 Madison Avenue	2018	Hearst Tower
2005-6	Times Square Tower (7 Times Square)	2019	51 Madison Avenue
2006-7	Hearst Tower		TED DUU DING
2007-8	731 Lexington Avenue		ATED BUILDING
2008-9	555 West 18th Street (IAC Building)	2001-2	One Hudson Square

2002-3

1166 Avenue of the Americas

117

2009-10 Gateway Center at Bronx Terminal Market

2003-4	150 Fifth Avenue	2005-6	Louis Trimboli, RPA/FMA
2004-5	500 Park Avenue		CB Richard Ellis, Inc.
2005-6	501 Seventh Avenue	2006-7	Stephen A. McGann, CPM/RPA
2006-7	1359 Broadway	2027.0	CB Richard Ellis, Inc.
2007-8	100 Park Avenue	2007-8	Javier Lezamiz CB Richard Ellis, Inc.
2008-9	485 Lexington Avenue	2008-9	Richard B. Wallace
2009-10	345 Hudson Street	2000 5	Vornado Office Management, LLC
2010-11	200 Fifth Avenue	2009-10	Andrew Toland
2011-12	112 West 34th Street		Cushman & Wakefield, Inc.
2012-13	330 Madison Avenue	2010-11	Lawrence P. Giuliano, Sr., RPA/FMA/SMA/SMT
2013-14	1330 Avenue of the Americas		Tishman Speyer Properties
2015 2016	452 Fifth Avenue 330 West 34th Street	2011-12	Cindy Boyea, RPA/CPM/CCIM
2016	635-641 Avenue of the Americas	2012 17	Paramount Group, Inc.
2017	280 Park Avenue	2012-13	Patricia Revellese, SL Green Realty Corp.
2019	90 Park Avenue	2013-14	Joanne G. Porrazzo, RPA/FMA/LEED AP
2020	10 Grand Central	2015	Herb Gonzalez
2021	101 Greenwich	2016	Stephen Mosca, CFM
2022	10 East 53rd Street	2017	Peter Gorry, RPA, CEM
		2018	Sharon Hart-Fanelli, CPM, RPA, LEED GA
MANAGI	ERS OF THE YEAR		Cushman & Wakefield, Inc.
2002-200	03	2019	Lawrence Spahn, RPA, FMA, SMA, SMT, LEED AP
	Bosso, Brookfield Financial Properties		H&R REIT (U.S.) Management Services Inc.
	<b>leman,</b> RPA, Insignia/ESG, Inc.	2020	Daniela Perez, RPA, FMA, LEED GA
	. Cook, RPA, Atco Properties & Management, Inc.	2021	Empire State Realty Trust
-	. Hogan, RPA, Grubb & Ellis Management Services, Inc.	2021	Paul Palagian SL Green Realty Corp.
	omst, RPA, Cushman & Wakefield, Inc.	2022	Lindsay Defouw, RPA
-	A. McGann, RPA/CPM, Tishman Speyer Properties		Related Companies
	. Molfese, RPA/FMA, Colliers ABR, Inc.		
James A. I	Reichert, RPA, Insignia/ESG, Inc.		PERATING ENGINEER
MANAGI	ERS OF THE YEAR	2019	Steve Nathan, SMT
	ARS EXPERIENCE	2020	Silverstein Properties, Inc.
2003-4	Rona Siegel	2020	Ralph Didomenico, SMA, SMT SL Green Realty Corp.
	Tower Realty Management Corp.	2021	Jonathan Montes
2004-5	Igwe N. Harve, RPA/FMA,		Related Companies
2005-6	CRG Management LLC Paul Gordon	2022	James Hollywood, RPA, FMA
2005-6	Macklowe Properties, Inc.		SL Green Realty Corp.
2006-7	Meghan Ellen Gill, RPA/FMA	005045	TING ENGINEER
2000 /	SL Green Realty Corp.	2019	TING ENGINEER
2007-8	Jose M. Toro		
	303e M. 1010	2015	Francis Noonan, SMT Met Life-200 Park Avenue
	Grubb & Ellis Management Services, Inc.		Met Life-200 Park Avenue
2008-9	Grubb & Ellis Management Services, Inc. <b>Juan Machado</b>	2020	
2008-9	Grubb & Ellis Management Services, Inc. <b>Juan Machado</b> Jones Lang LaSalle Americas, Inc.		Met Life-200 Park Avenue Hector Eligio
	Grubb & Ellis Management Services, Inc.  Juan Machado  Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP,	2020	Met Life-200 Park Avenue  Hector Eligio  The Durst Organization
2008-9 2009-10	Grubb & Ellis Management Services, Inc.  Juan Machado  Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP,  Colliers ABR, Inc.	2020	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt
2008-9	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez	2020 2021	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp.
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2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc.  Carol Nuzzo, RPA, FMA	2020 2021 2022 OPERAT 2001	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc.  Carol Nuzzo, RPA, FMA SL Green Realty Corp.	2020 2021 2022 OPERAT 2001	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 100,000 to 499,999 Sq. Ft.
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc.  Carol Nuzzo, RPA, FMA	2020 2021 2022 OPERAT 2001	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 100,000 to 499,999 Sq. Ft. 717 Fifth Avenue
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc.  Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA	2020 2021 2022 OPERAT 2001	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 100,000 to 499,999 Sq. Ft.
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc.  Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc.	2020 2021 2022 OPERAT 2001	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  TING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 100,000 to 499,999 Sq. Ft. 717 Fifth Avenue 500,000 to 1,000,000 Sq. Ft. 420 Fifth Avenue
