

Congratulations to our friend

ALEX TROTTA

of 1166 Avenue of the Americas on your nomination as Manager of the Year!

EJME









Congratulations

to the entire team at 3 Bryant Park



on your nomination as one of New York City's best!





CONGRATULATIONS TO ALL THOSE BEING RECOGNIZED AT THE 2018

BOMA NY PINNACLE AWARDS

WE PROUDLY SALUTE OUR OWN



SUSANA KALAJ
Senior Property Manager
Nominated for:
Manager of the Year
3 to 10 Years



Nominated for:

Nominated for: Earth Building of the Year











WE CONGRATULATE ALL OF TONIGHT'S

BOMA NY PINNACLE AWARD NOMINEES & WINNERS

FOR BEING RECOGNIZED AS NEW YORK'S INDUSTRY LEADERS

280 PARK AVENUE

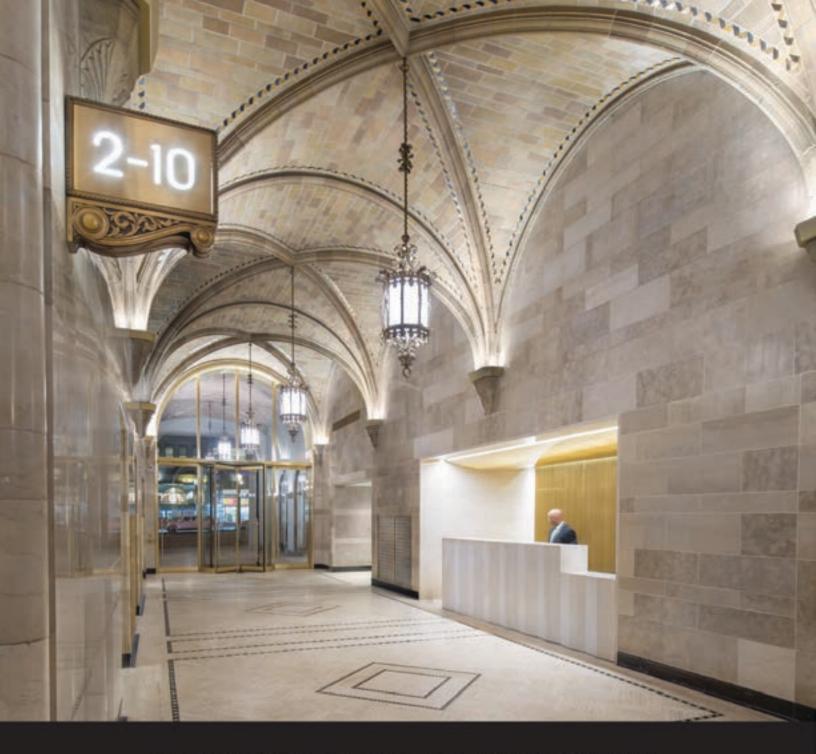


NOMINATED | RENOVATED BUILDING OF THE YEAR









WE CONGRATULATE ALL OF TONIGHT'S

BOMA NY PINNACLE AWARD NOMINEES & WINNERS

FOR BEING RECOGNIZED AS NEW YORK'S INDUSTRY LEADERS

ONE PARK AVENUE

NOMINATED | HISTORICAL BUILDING OF THE YEAR





A MESSAGE FROM THE PRESIDENT THE 2018 PINNACLES

Tonight's 2018 Pinnacle Awards ceremony is my first as your President. I am honored to be leading this organization, particularly when in the company of leaders who have achieved outstanding accomplishments in the past year. I am truly amazed by the excellence exhibited by each nominee within their category and industry.

The Pinnacle Awards is one of my favorite traditions at BOMA New York. This annual event gives us the chance to shine a spotlight on the impressive accomplishments, both of individuals as well as collective project teams. In doing so, we hope to not only reward the remarkable work completed throughout the past year, but to highlight the standards we all strive toward while promoting the continuous progress of the way we work.

All of our 2018 nominees vary in terms of design and approach. What they have in common is how they have exceeded expectations and embraced innovation. At BOMA New York, we have found our members' commitment to excellence to be incredibly inspiring. Our 2018 nominees are no exception, and we will aim to follow their examples throughout the next year, specifically with regards to technology. Recognizing how our nominees engaged with the latest advancements in building operations and management, a major area of focus for 2018 will be continuing to embrace technology ourselves, building on our newly created website and the BOMA New York app we launched this year.

I hope you enjoy hearing more about these esteemed individuals and projects in the following pages and perhaps find some inspiration for yourself. I'd also like to extend my sincerest congratulations to all our nominees and recipients - thank you for a job well done.



Ronald S. Zeccardi

BOMA NY President

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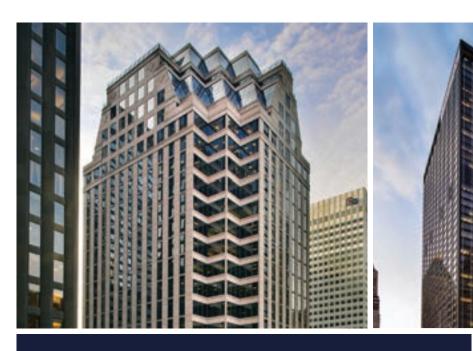


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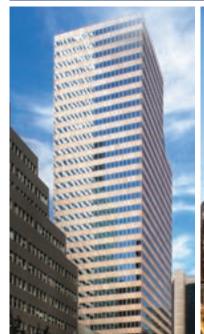
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PARAMOUNT GROUP SALUTES ALL OF TONIGHT'S BOMA/NY PINNACLE AWARD NOMINEES INCLUDING OUR OWN:

OUTSTANDING LOCAL MEMBER OF THE YEAR

Cindy Boyea, RPA, CPM

Paramount Group, Inc.



Paramount-Group.com



We salute all the nominees in the

2018 BOMA/NY Pinnacle Awards Competition

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

Our New York Pinnacle Award-Winning Buildings

599 Lexington Avenue, 601 Lexington Avenue, 90 Church Street, Times Square Tower 250 W 55th Street

Our Future Pinnacle Contenders

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



THE WINNERS KIT

JUDGING CRITERIA

You've heard it from the stage tonight and reported on throughout the media and in BOMA Facts: 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 www.bomany.org.

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

WRITTEN SUBMISSION - 85 POINTS

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

You'll be judged in these content areas:

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

BUILDING STANDARDS Your building's architecture and systems summarized

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

TENANT RELATIONS 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 AND SUSTAINABILITY

Comprehensive overview of practices, compliance and accomplishments in these areas

EMERGENCY PREPAREDNESS 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 subcellar. It encompasses mechanical facilities, all common areas, infrastructure spaces, a sample tenant space, exterior and roof spaces, and the building and engineers' offices, as well as any unique spaces you wish to showcase.

Pinnacle building competitions take place in the categories described in this kit and in these non-building categories: Outstanding Local Member, for services to BOMA NY, Manager of the Year (3 to 10 Years of Experience and Over 10 Years of Experience) and the Muller Award, which recognizes an organization, initiative or individual whose vision and/or contribution has benefited New York City overall.



PINNACLE AWARD CATEGORIES

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

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

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

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

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

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

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

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

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

MIXED USE CATEGORY Presented to a building that has a minimum of 10% Office in a planned integration of at least three components that are a mix of Retail, Entertainment, Residential, Hotel, Recreation or Other Functions. Each component will be at a minimum of 10% of the total property. The property can be one or more buildings managed by the same company.

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

OPERATING OFFICE BUILDING

Category #1: 100,000 to 249,999 square feet
Category #2: 250,000 to 499,999 square feet
Category #3: 500,000 to 1,000,000 square feet
Category #4: Over 1,000,000 square feet

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

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

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

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Would Like to Congratulate the

2018 BOMA Pinnacle AWARD WINNERS





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We Salute all of tonight's

BOMA NY Pinnacle Award Nominees & Winners Congratulations to all

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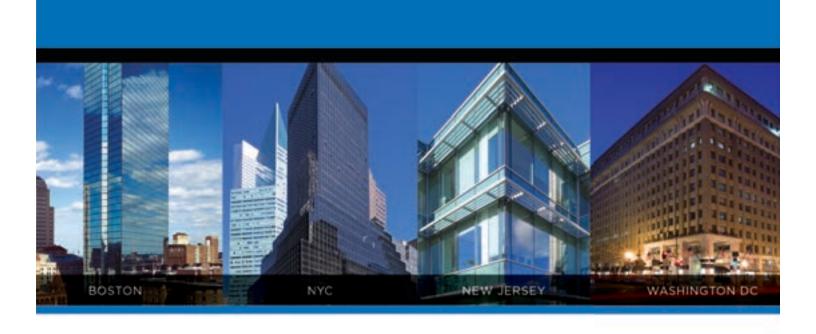
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Is Proud to Support the BOMA New York Pinnacle Awards

Congratulations to all the BOMA New York Pinnacle Award Nominees



Commitment. Excellence. Trust.

We salute all of tonight's BOMA NY Pinnacle Award Nominees & Winners, and congratulate our very own, Chris Masotto for his hard work and dedication



BOSTON | NEW YORK CITY | MORRISTOWN NJ | WASHINGTON DC

CONGRATULATIONSTO

Cindy Boyea

Property Manager for 745 Fifth Avenue

One Park Avenue

Vornado Office Management — Jessica Lopez (Property Manager)

Dumbo Heights

Richard Lavacca

3 Bryant Park

William Vazquez - CBRE - Property Manager

Hearst Tower

Tishman Speyer Properties

IAC Building

Thomas Panissidi - Property Manager

8 ALL BOMA NEW YORK 2018 PINNACLE AWARD NOMINEES



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EVENT PROGRAM

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Pinnacle Awards Committee Chair

WELCOME REMARKS

Ronald S. Zeccardi

The Moinian Group BOMA NY President

HISTORICAL BUILDING OF THE YEAR

One Park Avenue

Vornado Office Management, LLC

The Starrett-Lehigh Building

RXR Realty

OUTSTANDING LOCAL MEMBER OF THE YEAR

Cindy Boyea, RPA, CPM

Paramount Group, Inc.

Gail Duke, RPA, CPM

NYL Investors LLC

CORPORATE FACILITY OF THE YEAR

Hearst Tower

Tishman Speyer Properties

EARTH BUILDING OF THE YEAR

1515 Broadway

SL Green Realty Corp.

RENOVATED BUILDING OF THE YEAR

280 Park Avenue

CBRE, Inc.

MANAGER OF THE YEAR (3-10 YEARS EXPERIENCE)

Susana Kalaj

SL Green Realty Corp.

Erin Leahy

Cushman & Wakefield Inc.

Christopher Masotto,

RPA, LEED GA

Normandy Real Estate Partners

Carolina Ramos,

RPA, LEED AP O+M

Winter Properties

Alex Trotta

CBRE, Inc.

MANAGER OF THE YEAR (10+ YEARS EXPERIENCE)

Duane Basile

Cushman & Wakefield Inc.

Sharon Hart-Fanelli, CPM, RPA, LEED GA

Cushman & Wakefield Inc.

James Kelly

EJM Equities

OPERATING BUILDING OF THE YEAR (100,000-249,999 SQF)

Heron Tower

Cushman & Wakefield Inc.

IAC Building

JLL

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

Dumbo Heights

Kushner Companies

OPERATING BUILDING OF THE YEAR (1 MILLION+ SQF)

One World Trade Center

The Durst Organization

3 Bryant Park

CBRE, Inc.

THE GRAND PINNACLE AWARD

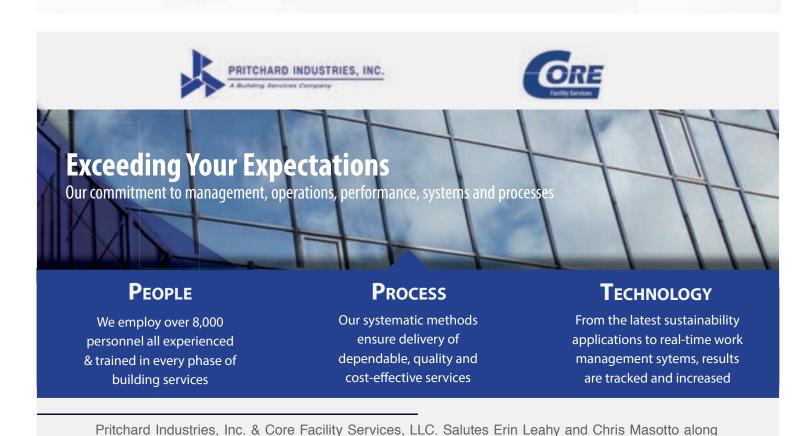
CLOSING REMARKS

Thomas E. Krol, LEED AP Donnelly Mechanical Corp.

WINNER'S CURTAIN CALL

All Pinnacle Winners on Stage





with all of tonight's BOMA NY PINNACLE Award Nominees for being recognized as New York's best.



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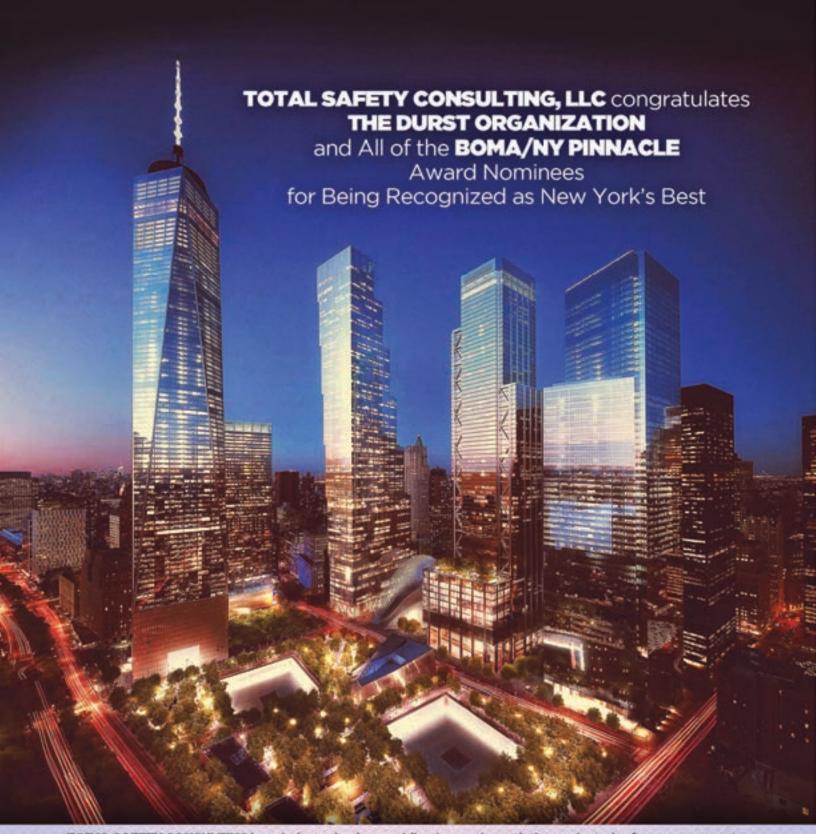
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CINDY BOYEA, RPA, CPM, CCIM PARAMOUNT GROUP, INC.

