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BOMA NEW YORK

AWARDS • 2020



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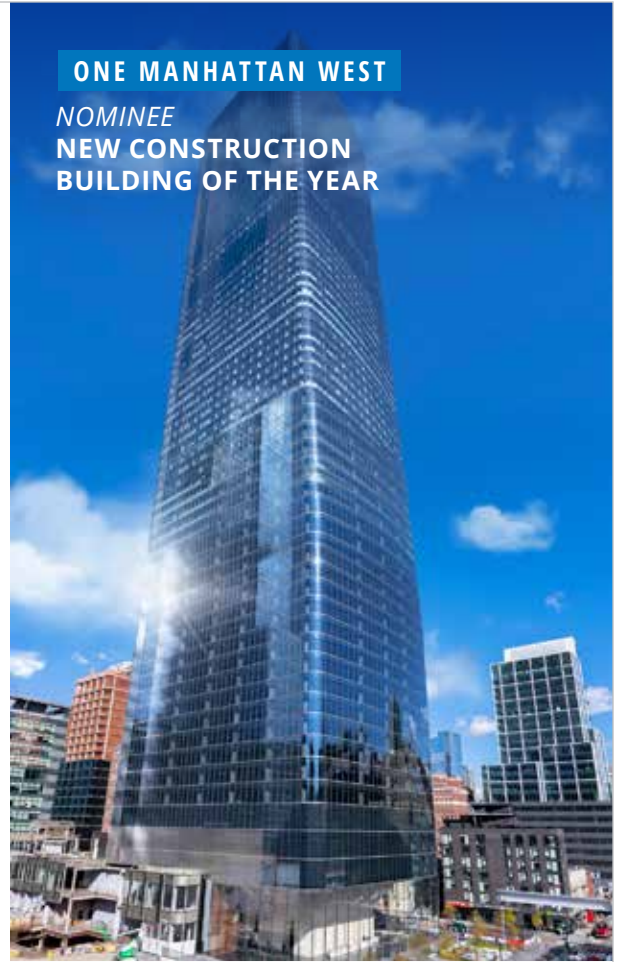
BOMA NY
Pinnacle Award
Nominees &
Winners

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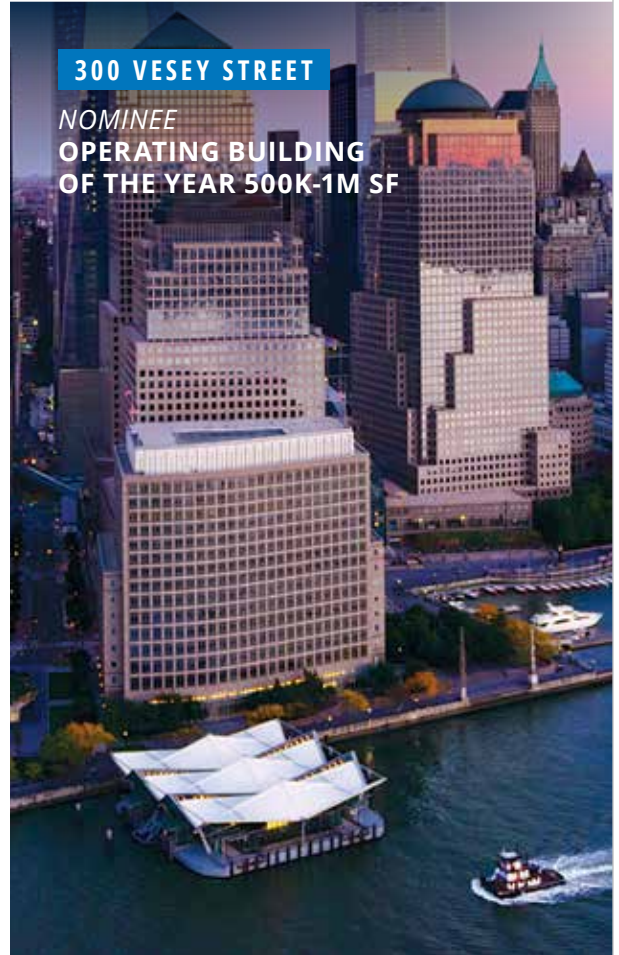
ONE MANHATTAN WEST

NOMINEE
**NEW CONSTRUCTION
BUILDING OF THE YEAR**



300 VESEY STREET

NOMINEE
**OPERATING BUILDING
OF THE YEAR 500K-1M SF**



CONGRATULATIONS TO ALL THOSE BEING RECOGNIZED AT THE

2020 BOMA NEW YORK PINNACLE AWARDS

WE PROUDLY RECOGNIZE OUR OWN



COLLEEN WILDES

Property Manager

Nominated for:

Manager of the Year
3 to 10 Years

RALPH DIDOMENICO

Chief Engineer

Nominated for:

Chief Operating Engineer



110 E 42ND STREET

*Nominated for:
Historical Building Award*



SOHO BUILDING

110 Greene Street

*Nominated for:
Operating Office Building*
100,000 - 249,999 sf

485 LEXINGTON AVENUE

*Nominated for:
Earth Award*





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

Michael Carraher
Daniel Monahan
Hector Eligio

& all of tonight's
BOMA Pinnacle Award Nominees



2020 Pinnacle AWARDS

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

I would like to take this opportunity to express our gratitude to the distinguished leaders and properties that have made the 2020 Pinnacle Awards an industry success. I am honored to be joined by esteemed industry peers and guests to celebrate the achievements of our nominees. Through your collective contributions this year, our industry is redefining office and residential space through technological innovations and dynamic new designs.

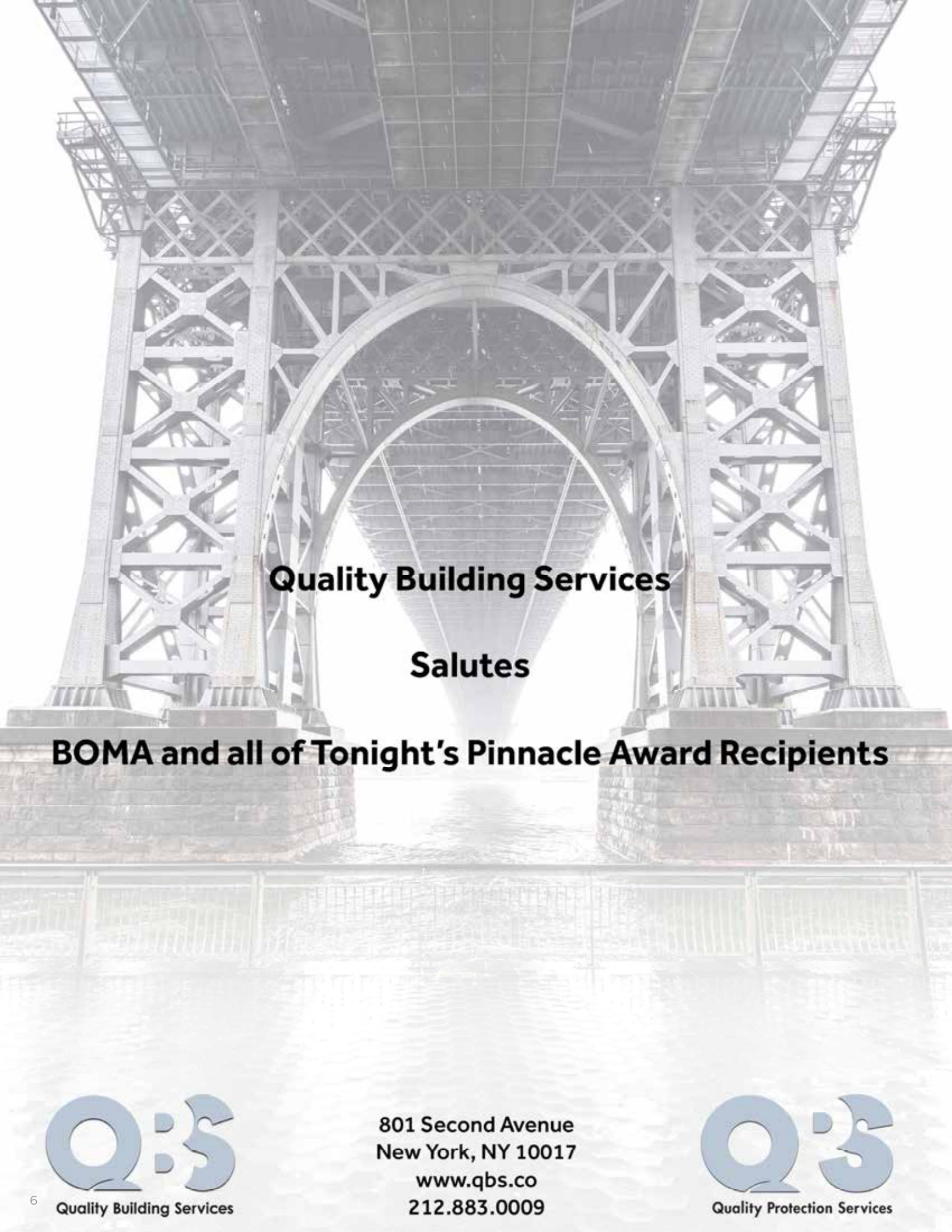
The Pinnacle Awards is a singular event that has been an annual New York tradition for the past 49 years. Each year, we have the privilege to recognize the most distinguished and creative leaders and innovators shaping our city. The Pinnacle Awards seeks to emphasize the highest standards while propelling innovation and growth within New York's commercial real estate industry.

This year, we also have the honor of presenting the Henry J. Muller Award, which recognizes individuals, institutions and companies that have substantially improved or had a major impact on the New York skyline. This year's honorees are Related Management Company, L.P. and Oxford Properties Group for their unprecedented achievement and collaboration on Hudson Yards.

I hope you enjoy learning more about the individuals and buildings in the following pages. We applaud each of you for your advancements and contributions. A special thanks to SL Green Realty Corporation and The Durst Organization for their Platinum Sponsorship.

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





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Salutes

BOMA and all of Tonight's Pinnacle Award Recipients



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Chair & Chief Executive Officer's Message	5
TABLE OF CONTENTS	7
INDEX OF ADVERTISERS	9
JUDGING CRITERIA	11
PINNACLE AWARD CATEGORIES	12
EVENT PROGRAM	15
2020 OFFICERS & DIRECTORS	19
OUTSTANDING LOCAL MEMBER	
Julie Arce.....	21
Nicholas Mather, RPA, LEED AP O+M.....	23
ABOUT BOMA NEW YORK	25
2020 BOMA NEW YORK CALENDAR	27
HISTORICAL BUILDING	
110 East 42nd Street.....	29
120 Broadway	31
NEW CONSTRUCTION	
One Manhattan West.....	35
MANAGER OF THE YEAR 3 TO 10 YEARS	
Michael Carraher	41
Colleen Wildes	45
Adrian Sierra	49
MANAGER OF THE YEAR 10+ YEARS	
Daniela Perez, FMA, RPA, LEED GA	53
Tracey Boyle.....	55
AWARDS COMMITTEE	59
SPONSORS	61
2019 PINNACLES AWARDS SPREAD	64-65
RENOVATED BUILDING	
10 Grand Central.....	67
EVENT CONTRIBUTORS	71
EARTH BUILDING	
485 Lexington Avenue	73
111 West 33rd Street.....	75
OPERATING BUILDING 100,000-249,000 SQF	
The SoHo Building.....	77
OPERATING BUILDING 250,000-499,999 SQF	
475 Fifth Avenue	79
OPERATING BUILDING 500,000-1 MILLION SQF	
300 Vesey Street.....	81
OPERATING BUILDING OVER 1 MILLION SQF	
140 Broadway	83
CHIEF OPERATING ENGINEER	
Nicholas D'Elia.....	85
Gerard Connolly.....	87
Daniel Monahan	89
Joseph Pestone	91
Ralph DiDomenico.....	97
Frank Kingston.....	105
OPERATING ENGINEER	
Hector Eligio	109
James Hart.....	113
Scott Lung	117
HENRY J. MULLER AWARD	
Hudson Yards.....	121
DECADE OF WINNERS	125



IMAGINE THE SKY'S THE LIMIT

Congratulations to this year's honorees on your outstanding achievements! It's an honor to help create your every vision. We are proud to support the **Building Owners and Managers Association of Greater NY** and all you do to shape our city's skyline.