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra	2020 2021 2022 OPERAT 2001	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  TING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 100,000 to 499,999 Sq. Ft. 717 Fifth Avenue 500,000 to 1,000,000 Sq. Ft.
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC	2020 2021 2022 OPERAT 2001	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  TING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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.
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc.  Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc.  Endrit Kukaj, RPA SL Green Realty Corp.  Adrian Sierra Vornado Office Management LLC Michael Choung	2020 2021 2022 OPERAT 2001 2002-3	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  TING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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)
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019 2020 2021	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies	2020 2021 2022 OPERAT 2001 2002-3	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft.
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies Anthony R. Migliore Jr.	2020 2021 2022 OPERAT 2001 2002-3 2003-4	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019 2020 2021	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies	2020 2021 2022 OPERAT 2001 2002-3	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building 100,000 to 499,999 Sq. Ft.
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019 2020 2021 2022 MANAGE	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies Anthony R. Migliore Jr. Empire State Realty Trust  ERS OF THE YEAR	2020 2021 2022 OPERAT 2001 2002-3 2003-4	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building 100,000 to 499,999 Sq. Ft. 500 Park Avenue
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019 2020 2021 2022 MANAGE 10+ YEA	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office  Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc.  Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies Anthony R. Migliore Jr. Empire State Realty Trust  ERS OF THE YEAR RS EXPERIENCE	2020 2021 2022 OPERAT 2001 2002-3 2003-4	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building 100,000 to 499,999 Sq. Ft. 500 Park Avenue 500,000 to 1,000,000 Sq. Ft.
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019 2020 2021 2022 MANAGE	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies Anthony R. Migliore Jr. Empire State Realty Trust  ERS OF THE YEAR RS EXPERIENCE Vincent A. Fantauzzi, RPA	2020 2021 2022 OPERAT 2001 2002-3 2003-4	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building 100,000 to 499,999 Sq. Ft. 500 Park Avenue
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019 2020 2021 2022 MANAGE 10+ YEA 2003-4	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies Anthony R. Migliore Jr. Empire State Realty Trust  ERS OF THE YEAR RS EXPERIENCE Vincent A. Fantauzzi, RPA CB Richard Ellis, Inc.	2020 2021 2022 OPERAT 2001 2002-3 2003-4	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building 100,000 to 499,999 Sq. Ft. 500 Park Avenue 500,000 to 1,000,000 Sq. Ft. The Lipstick Building
2008-9 2009-10 2010-11 2011-12 2012-13 2013-14 2015 2016 2017 2018 2019 2020 2021 2022 MANAGE 10+ YEA	Grubb & Ellis Management Services, Inc.  Juan Machado Jones Lang LaSalle Americas, Inc.  Peter H. Corrigan, LEED AP, Colliers ABR, Inc.  William D. Vazquez CBRE, Inc.  Kenneth Fidje, RPA/LEED AP Vornado Office Michael Aisner, RPA/LEED AP RXR Property Management Brian V. Jauntig, RPA/LEED AP Jennifer Ciccotto, RPA Rosemarie Krol, RPA CBRE, Inc. Carol Nuzzo, RPA, FMA SL Green Realty Corp. Alex Trotta, CPA CBRE, Inc. Endrit Kukaj, RPA SL Green Realty Corp. Adrian Sierra Vornado Office Management LLC Michael Choung Related Companies Anthony R. Migliore Jr. Empire State Realty Trust  ERS OF THE YEAR RS EXPERIENCE Vincent A. Fantauzzi, RPA	2020 2021 2022 OPERAT 2001 2002-3 2003-4	Met Life-200 Park Avenue  Hector Eligio The Durst Organization Thomas Stack SL Green Realty Corp. Christopher Dewitt SL Green Realty Corp.  FING OFFICE BUILDING 500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza 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) 100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building 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.