For the past 16 years, Cynthia Boyea has been an integral part of BOMA/NY. With grace and poise, she's made positive strides both inside and out of the Commercial Real Estate World, as well an advocate for the rights of those in need.

Amongst some of her vast contributions, Cindy currently serves as Secretary of the Board of Directors. While serving as the Chair of the Long-Range Planning Committee, who strives to relaunch and revitalize the BOMA/NY strategic plan with a goal to make a bigger and brighter future for the association while serving as the primary resource for the development and advancement of the Commercial Real Estate Industry. In 2017, she attended the BOMA International Winter Business Meeting Conference in Washington, D.C., where she lobbied to help make the ADA more effective and efficient, while protecting the interests of the Commercial Real Estate industry from frivolous lawsuits.

Cindy began her career in real estate as an administrative assistant for West Group, Inc. in 1990. At the turn of 1992, she worked her way up the chain by being promoted to Property Manager. Currently, she works as a Property Manager for Paramount Group where she is responsible for overseeing a Prestigious Fifth Avenue Commercial Real Estate Office Building. In addition to also managing all accounting operations for at least nine other properties within the Paramount Group portfolio. She received professional accreditations such as the 2014 REBNY John M. Griffin Community Service award, 2011 On-Site Property Manager of the Year Award, and the 2011/2012 BOMA NY "Property Manager of the Year" award.

As well as being a Real Estate powerhouse, Cindy's efforts go above and beyond just the commercial real estate world. She strives to improve the lives of New Yorkers by dedicating her time and efforts to support WIN (Women in Need) shelters through CREW New York. Tasks ranged from coordinating Christmas gifts for 550 Children to organizing an annual holiday party for mothers and their children at Lincoln Hospital in the Bronx. Not to mention, she is also a Program Board Member for the Covenant House's Mother & Child Program, as well as a coordinator for ENCORE Community Services.



YEARS IN MANAGEMENT: 27

EXPERIENCE: Began her career in real estate as an administrative assistant in 1009 at West*Group Inc., where she coordinated processing and implementation of service requests between tenants and engineering staff. By 1992, she began was a property manager with the company, a position she has continued to hold in multiple locations across the United States. She is currently a property manager at Paramount Group, where she is responsible for oversight of a prestigious Fifth Avenue commercial office building. In addition, she is also responsible for overseeing all accounting operations for nine other properties in the Paramount Group portfolio.

EDUCATION: B.S. in Computer Science – East Stroudsburg University; RPA/CPM Accreditations

We would like to congratulate the Durst Organization for their Pinnacle Award nomination for Operating Building of the Year (1 Million+ SQF)

Thyssenkrupp Elevator Corporation

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We Salute
Susana Kalaj – SL Green Realty Corp.
as well as all of tonight's BOMA/NY
Pinnacle Award Nominees & Winners
Congratulations to all



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THE NEW KID IN TOWN

(or are we?)

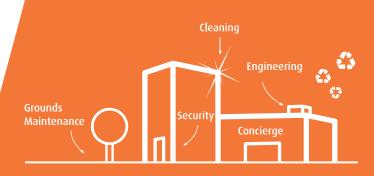
We may be a new name in the US, but our legacy stretches over 70 years!

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Temco Facility Services is now ATALIAN Global Services.

We salute and congratulate Cindy Boyea, RPA, CPM, Paramount Group, & Erin Leahy, Cushman & Wakefield and all the nominees of the BOMA NY Pinnacle Awards.



EUROPE - USA - ASIA - AFRICA



The Durst Organization is pleased to join BOMA New York in honoring the

2018 Pinnacle Award Nominees



Nicholson & the 2018 Pinn Duane for the the

Nicholson & Galloway congratulates the 2018 Pinnacle Award Nominees:

Duane Basile and Sharon Hart-Finelli,
for their nominations of "Manager of
the Year, 10" Years of Experience"
category; and Gail Duke, for her
nomination of "Outstanding
Local Member of the
Year" category.

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GAIL DUKE, RPA, CPM NYL INVESTORS LLC

Gail Duke has dedicated over three decades of her professional life in building a strong foundation within the commercial real estate industry. She has managed an extensive portfolio ranging from medical facilities, industrial/office buildings as well as shopping centers. Currently, Gail works for New York Life Investors overseeing a \$100 million-dollar Corporate Leasing Portfolio.

In addition to real estate management, Gail has a passion for educating young people who are excited about becoming real estate professionals. She is a former BOMA New York Board Member and a champion of continuing education. She has chaired the BOMA New York Scholarship Committee for over a decade. In 2006 BOMA New York dedicated the scholarship in her name.

In 1998, she chaired a task force to establish a Minority Outreach Program for IREM.

Gail has taught Introduction to Residential Management at NYU. "All aspects of teaching have allowed me to help and develop others, which is a great way to pay it forward," she says about improving quality of Real Estate education in New York City.

Gail has been a BOMA/NY member for over 30 years. She received her bachelor's degree in Sociology from City College of City University of New York, a certified paralegal certificate from Adelphi University. Gail has also obtained her BOMI Real Property Administrator designation and IREM Certified Property Manager accreditation. Outside of work, she chairs Catholic Charities' POP Management Board, is treasurer of Catholic Charities' Development Board, and was chair of the Vanderbilt YMCA.



YEARS IN MANAGEMENT: 30

EXPERIENCE: Began her career as an asset manager at New York Life Insurance Company, where she managed commercial properties that included medical facilities, office and industrial buildings and shopping centers. She currently works as a corporate real estate officer for NYL Investors, where she oversees and manages New York Life's corporate leasing portfolio, valued at over \$100 million.

EDUCATION: BA in Sociology, City College of City University of New York, Paralegal Certificate, Adelphi University; RPA and CPM Designations.

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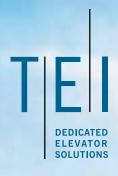
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ABOUT BOMA NEW YORK

Your partner in success, the Greater New York area association of BOMA International, the world's largest trade organization, which represents 89 local associations throughout the United States and 18 affiliates in Australia, Brazil, Canada, China, Finland, Greece, Indonesia, Japan, Korea, Mexico, New Zealand, Panama, the Philippines, Russia, South Africa and the United Kingdom.

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

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

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

WE CURRENTLY...

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

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

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

WE HAVE...

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

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

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

INDUSTRY PARTNERS

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

BOMA MIDDLE ATLANTIC REGION (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

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.













2018 BOMA NEW YORK CALENDAR



JANUARY

- 1 New Year's Day BOMA/NY Holiday
- 5 Membership Cmte. Mtg.
- 9 Board of Directors Meeting
- 9 10-Wk BOMI Course Begins:

Environmental Health & Safety Issues

- (Ends Mar. 13)
- 12 Codes & Regs. Cmte. Mtg.
- 15 Martin Luther King, Jr. Day
 - BOMA/NY Holiday
- 18 Energy/Sustainability Cmte. Mtg.
- 18 Lunch & Learn
- 19 Preparedness Cmte. Mtg.
- 22 24 Accelerated BOMI Course:
 - Real Estate Investment and Finance
- 28 31 BOMA International Winter Business Meeting/National Issues Conference,
 - Washington, DC
- 31 Emerging Leaders Cmte. Mtg

FEBRUARY

- 2 Membership Cmte. Mtg.
- 6 Board of Directors Meeting
- 8 Emerging Leaders Event
- 9 Codes & Regulations Cmte. Mtg.
- 15 Energy/Sustainability Cmte. Mtg.
- 15 Lunch & Learn
- 16 Preparedness Cmte. Mtg.
- 19 President's Day BOMA/NY Holiday
- 22 Annual Pinnacle Awards Chelsea Piers
- 28 Emerging Leaders Cmte. Mtg

MARCH

- 1 Seminar
- 2 Membership Cmte. Mtg.
- **6** Board of Directors Meeting
- 8 Emerging Leaders Event
- 9 Codes & Regulations Cmte. Mtg.
- 14 10-Wk BOMI Course Begins: Law and Risk Management (Ends May 16)
- 15 Energy/Sustainability Cmte. Mtg.
- 15 Lunch & Learn
- 16 Preparedness Cmte. Mtg.
- 19 Cigar Night
- 23 Membership Cmte. Mtg.
- 28 Emerging Leaders Cmte. Mtg.
- 30 Good Friday BOMA/NY Holiday

APRIL

- **3** Board of Directors Meeting
- 12 Energy Action Day
- 13 Codes & Regulations Cmte. Mtg.
- 19 Energy/Sustainability Cmte. Mtg.
- 19 Lunch & Learn
- 20 Preparedness Cmte. Mtg.
- 25 Emerging Leaders Cmte. Mtg.
- 26 Emerging Leaders Event
- 23 25 Accelerated BOMI Course:
 - Design Operation & Maintenance of Building Systems Part 1
- 27 Membership Cmte. Mtg.

MAY

- 1 Board of Directors Meeting
- 3 5 MAC Conference, Buffalo, NY
- 8 9 Buildings NY Show, Javits
 - Convention Center
- 10 Seminar
- 11 Codes & Regulations Cmte. Mtg.
- 16 Energy/Sustainability Cmte. Mtg.
- 16 Lunch & Learn
- 18 Preparedness Cmte. Mtg.
- 28 Memorial Day BOMA/NY Holiday
- **30** Emerging Leader Cmte. Mtg.

JUNE

- Membership Cmte. Mtg.
- 5 10-Wk BOMI Course Begins:
 - Design, Operation & Maintenance of Building Systems Part 1
 - (Ends Aug. 7)
- 7 Emerging Leaders Event
- 8 Codes & Regulations Cmte. Mtg
- 11 Annual Golf Outing
 - Edgewood Country Club
- 14 Seminar
- 15 Preparedness Cmte. Mtg.
- 19 Board of Directors Meeting
- 20 Emerging Leaders Cmte. Mtg.
- 21 Energy/Sustainability Cmte. Mtg.
- 21 Lunch & Learn
- **22 26** BOMA International Annual Convention, San Antonio, TX

JULY

- 4 Independence Day
 - BOMA/NY Holiday
- 9 Accelerated BOMI Course:
 - Ethics Is Good Business

SEPTEMBER

- 3 Labor Day BOMA/NY Holiday
- 7 Membership Cmte. Mtg.
- 12 Board of Directors Meeting
- 12 Annual Membership Event 230 Fifth Avenue, Rooftop
- 14 Codes & Regulations Cmte. Mtg.
- 17 19 Accelerated BOMI Course: Asset Management
- 17 10-Wk BOMI Course Begins: Budgeting
 - & Accounting (Ends Nov. 26)
- 18 Emerging Leaders Event
- 20 Energy/Sustainability Cmte. Mtg.
- 20 Lunch & Learn
- 21 Preparedness Cmte. Mtg.
- 26 Emerging Leaders Cmte. Mtg.
- 27 Seminar Interactive

OCTOBER

- 4 Emerging Leaders Event
- 5 Membership Cmte. Mtg.
- 8 Columbus Day BOMA/NY Holiday
- 9 Board of Directors Meeting
- 12 Codes & Regulations Cmte. Mtg.
- 17 Annual Conference/Breakfast
- 18 Energy/Sustainability Cmte. Mtg.
- 18 Lunch & Learn
- **31** Emerging Leaders Cmte. Mtg.

NOVEMBER

- 2 Membership Cmte. Mtg.
- 5 7 Accelerated BOMI Course: Design
 - Operation & Maintenance of Building
- Systems Part 2

 Board of Directors Meeting
- 8 Emerging Leaders Event
- 9 Codes & Regulations Cmte. Mtg.
- 15 Energy/Sustainability Cmte. Mtg.
- 15 Lunch & Learn
- 16 Preparedness Cmte. Mtg.
- 22 23 Thanksgiving BOMA/NY Holiday
- 28 Emerging Leaders Cmte. Mtg.
- 30 Membership Cmte. Mtg.