AECOM TISHMAN

ABCO Peerless Sprinkler Corp	112	Evergreen Mechanical Corp.	119	P.J. Mechanical Services & Maintenance Corp	38
Able Services	54	Fanning Business Plumbing, Inc.	93	Platinum Maintenance Services Corp.	80
ABM Industries	32	FCS Metro, LLC	62	Power Tech Installations Electrical Contractors, Inc.	96
Advanced Control Solutions	24	Finally General Contractors	18	Prestige Restoration	50
AECOM Tishman	8	Firequench Inc.	11	Primiano Electric Co	107
AFA Protective Systems, Inc	30	Forest Electric Corp	106	Quality Fire Protection	70
Air Stream Air Conditioning Corporation	57	G.A. Fleet Associate Inc.	44	Rael	72
AKF	103	Gil-Bar Industries, Inc.	20	Robert S. Samuels Inc.	108
Alexander Wolf & Son	86	Harvard Maintenance, Inc.	63	SBM, Inc.	36
Allen Architectural Metals, Inc.	103	HLB Lighting Design	119	Schindler Elevator Corporation	98
Alliance Building Services	28	Holt Construction	66	Severud Associates	110
All Nu Electrical Contracting Corp	112	iES Mach	33	Silverstein Properties	22
Ambassador Construction Company, Inc.	52	Imperial Dade	111	Skyline Automation	99
Archetype Consultants, Inc.	47	Jacobs Doland Beer, LLC	76	SL Green Realty Corp.	2
Benjamin Maintenance	42	James E. Fitzgerald, Inc.	68	S&P Electric	116
Beyer Blinder Belle	111	JDP Mechanical, Inc.	116	Standard Fire Supression Corp.	114
BOMA 360	124	JLL	115	Summit Security Services	78
BOMA PropTech	124	JRM Construction	34	TEI Group	84
Boston Properties	14	Kaback Enterprises	100	The Durst Organization	4
Brookfield Properties	1	KONE, Inc.	20	Theodore Williams Construction Company, LLC	40
Building Maintenance Services, LLC	88	K & S Industrial	48	The Power of BOMA	122
Capitol Electrical Corp	43	Lafayette Metal & Glass	104	Tishman Speyer Properties	16
Carl Guinta Associates	118	Lerch Bates Inc.	107	Titan Construction Services, LLC	108
CBRE, Inc.	10	Local 94	94	Tower Fire Protection	46
Century Elevator	114	Madison Services Corporation	69	Trane Inc.	120
Champion Elevator Corp.	111	Malatesta Paladino	51	Trident Contracting	101
Collins Building Services	90	Marx Realty	13	United Elevator Consultants	110
Conrad Engineers	115	Member Benefits	123	Upgrade Services	24
Cross Fire & Security Co., Inc.	58	MG Engineering D.P.C.	37	Van Deusen & Associates, Inc.	111
Delta Building Services	92	MicroMagic	119	Vornado Realty Trust	17
Donnelly Mechanical, Tri State, Unity	104	Miter Construction	118	Waldorf Demolition	56
DTM Drafting & Consulting Services	106	M&L Mechanical of NY	115	Wallico Maintenance Group LLC	102
East Coast Energy Group	18	Mosto Technologies, Inc.	95	Waterfire, Inc.	118
Eastern Security Group	114	Mulligan Security Corp.	22	W.H. Christian & Sons, Inc.	118
E-J Electric	120	Nalco Water, an ECOLAB Company	115	W&M Fire Protection	114
Empire State Realty Trust	74	Nouveau Elevator	82		
Environmental Building Solutions, LLC	26	OTJ Architects	119		
Ess & Vee Acoustical Contractors, Inc. / SBA Plumbing Corp.	60	PAL Environmental Services	39		
		PAR Group	120		

RISING ABOVE.



CBRE proudly supports BOMA New York and the 2020 Pinnacle Awards. Congratulations to all of tonight's nominees, especially our own Tracey Boyle on being nominated for Manager of the Year (10+ years).

CBRE



JUDGING CRITERIA

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

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

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

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

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

WRITTEN SUBMISSION — 100 POINTS

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

You'll be judged in these content areas:

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

BUILDING STANDARDS Your building's architecture and systems summarized.

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

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

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

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

EMERGENCY PREPAREDNESS/LIFE SAFETY

Comprehensive overview of practices, procedures/plans and training.

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

BUILDING INSPECTION — 15 POINTS

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

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

PINNACLE AWARD CATEGORIES

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

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

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

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

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

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

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

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

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

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

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

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

OPERATING OFFICE BUILDING

Category #1: 100,000 to 249,999 square feet

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

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

Category #4: Over 1,000,000 square feet

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

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



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BOMA NY PINNACLE AWARDS NOMINEES

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We salute all the nominees in the

2020 BOMA/NY Pinnacle Awards Competition

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

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90 Church Street, Times Square Tower,

250 W 55th Street, 399 Park Ave,

767 Fifth Avenue, 510 Madison Ave,

Dock 72-Brooklyn Navy Yard

2020 Pinnacle AWARDS

EVENT PROGRAM

MASTER OF CEREMONIES

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Donnelly Mechanical, an ENGIE Company
Pinnacle Awards Committee Chair

WELCOME REMARKS

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

OUTSTANDING LOCAL MEMBER OF THE YEAR

Julie Arce
JLL

Nicholas Mather, RPA, LEED AP O+M
RXR Realty

HISTORICAL BUILDING OF THE YEAR

110 East 42nd Street
SL Green Realty Corp.

120 Broadway
Silverstein Properties, Inc.

EARTH BUILDING OF THE YEAR

485 Lexington Avenue
SL Green Realty Corp.

111 West 33rd Street
Empire State Realty Trust

OPERATING ENGINEER OF THE YEAR

Hector Eligio
The Durst Organization

James Hart
Empire State Realty Trust

Scott Lung
JLL

CHIEF OPERATING ENGINEER OF THE YEAR

Nicholas D'Elia
Tishman Speyer Properties

Gerard Connolly
Hines

Daniel Monahan
The Durst Organization

Joseph Pestone
Tishman Speyer Properties

Ralph DiDomenico
SL Green Realty Corp.

Frank Kingston
Tishman Speyer Properties

NEW CONSTRUCTION

One Manhattan West
Brookfield Properties

RENOVATED BUILDING OF THE YEAR

10 Grand Central
Marx Realty

MANAGER OF THE YEAR (3-10 YEARS' EXPERIENCE)

Michael Carraher
The Durst Organization

Colleen Wildes
SL Green Realty Corp.

Adrian Sierra
Vornado Office Management, LLC

MANAGER OF THE YEAR (10+ YEARS' EXPERIENCE)

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

Tracey Boyle
CBRE, Inc.

OPERATING OFFICE BUILDING OF THE YEAR

(100,000-249,000 SQF)

The SoHo Building
SL Green Realty Corp.

OPERATING OFFICE BUILDING OF THE YEAR

(250,000-499,999 SQF)

475 Fifth Avenue
JLL

OPERATING OFFICE BUILDING OF THE YEAR

(500,000-1 MILLION SQF)

300 Vesey Street
Brookfield Properties

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

140 Broadway
JLL

HENRY J. MULLER AWARD

**Related Management
Company, L.P. and Oxford
Properties Group**
for Hudson Yards

THE GRAND PINNACLE AWARD

CLOSING REMARKS

Thomas E. Krol, LEED AP
Donnelly Mechanical, an ENGIE Company

WINNER'S CURTAIN CALL

All Pinnacle Winners on Stage



CONGRATULATIONS

TO THE TISHMAN SPEYER
NOMINEES, AND ALL NOMINEES
BEING HONORED TONIGHT.

CHIEF ENGINEER OF THE YEAR
JACKSON PARK: JOE PESTONE
200 PARK: FRANK KINGSTON
300 PARK: NICK D'ELIA



TISHMAN SPEYER

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CONGRATULATIONS

ADRIAN SIERRA, PROPERTY MANAGER
AND ALL OF TONIGHT'S NOMINEES

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



CONGRATULATIONS TO
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PINNACLE AWARD NOMINEES

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JULIE ARCE

JLL

Ms. Arce is the Senior Vice President and Group Manager for JLL and has more than 19 years of experience in the commercial real estate industry. She is responsible for overseeing all aspects of financial management, maintenance, operation and tenant services delivery at 685 Third Avenue, project management at 114 West 41st Street and is a resource for JLL property management teams. Over the course of her career at JLL, Ms. Arce has risen from entry-level positions to officer, in which she has overseen an array of assets in the Financial District and Grand Central markets for several clients, including financial institution owners. Ms. Arce also serves as a member of JLL's ExComm, a strategic team focusing on innovation, best practices and the implementation of new products. Lastly, Ms. Arce is co-chair of the Latino Empowerment Resource Network, (LERN), one of JLL's business resource groups.

Prior to joining JLL, Ms. Arce worked for notable real estate management firms and owners including Insignia/ESG, Reckson Associates and New York University. She received a Bachelor's degree from NYU and has been a member of BOMA NY since 2000. Within BOMA NY, Ms. Arce is the committee chair for the Historical Building Pinnacle Awards Committee and also serves on the Technology Committee.

Ms. Arce is also a member of the Real Estate Board of NY (REBNY) and part of the Commercial Management Council.



Years in Management: 19+

Experience: Prior to joining Jones Lang LaSalle (JLL), Julie worked for various real estate management firms and owners including Insignia/ESG, Reckson Associates and New York University. Julie is currently a Senior Vice President and Group Manager for JLL, responsible for overseeing all aspects of financial management, maintenance, operation and tenant services delivery at 685 Third Avenue and 114 West 41st Street in Manhattan, New York.