250,000 to 499,999 Sq. Ft. 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue 475 Fifth Avenue Over 1,000,000 Sq. Ft. 500,000-1 MILLION Sq. Ft. **Time Warner Center 300 Vesey Street** 2007-8 100,000 to 500,000 Sq. Ft. Over 1 MILLION Sq. Ft. 215 West 125th Street 140 Broadway 500,000 to 1,000,000 Sq. Ft. 2021 250,000 to 499,999 Sq. Ft. 522 Fifth Avenue **Empire Stores** 100,000 to 499,999 Sq. Ft. 2008-9 500,000-1 MILLION Sq. Ft. 120 West 45th Street (Tower 45) 123 William Street 500,000 to 1,000,000 Sq. Ft. Over 1 MILLION Sq. Ft. 750 Seventh Avenue 10 Hudson Yards Over 1,000,000 Sq. Ft. 2022 100,000 to 249,000 Sq. Ft. 1211 Avenue of the Americas 540 West 26th Street 2009-10 100,000 to 499,999 Sq. Ft. 250.000 to 499.999 Sa. Ft. 527 Madison Avenue 315 Park Avenue South 500,000 to 1,000,000 Sq. Ft. 500,000-1 MILLION Sq. Ft. 1350 Avenue of the Americas 1230 Avenue of the Americas Over 1,000,000 Sq. Ft. Over 1 MILLION Sa. Ft. **One Grand Central Place** 55 Hudson Yards 2010-11 100.000 to 249.999 Sa. Ft. 609 Fifth Avenue **BOMA MIDDLE ATLANTIC CONFERENCE** 250,000 to 499,999 Sq. Ft. REGIONAL TOBY AWARDS 1350 Broadway 2001-2 Renovated Building 500,000 to 1,000,000 Sq. Ft. **One Hudson Square** 450 Lexington Avenue Historical Building Over 1,000,000 Sq. Ft. **30 Rockefeller Center** 230 Park Avenue Operating Office Building (over 1,000,000 Sq. Ft.) 2011-12 100,000 to 249,999 Sq. Ft. **Eleven Madison** 461 Fifth Avenue Member of the Year 250,000 to 499,999 Sq. Ft. Steven W. Ford **600 Lexington Avenue** 2002-3 Renovated Building 500,000 to 1,000,000 Sq. Ft. 1166 Avenue of the Americas 712 Fifth Avenue 2003-4 Member of the Year Over 1,000,000 Sq. Ft. Angelo J. Grima 1301 Avenue of the Americas 2004-5 Operating Office Building (over 1,000,000 Sq. Ft.) 100,000 to 249,999 Sq. Ft. 2012-13 The Grace Building (1114 Avenue of the Americas) 110 East 42nd Street 2006-7 Historical Building 250,000 to 499,999 Sq. Ft. 230 Park Avenue 1333 Broadway Government Building 500,000 to 1,000,000 Sq. Ft. 90 Church Street 1325 Avenue of the Americas 2007-8 Corporate Facility Over 1,000,000 Sq. Ft. 550 Madison Avenue (The Sony Building) 1633 Broadway Government Building 2013-14 500.000 to 1.000.000 Sq. Ft. 290 Broadway 31 West 52nd Street (Ted Weiss Federal Office Building) Over 1,000,000 Sq. Ft. Operating Office Building (Over 1,000,000 Sq. Ft.) 1185 Avenue of the Americas **Time Warner Center** 2015 250,000 to 499,999 Sq. Ft. 2008-9 Historical Building 1359 Broadway 375 Park Avenue (The Seagram Building) 500,000 to 1,000,000 Sq. Ft. Government Building 340 Madison Avenue **US Post Office Courthouse** Over 1.000.000 Sq. Ft. Renovated Building **One Hudson Square** 100 Park Avenue 2016 250,000 to 499,999 Sq. Ft. 2009-10 Operating Office Building (Over 1,000,000 Sq. Ft.) 101 Avenue of the Americas 1211 Avenue of the Americas 500.000 to 1.000.000 Sa. Ft. 2010-11 Historical Building 900 Third Avenue **Empire State Building** Over 1,000,000 Sq. Ft. Government Building Starrett-Lehigh Building 26 Federal Plaza 2017 500,000 to 1,000,000 Sq. Ft. Corporate Facility 810 Seventh Avenue **Hearst Tower** Over 1,000,000 Sq. Ft. Local Member 32 Old Slip James R. Kleeman, RPA 2018 100,000 to 249,999 Sq. Ft. 2011-12 Operating Office Building (Over 1,000,000 Sq. Ft.) **IAC Building** 230 Park Avenue 500,000 to 1,000,000 Sq. Ft. Corporate Facility **Dumbo Heights** 575 Fifth Avenue Over 1,000,000 Sq. Ft. 2012-13 Corporate Facility One World Trade Center 1515 Broadway 2019 500,000 to 1,000,000 Sq. Ft. Operating Office Building (100,000 to 249,999 Sq. Ft.) 757 Third Avenue 461 Fifth Avenue Over 1,000,000 Sq. Ft. 2013-14 Earth Award 11 Madison Avenue **Hearst Tower** 2020 100,000 to 249,000 Sq. Ft. Operating Office Building (100,000-249,999 Sq. Ft.)