DECEMBER

- 6 Board of Directors Meeting
- 7 Holiday Luncheon Grand Hyatt Hotel
- 14 Codes & Regulations Cmte. Mtg.
- 20 Energy/Sustainability Cmte. Mtg.
- 21 Preparedness Cmte. Mtg.
- **24 25** Christmas Eve & Day BOMA/NY Holiday

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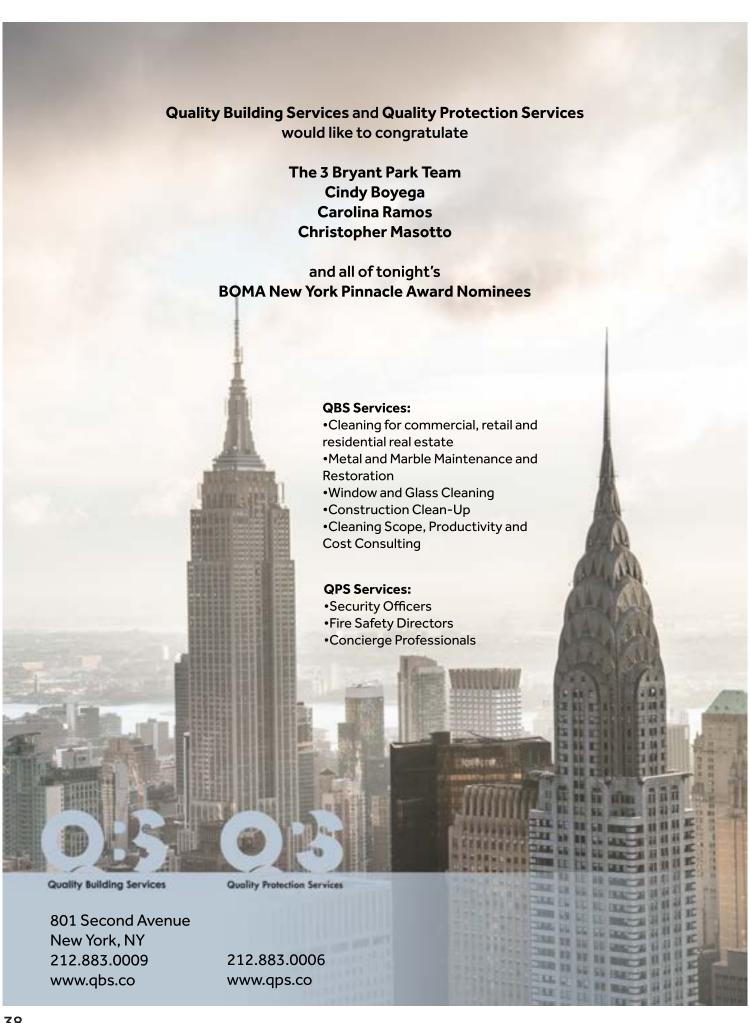
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745 Fifth Avenue 2012-13 Pinnacle	Eleven Times Square 2011-12 Pinnacle
112 West 34 Street 2011-12 Pinnacle	1350 Broadway 2010-11 Pinnacle
Empire State Building 2010-11 Rgnl TOBY	Empire State Building 2009-10 Pinnacle
One Grand Central Place 2009-10 Pinnacle	290 Broadway Federal Building 2007-08 Rgnl TOBY
Metro Center, Stamford 2006-07 Rgnl TOBY	290 Broadway Federal Building 2007-08 Rgnl Earth
501 Seventh Avenue 2006-07 Pinnacle	1359 Broadway 2006-07 Pinnacle
Lincoln Bldg, 60 East 42 St. 2006-07 Pinnacle	501 Seventh Avenue 2005-06 Pinnacle
1251 Ave. of the Americas 1997-98 Rgnl TOBY	1251 Ave. of the Americas 1997-98 Intnl TOBY



ONE PARK AVENUE VORNADO OFFICE MANAGEMENT, LLC

Since acquiring One Park Avenue in 2011, building owner Vornado has labored extensively to restore and preserve architects Edward York and Philip Sawyer's striking design for the 22-story building, built in 1925.

One Park Avenue reflects the architects' hallmark design elements of grandeur and stability, including an embellished classic cornice that caps the building's three-story limestone base. Bas reliefs cap subtle pilasters and enormous three-story bronze window frames, which are slightly recessed from the limestone, suggesting a massive colonnade.

Above the cornice, an arched colonnade of limestone pilasters frames the fourth-floor windows and augments the base, while the tan-brick façade is patterned to complement the window lines. Cornices and a pilastered colonnade repeat at the 15th floor, accenting the building's height and delineating the first setback. The arch motif returns in still-smaller form within the cornice capping the 19th floor, marking the second setback. Four penthouse floors, including mechanical space, complete the building.

One Park Avenue's lobby features a 20-foot vaulted ceiling of patterned and embellished Gothic-style stonework, polished marble walls, elevator doors engraved with delicate classical patterns, ornate ventilation grills and a terrazzo floor with patterned inlays.

Vornado has also introduced modern amenities to the nearly century-old building, including energy efficiency and sustainability operations that have earned the building LEED EB O&M Silver, an ENERGY STAR label and 16% reductions in energy use and greenhouse emissions.

Vornado enjoys exceptionally active, continuous engagement with anchor tenant NYU Langone Health and other tenants similarly committed to advancing the building's efficiency and sustainability. As a result, One Park Avenue benefits from and contributes to various sustainability initiatives Vornado pursues throughout its building portfolio.

One Park Avenue has also evolved as a successful proving ground for Vornado's portfolio-wide effort to offer vacant white-box floors and spaces highly prepared for move-in condition.



OWNER: VNO One Park LLC

MANAGEMENT COMPANY: Vornado Office Management, LLC

PROPERTY MANAGER: Jessica Lopez

ELEVATOR MAINTENANCE: Nouveau Elevator Industries, Inc.

ELEVATOR CONSULTANT: United Elevator

MEP ENGINEER: Goldman Copeland Associates PC

HVAC: JDP Mechanical

ELECTRIC: Polo Electric

PLUMBING: SBA Plumbing

GENERAL CONTRACTOR: Structure Tone Inc.

GENERAL CONTRACTOR: John Gallin & Son, Inc

GENERAL CONTRACTOR: J.T. Magen & Company Inc.

FAÇADE/ WATERPROOFING: Trident Contracting

ELEVATOR CABS: National Elevator Cab & Door Corp.





Color denotes BOMA/NY membership

WE PROUDLY CONGRATULATE THE BOMA/NY PINNACLE AWARD NOMINEE

Starrett-Lehigh







THE STARRETT-LEHIGH BUILDING RXR REALTY

At 2.3 million square feet, The Starrett-Lehigh Building is one of Manhattan's largest landmarked properties and a monument to early 1930s industrial and modernist architecture in New York City.

Completed in 1931 as a joint venture between Starrett Investment Corporation and Lehigh Valley Railroad, the Cory & Cory Architects-designed building features five miles of ribbon windows, and its modern and streamline design prompted the Museum of Modern Art to include the building in its International Exhibition of Modern Architecture in 1932. In 1986, Starrett-Lehigh was declared a New York City Landmark, and 30 years later, it became a designated part of the West Chelsea Historic District.

Since its conception, Starrett-Lehigh has been the place to create, influence and succeed. Originally built as a novel solution to freight distribution, its unique construction offered railway freight cars access from the West Side car float pier directly into the building. In 2011, RXR Realty assumed ownership and management of the building, undertaking a \$50 million repositioning program to serve the needs of the city's growing creative class.

Upgrades to the building included replacing the old, inefficient windows in a \$22 million, multi-year program approved by the Landmarks Preservation Commission; a new roof; introduction of dispatch elevators and industrial-chic redesigns of the lobby, corridors and restrooms. The rear of the 360-degree lobby features an imposing 16' X 52' gray scale mural depicting and celebrating the history and construction of the building.

Tenant spaces offer flexible, loft-style layouts filled with light, double-height ceilings, enormous windows and impressive river and skyline views. The building also boasts one of the largest loading docks in New York City—half a city block—encouraging tenants requiring daily delivery of mass quantities to choose the building.

Today, Starrett-Lehigh's A-list collection of local, national and internationally renowned designers, multimedia agencies, photographers, artists and publishers find inspiration in Starrett-Lehigh's artisan environment and expansive raw office space, heightened by the creative community that thrives within the building itself and in the surrounding vibrant West Chelsea neighborhood.



OWNER: RXR SL Owner LLC

MANAGEMENT COMPANY: RXR Realty LLC

OPERATIONS MANAGER: Mitchell Grant, RPA

ELECTRICAL CONTRACTOR: DiFazio Power Electric. LLC

ENERGY CONSULTANT: Boon Energy, LLC

WASTE HAULER: Action Carting Environmental Services

HVAC CONTRACTOR: PJ Mechanical Building Services Corp.

ENGINEERING FIRM: MG Engineering

SECURITY GUARD FIRM: Mulligan Security D.P.C.

FIRE ALARM VENDOR: FCS Metro LLC

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1515 BROADWAY SL GREEN REALTY CORP.

1515 Broadway has overcome sustainability dilemmas by implementing a sustainability and efficiency focused capital improvement plan, raising its ENERGY STAR score from 49 to 76 in a short period of time. Owner and building manager SL Green has maintained the 57-story, 2 million-square-foot office tower's position as a sustainability leader in New York City, earning LEED-EB Gold certification, ENERGY STAR certification, a BOMA 360 award and participated in the Mayor's Carbon Challenge to reduce building-wide GHG emissions by 30% by 2026.

The tower houses nearly 500,000 square feet of LEED-CI certified space, including the LEED-CI Platinum headquarters office space for global headquarters of media giant Viacom. Other tenants include architectural and engineering firm Syska Hennessy Group, law firm Wilk Auslander, Minskoff Theatre, Playstation Theatre and the world-famous Junior's restaurant. Building amenities include on-site management, a fully equipped gym and fitness center, a mail and print center, in-building parking garage, event space, a café and a large cafeteria with outdoor green roof space.

Designed by Ely J. Kahn & Jacobs, the iconic tower sits between 44th and 45th street, known as the "bowtie" of Times Square. Its location is unsurpassed, sitting only steps from 14 subway lines, Penn Station, Grand Central Terminal, and the Port Authority Bus Terminal. This prime access to public transportation options allows 1515 Broadway to boast one of the highest alternative transportation rates in the country.

SL Green is committed to providing market-leading initiatives and innovation that deliver efficiency, value, and health for 1515 Broadway's tenants. This includes a corporate sustainability program that has achieved success across a broad range of environmental initiatives, including energy efficiency, water conservation, and recycling. The building's efforts are lead by property manager Kevin Reade, a LEED Accredited Professional.

1515 Broadway has undergone significant energy efficiency and environmental retrofits in recent years, including a massive lighting overhaul that has resulted in 45% of the total building's lamps being upgraded to LEDs. Variable-frequency drives have been installed on all water pumps and cooling tower fans, while a building automation system controls and schedules each piece of HVAC equipment. All flush and flow



fixtures have been upgraded, resulting in a 39% reduction in water use and saving 650,000 gallons of water annually. As a result of landlord-tenant partnerships, executive level commitment and the ingenuity of the property management and engineering teams, 1515 Broadway differentiates itself as a market-leader in sustainability.

OWNER: SL Green Realty Corp.

MANAGEMENT FIRM: SL Green Realty Corp.

PROPERTY MANAGER: Kevin Reade, RPA, LEED AP

JANITORIAL: First Quality Maintenance (FQM)

WASTE/RECYCLING: IESI

ELECTRONICS RECYCLING: Next Level Recycling (NLR)

COOLING TOWER/WATER TREATMENT: Nalco

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David Berk, L&L Holding Company
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Andrew Chown, Ashokan Water Services

Geno Degan, Stuart Dean Co., Inc. **Mitchell Grant**, RXR Realty LLC

Christa Hinckley, Normandy Real Estate Partners **Claire Horn**, CBRE Inc.

John Leitner, Environmental Building Solutions, LLC John Mari, LEED AP, Eaton Frank Mollo, JLL

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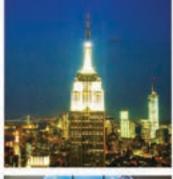
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Thomas E. Krol, LEED AP, Donnelly Mechanical Corp. Erin Leahy, Cushman & Wakefield, Inc.
John Leitner, Environmental Building Solutions, LLC

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Bill Masella, RPA, Alliance Building Services

Karl Tremmel, Cushman & Wakefield, Inc. **Alyssa Zucker**, Vornado Realty Trust





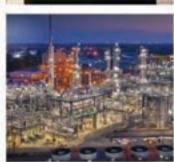
















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280 PARK AVENUE CBRE, INC.

A true Park Avenue classic is now a 21st Century standard-bearer. Just as 280 Park helped pioneer banking headquarters on Park Avenue, its just-completed, \$160-million repositioning makes this 1,270,869-square-foot renovation a benchmark in today's trophy building marketplace.

Connected by the sophisticated glass-curtainwall atrium created by the renovation, the two-tower building successfully straddles three architectural periods.

The 31-story East Tower, developed by Bankers Trust in 1962, was the Avenue's first Brutalist-era design, featuring a bold window pattern and cream-colored concrete façade, and—in keeping with other Avenue headquarters—a raised entrance and landscaped plazas.

Expansion over the next decade demanded a second building—a sleek 43-story International-Style tower built behind the East Tower, clad in black glass and joined at the base. But the connecting space was problematic, open partially to the elements and poorly utilized.

The recent renovation created the opportunity to reimagine the space, and the result is a new 17-story volume of clear glass curtainwall showcasing the dramatic, white marble court lobby that serves as an elegant connection between the main lobby and the West Tower mezzanine elevator banks. Stainless steel turnstiles complement the design and provide all-new security access.

The renovation's centerpiece is the main lobby, which entailed rethinking the tower from the ground to third floors. Clad in white marble and accented with stainless steel, the lobby's spectacular size and openness—the result of relocating banks of escalators—extends the entire breadth of the East Tower and is enhanced by a 25-foot-high, clear-glass wall fronting Park and wrapping around to the side streets. All storefronts were rebuilt for continuity with expansive windows and steel framing. The multi-level East and West Plazas have been redesigned with ample new seating and lavishly landscaped with local greenery.

Ownership also invested in state-of-the-art upgrades of all elevators and escalators, HVAC and power system components, roof terraces, restrooms and the building management system.



The renovation has yielded a visually stunning new presence on Park. Yet work continues in the back-of-the-house areas so that the bar 280 set for headquarters repositioning is carried throughout all building spaces to the highest level of quality possible.

OWNER: SL Green Realty Corp. and Vornado Realty Trust

MANAGEMENT FIRM: CBRE, Inc.