Education: BA in Real Estate from New York University



**WE SALUTE ALL OF TONIGHT'S
BOMA NY PINNACLE AWARD
NOMINEES & WINNERS**

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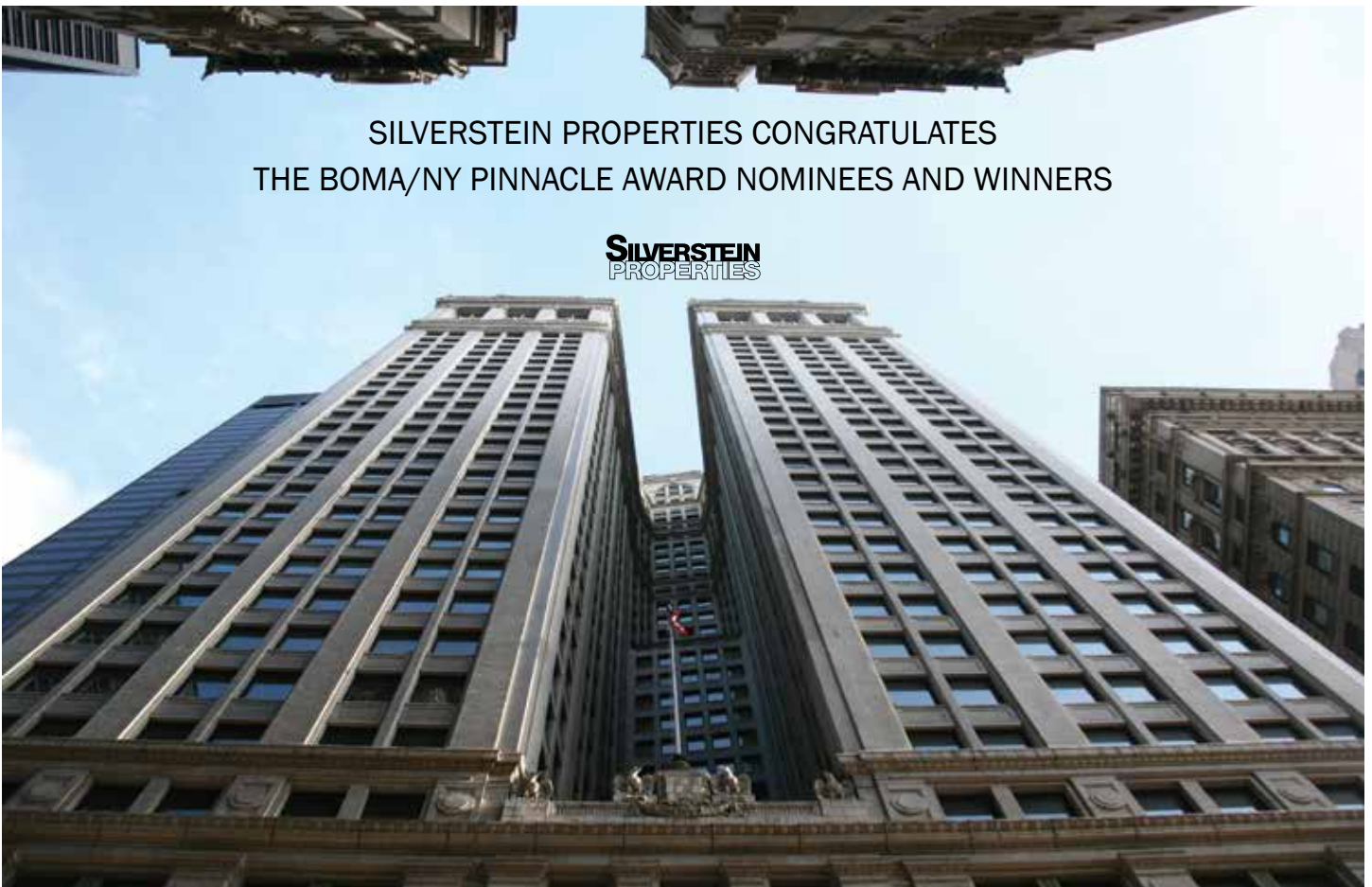


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**SILVERSTEIN PROPERTIES CONGRATULATES
THE BOMA/NY PINNACLE AWARD NOMINEES AND WINNERS**

SILVERSTEIN
PROPERTIES



NICHOLAS MATHER, RPA, LEED AP O+M

RXR REALTY

Mr. Mather is the Property Manager of 550 Madison with RXR Realty on behalf of Olayan America. He is responsible for the day-to-day operations and assisting with the property's leasing and redevelopment efforts.

After obtaining his RPA designation in 2015 through the BOMA New York Scholarship Program, Mr. Mather became a member of BOMA New York and has been actively involved with the organization since. He has been on the Professional Development Committee for four years and is currently serving as the Co-Chair of the Committee alongside Jenna Catalon of Cushman & Wakefield.

During his time with the organization, Mr. Mather has worked closely with the BOMA New York team and various committees to help renew the events and educational offerings. Mr. Mather's benevolent nature and shrewd judgement have been especially helpful in the organization's efforts to place a greater focus on staying ahead of the curve and appeal to a larger audience. He has played a lead role in the development of several seminars and has helped support the organization's efforts to expand the Lunch & Learn program and bring the Building Tours program back to life.

In addition to serving on the Professional Development Committee, Mr. Mather also serves on the Executive Committee of the Avenue of Americas Association. He received a Bachelor of Arts in Telecommunications from Indiana University; RPA Designation and LEED AP O+M Certification.



Years in Management: 8

Experience: Nick is the Property Manager of 550 Madison with RXR Realty on behalf of Olayan America, where he is responsible for the day-to-day operations and assisting the construction department and leasing team with the property's leasing and redevelopment efforts. Nick has played a vital role in the redevelopment efforts by working closely with the design and construction teams to help ensure the end result functions as intended and reflects the operational and logistical aspects typical of back of house operations in Class A, commercial high-rise office buildings. Additionally, Nick is responsible for preparing the property for occupancy, including hiring staff, bidding and drafting service agreements and ensuring the transition from a construction site to occupied building is seamless.

Education: BA in Telecommunications from Indiana University, RPA Designation, LEED AP O+M Certification.

CONGRATULATIONS TO
ALL OF THE BOMA NY
PINNACLE AWARD NOMINEES



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Congratulations to all



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ABOUT BOMA NEW YORK

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

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

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

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

WE CURRENTLY...

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

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

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

WE HAVE...

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

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

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

INDUSTRY PARTNERS

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

MIDDLE ATLANTIC REGION OF BOMA-MAC

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

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

BOMA INTERNATIONAL

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

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

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

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

Congrats!



JLL / JULIE ARCE

NOMINATED FOR
OUTSTANDING LOCAL MEMBER OF THE YEAR

RXR REALTY / NICHOLAS MATHER

NOMINATED FOR
OUTSTANDING LOCAL MEMBER OF THE YEAR

EMPIRE STATE REALTY TRUST / DANIELA PEREZ

NOMINATED FOR MANAGER OF THE YEAR (10+ YEARS)

EMPIRE STATE REALTY TRUST / JAMES HART

NOMINATED FOR OPERATING ENGINEER

SL GREEN / RALPH DIDOMENICO

NOMINATED FOR CHIEF OPERATING ENGINEER

EMPIRE STATE REALTY TRUST / 111 WEST 33RD

NOMINATED FOR EARTH BUILDING

MARX REALTY / 10 GRAND CENTRAL

NOMINATED FOR RENOVATED BUILDING

SL GREEN / 110 EAST 42ND

NOMINATED FOR HISTORICAL BUILDING

JLL / 475 FIFTH AVENUE

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JANUARY

- 1 New Year's Day - BOMA NY Holiday
- 8 Professional Development Cmte. Mtg.
- 10 Membership Cmte. Mtg.
- 10 Codes & Regs. Cmte. Mtg.
- 14 Board of Directors Meeting
- 15 Asset Mgmt. Cmte. Mtg.
- 16 Energy Cmte. Mtg.
- ▶ 16 **Lunch & Learn**
- 17 Preparedness Cmte. Mtg.
- 20 Martin Luther King, Jr. Day - BOMA NY Holiday
- ▶ 22 **LEED Webinar**

FEBRUARY

- ▶ 2-5 **BOMA Int'l WBM & National Issues Conference (Washington, DC)**
- 7 Membership Cmte. Mtg.
- 11 Board of Directors Meeting
- ▶ 12 **Well Deep Dive Lunch Info Session - 2-Hour Lunch & Learn**
- 12 Professional Development Cmte. Mtg.
- 14 Codes & Regs. Cmte. Mtg.
- 17 President's Day - BOMA NY Holiday
- 19 Asset Mgmt. Cmte. Mtg.
- 20 Energy Cmte. Mtg.
- ▶ 20 **Lunch & Learn**
- ▶ 27 **Annual Pinnacle Awards - Chelsea Piers**
- 28 Membership Cmte. Mtg.

MARCH

- 3 Board of Directors Meeting
- ▶ 5 **LEED Green Associate Exam Prep Course**
- 11 Professional Development Cmte. Mtg.
- ▶ 12 **Tech Summit**
- 13 Codes & Regs. Cmte. Mtg.
- 18 Asset Mgmt. Cmte. Mtg.
- 19 Energy Cmte. Mtg.
- ▶ 19 **Lunch & Learn**

APRIL

- 3 Membership Cmte. Mtg.
- 7 Board of Directors Meeting
- ▶ 8 **Roadmap to Success: Commercial Real Estate - "How Did I Get Here and What Do I Do Now?"**

- 8 Professional Development Cmte. Mtg.
- 9 Codes & Regs. Cmte. Mtg.
- 10 Good Friday - BOMA NY Holiday
- 15 Asset Mgmt. Cmte. Mtg.
- 16 Energy Cmte. Mtg.
- ▶ 16 **Lunch & Learn**
- 17 Preparedness Cmte. Mtg.
- ▶ 22 **LL97 Online Webinar**
- ▶ 22-24 **MAC Conference (Albany)**
- ▶ 30 **Energy Action Day**

MAY

- 1 Membership Cmte. Mtg.
- 5 Board of Directors Meeting
- 8 Codes & Regs. Cmte. Mtg.
- 13 Professional Development Cmte. Mtg.
- ▶ 13 **LEED AP O+M Exam Prep**
- 20 Asset Mgmt. Cmte. Mtg.
- 21 Energy Cmte. Mtg.
- ▶ 21 **Lunch & Learn**
- 25 Memorial Day - BOMA NY Holiday

JUNE

- 5 Membership Cmte. Mtg.
- 10 Professional Development Cmte. Mtg.
- 12 Codes & Regs. Cmte. Mtg.
- 17 Asset Mgmt. Cmte. Mtg.
- 18 Energy Cmte. Mtg.
- ▶ 18 **Lunch & Learn**
- ▶ 22 **Golf Outing**
- 23 Board of Directors Meeting
- ▶ 24 **WELL AP Exam Prep**
- ▶ 26-30 **BOMA Int'l Conference (Philadelphia, PA)**

JULY

- ▶ 1 **BOMA Int'l Conference (Philadelphia, PA)**
- 3 Independence Day Observed - BOMA NY Holiday

AUGUST

- ▶ 6 **LEED Green Associate Exam Prep Course**

SEPTEMBER

- 4 Membership Cmte. Mtg.
- 7 Labor Day - BOMA NY Holiday

- 9 Professional Development Cmte. Mtg.
- ▶ 10 **LEED Recertification Info Session - 2-Hour Lunch & Learn**
- 11 Codes & Regs. Cmte. Mtg.
- 15 Board of Directors Meeting
- 16 Asset Mgmt. Cmte. Mtg.
- ▶ 16 **Annual Membership Event**
- 17 Energy Cmte. Mtg.
- ▶ 17 **Lunch & Learn**
- 18 Preparedness Cmte. Mtg.

OCTOBER

- 2 Membership Cmte. Mtg.
- 6 Board of Directors Meeting
- ▶ 8 **Annual Conference & Leadership Breakfast**
- 9 Codes & Regs. Cmte. Mtg.
- 12 Columbus Day - BOMA NY Holiday
- ▶ 14 **LEED AP O+M Exam Prep**
- 14 Professional Development Cmte. Mtg.
- 15 Energy Cmte. Mtg.
- ▶ 15 **Lunch & Learn**
- 21 Asset Mgmt. Cmte. Mtg.
- 30 Membership Cmte. Mtg.