The SOHO Building

501 Seventh Avenue

110 East 42nd Street

Operating Office Building (Over 1,000,000 Sq. Ft.)

1633 Broadway

2015 Historical Building

230 Park Avenue

**2017** Operating Office Building (500,000-1,00,000 Sq. Ft.)

900 Third Avenue

Operating Office Building (Over 1 Million Sq. Ft.)

The Starrett-Lehigh Building

2018 Earth Award

The Starrett-Lehigh Building

Renovated Building

635-641 Avenue of the Americas

Operating Office Building (500,000-1,000,000 Sq. Ft.)

810 Seventh Avenue

2019 Corporate Facility
Hearst Tower

Earth Award 1515 Broadway Renovated Building 280 Park Avenue

2020 Historical Building

**Graybar Building** 

Over 1 Million Square Feet

11 Madison Avenue

2021 Historical Building

120 Broadway

Earth Award

485 Lexington Avenue

2022 Renovated Building

101 Greenwich

Operating Office Building (Over 1,000,000 Sq. Ft.)

10 Hudson Yards
Earth Award
11 Madison Avenue

#### **BOMA International TOBY Awards**

2001-2 Renovated Building

One Hudson Square
2006-7 Government Building

90 Church Street

2007-8 Corporate Facility

550 Madison Avenue (The Sony Building)

Operating Office Building (Over 1,000,000 Sq. Ft.)

**Time Warner Center** 

2008-9 Renovated Building

100 Park Avenue

**2010-11** Corporate Facility

**Hearst Tower** 

**2011-12** Corporate Facility

575 Fifth Avenue

2012-13 Corporate Facility

1515 Broadway

2015 Historical Building 230 Park Avenue

2019 Corporate Facility

Hearst Tower

Renovated Building
280 Park Avenue

2020 Historical Building

**Graybar Building** 

2021 Operating Office Building (Over 1,000,000 Sq. Ft.)

10 Hudson YardsEarth Award11 Madison Avenue

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

2016 900 Third Avenue
 2017 810 Seventh Avenue
 2018 Hearst Tower
 2019 11 Madison Avenue
 2020 120 Broadway
 2021 11 Madison Avenue
 2022 One Vanderbilt Avenue

**MIXED-USE CATEGORY** 

2022 30 Rockefeller Plaza

Security Professional of the year

2022 James Campion

Janitorial Professional of the year

2022 Leonard Blakaj

**Emerging Leader of the year** 

2022 Kenny Peng

# Congratulations to This Year's Honorees



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

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