SENIOR REAL ESTATE MANAGER: Charles Marr, RPA

CLEANING/MARBLE/METAL MAINTENANCE: Building

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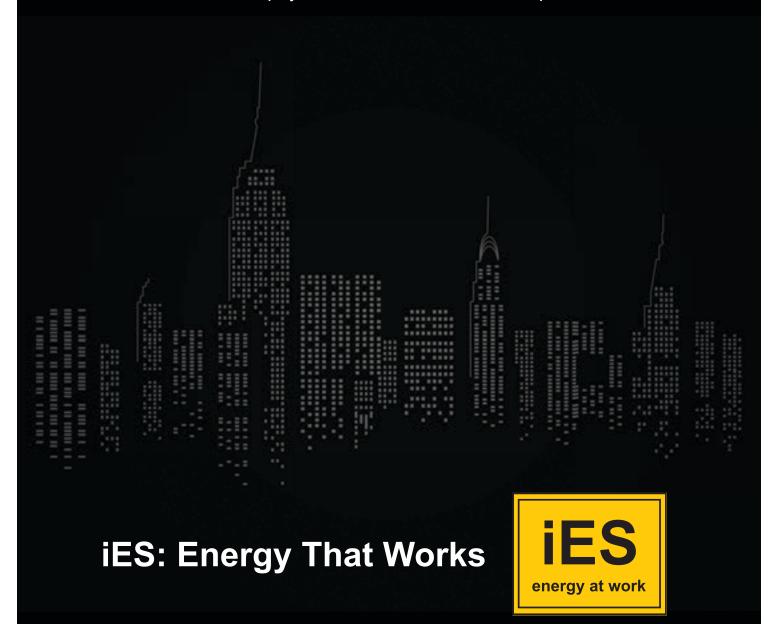
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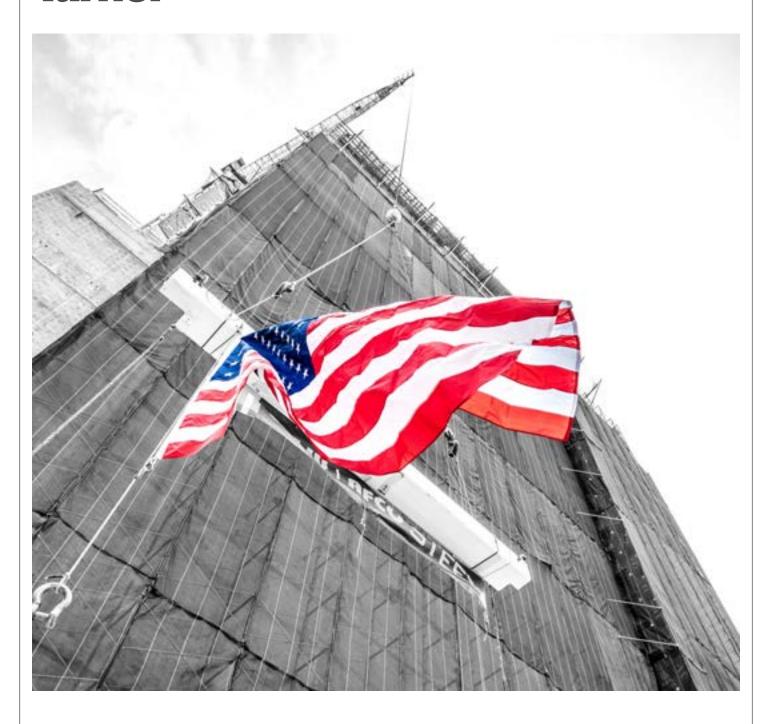
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MANAGER OF THE YEAR (3-10 YEARS)



SUSANA KALAJ, RPA, FMA SL GREEN REALTY CORP.

Susana is a property manager for SL Green Realty Corp., where she is responsible for the operations and management of over 40 staff members and a 765,000-square-foot building. She also develops comprehensive annual budgets of over \$29 million.

She joined SL Green in 2004 and has grown from property assistant to property manager in that time. Among her accomplishments are raising the ENERGY STAR score at 810 Seventh Avenue from 47 in 2010 to 71 in 2018. Her building won the BOMA/NY Grand Pinnacle and Operating Office Building Award in 2017. Additionally, her building received a REBNY award for Engine Room of the Year in 2017.

Her professional success has inspired her to help others by acting as a trainer for SL Green's Management Portfolio Curriculum. To date, she has trained 36 attendees, including new hires and current managers who wish to continue learning about property management.

"Susana conducts herself with the utmost dignity and professionalism when engaging with others in the industry," says Patrick J. Calcagno, a vice president at SL Green. "She commands with respect with her knowledge, familiarity with issues and attention to detail."

She received a BA in English and Communications from Pace University and has earned the BOMI Real Property Administrator and Facilities Management designations. She is currently enrolled in BOMI's System Maintenance Administrator designation program.

She also has a fire safety and emergency action plan director license and is a member of BOMA/NY, CREW NY and NFPA.

Susana is a mother of two and participates as Team Kalaj in a 5K walk sponsored by the American Brain Tumor Association to honor the loss of her father. The walk raises money for brain tumor research, and Team Kalaj has raised nearly \$7,000 since forming five years ago.



YEARS IN MANAGEMENT: 10

EXPERIENCE: Joined SL Green in 2004 and is currently responsible for the operations and management of over 40 staff members and a 765,000-square-foot building. Among her accomplishments are raising the ENERGY STAR score at 810 Seventh Avenue from 47 in 2010 to 71 in 2018. Her building won the BOMA/NY Grand Pinnacle and Operating Office Building Award in 2017. Additionally, her building received a REBNY award for Engine Room of the Year in 2017.

EDUCATION: BA in English and Communications, Pace University; RPA and FMA Designations; Pursuing the SMA Designations; Fire Safety and Emergency Action Plan Director License



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MANAGER OF THE YEAR (3-10 YEARS)



ERIN LEAHY, LEED AP, LEED GA CUSHMAN & WAKEFIELD INC.

Erin is a Senior Facilities Manager for Cushman & Wakefield, where she manages the New York and Beverly Hills, CA facilities portfolio for a major auction house. She is responsible for overseeing all facilities operations of more than 780,000 square feet of mixed use properties including class A office space, climate controlled warehousing, a critical systems data center, and retail space.

Among her many initiatives, the most important include launching a building automation system upgrade for the building's mechanical systems and assembling a five- and 10-year expenditure plan. She has also discovered \$1.7 million in cost savings for the property within 18 months. Her operational efforts are demonstrated through her development and implementation of Standard Operating Procedures, forecast succession planning for her client and for Cushman & Wakefield, management of union, non-union, and management personnel.

Erin began her career in 2009 at JLL as a Tenant Service Coordinator before moving up to an Assistant Property Manager role at 450 Park Avenue where she established her commercial property management experience. Later as an Assistant General Manager, she drove initiatives and innovations to promote maximum building efficiency for Goldman Sachs. In 2015 she joined Cushman & Wakefield as lead on a newly acquired facilities management account.

Erin holds a B.A. in International Management from Manhattanville College and received a Certificate in Property Management from the NYU Schack Institute of Real Estate. She is a LEED Accredited Professional, a notary public, has undergone OSHA general industry training and is CPR and AED certified. She is currently pursuing her M.S. in Real Estate at Fordham University and her Certified Property Manager accreditation from IREM.

She has been a member of BOMA/NY for three years, volunteering for the Technology, Emergency Preparedness and Pinnacle Awards committees. She also served as Assistant Chair of the BOMA/NY Pinnacle Guide Book Advertising Sales Committee in 2015 and 2016 where she assisted in record breaking sales. Erin is also a mentor in BOMA/NY's mentorship program through its Emerging Leaders group. Outside of work, she serves as a New York Junior League volunteer, a member of the Board of Directors for The Backpack Foundation and an executive committee member of the Donate 8 New York Organ Donor Foundation.

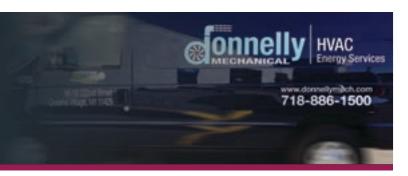


YEARS IN MANAGEMENT: 9

EXPERIENCE: Began her career in 2009 at JLL as a Tenant Service Coordinator before moving up to an Assistant Property Manager role at 450 Park Avenue where she established her commercial property management experience. Later as an Assistant General Manager, she drove initiatives and innovations to promote maximum building efficiency for Goldman Sachs. In 2015 she joined Cushman & Wakefield as Senior Facilities Manager for Cushman & Wakefield, where she manages the New York and Beverly Hills, CA facilities portfolio for a major auction house where she is responsible for all facilities operations.

EDUCATION: Bachelor of Arts in International Management, Manhattanville College; Certificate in Property Management, NYU Schack Institute of Real Estate; LEED AP Accreditation; Notary Public; OSHA General Industry Training; CPR and AED Certification. Pursuing M.S. in Real Estate at Fordham University and CPM Accreditation.

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MANAGER OF THE YEAR (3-10 YEARS)



CHRISTOPHER MASOTTO, RPA, LEED GA NORMANDY REAL ESTATE PARTNERS

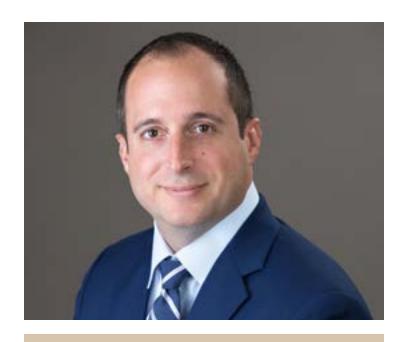
Christopher is a General Manager and Assistant Vice President at Normandy Real Estate Partners, where he is primarily responsible for the operations and management of 1370 Avenue of The Americas. In addition to the day-to-day responsibilities and managing a building and its staff of 30 employees, Chris is responsible for developing and delivering annual operating and 5 year capital improvement budgets with monthly detailed variance analysis. He plays a large roll in accounting, calculating annual forecasts and completing full reconciliations of real estate taxes and common area maintenance for all tenants in the building. Working with his legal team, Chris assists in lease negotiation, language, and work letter creation. He works cohesively with his leasing team to help achieve positive absorption by keeping construction costs down and challenging his design professionals and engineers to deliver fresh and progressive builds. Allwhile maintaining tenant retention through tenant management, and consistently working to lower expenses. Chris also oversees construction management for all tenant and base building capital improvements from design development, RFP's and leveling, thorough construction oversight, to project completion. Joining the firm in 2011, he was promoted to his current position in 2014. He is also part of the Normandy Green Team, which is a committee dedicated to developing sustainability standards throughout the Normandy portfolios.

He is experienced in managing properties throughout New York and Connecticut, but much of his accomplishments have taken place in New York City, where he started his career as a business account manager and lending underwriter at the Bank of New York in 1998. He has also worked with Newmark Knight Frank as third party management for ESRT, as well as Cohen Asset Advisory Group.

"In his role as a general manager in our New York property management team, Chris has been a major contributor to the success of several major assets under Normandy's management and has earned the respect of his clients, his peers and his tenants," says Stephen K. Smith, RPA, a principal at the company.

Christopher received a BA in Economics from Hamilton College in 1998. In addition to earning his BOMI Real Property Administrator designation, he is a LEED Green Associate, a licensed real estate salesperson, and has completed a comprehensive course in Refrigeration Theory and Application offered by Trane's education division. He has been a BOMA/NY member for 9 years, and in 2013 managed the BOMA Westchester Comeback Building of The Year.

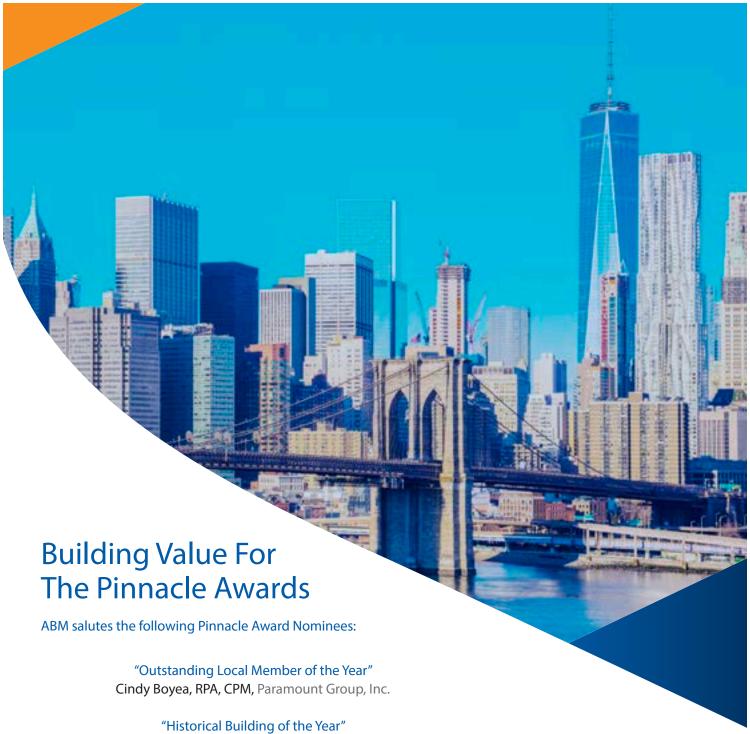
Chris has been a member of the David Adam Vail Cancer Foundation since 2016, where he chairs fundraising committees and dedicates time to support research for pain and palliative care for pediatric cancer patients. He is also a committee member for the Empire Ball supporting The Real Estate Division of the Diabetes Research Institute Foundation, and its goal to cure diabetes.



YEARS IN MANAGEMENT: 7

EXPERIENCE: Chris began his professional career as a business account manager and lending underwriter at the Bank of New York in 1998. After working with companies like Newmark Knight Frank, Cohen Asset Advisory Group and Waterview Realty, he joined Normandy Real Estate Partners in 2011 as a General Manager. He was promoted to Assistant Vice President in 2014 and is primarily responsible for the day-to-day operations and management of 1370 Avenue of The Americas. Chris is responsible for developing and delivering annual operating and 5 year capital improvement budgets with monthly detailed variance analysis. He plays a large roll in accounting, calculating annual forecasts and completing full reconciliations of real estate taxes and common area maintenance for all tenants in the building. Working with his legal team, Chris assists in lease negotiation, while working with his leasing team to achieve positive absorption by keeping construction costs down. Chris also oversees construction management for all tenant improvements and base building capital improvements from design development, RFP's and leveling, construction oversight, to project completion.

EDUCATION: BA in Economics, Hamilton College; RPA and LEED GA Accreditation; Licensed Real Estate Salesperson; Trane Air Conditioning Clinic



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CAROLINA RAMOS, RPA, LEED AP O+M WINTER PROPERTIES

Carolina began her real estate career in 2002 as a property administrator and accountant for Taconic Management Co., where she performed all accounts payable and receivable functions in addition to lease administration and the coordination of daily building operations with tenants, brokers and vendors. This position propelled her into real estate and sparked her passion for helping others in the real estate industry.

Later in 2008 she was hired by JLL as a controller for the NYL Portfolio and 650 Fifth Ave. Carolina entered the management side in 2010 while at JLL, with whom she worked as an assistant general manager for the 1.8 million-square-foot 1285 Avenue of the Americas. There, she managed 21 building professionals and 110 contract personnel while supervising and competitively bidding all maintenance contracts and overseeing tenant construction activity. From there, she worked her way up to senior real estate manager, overseeing a portfolio of seven office buildings for CBRE where she monitored property operations and construction work while also supervising an operations team.

Carolina is now the Associate Director of Operations for Winter Properties overseeing all aspects of property management for eight commercial office buildings in NYC.

Throughout her career, Carolina has gained experience in managing people, negotiation and administration, while using her interpersonal skills to contribute to the industry.

"When it comes to her work ethic, Carolina is spot on," says Johnny Striplin, facility manager of the MTA's Business Service Center. "Carolina also does something that is not as common as it should be—that is, taking a personal interest in others." "In my 20 year career, seldom have I worked with some who poses the abilities Carolina has" says John Alba, Chief Investment Officer for Winthrop Capital.