NOVEMBER

- 3 Board of Directors Meeting
- 11 Professional Development Cmte. Mtg.
- ▶ 12 **WELLness vs. Fitwell Info Session**
- 13 Codes & Regs. Cmte. Mtg.
- 18 Asset Mgmt. Cmte. Mtg.
- 19 Energy Cmte. Mtg.
- ▶ 19 **Lunch & Learn**
- 26-27 Thanksgiving - BOMA NY Holiday

DECEMBER

- 4 Membership Cmte. Mtg.
- 9 Professional Development Cmte. Mtg.
- ▶ 9 **Well AP Exam Prep**
- 10 Board of Directors Meeting
- ▶ 11 **Holiday Luncheon**
- 11 Codes & Regs. Cmte. Mtg.
- 17 Energy Cmte. Mtg.
- 18 Preparedness Cmte. Mtg.
- 25 Christmas - BOMA NY Holiday
- 31 New Year's Eve



CONGRATULATIONS TO OUR CLIENTS ON THEIR NOMINATIONS!

HISTORICAL BUILDING

110 EAST 42ND STREET
SL GREEN REALTY CORP.

MANAGER OF THE YEAR: 3 -10 YEARS

COLLEEN WILDES
SL GREEN REALTY CORP.

MANAGER: 10+ YEARS

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

RENOVATED BUILDING

10 GRAND CENTRAL
MARX REALTY

EARTH BUILDING

485 LEXINGTON AVENUE
SL GREEN REALTY CORP.

111 WEST 33RD STREET
EMPIRE STATE REALTY TRUST

OPERATING BUILDING

100,000-249,000 SQF
THE SOHO BUILDING
SL GREEN REALTY CORP.

CHIEF OPERATING ENGINEER

RALPH DiDOMENICO
SL GREEN REALTY CORP.

AND ALL OF 2020 BOMA NY PINNACLE AWARD NOMINEES

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110 EAST 42ND STREET

SL GREEN REALTY CORP.

The now-landmarked structure, 110 East 42nd Street, was conceived one century ago as the modern corporate headquarters of The Bowery Savings Bank. The building's modernized design disrupted the banking's traditions of Greek temple revival architecture and paved the way to a new type of architecture in Midtown—Italian Romanesque Revival style. 110 East 42nd Street is an 18-story, brick and steel-framed structure housing a 60-foot high retail banking facility that opened in 1923. The tower quickly received accolades for achieving monumentality through its grand three-story entrance arch, palatial banking hall and facade ornamentation engrossed in a level of detail rarely seen in Midtown. Other aesthetic elements of the tower include colonettes, arches carved in chevrons or laden with foliage and cornices of granite and marble – historic details that continue to be restored by the Landmarks Preservation Commission today.

The building lobby, which is also landmarked, is known for its double-barreled, groin-vaulted ceiling embellished with gilding as well as a starry night mosaic ceiling reminiscent of Italian medieval basilicas. The marble-clad hall features period pendant fixtures, patterned mosaic floors and an elegant bronze concierge desk, which have been so carefully preserved that upon entering, one feels as if they have gone back in time. Some of the most admired historical elements in the building are the 12-foot ceilings and operable steel and bronze windows.

In 2011, the building was acquired by its current owner SL Green Realty, which implemented 21st-century benefits such as renovated bathrooms and multi-tenant corridors, high-speed telecommunications, sustainability upgrades and a Platinum finish package for tenant offices. SL Green remains dedicated to preserving 110's Old World elegance while bringing it to BOMA360 and LEED Silver excellence, highlighting that once again 110 East 42nd Street has rewritten history.



Owner: SL Green Realty Corp.*

Management Firm: SL Green Realty Corp.*

Property Manager: Emily Santacrocce

BMS: New York Temperature Controls, Inc.

Class E: Q.S.C.S. of NY, Inc

Cleaning: Alliance Maintenance

EAP/Fire Drill Consultant: Croker Fire Drill Corporation*

Elevators: Liberty Elevator*

Elevator Consultants: Boca Group East, LLC*

Fire Extinguisher Maintenance: TFP1 Inc.*

Horticultural: Cambridge Floral Designs

Mechanical Engineer: MG Engineering D.P.C.*

Messenger Service: Supreme Building Systems*

Metal/Marble Maintenance: Platinum Maintenance Services Corp.*

Security Officers: Alliance Security*

Uniforms: W.H. Christian & Sons, Inc.*

Waste Removal: Waste Connections

Congratulations!

Nick Mather
Daniela Perez

111 West 33rd Street
110 East 42nd Street
485 Lexington Avenue
475 Fifth Avenue
300 Vesey Street
140 Broadway

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120 BROADWAY

SILVERSTEIN PROPERTIES, INC.

At 1.9 million square feet and 40 stories, 120 Broadway is one of New York City's largest landmarked properties and a testament to the early 20th century Neo-Classical and Beaux Arts-inspired architecture in Manhattan.

Completed in 1915 and designed by Earnest R. Graham, the building has long been a symbol of power and stature in Downtown Manhattan. Regarded for its grand lobby, soaring ceilings and elegant entrance, 120 Broadway, better known as The Equitable Building, occupies an entire city block. At the time of its opening, 120 Broadway was the world's largest office building and was known for its advanced elevator systems and fireproof construction, as well as a multitude of amenities. It also housed the famous rooftop Bankers Club, which was an exclusive private dining experience for celebrities and world leaders such as Queen Elizabeth II and several U.S. Presidents.

In 1981, Silverstein Properties assumed ownership of 120 Broadway and conducted two separate rounds of repositioning in 1990 and 2019. The most recent renovation was worth \$50 million and placed an emphasis on returning this historic New York City icon to its original splendor. Improvements were made to many of its famous features, such as the glass mosaic at the front entrance and the lobby's chandeliers. The building retained its vaulted ceilings, gold leaf accents, marble floors and hand-carved architectural detailing throughout. The new renovation also complements the existing lobby, modernizing the entryway while honoring the building's history. Inspired by the building's original 1915 design, the arched glass entryway fills the lobby with natural light, creating a stunning welcome for guests.



120 Broadway was listed on the National Registry of Historical Places in 1978. The building also received Landmark designation by the New York City landmarks Preservation Commission in 1996.

Owner: 120 Broadway Holding LLC

Management Firm: Silverstein Properties, Inc.*

Property Manager: Carl Lettich, RPA*

Acoustical Contractor: Ess & Vee Acoustical Contractors, Inc.

Architecture: Beyer Blinder Belle

Construction Management: JRM Construction

Demolition: Tri-State Demolition

Electrical: Forest Electric Corp.

Elevator Consultant: DTM, Inc.*

Envelope Consultant: Vidaris, Inc.

Expediting Services: Archetype Consultants, Inc.*

Facade Restoration: Benjamin Maintenance*

Facilities Maintenance: ABM Industries*

Fire Alarm: Firecom Inc.*

General Contractor: Ambassador Construction

Historical Restoration: EverGreene Architectural Arts

Interior Design: Schrimmer Design Group

Mechanical Maintenance: Kaback Enterprises

MEP Engineering: MG Engineering D.P.C.*

Metal & Marble: Platinum Maintenance Services Corp.*

Security Consultants: MGE UTC

Security Integrators: Securitas Security Systems*

Sprinkler System: Skyline Sprinkler*

Vertical Transportation: Otis Elevator Company



Building Value For The Pinnacle Awards

ABM salutes the following Pinnacle Award Nominees:

"Outstanding Local Member of the Year"

Nicholas Mather, RPA, LEED AP O+M, RXR Realty

"Historical Building of the Year"

120 Broadway, Silverstein Properties, Inc.

"New Construction of the Year"

1 Manhattan West, Brookfield Properties

"Operating Building (250,000 - 499,999 SQF) of the Year"

475 Fifth Avenue, JLL

"Operating Building (500,000 - 1 Million SQF) of the Year"

300 Vesey Street, Brookfield Properties

"Operating Building (Over 1 Million SQF) of the Year"

140 Broadway, JLL



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

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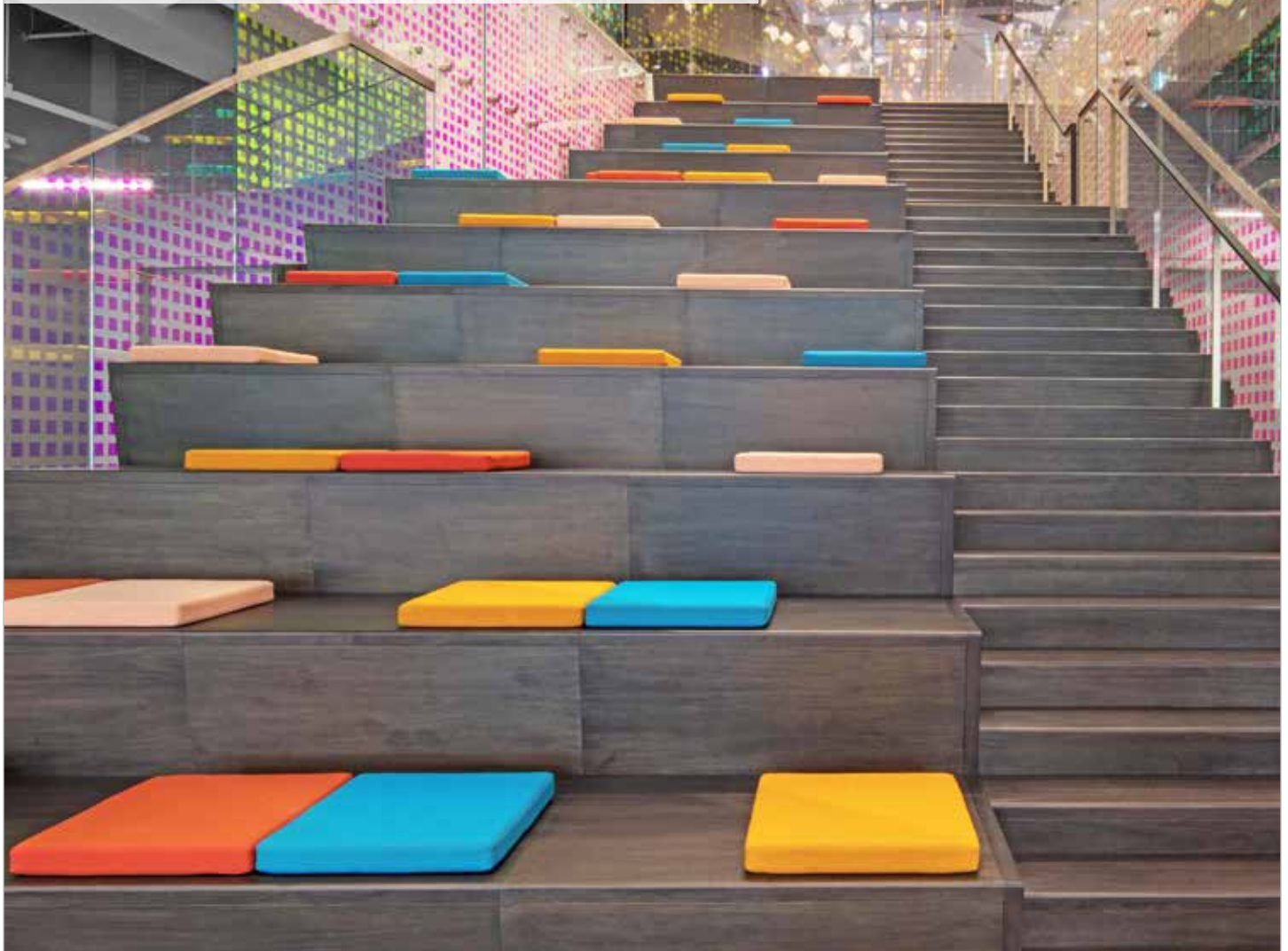
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JRM Construction Management Salutes Silverstein Properties' for their Nominations

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ONE MANHATTAN WEST

BROOKFIELD PROPERTIES

One Manhattan West, located on the corner of 9th Avenue and 33rd Street, stands 67-stories high and encompasses 2.1 million square feet of office space. Designed by architecture firm Skidmore, Owings & Merrill, the building's 46-foot tall lobby is composed of a reinforced concrete core and steel moment frame. The recently completed commercial tower opened to the public in 2019 and is the tallest building within the eight-acre Manhattan West complex – a mixed-use office, residential, retail and hotel development owned and managed by Brookfield Properties.

The vision behind One Manhattan West was to create a timeless office tower that serves as a motivational force for its tenants who drive the world's economy in their day-to-day activities. The building features convenient amenities, including the loading dock and parking garage at basement level that provides full services for the entire development. One of the most compelling architectural elements at One Manhattan West is the 35,000-square-foot common lobby space that includes white travertine marble core walls that transition from straight to sloped to meet the ceiling at a 45-degree angle. This aesthetic element continues into the elevator lobbies and in the passenger elevator cabs that deliver tenants to floors with full floor-to-ceiling glass curtain wall.

The building's modern finishes and top-of-the-line MEP systems make it a top choice for leading organizations such as professional services firm Ernst & Young. The firm occupies 600,000 square feet throughout 16 floors and will soon be joined at the property



by Accenture, The National Hockey League and Skadden Arps. One Manhattan West currently has over 90 percent occupancy and expects to reach full occupancy in the coming months.

Owner: Brookfield Properties*

Management Firm: Brookfield Properties*

Property Manager: Thomas Walsh*

AEDs: FC Safety

All Hazards Plan & Application: DSSI Securitas

BMS: TEC-Systems

Captivate: Captivate*

Cleaning: ABM Industries*

Cogen Maintenance: RSP Systems

Converged System: TEC-Systems

Digital Twin: Willow

DOB/FDNY Compliance: SiteCompli

Elevator: Schindler Elevator Corporation*

Energy Management: EnergyWatch*

Energy Management: Mach Energy

Fire Alarm: Cross Fire & Security Co., Inc.

Fire Safety: BSS

Generator Maintenance: Cummins

Messenger Center: Swiss Post

RPZ Testing: Evergreen Mechanical Corp.

Security: Mulligan Security Corp.*

Telephones: Atlantic Metro

Uniforms: W.H. Christian & Sons, Inc.*

Utility Billing: utiliVisor

Visitor Center: Swiss Post

Waste Management: Keter

Water Treatment: AWTC

Water Treatment: Nalco Water, an ECOLAB Company*

X-Ray: MSA Security*



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Congratulates

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SL GREEN

ADRIAN SIERRA
VORNADO

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SL GREEN

300 VESEY STREET
BROOKFIELD PROPERTIES

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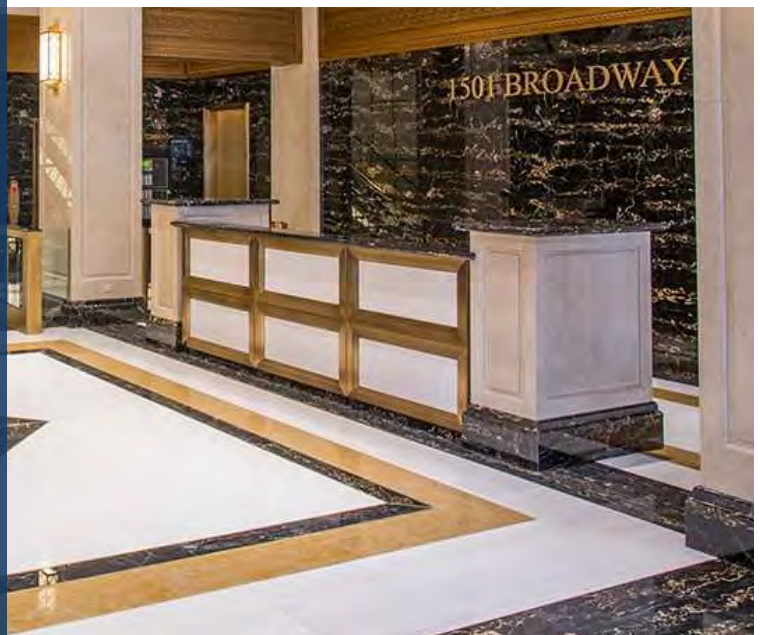
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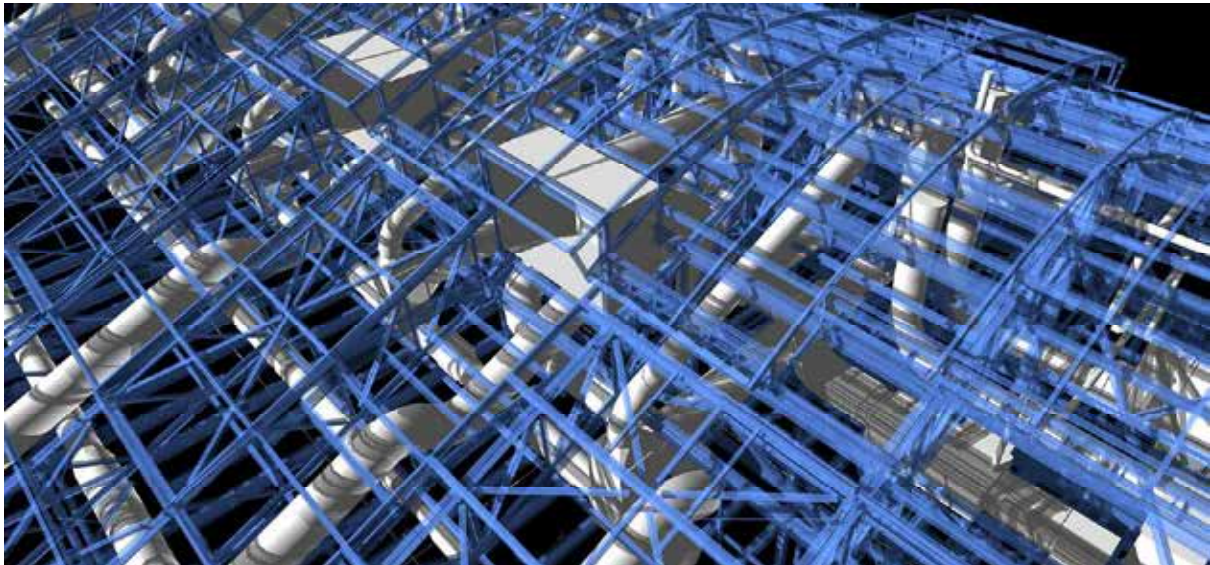
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MICHAEL CARRAHER THE DURST ORGANIZATION

Mr. Carraher is a Property Manager for The Durst Organization, where he is responsible for the day-to-day operation, maintenance and improvement of the first LEED Platinum-certified commercial building in the country: One Bryant Park. Mr. Carraher helps to develop and implement the annual operating and expense budgets, procures vendor service contracts and supervises all purchases and billing procedures for the building. He also oversees all building staff to ensure the optimization of daily operations and promotes long-term company goals and initiatives.

Mr. Carraher began his career in 1993 as a Porter and later served as a Lobby Concierge, working at several Durst properties. In January of 2000, he assumed the role of a Local 94 Operating Engineer at 655 Third Avenue. Through his dedicated work ethic, Mr. Carraher later advanced to become an Assistant Property Manager on the newly formed Operations team at One Bryant Park. He also served as an Assistant Property Manager on the Operations team responsible for opening New York City's largest building: One World Trade Center.

"His attention to detail and ability to integrate feedback from people around him has made Michael a leader amongst his colleagues," said Ron Jerman, Vice President of Operations, The Durst Organization. "Michael has a clear, quiet, methodical approach for solving problems and making quick decisions that instills confidence in those around him."

Mr. Carraher earned a Bachelor of Arts in Environmental Design from SUNY Buffalo as well as continuing education courses at The Turner Trade School, IUOE Local 94 Training Center and the Building Owners and Managers Institute (BOMI). He holds certifications in Construction Safety & Health from OSHA, Refrigeration Engineer, Fire and Life Safety Director from FDNY and Real Property Administrator from BOMI.



Years in Management: 5

Experience: Michael is a Property Manager for The Durst Organization, where he is responsible for the day-to-day operation, maintenance and improvement of the first LEED Platinum-certified commercial building in the country: One Bryant Park. Michael began his career in 1993 as a Porter and later served as a Lobby Concierge, working at several Durst properties. In 2000, he assumed the role of Local 94 Operating Engineer at 655 Third Avenue where he demonstrated a dedicated work ethic, allowing him to advance to an Assistant Property Manager on the Operations team at One Bryant Park. Michael also served as an Assistant Property Manager on the Operations team responsible for opening New York's largest building: One World Trade Center.

Education: BA in Environmental Design from SUNY Buffalo and Continuing Education Courses at The Turner Trade School, IUOE Local 94 Training Center and BOMI; Safety & Health Certifications from OSHA, Refrigeration Engineer, Fire and Life Safety Director Certifications from FDNY and RPA Designation from BOMI

*Benjamin Maintenance Congratulates all the Nominees up
for the 2020 Pinnacle Awards!*

*We are honored to continue providing our services to many of
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Congratulations to This Year's Honorees



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

Congratulations to all!

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John Corcoran, Vice President

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COLLEEN WILDES SL GREEN REALTY CORP.

Ms. Wildes is a Property Manager for SL Green Realty Corp. where she manages the day-to-day operations at the over-500,000-square-foot, mixed-use property 315 West 33rd Street. Ms. Wildes is responsible for establishing and maintaining tenant relationships, preparing annual operating and capital budgets and overseeing ongoing capital apartment renovation programs. She is also responsible for coordinating all necessary repairs and preventative maintenance with the building staff and vendors for both residential and commercial tenants.

Ms. Wildes joined SL Green in 2006 as a Property Assistant at 420 Lexington Avenue, one of their busiest and most complex assets. During her time there, Ms. Wildes accumulated valuable base operational and procedural knowledge through her daily interactions with more than 200 tenants. Within two years, Ms. Wildes advanced to become a Portfolio Administrator and then Portfolio Coordinator. During her first year as Property Manager at 315 West 33rd Street, Ms. Wildes proposed a business plan to take residential management in-house. Once the plan was approved by leadership, Ms. Wildes worked collaboratively with her team to execute the transition.

“Colleen is an example of someone who is willing to go beyond what is required to get a job done, which is evident in the work she produces,” said Edward Piccinich, Chief Operating Officer, SL Green Realty. “She puts her team before herself and gives credit where it’s deserved. She embodies what it means to be a team player and is an invaluable asset to our firm.”

Ms. Wildes earned a Bachelor of Arts in Psychology from Binghamton University and graduated Magna Cum Laude. She continued her education at BOMI International, where she earned a Facilities Management Administrator Designation as well as a Real Property Administrator Designation.