She received her BS in Business Administration from Jones College. In addition to receiving

BOMA Real Property Adiminstration and LEED AP accreditations, she is a licensed real estate salesperson and a notary public. She has been a BOMA/NY member for five years.

Carolina is on the corporate advisor board for a non-profit, Committee for Hispanic Children and Families, she is an active participant with encourage kids, Torch Foundation and St Francis Food Pantries.



YEARS IN MANAGEMENT: 8

EXPERIENCE: Began her real estate career in 2002 as a property administrator and accountant for Taconic Management Co., then managed the 1.8 million-square-foot 1285 Avenue of the Americas with JLL and oversaw seven office buildings for CBRE. She currently is Associate Director of Operations at Winter Properties, where she oversees all aspects of property management for eight commercial office buildings in NYC.

EDUCATION: BS in Business Administration, Jones College; RPA and LEED AP O+M Accreditations; Real Estate License; Notary Public

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MANAGER OF THE YEAR (3-10 YEARS)



ALEX TROTTA CBRE, INC.

Alex is Senior Real Estate Manager at 1166 Avenue of the Americas, a Class-A office condominium, which he has overseen for eight and half years.

At 1166 Avenue of the Americas, Alex developed, coordinated and managed a \$9.4 million secondary water riser and pump station replacement project extending through 22 floors of tenant-occupied space in only 11 months. In addition, he collaborated with ownership in organizing, supervising and assisting with the most recent award winning 1166 lobby renovation, as well as the repositioning of the tenant retail space during 2013.

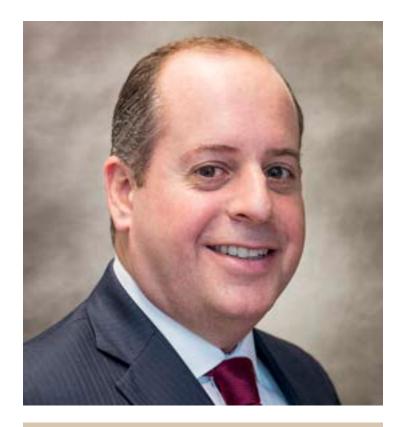
A strong proponent of sustainability, Alex has spearheaded projects for the building's common areas such as multiple lighting retrofits, which resulted in a 1.5-year payback, and the installation of digital steam controllers, which reduced steam consumption resulting in a 15-month payback. He was also responsible for the implementation of an Energy Management System, which increased the efficiency of daily building operations. All of these projects have increased the building's Energy Star score, substantially and reduced energy expense for ownership.

Alex began his career at CBRE in June, 2006 as a property controller. He was responsible for a portfolio of 14 commercial properties and a team of four senior property accountants. His duties included analyzing monthly financials, variance reports, budgets, forecasts and cash projections. His attention to detail and determination as a property controller led him to a real estate manager position within the company before being promoted to his current position.

"Alex's work ethic, dedication and commitment to 1166 and Marsh & McLennan Companies' global headquarters have been unsurpassed," states Marsh & McLennan Companies' Facilities Manager, John Mantzouranis. "Alex has a cordial, professional and effective demeanor when communicating and interacting with our tenants, making them feel comfortable in any type of situation," states Executive Vice President of Edward J. Minskoff Equites, Jeffrey Sussman.

Alex is a CPA-accredited professional and licensed real estate salesperson. He received his Master of Science in Real Estate Finance from the NYU Schack Institute of Real Estate and a BS in Accounting, with a minor in Management from Case Western Reserve University.

In addition to his work in the real estate industry, he has devoted much of his time to chairing events for the Kids for Kids Foundation, where he raises funds for St. Jude's Children's Research Hospital. In addition to BOMA/NY, he is a member of REBNY, Vice President of the Sutton Gardens Co-Op Board and an involved member of the Knights of Columbus.



YEARS IN MANAGEMENT: 9

EXPERIENCE: Began working at CBRE in June, 2006 as a property controller, responsible for a portfolio of 14 commercial properties and a team of four senior property accountants. He was then promoted to real estate manager and now serves as senior real estate manager for 1166 Avenue of the Americas, a Class-A office condominium.

EDUCATION: Master of Science in Real Estate Finance, NYU's Schack Institute of Real Estate; BS in Accounting and minor in Management, Case Western Reserve University; CPA Accreditation: Real Estate License

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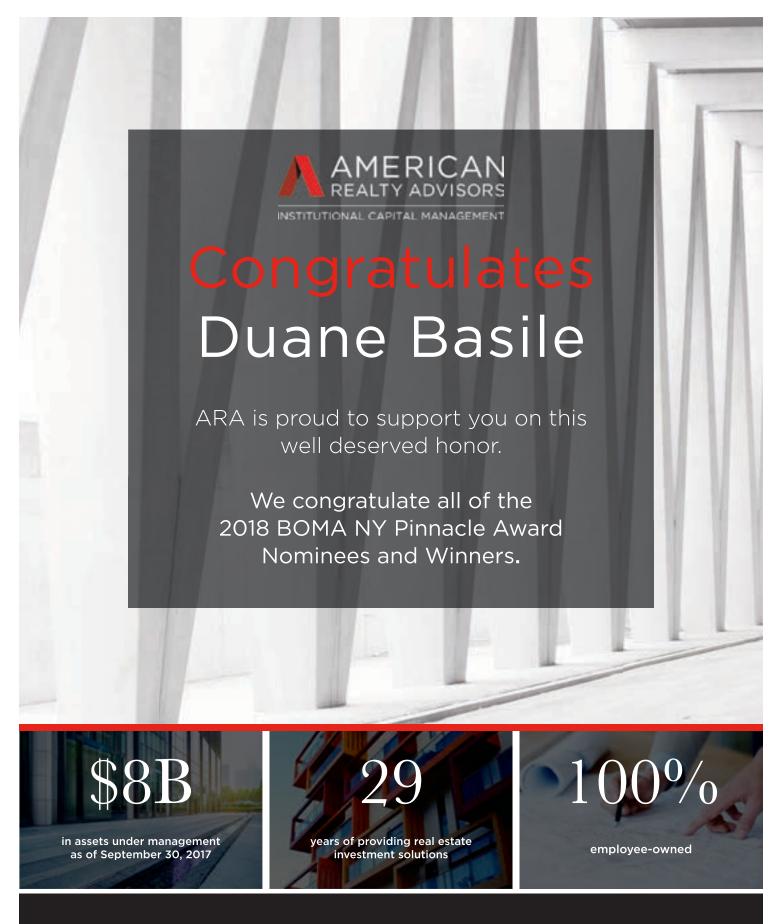


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DUANE BASILE CUSHMAN & WAKEFIELD INC.

For nearly 11 years, Duane has worked with Cushman & Wakefield as a property manager and chief engineer, maintaining and managing 395 Hudson Street. Among his responsibilities are supervising and coordinating all aspects of the building's operations, including management, engineering, cleaning, security, payroll, budgeting and monthly reporting for the 718,036-square-foot property, where WebMD is a major tenant.

He began working with Cushman & Wakefield in 1997 as a start-up engineer and fire safety director, coordinating access for all contractors relating to building and tenant requirements. Prior to working with Cushman & Wakefield, he began his career as an Engineer Helper at 59 Maiden Lane with Olympia & York in 1990. Upon securing his Refrigeration License, he then moved on to 395 Hudson Street as an Engineer and has been on-site ever since. In 2013, 2014 and 2017, he achieved ENERGY STAR awards for the property while completely overhauling tenant and mechanical spaces.

Charlie Mees, director of the WebMD facilities and real estate, has worked closely with Duane since early 2014. "Our company has approximately 150,000 square feet of the building he manages," he says. "Prior to us moving to this location, it took us seven months to complete a demolition and refit of our office space. Throughout this entire process, Duane was supportive in helping us navigate the building and assisting our construction teams until completion of this massive project."

Duane has attended Turner Refrigeration School in preparation and training for his operating engineers license and his certificate of qualification for refrigeration engineers license, as well as the Local 94 School of Environmental Control. He is a fire and life safety director, emergency action plan director, air compressor certified, OSHA 10-hour safety certified, a universal technician for refrigerant recovery and cooling tower certified. He has been a BOMA/NY member for over 10 years.



YEARS IN MANAGEMENT: 10.5

EXPERIENCE: Began his career at Cushman & Wakefield in 1997 as a start-up engineer and fire safety director for the 718,036-square-foot 395 Hudson Street. For the past 11 years, he has taken on the role of property manger and chief engineer at the property, responsible for supervising and coordinating all aspects of the building's operations, including management, engineering, cleaning, security, payroll, budgeting and monthly reporting.

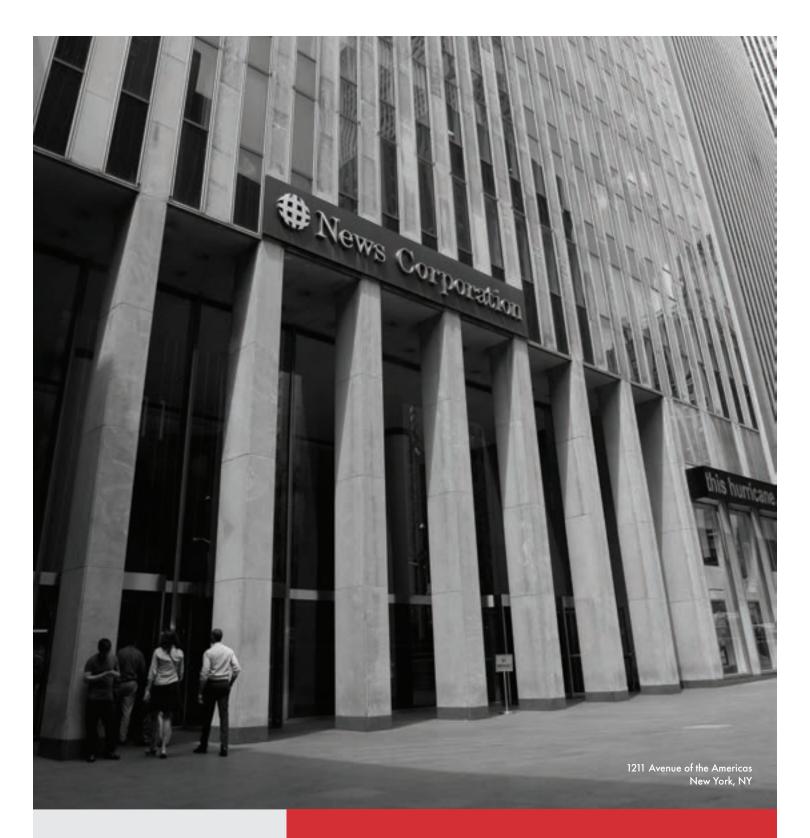
EDUCATION: COQ for Refrigeration Engineers License and Preparation for Operating Engineers License, Turner Refrigeration School; Local 94 School of Environmental Control; Fire and Life Safety Director; Emergency Action Plan Director; Air Compressor Certified; OSHA 10-Hour Safety Certified; Universal Technician for Refrigerant Recovery; Cooling Tower Certified.

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Salutes

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

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MANAGER OF THE YEAR (10-PLUS YEARS) BC



SHARON HART-FANELLI, CPM, RPA, LEED GA CUSHMAN & WAKEFIELD INC.

Sharon is the Account Director at Cushman & Wakefield Inc. for the New York Life Account. Since 2011, she has directed all fiscal and operational activities for New York Life's home office properties, including locations in New York, New Jersey and Georgia; totaling nearly 2.3 million square feet.

Some of her responsibilities include overseeing the completion of various capital projects, including façade remediation, elevator modernization and lighting upgrades. This has helped her implement an energy savings project that resulted in a 15% savings across the sites, and janitorial and project coordination changes that provided a 4% annual savings.

Sharon has experienced working and living in multiple locations across the United States, starting as a development and acquisitions manager in 1993 with AMLI Residential Property Trust in Chicago. In this role, she conducted development activities for multifamily apartment communities in Texas, Kansas, Chicago and Georgia, and participated in due diligence activities for acquisitions and developments. When living in Connecticut, she was a member of SoCT BOMA before joining BOMA/NY six years ago after accepting a position in New York City. She is also a member of IREM.

"In addition to her focus on her client's assets, Sharon strives to ensure that each and every team member reaches his or her potential," says Brian McCann, managing director at Cushman & Wakefield. "For example, one of the janitorial team members showed an interest in engineering. He was encouraged and given the opportunity to learn from the existing team, and when he passed his engineering certifications, he was subsequently hired at the property as a union engineer."

Sharon received a BA in Psychology from Mercer University and has received LEED Green Associate, BOMI Real Property Administrator designation and IREM Certified Property Manager accreditation. She volunteers at several non-profits including GiGi's Playground NYC and Literacy Volunteers of the Tarrytowns at Warner Library. She also serves on the architectural review board for the Village of Ardsley.



YEARS IN MANAGEMENT: 25

EXPERIENCE: Began her career as a development and acquisitions manager in 1993 for AMLI Residential Property Trust in Chicago. Currently serves as Account Director for the New York Life account for Cushman & Wakefield. Since 2011, she has directed all fiscal and operational activities for New York Life's home office properties, including locations in New York, New Jersey and Georgia totaling nearly 2.3 million square feet.