Years in Management: 5

Experience: As a Property Manager for SL Green Realty Corporation, Colleen manages the day-to-day operations at the over-500,000-square-foot, mixed-use property 315 West 33rd Street. She is responsible for establishing and maintaining tenant relationships, preparing annual operating and capital budgets and overseeing ongoing capital apartment renovation programs. Colleen joined SL Green in 2006 as a Property Assistant at 420 Lexington Avenue, one of their busiest and more complex assets. During her time there, she accumulated valuable base operational and procedural knowledge through her daily interactions with more than 200 tenants. Colleen played a vital role in SL Green’s decision to take residential management in-house, spearheading the business plan and transition.

Education: Magna Cum Laude, BA in Psychology from Binghamton University; FMA and RPA Designations from BOMI International



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ADRIAN SIERRA VORNADO OFFICE MANAGEMENT, LLC

Mr. Sierra is a Property Manager for Vornado Realty Trust, where he is responsible for overseeing the day-to-day operations and management of the 985,000-square-foot, LEED Gold-certified office building, 90 Park Avenue. Mr. Sierra manages a team of more than 60 operating engineers, porters, security officers and office personnel. He also plays an active role in preparing and administering a yearly budget of more than \$20 million as well as quarterly reports and reviews. Most recently, Mr. Sierra managed and safeguarded building operation services and tenant goodwill during an exhaustive \$80 million renovation. His unwavering dedication to building tenants and the firm's high standards was invaluable to the project's success. Shortly after the renovation, the building was awarded the 2019 Renovated Building of the Year Pinnacle Award by BOMA NY.

Mr. Sierra joined the firm in 2003 as a temp Executive Assistant. Shortly after his arrival, Mr. Sierra's work ethic and capability caught the Executive Vice President's attention, so much so that he was recommended for a full-time position in a property management role. While at One Penn Plaza, Mr. Sierra's go-getter attitude helped him rise from Tenant Services Coordinator to Assistant Property Manager and then Property Manager. In each of his roles, Mr. Sierra has earned the respect of his colleagues and leadership, which has allowed him to serve as a mentor for new staff members. In the past year alone, he has trained and mentored 2 new Assistant Property Managers, while also coaching 3 new Tenant Services Coordinators at 90 Park Avenue.

"Adrian continues to nurture his exceptional relationships both internally and externally," said Gaston Silva, Chief Operations Officer, Vornado Realty Trust. "He has a great rapport with his team, who like me, have the utmost respect for him as a manager, mentor and person."

Mr. Sierra earned a Bachelor of Arts degree from University at Albany, where he majored in English and minored in Sociology and Education. He received his Certificate of Property Management from NYU SCPS and has been a member of BOMA NY since 2006. In 2018, Mr. Sierra was awarded Vornado Office Division Employee of the Year in recognition of the special demands and success of 90 Park Avenue's renovation.



Years in Management: 9

Experience: As a Property Manager for Vornado Realty Trust, Adrian is responsible for overseeing the day-to-day operations and management of the 985,000-square-foot, LEED Gold-certified office building 90 Park Avenue. Adrian manages a team of more than 60 operating engineers, porters, security offices and office personnel, in addition to playing an active role in preparing and administering a yearly budget of more than \$20 million, quarterly reports and reviews. Most recently, Adrian managed and safeguarded building operation services and tenant goodwill during an exhaustive \$80 million renovation, which led to the building being awarded the 2019 Renovated Building of the Year Pinnacle Award by BOMA NY.

Education: BA in English, Sociology and Education from University at Albany and Property Management Certification from NYU SCPS



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DANIELA PEREZ, FMA, RPA, LEED GA

EMPIRE STATE REALTY TRUST

Ms. Perez is a Property Manager for Empire State Realty Trust, where she manages day-to-day operations and maintenance of the 1.3 million-square-foot, Class A commercial tower, One Grand Central Place. Ms. Perez develops and maintains the building's \$85+ million operating and capital expenditure budgets, prepares monthly, quarterly and annual accounting reports, monitors and coordinates base building and tenant installation construction projects, ensures tenant satisfaction and retention, and supervises all building staff, among other responsibilities. She exhibits unwavering dedication to tenant satisfaction through her open-door policy, which provides comfort to tenants and employees seeking assistance at any moment in time.

Over the course of her 25-year career, Ms. Perez has gained an extensive knowledge of the industry and has worked at premier firms including Vornado Realty Trust and Newmark Knight Frank. Ms. Perez joined Empire State Realty Trust in 2007 and worked her way up from Building Manager, then Assistant Portfolio Manager to her current position as Property Manager. Ms. Perez has earned the respect and trust of her co-workers, industry peers and leadership through her meticulous work ethic and commitment to upholding ESRT's high standards. She has demonstrated her versatility through her involvement with the Tenant Sustainability and Best Practices committees, trend-setting amenities and reviewing new technologies and amenities.

"Daniela has tremendous work ethic, dedication and determination to excel and help those around her succeed. She leads by example and is not afraid to roll up her sleeves to help others," said Michael Prunty, Senior Vice President, Property Management, Empire State Realty Trust. "Her inspiring mentorship and tireless efforts have earned the respect of her direct reports, team members and senior leadership."

Ms. Perez earned a Bachelor of Business Administration with a focus in finance and accounting from Baruch College. She received a Real Property Administrator, Facilities Management Administrator and USGBC LEED Green Associate certifications from BOMA NY. Ms. Perez is actively involved with the charitable organization St. Jude's Children Hospital and serves as a Chairperson for their Kids for Kids initiative.



Years in Management: 25

Experience: Daniela is a Property Manager for Empire State Realty Trust, where she manages day-to-day operations and maintenance of the 1.3 million-square-foot, Class A commercial tower, One Grand Central Place. In her role, she helps develop and maintain the building's \$85+ million operating and capital expenditure budgets, prepares monthly, quarterly and annual accounting reports, monitors and coordinates base building and tenant installation construction projects, ensure tenant satisfaction and retention, and supervises all building personnel. Prior to joining the firm in 2007, Daniela gained an extensive knowledge of the industry and has worked at premier firms including Vornado Realty Trust and Newmark Knight Frank.

Education: BS in Business Administration, Finance and Accounting from Baruch College; RPA, FMA and USGBC LEED Green Associate Certifications from BOMA NY



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TRACEY BOYLE CBRE, INC.

Ms. Boyle is a Senior Real Estate Manager for CBRE, Inc. and has garnered more than 22 years of experience in property management, working at some of the most notable commercial real estate firms. Ms. Boyle currently serves as the senior on-site representative at the high-profile office tower, 33 Maiden Lane in Manhattan's Financial District. Ms. Boyle's vast knowledge and experience in property management were instrumental in the development of turnaround strategies while 33 Maiden Lane was in the middle of a multi-million-dollar capital reinvestment program. Her collaborative mentality and work ethic helped strengthen relationships with tenants, vendors and building management.

In addition to developing and implementing organizational strategies, policies and procedures connected to maintenance and operations, Ms. Boyle manages the staff responsible for day-to-day operations of facilities, MEP and critical system infrastructure on several properties. She also participates in strategic planning of properties in conjunction with respective owners and senior leadership by conducting regular organizational reviews that help to identify strengths and opportunities to enhance standard operation procedures.

Since she joined the CBRE, Inc. team, Ms. Boyle has demonstrated an unprecedented level of commitment to her colleagues, industry peers and the firm. Her inclusive approach has helped produce invaluable results and has instilled a sense of pride in everyone associated with the property.

"Tracey joined our firm in 2017 and has exemplified nothing less than a full throttle thrust to be a change agent manager for a prize property management assignment," said Tom Lloyd, Senior Managing Director, CBRE, Inc.. "She has won the confidence of building ownership and her impeccable demeanor resonates throughout each floor of the building."

With more than 22 years of experience as a Property Manager, Ms. Boyle has had the opportunity to work at some of the most notable commercial real estate firms, including JP Morgan Chase, Silverstein Properties and The Rockefeller Group. Ms. Boyle began her career serving as an Assistant Property Manager for The Rockefeller Group, where she garnered fundamental skills, expertise and knowledge that she considers the foundation of her career.

Ms. Boyle earned a Bachelor's degree from the State University of New York at Geneseo as well as earned Real Property Administrator (RPA), NYS Salesperson Real Estate License, LEED Green Associate, NYS Notary Public and Ritz-Carlton Executive Leadership Training certifications.



Years in Management: 22+

Experience: As a Senior Real Estate Manager for CBRE, Inc. with more than 22 years of experience in property management, Tracey currently serves as the senior on-site representative at the high-profile office tower 33 Maiden Lane in Manhattan's Financial District. She was instrumental in the development of turnaround strategies while 33 Maiden Lane was in the middle of a multi-million-dollar capital reinvestment program. Tracey manages a team responsible for day-to-day operations of facilities, MEP and critical system infrastructure on several properties. She also participates in strategic planning of properties in conjunction with respective owners and senior leadership by conducting regular organizational reviews that identify strengths and opportunities to enhance current operational procedures.

Education: BA from State University of New York at Geneseo; RPA and LEED Green Associate Designations; NYS Salesperson Real Estate License; NYS Notary Public; Ritz-Carlton Executive Leadership Training



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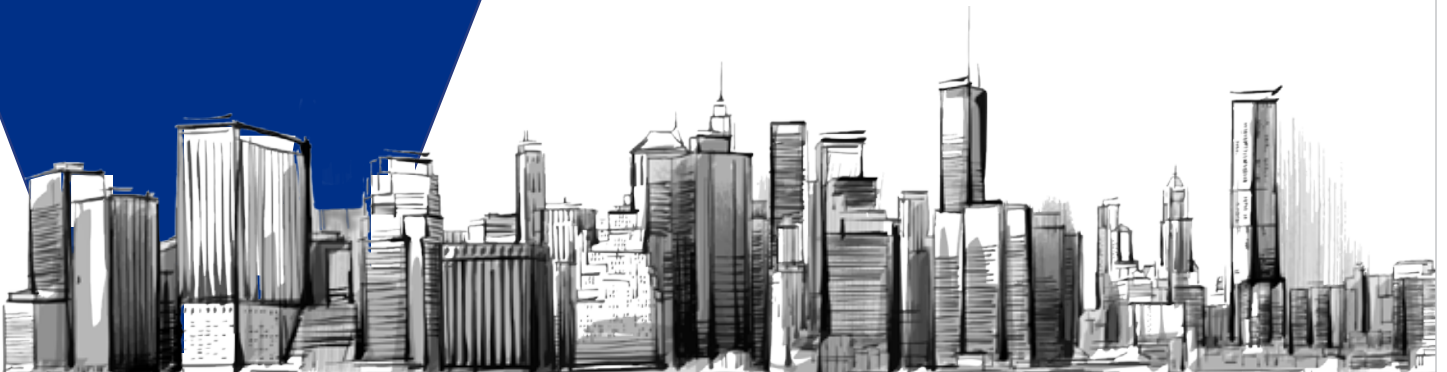
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10 GRAND CENTRAL

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A Grand Central Beaux-Arts Classic has now been reimagined to meet the needs of a 21st-Century workplace. First designed in 1931 by acclaimed architect Ely Jacques Kahn, 10 Grand Central has undergone an extensive \$45 million renovation, with modern system updates and impactful design. The building has been nominated in the Renovated Building category for the 2020 BOMA Pinnacle Awards.

The 36-story building originally known for its “New York Style,” a term coined by the original architect to describe an Art Deco aesthetic, now offers modern amenities such as a new four-story entry foyer, a redesigned lobby with the look of a members-only club and a furnished and landscaped outdoor terrace with a 1930’s inspired aesthetic.

The building’s entrance was relocated from 44th Street to Third Avenue, positioning the main lobby closer to Grand Central Terminal. This new foyer rises four stories above the street, with soaring brushed brass poles, oversized black brickwork and sophisticated walnut doors with a glass surround.

The building’s owner, Marx Realty, invested in the design of the 7th floor club space and terrace, as amenities like this continue to play an increasingly important role in attracting and retaining office tenants. The lounge also includes a conference facility with a unique, 36-seat table seating available to all tenants. The new Ivy Terrace, the outdoor portion of the 7th-floor lounge offers ample seating, a fire pit and ivy-covered walls, reminiscent of a garden party from when the building first occupied the city’s skyline.

This impressive and extensive renovation modernized the building’s Art Deco origins in fresh and functional ways that complement its neighbor from the same time period, Grand Central Terminal.



Owner: Marx Realty*

Management Firm: Marx Realty*

Property Manager: Keith Colton, RPA*

Architect: OTJ Architects

Architect: Studios Architecture

Class E - Fire Alarm: Firecom, Inc.*

Consulting Engineer: Robert Derector Associates

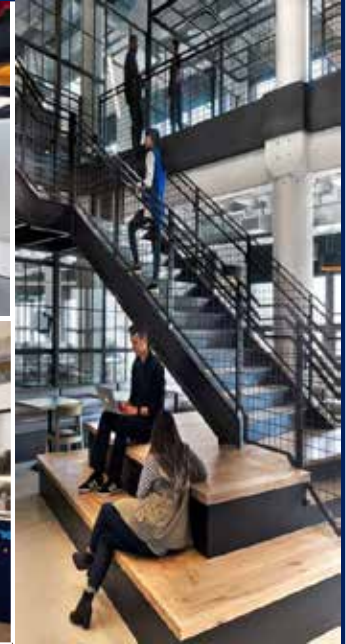
Elevator Maintenance: Nouveau Elevator*

Environmental Consultant: Environmental Building Solutions, LLC*

Expeditor: Archetype Consultants, Inc.*

General Contractor: Phase 3 Interiors

Security: Kastle Systems*



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485 LEXINGTON AVENUE

SL GREEN REALTY CORP.

Developed by the Uris Brothers and designed by Emery Roth, 485 Lexington Avenue is a 32-story, 941,897-square-foot tower developed in the mid-20th century. The building has transitioned from the single-use headquarters of TIAA-CREF to a 21st century, multi-tenant office building. The 63-year-old asset exemplifies how to successfully retrofit existing building systems to optimize building sustainability.

Renovated by architecture firm Vidaris in 2007, 485 Lexington received a sleek and efficient new façade comprised of clear, double-paned, annealed glass and a painted aluminum curtainwall with 4,000 new windows. The ground level now features a large glass storefront with stainless steel accents, a space that has been leased by leading brands such as SoulCycle and Gregory's Coffee.

Owner SL Green has a long history of leading the pursuit of green building designations as New York City's largest commercial owner. This commitment is evidenced at 485 Lexington, which has received countless awards and certifications including LEED v4EB: O+M Gold certified, an eight-time Energy Star Award winner and BOMA 360 certified, making it a top choice for businesses looking to rent sustainably. 485 Lexington Avenue increased its certification level from Silver to Gold in under a year and is also one of the first buildings in the country to achieve LEED under v4. As the culmination of 485's market-leading sustainability program, the building was nominated for the Earth category of the 2020 Pinnacle Awards. Performance, efficiency and sustainability are three areas where 485 Lexington continues to excel and innovate, positioning the building at the forefront of sustainability in New York City.



Owner: SL Green Realty Corp.*

Management Firm: SL Green Realty Corp.*

Property Manager: Carol Nuzzo, RPA, SMA, LEED GA*

Architect: LoFreddo Brooks

Cleaning: Alliance Building Maintenance*

Electrical Services: Power Tech Installations

Fire Protection: Pyrosignal

General Contractor: SCI Construction

HVAC: Waterfire Mechanical

Mechanical Engineer: MG Engineering D.P.C.*

Metal & Marble Maintenance: Onyx Restoration & Painting

Security: Classic Security

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Daniela Perez

FMA, RPA, LEED GA

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James Hart

Nominated for Operating Engineer of the Year

111 West 33rd Street

Nominated for Earth Building of the Year



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111 WEST 33RD STREET

EMPIRE STATE REALTY TRUST

An energy-efficient office space, 111 West 33rd Street is a 26-story, 729,369-square-foot commercial building that has been at the forefront of carbon reduction over the past decade. The building uses smart electricity sub-meters for all tenant spaces above 2,500 square feet, and implements preventative technologies, reducing energy use by almost 200 KW, and diminishing the stress on the electrical grid during peak demand periods. The property also provides high-performance design and construction guidelines for new tenants to ensure they conserve energy as efficiently as possible. These specifications include guidelines for lighting, plug load, heating, ventilation and air conditioning. These methods have earned the building a nomination in the Earth category for the 2020 Pinnacle awards.

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

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



Owner: Empire State Realty Trust*

Management Firm: Empire State Realty Trust*

Property Manager: Robert Pender*

Architectural Services: Nelson Worldwide F/K/A The Mufson Partnership

Building Management Services: New York Temperature Control

Cleaning Consultant: Alliance Cleaning Services

Cleaning of Domestic Water: Atlantic

Code Compliance/Expediting: Rizzo Group*

Electric Metering Service: utiliVisor

Elevator Consultant: Boca Group East, LLC*

Elevator Maintenance: Nouveau Elevator*

Engineering Design: Goldman Copeland Associates, PC*

Fire Extinguishers: Total Fire Protection*

Metal and Stone Maintenance: Onyx Restoration

Pest Control: Pest Elimination Systems

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THE SOHO BUILDING

SL GREEN REALTY CORP.

110 Greene Street, a 13-story, 207,817-square-foot, Class A office building, has captured New York City's attention since 1908. Nicknamed The SoHo Building, the property is a repositioned corporate office building and home to several reputable retail organizations with storefronts in the surrounding neighborhood. Since its extensive renovation, visitors are now greeted by the building's restored lobby of walnut-paneled walls, with period lighting contrasted by contemporary art. Each tenant floor paves the way for a variety of artistic expressions, through its vivid walls and polished wooden floors. The building recently underwent further renovation to modernize its MEP systems, including upgraded mechanical, vertical, transportation, telecommunications and energy conversation systems.

When the SoHo building was originally completed, it broke of the neighborhood's typical cast-iron mold by using brick walls atop steel, making it SoHo's first building to use a steel frame. Originally built as two separate structures by the prominent merchant Charles "Broadway" Rouse, 110 Greene Street still remains SoHo's tallest building. This LEED Gold and Energy Star-rated corporate office building is highlighted by its sturdy brick facade and masonry details, while capturing tourists' attention with its LED-lit map of the NYC subway in front of the building on the sidewalk. The SL Green Realty building boasts an impressive 94-percent occupancy rate for its corporate tenants.

On the rooftop terrace, visitors get a stunning 360-view of Lower Manhattan and Midtown. This influential building has been at the forefront of innovation for two centuries and continues to be a gem of SoHo to this day.



Owner: SL Green Realty Corp.*

Management Firm: SL Green Realty Corp.*

Property Manager: Erica Checchia, LEED GA*

Cleaning Supply Vendor: Strauss Paper Company*

Cleaning: City Lights Maintenance

EAP/Fire Drill Consultant: Croker Fire Drill Corporation*

Electrician: Power Tech

Elevator Consultants: Boca Group East, LLC*

Elevators: TEI Group*

General Contractor: Synergy Construction

Horticultural: Cambridge Floral

HVAC: Air Stream

Metal/Marble Maintenance: Platinum Maintenance Services Corp.*

Painting: Rick's Painting

Plumber: Evergreen Mechanical Corp.

Security Officers: Mulligan Security Corp.*

Security Technology: Access Systems Integration

Waste Removal: Recycle Track Systems

Water Treatment: Nalco Water, an ECOLAB Company*



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475 FIFTH AVENUE

JLL

Since its renovation in 2013, 475 Fifth Avenue has become a symbol of Bryant Park's transformation. The 24-story, 276,955-square-foot commercial office property is located on the southeast intersection of Fifth Avenue and 41st Street, making it a vital building in the Grand Central office submarket of Midtown. The tower achieved LEED Silver accreditation in 2015 after its renovation two years earlier by architectural firm Swanke Hayden Connell. The structure has been nominated by BOMA New York in the "Operational Building, 250,000–499,999 SF" category of the 2020 Pinnacle Awards.

The building, constructed with steel framing and reinforced concrete, showcases limestone at the base of the façade with masonry and terra cotta accenting the upper floors. Gargoyles line the top of the tower, with setback roofs located on the 4th, 11th, 14th, 16th and 18th floors. Originally constructed in 1926 for the sole use of Farmer's Loan and Trust Company, 475 Fifth Avenue now houses a multitude of businesses and retailers. As part of its restoration, the lobby was relocated to 41st Street and now features 17-foot-high ceilings, cream limestone walls and a slate Cortecchia feature behind the stainless-steel security desk.

For more than 90 years, the building has caught onlookers' eyes with its setback roofs and brick masonry exterior walls. Outstanding views of Bryant Park from the upper floors and close access to Grand Central Terminal make this building a central player in the rejuvenated Bryant Park community.



Owner: Nuveen Real Estate

Management Firm: JLL*

Property Manager: Michelle Sampson*

BMS/HVAC Monitoring: ABM Industries*

Elevator: Nouveau Elevator*

Energy Consulting: iES Mach*

Fire Alarm: Cross Fire & Security Co., Inc.

HVAC Maintenance: Donnelly Mechanical, an ENGIE Company*

HVAC Water Treatment: Rochester Midland

Janitorial: ABM Industries*

Metal/Marble: Harvard Maintenance, Inc.*

Security: Harvard Security*

Sprinkler Maintenance: W&M Sprinkler

Water Testing Consultant: Homeyer Consulting Services*

Window Washers: Palladium Window Solutions



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300 VESEY STREET

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Located in Battery City Park and overlooking the Hudson River, 300 Vesey Street is a 15-story, 522,000-square-foot high rise office building originally developed in 1997. The building is currently the last commercial waterfront property site available in Battery Park City. Designed by Skidmore, Owings & Merrill, 300 Vesey Street was New York City's first LEED EB certified building, showcasing its commitment to energy efficiency and reducing its carbon output.

The building also resides in Brookfield Place, home to luxury retail, dining, extensive public space and world-class amenities, and

features two 35,000-square-foot, column-free, open outcry trading floors with 37-foot-high ceilings.

Architecturally, the curved, west-facing façade responds to the grand sweep of the Hudson River, differentiating itself from the the lower mass of housing and the skyscrapers to the east. The building has been nominated in the Operational Building, 500,000–1 Million Square Feet category for the 2020 Pinnacle Awards.