EDUCATION: BA in Psychology, Mercer University; LEED GA, RPA and CPM Accreditations



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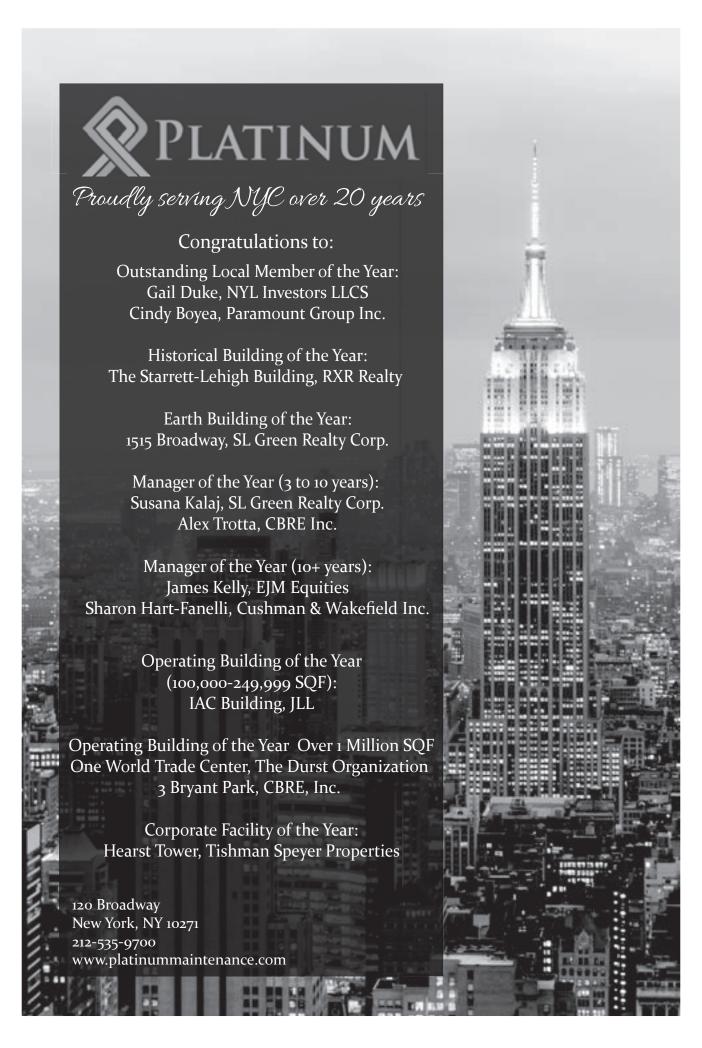
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MANAGER OF THE YEAR (10-PLUS YEARS)



JAMES D. KELLY, RPA EDWARD J. MINSKOFF EQUITIES

Jim is a property manager for Edward J. Minskoff Equities, where he was initially responsible for managing the completion of the \$30 million upgrade and repositioning of the 450,000-square-foot 101 Avenue of the Americas. Subsequently he was responsible for developing the building operations and selecting the staff at 101 Avenue of the Americas.

Before joining EJM Equities in 2012, he worked as director of technical operations and regional facilities manager for Westfield Group for four years. There, he applied his experience with operational strategy during the World Trade Center retail redevelopment program in partnership with the Port Authority of New York & New Jersey, interfacing with multiple stakeholders to negotiate access agreements and develop the retail operational programs.

Jim's vast portfolio includes notable projects at the Westfield Garden State Plaza, the Corporate Data Center for the McGraw-Hill Companies, the capital upgrades at the Marsh & McLennan corporate headquarters, and the NYC Department of Environmental Protection capital upgrade programs at Newtown Creek. His unique blend of experience includes construction, commercial property management, corporate facilities and operations. He was a member of the 1166 Avenue of the Americas team receiving the BOMA/NY 2003 Pinnacle Award for Renovated Building of the Year and the recipient of the BOMA/NY 2016 Pinnacle Award for Operating Building of the Year in the 250,000-499,999 Sq. Ft. category.

His undergraduate studies include Psychology and Political Science at SUNY Stony Brook and Psychology at SUNY Oswego. He also attended the Plumbers Local Union #775 Apprenticeship School finishing at the top of his class. He has also obtained his NYFD Fire Safety Director license and BOMA Real Property Administrator designation.

Jim is a resident of Bronxville, NY, where he has served as president of the Boards of Directors for the Hampshire House Cooperative since 2003. He has also served a member of the Board of Directors for The Wilson House, a non-profit in East Dorset, VT.



YEARS IN MANAGEMENT: 12

EXPERIENCE: His commercial real estate career began at 1166 Avenue of the Americas in 1999 where he was Assistant Building Manager working for CB Richard Ellis. In 2006 Jim became the Building Manager at 600 Third Avenue. His following role with CB Richard Ellis was as East Region Facility Manager working on the McGraw Hill portfolio. He subsequently joined Westfield Group, where he worked on the World Trade Center retail redevelopment program in partnership with the Port Authority of New York & New Jersey. Currently he is a property manager for Edward J. Minskoff Equities, where he is responsible for the completion of a \$30 million upgrade and repositioning of the 450,000-square-foot 101 Avenue of the Americas.

EDUCATION: Undergraduate studies in Psychology and Political Science, SUNY Stony Brook; Plumbers Local Union #775 Apprenticeship School; NYFD Fire Safety Director Certification; RPA Accreditation



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HERON TOWER CUSHMAN & WAKEFIELD INC.

Built in the mid-1980s, the Kohn Pederson Fox Associates-designed Heron Tower—a 26-story, 154,000 square-foot office tower located on 55th between Park and Madison—was relatively unchanged. The New York Times once called the gray granite-clad building a "medium-sized building with the detailing of a monumental one," complemented by a deep-set entrance, opulent marble lobby and stunning rear garden.

However, in January 2016, Owner Amtad LLC and Manager Cushman and Wakefield introduced a new collective vision to enhance the building, culminating in receiving an ENERGY STAR label and LEED - EB Gold Certification in December 2017. Among upgrades to the building included 17 new interior and 104 exterior air-conditioning units, variable frequency drives on pumps and the cooling tower, and the installation of a building management system. The property management team also successfully completed a building-wide retrofit to low-flow water fixtures, meeting LEED prerequisites and achieving a 40% water reduction.

The Plaza District gem features a club-like atmosphere and fraternal rapport between tenant and staff. Building management plans to further enhance the building and strengthen tenant satisfaction by transitioning to web-based property management schedules and work-order systems.



OWNER: Amtad LLC

MANAGEMENT FIRM: Cushman & Wakefield Inc.

PROPERTY MANAGER: Joseph McCausland, RPA, FMA, SMA,

LEED AP O+M

MECHANICAL: Lacor Mechanical

ELEVATOR MAINTENANCE: Fujitech

ELEVATOR CONSULTING: Omega Industries

WATER TREATMENT: Pure Water Solutions

BMS: Automated Building Management Systems

CARPENTRY: Micron General Contractors

ELECTRICAL CONTRACTOR: Knight Electrical Services

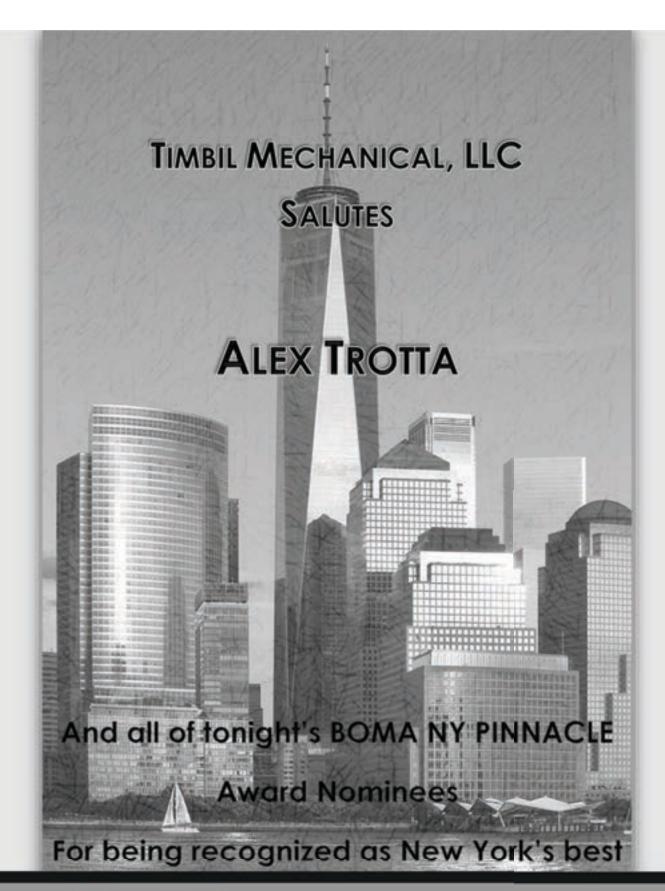
LEED CONSULTANT: CodeGreen Solutions

GENERAL CONTRACTOR: Micron General Contractors





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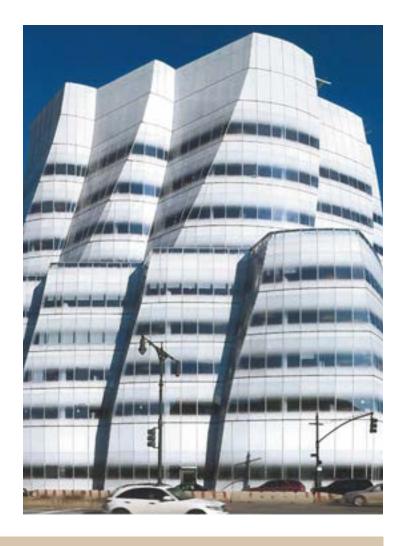
When global media giant IAC chose West Chelsea as the nerve center of its 20,000-employee worldwide network, it also chose to create one of urban architecture's most dramatic statements. Located at 555 West 18th Street, the 10-story, 211,312 square-foot building designed by Frank Gehry and Barry Diller was conceptualized to be harmonious with its one-of-a-kind waterfront location.

The dramatic profile of the IAC world headquarters rears over the Hudson River horizon like a ship of billowing sails. The first all-glass design by Gehry and Diller features a whimsical curtainwall fabricated in Italy and then cold-warped to create dreamlike curves. Thousands of white ceramic dots are baked into the glass, which creates a sparkling white exterior that gives the building a sugar-coated look, often likened to frosting.

Unique in every way on the exterior, the IAC headquarters has equally radical interiors. Its glass-walled lobby glows with vivid neon colors, courtesy of one of the world's largest video walls, providing a powerful marketing tool for the company and playing a communications role for events and the community.

The underlying skeleton uses reinforced concrete ribs and columns that slope in every direction, defining workspaces that appear random. However, these free-flowing modular spaces support IAC's creative employees and draw natural light inside, supporting IAC's goal to create a building that reflects and facilitates the inventiveness of their businesses.

A work of art in its conception, the IAC Building in its execution has become a public favorite and a masterpiece of new generation architecture for all of New York and the world to enjoy.



OWNER: IAC / Interactive Group

MANAGEMENT FIRM: JLL

PROPERT MANAGER: Thomas Panissidi

JANITORIAL: ABM Janitorial Service

FILTER SUPPLIER: Columbia Filters. Inc.

CLASS E SYSTEM: Firecraft of New York, Inc.

ENVIRONMENTAL CONSULTANT: Environmental Building

Solutions, LLC

ENERGY CONSULTANT: ESPartners Inc.

WASTE MANAGEMENT: Waste Connections Inc.

VIBRATION ANALYSIS: J & S Precision Balancing Inc.

ELEVATOR SERVICE: Nouveau Elevator Industries, Inc.

ELECTRICAL CONTRACTOR: Knight Electrical Services Corp.

METAL/MARBLE MAINTENANCE: Platinum Maintenance

GROUT REJUVENATION: Bio-Bright **GENERAL SUPPLIES:** GKS Industries

MECHANICAL CONTRACTOR: Interstate Mechanical

FIRE PREVENTION: Total Fire Protection

WINDOW TREATMENT: The Shade Factory

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280 PARK AVENUE CBRE, INC.

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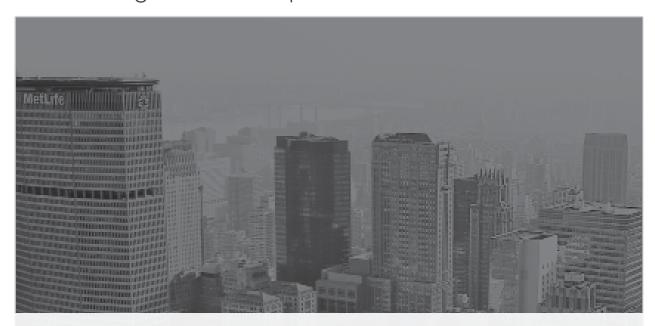
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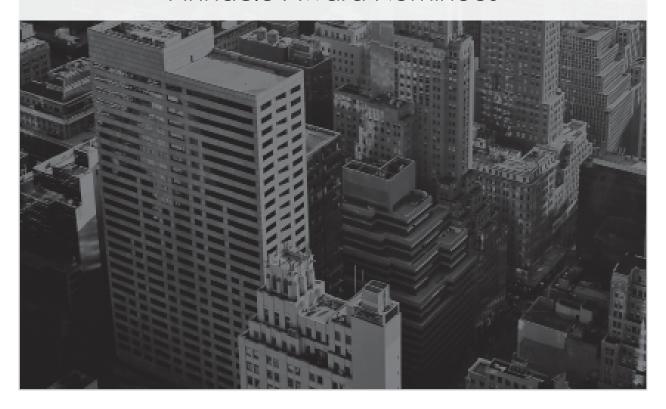
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Carolina Ramos, RPA, LEED AP O+M, Winter Properties

The Starrett-Lehigh Building, RXR Realty

3 Bryant Park, CBRE, Inc.

And

To All The Other BOMA/NY Nominees

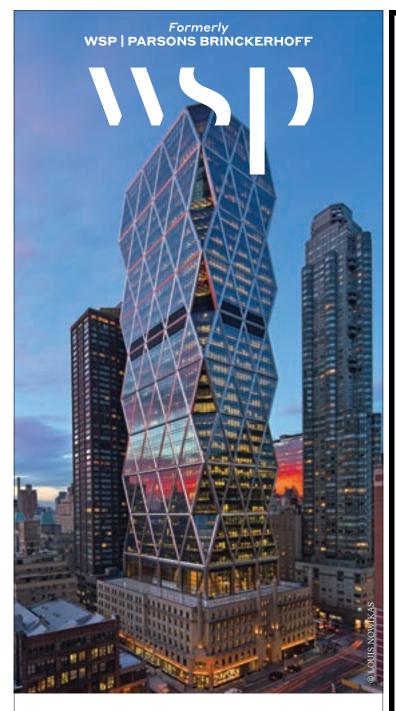
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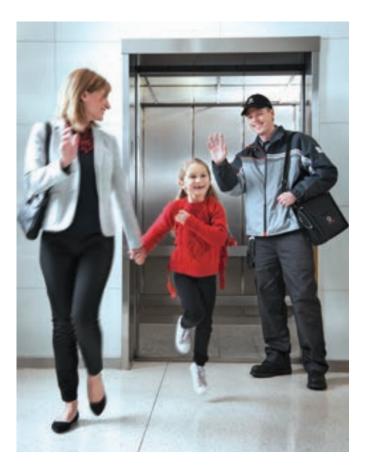
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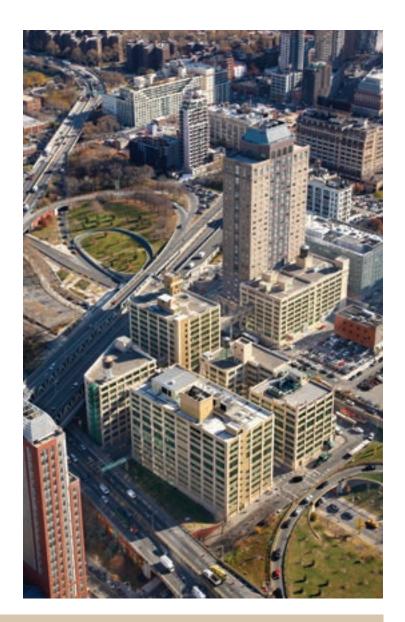
DUMBO HEIGHTS KUSHNER COMPANIES

When the partnership of Kushner, LIVWRK and RFR Realty acquired the 750,000-square-foot Dumbo Heights campus in 2014, it confronted the question of how to appropriately balance an ecosystem rather than simply converting the four buildings into housing, as was expected. At the time, the borough was woefully underserved in terms of office space.

In 2015, the partnership embarked on a comprehensive rehabilitation of the complex, including newly renovated lobbies and roof decks, dark fiber pre-certified for Wired Platinum Certification, modernized elevators, updated heating and cooling systems, augmented security and life safety, state-of-the-art building management technology and a new 13,500-square-foot furnished and activated plaza.

Today, Dumbo Heights—located between the Manhattan and Brooklyn Bridges—makes up more than 2% of the borough's total office space. The Tech Triangle campus has become the destination for Brooklyn's top technology, creative, and e-commerce firms, and in its first year, record-breaking leases were signed with Etsy and WeWork. The retail base of the building has also welcomed innovative tenants like Bluestone Lane Coffee, Shadowbox and WorkOf.

By carefully designing an entire campus of retailers and patron tenants around the desires of the creative-professional end user, the partnership realized a self-sustaining neighborhood of best-in-class office space that allows employees to work locally, eat locally, and play locally. This has created a foundation not only for scrappy startups, but companies at all levels of operational maturity and potential for growth. Dumbo Heights has fostered a cultural awakening from scratch through great placemaking and local flavor.



OWNER: Kushner Companies, CIM, and LIVWRK

MANAGEMENT FIRM: Westminster Management

BUILDING MANAGER: Frank Janos

CLEANING: Anchor Building Maintenance Company

EXPEDITOR: Rizzo Group

SECURITY: Custom Protective Service LLC

TELECOM: Hudson Fiber Network Inc.

FIRE SYSTEMS: Metro Fire Inspection and Maintenance Inc.

HVAC: Controlled Combustion

ELEVATORS: Nouveau Elevator Industries, Inc.

UTILITY CONSULTANT: ConService

ELECTRICAL CONTRACTORS: Surepower Inc

Color denotes BOMA/NY membership



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3 BRYANT PARK CBRE, INC.

When 1095 Avenue of the Americas opened in 1972, it was a market pioneer: The 42-story, owner-occupied corporate headquarters of New York Telephone was the Avenue's first modern-era office tower south of 42nd Street. The eclectic Kahn and Jacobs designed building included state-of-the-art infrastructure and a façade design evoking telephone wiring.

However, by the 2000s, seismic shifts in business, technology and real estate were rendering 1095 obsolete. To meet and exceed expectations, 1095 was transformed by NYC's largest single-building renovation to date into a global headquarters destination with the architecture, amenities and service befitting a world-class address.

After a nearly \$40 million renovation, 1095 Avenue of the Americas re-entered Midtown as the Moed de Armas & Shannon designed 3 Bryant Park (3BP) with a vivid green glass façade, elegant new lobby and entrance, upgraded infrastructure and the award-winning retail component, The Cubes. Four years later, it attracted new global ownership in Ivanhoe Cambridge, Callahan Capital Partners Inc., and Verizon Communications, Inc., whose long-term, ongoing strategic investments in infrastructure, amenities and best-in-class service have up-leveled 3BP's market position once again.

Now a visual landmark at the crossroads of Midtown, 3BP meets the streetline with a two-story granite base featuring retail showcase windows blending seamlessly with the curtainwall system above.

Entering 3BP is an experience. Lead Tenant Salesforce, whose name adorns the Avenue façade, enters beneath that branding via a designated entrance, soon to be transformed to reflect the cloud computing giant's corporate culture while providing access for all tenants. The renovation relocated the main entrance to the gracious green space behind the tower, a multi-level, seasonally landscaped public park that includes seating, contemporary sculpture and Wi-Fi. Fronting it is The Cubes, a unique three-story retail compendium of asymmetrical glass spaces.

The lofty, minimalistic main lobby is framed by the façade's double-height clear glass and cool white marble, with leather bench seating and a marble security desk. Access is handled in an adjoining marble lobby leading directly to the elevators.

OWNER: Ivanhoe Cambridge / Callahan Capital Properties

MANAGEMENT FIRM: Callahan Management / CBRE, Inc.

GENERAL MANAGER: William Vazquez

CLEANING: Quality Building Services Corp.

ELECTRICAL: NJS Electric

SECURITY: Allied Universal Security Services LLC

ELEVATOR: Schindler Elevator Corporation



As dramatically repositioned as it is, 3BP does continue one tradition from its past—embodying corporate culture in design. And today's tenant has taken that to new heights, going beyond the usual to create inspirational environments with art and sculpture to rooms for mindfulness and meditation, with all spaces capitalizing on 3BP's superb 360-degree views.

ELEVATOR CONSULTANT: Citywide Elevators Consulting

METAL & MARBLE SERVICE: Platinium Maintenance

FIRE ALARM AND TESTING: Firecom, Inc.

BUILDING MANAGEMENT SYSTEM: Automated Logic

ENERGY CONSULTANT: Integrated Energy Solutions

Corporation (IES)

LANDSCAPER: Cambridge Floral Design

Color denotes BOMA/NY membership



SALUTES JAMES KELLY

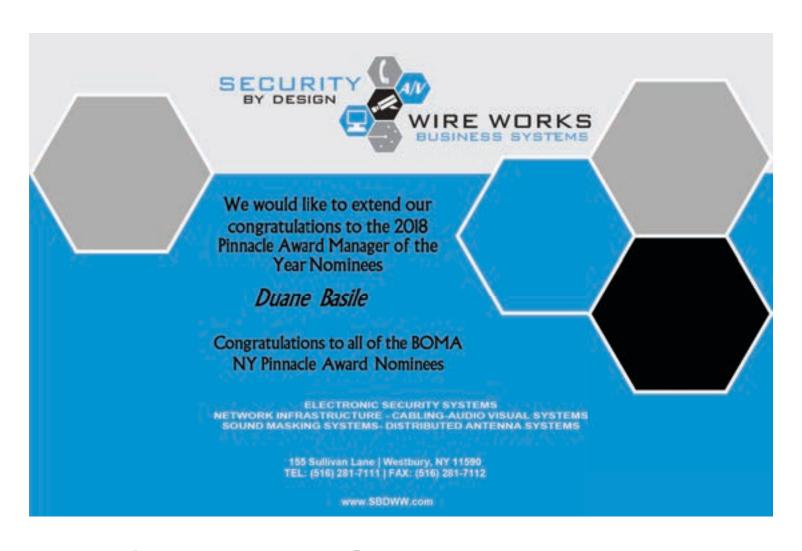
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Landscaped plazas encircle OWTC and provide access from the north and south; Observatory access is from the west. The 185-foot-high, square, windowless base incorporates unprecedented security precautions within concrete infrastructure, while its exterior features an elegant steel and glass curtainwall. Glass fins perform mechanical and security functions, direct daylight across the site and come alive at night with vivid, decorative LED lighting.

At the 20th floor, the base is chamfered back to sculpt a faceted tower of eight elongated, isosceles triangles. Ascending towards the crown, the tapering tower creates a footprint that shifts from square to near perfect octagonal symmetry, culminating in a glass parapet. One million square feet of low-E, ultra-white, clear-coated glass cover the façade and reflect city and sky in a shimmering, kaleidoscopic effect.

The building's lobby pays homage to the original One World Trade Center, where the core is clad in white marble from the same Carrara, Italy quarry that supplied the Twin Towers. Contemporary finishes of stainless steel and glass bring a timeless sophistication to the space, as do enormous, vibrantly-colored sculptural paintings. Elevator banks and cab finishes repeat the lobby design, and destination dispatch elevators provide some of the most efficient vertical transportation available today. The world's fastest elevator plays a time-lapse historical video while speeding visitors—in under 60-seconds—to a spectacular multimedia experience and breathtaking panoramas in the Observatory.

Crowning all is the 408-foot spire, ringed with sculpted LED light fixtures and encasing the region's most powerful broadcast antenna, enough to power all the City's broadcast needs. At night, it beams a light that can be seen for miles, signaling One World Trade Center is a dynamic partner in the City's progress.

OWNER: The Port Authority of NY & NJ and The Durst Organization

MANAGEMENT FIRM: The Durst Organization

PROPERTY MANAGER: Tom Butler

ELEVATOR MAINTENANCE: Thyssenkrupp Elevator Corporation

ELEVATOR CONSULTING SERVICES: VDA

WATER TREATMENT: Chem-Aqua, Inc.

WATER CONSULTANT: Homeyer Consulting

NFPA 25 REQUIREMENTS: Rael Automatic Sprinkler Co., Inc.

FIRE ALARM MAINTENANCE: Fire Service

FACILITY MANAGEMENT SOFTWARE: Database International

Group aka Aware Manager

ACCESS CONTROL/ SECURITY: Securitas

BMU MAINTENANCE: CoxGomyl

GENERAL CONTRACTOR: Turner Construction
CANINE EXPLOSIVE DETECTION: MSA Security

REVOLVING AND SWING DOOR

MAINTENANCE/INSPECTION: Plumb Door

ELECTRICAL CONTRACTOR: P.E. Stone, Inc.

WINDOW WASHING: Upgrade Services

WASTE REMOVAL: Royal Waste Services, Inc

Color denotes BOMA/NY membership





Salutes Sharon Hart-Fanelli

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HEARST TOWER TISHMAN SPEYER PROPERTIES

In 2012—less than a decade after Hearst Tower soared above Midtown as New York's City first LEED Gold office tower—the building reaffirmed its landmark sustainability status by becoming the city's first existing operating building to achieve LEED Platinum. In 2016, it was recertified Platinum.

The drive to Double Platinum—an accomplishment unmatched nationwide—was the latest manifestation of entrepreneurial energy that has underwritten The Hearst Corporation's publishing success. It inspired the Tower's original vision and is translated into daily practice, keeping Hearst's world headquarters at 300 West 57th Street at the forefront of commercial real estate.

Interpreting that vision are owner Hearst, building manager Tishman Speyer and the pioneering Tower itself, beginning at its base. Designed by Lord Norman Foster, the 46-story, 856,000-square-foot steel and glass tower rests on a six-story landmarked structure built by William Randolph Hearst. Made of limestone, every inch of the base is as flamboyant as Hearst's founder, its mythical carvings echoing 1920s Hollywood.

Hearst's diagrid curtainwall—a North American first—eliminated traditional vertical beams, allowing it to use 20% less steel than usual, provide greater structural support and create unique workspaces. Natural elements are used throughout the building, from the lobby water feature, Icefall, to the rooftop rainwater harvesting system. Set within the polished steel beams of the diagrid is the nine-story lobby atrium. On the third floor, Café 57 blends meeting and gallery space, while elevators of brushed stainless steel and laminated silk panels transport passengers.

Each office floor reflects Hearst's signature collaborative workstyle, featuring open plans with corner offices for group meetings. Floor-to-ceiling, low-E glass windows provide 95% of all offices with natural light and spectacular views. Amenities integrating business necessities and employee creativity include a broadcast studio, digital photography center, fitness facilities, executive conferencing/dining center, 168-seat theater and the high-tech Good Housekeeping

Research Institute, which tests consumer products for all of America.

That creativity extends to behind the scenes, where building management continues to optimize operations that create workplace environments to reflect Hearst's signature drive and cements the Tower's historic position as the nation's first publicly recognized, triple LEED-certified building.

OWNER: Hearst Corporation

MANAGEMENT FIRM: Tishman Speyer Properties

PROPERTY MANAGER: Karen Montero

CLEANING: Harvard Maintenance

RUBBISH REMOVAL: Waste Connections

METAL MAINTENANCE: Platinum Maintenance

ELEVATOR MAINTENANCE: Schindler Elevator Corporation

LIGHTING MAINTENANCE: Unity Electric Company

CARPENTRY AND MOVING SERVICES: Certified Moving and Storage

EXTERMINATING: Assured Environments

SECURITY: Allied Universal Security Services LLC







Color denotes BOMA/NY membership

2019

BOMA NEW YORK

PINNACLE AWARDS



NOMINATIONS ARE NOW OPEN!

Nomination forms are available at the registration table and on our website at bomany.org/the-pinnacle-awards.

All nominations must be received by MAY 31, 2018.



For more information on nominations, please contact AMI SHAH at ami@bomany.com
or 212.239.3662 Ext. 211.

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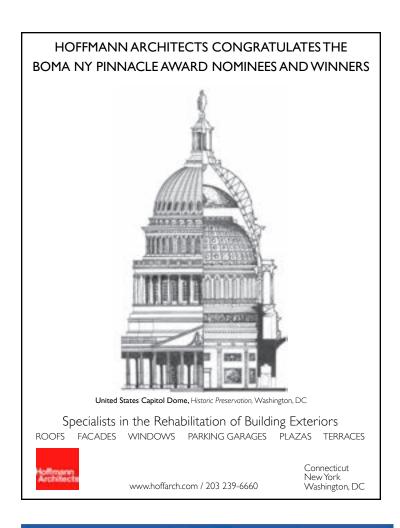
1 WTC, 1515 Broadway, 280 Park, The Hearst Tower, Sharon Hart-Fanelli, Starrett-Lehigh Building

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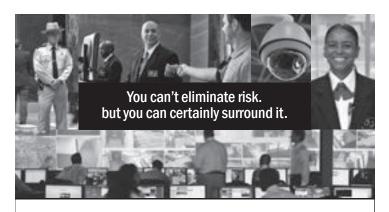
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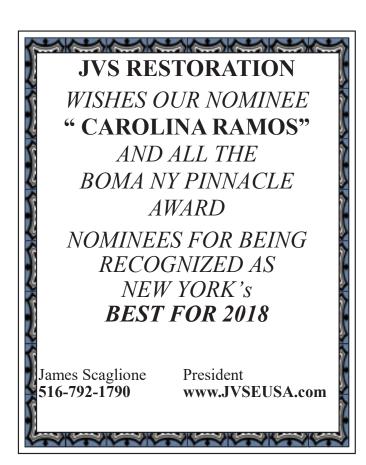
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OUTSTANDING LOCAL MEMBER

2001-2 Steven W. Ford

2002-3 Edward M. Fallon, RPA

2003-4 Angelo J. Grima

2004-5 Desmond J. Burke

2005-6 Kathleen A. Murphy, RPA/CPM

2006-7 Mark S. Landstrom, RPA

2007-8 Louis J. Mantia

2008-9 James R. Kleeman, RPA

2009-10 Walter F. Ulmer, III

2010-11 Morris Wiesenberg, RPA

2011-12 John B. Simoni, Esq.

2012-13 Ronald S. Zeccardi

2013-14 Louis J. Trimboli, RPA/FMA/LEED AP

2015 John Brandstetter

2016 Michael F. Flatley, CEM, LEED AP, CPMP

2017 Deborah Tomasi, Cushman & Wakefield, Inc.

HISTORICAL BUILDING

2001-2 30 Rockefeller Plaza

2003-4 The International ToyCenter (200 Fifth Avenue)

2004-5 Lever House (390 Park Avenue)

2005-6 230 Park Avenue

2006-7 60 East 42nd Street (The Lincoln Building)

2007-8 375 Park Avenue (The Seagram Building)

2008-9 48 Wall Street

2009-10 Empire State Building

2010-11 30 Rockefeller Plaza

2011-12 122 East 42nd Street (The Chanin Building)

2013-14 230 Park Avenue

2015 The Argonaut Building

2016 500 Fifth Avenue

2017 620 Avenue of the Americas

GOVERNMENT BUILDING

2002-3 492 First Avenue

2005-6 90 Church Street

2006-7 290 Broadway

(Ted Weiss Federal Office Building)

2007-8 US Post Office & Courthouse

2008-9 Alexander Hamilton US Custom House

2009-10 26 Federal Plaza

2015 Jacob K. Javits Convention Center of New York

NEW CONSTRUCTION

2001-2 5 Times Square

2002-3 383 Madison Avenue

(Bear Stearns World Headquarters)

2003-4 The Reuters Building at 3 Times Square

2004-5 300 Madison Avenue

2005-6 Times Square Tower (7 Times Square)

2006-7 The Hearst Tower

2007-8 731 Lexington Avenue

2008-9 555 West 18th Street (IAC Building)

2009-10 Gateway Center at Bronx Terminal Market

2010-11 The Bank of America Tower at One Bryant Park

2011-12 11 Times Square

2013-14 4 World Trade Center

2015 51 Astor Place

2016 250 West 55th Street

2017 One World Trade Center

EARTH	AWARD	2011-12	112 W	/est 34th Street		
2005-6	4 Times Square	2012-13	330 1	Madison Avenue		
	290 Broadway (Ted Weiss Federal Office Building)	2013-14	1330	Avenue of the Americas		
	The Hearst Tower	2015	452 F	- - - - - - - - -		
	7 World Trade Center	2016	330 \	West 34th Street		
		2017		641 Avenue of the Americas		
	The Bank of America Tower at One Bryant Park	2017	000	741 Avenue of the Americas		
	One Penn Plaza	MANAGERS OF THE YEAR				
	The Hearst Tower	2002-2003				
	2 Penn Plaza	Michael J. Bosso, Brookfield Financial Properties				
2015	1325 Avenue of the Americas	Valerie Coleman, RPA, Insignia/ESG, Inc.				
2016	712 Fifth Avenue	Thomas E. Cook, RPA, Atco Properties & Management, Inc.				
2017	Starrett-Lehigh Building	Timothy J. Hogan, RPA, Grubb & Ellis Management Services, Inc.				
HENDY	Z L MULLED			, RPA, Cushman & Wakefield, Inc.		
	J. MULLER VEMENT AWARD					
		Stephen A. McGann, RPA/CPM, Tishman Speyer Properties				
	Former Mayor Rudolph W. Giuliani	Richard D. Molfese, RPA/FMA, Colliers ABR, Inc.				
	NYC2012	James A.	Reich	nert, RPA, Insignia/ESG, Inc.		
	Stephen M. Ross, The Related Companies	MANAC	ERS	OF THE YEAR		
	NYC Department of Buildings	3-10 YEARS EXPERIENCE				
	Parish of Trinity Church, Trinity Real Estate	2003-20		Rona Siegel		
2006-7	The Durst Organization	2003-20	704	Tower Realty Management Corp.		
2007-8	Silverstein Properties	2004-20	005	Igwe N. Harve, RPA/FMA,		
2008-9	PlaNYC2030	2004 20	, , ,	CRG Management LLC		
2009-10	The Bronx Renaissance	2005-20	006	Paul Gordon		
2010-11	The High Line			Macklowe Properties, Inc.		
2011-12	National September 11 Memorial & Museum	2006-20	07	Meghan Ellen Gill,RPA/FMA		
2017	The Port Authority of NY & NJ			SL Green Realty Corp.		
	for the World Trade Center Site	2007-20	80	Jose M. Toro		
CORRO	DATE FACILITY			Grubb & Ellis Management Services, Inc.		
	PRATE FACILITY	2008-20	09	Juan Machado		
2004-5	Scholastic Inc. Headquarters			Jones Lang LaSalle Americas, Inc.		
2005 6	(555–557 Broadway)	2009-20)10	Peter H. Corrigan, LEED AP		
	Ernst & Young Headquarters (5 Times Square)			Colliers ABR, Inc.		
	550 Madison Avenue (The Sony Building)	2010-20	11	William D. Vazquez		
	1585 Broadway (Morgan Stanley)			CBRE		
	452 Fifth Avenue (HSBC Bank USA N.A.)	2011-201	12	Kenneth Fidje, RPA/LEED AP		
	The Hearst Tower			Vornado Office		
	575 Fifth Avenue	2012-20	13	Michael Aisner, RPA/LEED AP		
2011-12	1515 Broadway	2017 20	1.4	RXR Property Management		
2012-13	555 West 18th Street (IAC Building)	2013-20	14	Brian V. Jauntig RPA/LEED AP		
2013-14	731 Lexington Avenue	2015		Jennifer Ciccotto, RPA		
DENO	ATED BUILDING	2016		Rosemarie Krol, RPA		
	ATED BUILDING	2017		CBRE, Inc.		
	One Hudson Square	2017		Carol Nuzzo, RPA, FMA SL Green Realty Corp.		
	1166 Avenue of the Americas			JE Green Realty Corp.		
2003-4	150 Fifth Avenue					
2004 5	FOO Davide Assessed					

2004-5 500 Park Avenue
2005-6 501 Seventh Avenue
2006-7 1359 Broadway
2007-8 100 Park Avenue
2008-9 485 Lexington Avenue
2009-10 345 Hudson Street
2010-11 200 Fifth Avenue

		OF THE YEAR EXPERIENCE		500,000 to 1,000,000 Sq. Ft. 320 Park Avenue				
2003-2004		Vincent A. Fantauzzi, RPA CB Richard Ellis, Inc.		Over 1,000,000 Sq. Ft. Time Warner Center				
2004-2005		James J. Whelan, RPA/FMA Cushman & Wakefield, Inc.	2007-8	100,000 to 500,000 Sq. Ft. 215 West 125th Street				
2005-2006		Louis Trimboli, RPA/FMA CB Richard Ellis, Inc.		500,000 to 1,000,000 Sq. Ft. 522 Fifth Avenue				
2006-2007		Stephen A. McGann, CPM/RPA CB Richard Ellis, Inc.	2008-9	100,000 to 499,999 Sq. Ft. 120 West 45th Street (Tower 45)				
2007-2008		Javier Lezamiz CB Richard Ellis, Inc.		500,000 to 1,000,000 Sq. Ft. 750 Seventh Avenue				
2008-2009		Richard B. Wallace Vornado Office Management, LLC		Over 1,000,000 Sq. Ft. 1211 Avenue of the Americas				
2009-2010		Andrew Toland Cushman & Wakefield, Inc.	2009-10	100,000 to 499,999 Sq. Ft. 527 Madison Avenue				
2010-2011		Lawrence P. Giuliano, Sr., RPA/FMA/SMA/SMT Tishman Speyer Properties		500,000 to 1,000,000 Sq. Ft. 1350 Avenue of the Americas				
2011-2012		Cindy Boyea, RPA/CPM/CCIM Paramount Group, Inc.		Over 1,000,000 Sq. Ft. One Grand Central Place				
2012-2013		Patricia Revellese, SL Green Realty Corp.	2010-11	100,000 to 249,999 Sq. Ft. 609 Fifth Avenue				
2013-20 ¹ 2015	14	Joanne G. Porrazzo, RPA/FMA/LEED AP Herb Gonzalez		250,000 to 499,999 Sq. Ft. 1350 Broadway				
2016 2017		Stephen Mosca, CFM Peter Gorry, RPA, CEM		500,000 to 1,000,000 Sq. Ft. 450 Lexington Avenue				
OPERA	TING	OFFICE BUILDING		Over 1,000,000 Sq. Ft. 230 Park Avenue				
		000 to 1,000,000 Sq. Ft. nterchurch Center (475 Riverside Drive)	2011-12	100,000 to 249,999 Sq. Ft. 461 Fifth Avenue				
		1,000,000 Sq. Ft. n Madison		250,000 to 499,999 Sq. Ft. 600 Lexington Avenue				
2002-3		000 to 1,000,000 Sq. Ft. Park Avenue		500,000 to 1,000,000 Sq. Ft. 712 Fifth Avenue				
		1,000,000 Sq. Ft. .iberty Plaza		Over 1,000,000 Sq. Ft. 1301 Avenue of the Americas				
2003-4		00 to 499,999 Sq. Ft. fth Avenue	2012-13	100,000 to 249,999 Sq. Ft.				
		000 to 1,000,000 Sq. Ft. Fifth Avenue		110 East 42nd Street 250,000 to 499,999 Sq. Ft.				
		ominium Over 1,000,000 Sq. Ft. irace Building (1114 Avenue of the Americas)		1333 Broadway 500,000 to 1,000,000 Sq. Ft.				
2004-5	100,0	00 to 499,999 Sq. Ft.		1325 Avenue of the Americas Over 1,000,000 Sq. Ft.				
		1,000,000 Sq. Ft. letLife Building	2013-14	1633 Broadway 500,000 to 1,000,000 Sq. Ft.				
2005-6 100,0		00 to 499,999 Sq. Ft. Park Avenue		31 West 52nd Street Over 1,000,000 Sq. Ft				
	500,0	000 to 1,000,000 Sq. Ft. ipstick Building		1185 Avenue of the Americas				
	Over	1,000,000 Sq. Ft. oup Center						
2006-7	100,0	000 to 500,000 Sq. Ft.						

501 Seventh Avenue

2015 250,000 to 499,999 Sq. Ft. Corporate Facility The Hearst Tower 1359 Broadway 500,000 to 1,000,000 Sq. Ft. Local Member 340 Madison Avenue James R. Kleeman, RPA Over 1,000,000 Sq. Ft. 2011-12 Operating Office Building (Over 1,000,000 Sq. Ft.) One Hudson Square 230 Park Avenue 2016 250,000 to 499,999 Sq. Ft. Corporate Facility 101 Avenue of the Americas 575 Fifth Avenue 500.000 to 1.000.000 Sa. Ft. 2012-13 Corporate Facility 900 Third Avenue 1515 Broadway Over 1,000,000 Sq. Ft. Operating Office Building (100,000 to 249,999 Sq. Ft.) Starrett-Lehigh Building 461 Fifth Avenue 2017 500,000 to 1,000,000 Sq. Ft. **2013-14** Earth 810 Seventh Avenue The Hearst Tower Over 1,000,000 Sq. Ft. Operating Office Building (100,000-249,999 Sq. Ft.) 32 Old Slip 110 East 42nd Street Operating Office Building (Over 1,000,000 Sq. Ft.) BOMA MIDDLE ATLANTIC CONFERENCE 1633 Broadway **REGIONAL TOBY AWARDS** 2015 Historical Building 2001-2 Renovated Building 230 Park Avenue One Hudson Square 500,000 to 1,000,000 Sq. Ft. 2017 Historical Building 900 Third Avenue 30 Rockefeller Center Over 1,000,000 Sq. Ft. Operating Office Building (over 1,000,000 Sq. Ft.) Starrett-Lehigh Building Eleven Madison Member of the Year **BOMA INTERNATIONAL TOBY AWARDS** Steven W. Ford 2001-2 Renovated Building **2002-3** Renovated Building One Hudson Square 1166 Avenue of the Americas 2006-7 Government Building 2003-4 Member of the Year 90 Church Street Angelo J. Grima 2007-8 Corporate Facility **2004-5** Operating Office Building (over 1,000,000 Sq. Ft.) 550 Madison Avenue (The Sony Building) The Grace Building (1114 Avenue of the Americas) Operating Office Building (Over 1,000,000 Sq. Ft.) 2006-7 Historical Building **Time Warner Center** 230 Park Avenue 2008-9 Renovated Building Government Building 100 Park Avenue 90 Church Street 2010-11 Corporate Facility 2007-8 Corporate Facility The Hearst Tower 550 Madison Avenue (The Sony Building) **2011-12** Corporate Facility Government Building 575 Fifth Avenue 290 Broadway 2012-13 Corporate Facility (Ted Weiss Federal Office Building) 1515 Broadway Operating Office Building (Over 1,000,000 Sq. Ft.) 2015 Historical Building **Time Warner Center** 230 Park Avenue 2008-9 Historical Building THE GRAND PINNACLE 375 Park Avenue (The Seagram Building) FOR THE HIGHEST OVERALL SCORE Government Building 900 Third Avenue **US Post Office Courthouse** 2016 Renovated Building 2017 810 Seventh Avenue 100 Park Avenue 2009-10 Operating Office Building (Over 1,000,000 Sq. Ft.) 1211 Avenue of the Americas 2010-11 Historical Building

Empire State Building
Government Building
26 Federal Plaza

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PINNACLE AWARDS

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

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

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UPCOMING EVENTS

2018 ANNUAL CIGAR NIGHT

MARCH 19

5:30 PM - 10:00 PM

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2018 ENERGY ACTION DAY

APRIL 12

8:00 AM - 10:30 AM

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JUNE 11

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