Owner: Brookfield Properties*

Management Firm: Brookfield Properties*

Property Manager: Timothy Rowland*

BMS Maintenance: Skyline Automation

Chiller Maintenance: Fresh Meadows

Elevator Maintenance: Otis Elevator Company

Fire Alarm Maintenance: Firecom, Inc.*

Fire Extinguisher Maint: Total Fire Protection*

Generator Maintenance: GenServe

Janitorial: ABM Industries*

Metal Maintenance: Harvard Maintenance, Inc.*

Painter: Brookside Painting

Security & Fire Safety: Mulligan Security Corp.*

Trash Removal: Keter

Water Treatment: Nalco Water, an ECOLAB Company*

Window Cleaning: Upgrade Services

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140 BROADWAY JLL

Located in the heart of Manhattan's Financial District, 140 Broadway is an architecturally iconic building currently owned by Union Investment and previously known as the Marine Midland Building and HSBC Bank Building. The building is nominated in the Operating Building, Over 1 Million Square Feet category for the 2020 Pinnacle Awards.

140 Broadway is a critically acclaimed example of Mid-Twentieth Century Modernism and possesses a commanding presence along the Lower Manhattan skyline. Building developer Harry Helmsley collaborated with architecture firm Skidmore Owings & Merrill to spearhead its design in 1968. It is the Financial District's first skyscraper to conform to New York City's first-ever zoning law in 1961, which enforced the separate categorization of residential, commercial and manufacturing buildings and incentivized developers with extra floor space for the incorporation of public plazas into their office-building plans.

The 51-story, 1.25-million-square-foot, free-standing tower stands near the center of a trapezoidal block with Isamu Naguchi's 28-foot-tall Red Cube, a distinctive symbol of Downtown, silhouetted asymmetrically against the facade of the high rise. The bold color of Naguchi's gravity-defying sculpture juxtaposed with the sleek, dark surface of the building adds to the notable influence the landmark exerts. The building's unforgettable black and glass fenestration composing the entirety of landmark's exceptionally smooth exterior further distinguishes it from its Manhattan counterparts. The building's architectural design seamlessly intertwines structure and sculpture and, when viewed through the cube's centered cylindrical opening, creates an aesthetically pleasing visual for onlookers. The structure is an iconic pillar of lower Manhattan and in 2013, the Landmarks Preservation Commission designated 140 Broadway a New York City Landmark.



Owner: 140 Broadway LLC

Management Firm: JLL*

Property Manager: Sandy Hahn*

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

Elevator Consultant: Joseph Neto & Associates*

Elevator Maintenance: Otis Elevator Company

Janitorial Service: ABM Industries*

Landscaping-Exterior: Nielsen Elefante Nurseries

Metal Maintenance: Prestige Restoration & Maintenance, LLC.

Revolving Door Maintenance: Miric Industries, Inc.

Security : Harvard Protection Services, LLC.*

Waste/Recycling Removal: Five Star Carting

Water Treatment: Nalco Water, an ECOLAB Company*



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NICHOLAS D'ELIA

TISHMAN SPEYER PROPERTIES

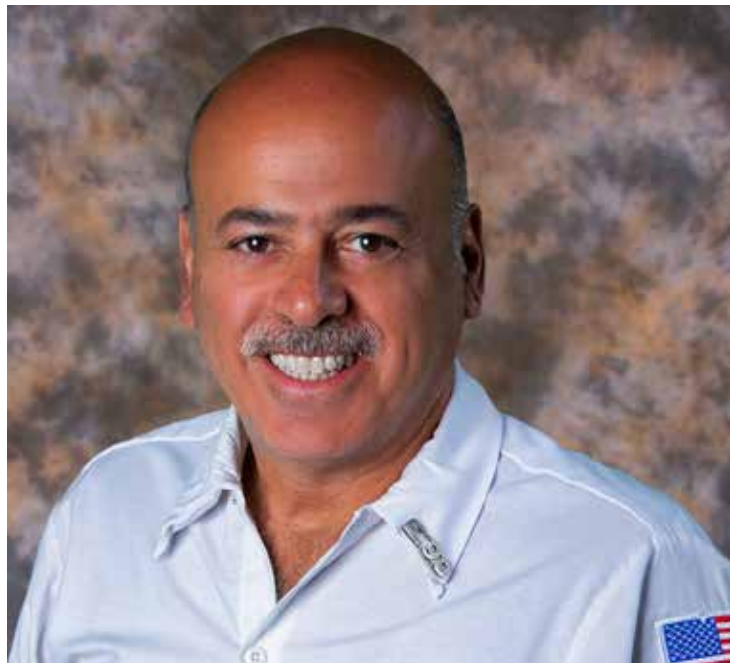
For the past 33 years, Mr. D'Elia has been the Chief Operating Engineer at Tishman Speyer Properties' 300 Park Avenue. He is responsible for overseeing the day-to-day operations of the 25-story, 775,000-square-foot commercial tower, as well as preparing the utility portion of the building's multi-million-dollar operating budget.

Mr. D'Elia joined the 300 Park Avenue team in 1980 as a Building Engineer and quickly advanced to assume the role as Chief Operating Engineer. During this time, he helped the building achieve both LEED Gold certification and an Energy Star rating. He also spearheaded the installation of a new cooling tower, facade restoration and mechanical retrofit. Mr. D'Elia and his team most recently helped successfully deliver the in-house conversion of the building lobby's lighting to an upgraded LED system.

His vast knowledge and experience as an engineer allow him to serve as a mentor for both young and seasoned engineers, something he finds to be most important in strengthening the operating engineer's trade with the emphasis on fire and life safety which is an important part of the job. He currently teaches Fire and Life Safety programs at Local 94.

"What Nick delivers every day is irreplaceable. He is a valuable asset to 300 Park Avenue, Tishman Speyer Properties and Local 94 as a whole," said Adam Hirsch, Property Manager at Tishman Speyer Properties. "Nick is honest, dependable and incredibly hard-working. Along with his undeniable talent, Nick is always an ace to work with. He is a true team player and leads by example."

Mr. D'Elia attended technical school at the Technical Career Institute and is a valued member of the Local 94 International Union of Operating Engineers. He is a certified Fire and Life Safety Director and earned a New York City Refrigeration license.

**Years in Industry:** 40

Experience: As Chief Operating Engineer at Tishman Speyer Properties' 300 Park Avenue, Nick is responsible for overseeing the day-to-day operations of the 25-story, 775,000-square-foot commercial tower, as well as preparing the utility portion of the building's multi-million-dollar operating budget. Nick joined the 300 Park Avenue team in 1980 as a Building Engineer and quickly advanced to assume the role as Chief Operating Engineer. He has played an integral role in the building achieving both LEED Gold certification and an Energy Star rating.

Education: Technical Career Institute's Technical School; Fire and Life Safety Director School; and a New York City Refrigeration Certification along with other certifications to operate equipment safely in high rise buildings.



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GERARD CONNOLLY

HINES

Mr. Connolly is a Chief Operating Engineer for Hines, where he manages the day-to-day operations of the 36-story, more than 600,000-square-foot, tier one office tower, 750 Seventh Avenue. Mr. Connolly's responsibilities include overseeing a team of 10 engineers, supervising the building's critical systems, scheduling equipment repairs and coordinating tenant requests. He is also responsible for managing all construction projects and is currently overseeing the demolition of four floors in preparation for the building's spec suite being built. Most recently, Mr. Connolly helped deliver the renovation of 28 floors that required the installation of two Module 500 KW Liebert UPS System, CHW and CHWP Pumps and two 210-ton Modular Chiller systems for critical systems.

Mr. Connolly has implemented upgrades to the building's systems, including the installation of a Building IQ Air and Water side economizer system to help reduce the building's air and water usage and 12 New Yaskawa VFD's on the supply and return fans, as well as an upgraded Lutron LED lighting system with day light harvesting sensors. These upgrades have helped the property achieve LEED Silver for the past five years and is currently in the process of certifying for LEED Gold.

Mr. Connolly began his career serving as a Airman for the United States Air Force, where he was responsible for the installation, operation and maintenance of 55 Environmental Control Units. While working with the United States Air Force, Mr. Connolly was awarded two Air Force Achievement Medals, two Good Conduct Medals, Armed Forces Expeditionary Medal, National Defense Service Medal and four NATO Medals. He later joined the Hines team in 2000 as an Engineers Helper, where he helped manage operations at 1585 Broadway and 522 Fifth Avenue before advancing to Chief Operating Engineer.

"Gerard continues to impress us with his leadership skills and dedication to the firm," said Daniel Pugliese Vice President of Engineering, Hines. "He is an example of someone who is a true team player and always seeks to produce high-quality service at 750 Seventh Avenue. He is an invaluable addition to our firm."

Mr. Connolly has completed the Local 94 Training and AEE Applying HVAC Pumping Systems courses as well as USAF's HVAC/R Apprentice, ALS Management, Mechanical Systems Electrical/Controls troubleshooting, Advanced Refrigeration and Air Conditioning Systems, and Hazardous Material courses. He is also a licensed DOD EPA CFC/HCFC Universal Technician and an NYC Q01 Refrigeration Engineer.

**Years in Management: 8+**

Experience: As a Chief Operating Engineer for Hines, Gerard manages the day-to-day operations of the 36-story, more than 600,000-square-foot, tier one office tower 750 Seventh Avenue. He is responsible for overseeing a team of 10 engineers, supervising the building's critical systems, scheduling equipment repairs and coordinating tenant requests. Gerard began his career serving as a Lead Mechanic for the United States Air Force, where he was responsible for the installation, operation and maintenance of 55 Environmental Control Units. While at the Air Force, he was recognized with several awards, including four NATO Medals, a National Defense Service Medal, an Armed Forces Expeditionary Medal, two Good Conduct Medals and two Air Force Achievement Medals.

Education: Local 94 Training and AEE Applying HVAC Pumping Systems Courses; HVAC/R Apprentice, ALS Management, Mechanical Systems, Electrical/Controls troubleshooting, Advanced Refrigeration and Air Conditioning Systems, and Hazardous Material Courses from USAF; DOD EPA CFC/HCFC Universal Technician and NYC Q01 Refrigeration Engineer Certifications.



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DANIEL MONAHAN

THE DURST ORGANIZATION

Mr. Monahan is a Chief Operating Engineer for The Durst Organization, where he manages day-to-day construction and operations for the 2.2 million-square foot, environmentally green, LEED-compliant office tower, One Bryant Park. Mr. Monahan reviews all construction and mechanical blueprint, mechanical specs and submittals, works with consultants, architects and contractors to coordinate the location and access of all mechanical equipment and inspects contractor installations. In addition to these responsibilities, Mr. Monahan also develops and maintains preventative maintenance programs, chemical water treatment of open and closed looped systems and oversees life safety programs, energy management and building and tenant construction.

Mr. Monahan started his career working at Hines Interests Limited Partnership as an Operating Engineer at 1585 Broadway. After six years, he transitioned to the role of Operating Engineer at 4 New York Plaza then to 290 Broadway then to the Durst Organization at 655 3rd Avenue where he continued to gain experience while overseeing operations.

Mr. Monahan demonstrated his comprehensive knowledge and dedicated work ethic during his tenure at each of these properties, which allowed him to assume his current role as Chief Operating Engineer. At One Bryant Park, Mr. Monahan has learned to navigate daily startup and shutdown, troubleshoot and maintain HVAC equipment and curate daily, weekly and monthly building reports.

“Dan has always been a team player, no questions asked. No matter the day or time, he has stepped up to support the team and organization,” said Ron Jerman, Vice President of Operations, The Durst Organization. “His strong understanding of how mechanical systems work allows him to protect, operate, enhance and maintain The Durst Organization’s assets.”

Mr. Monahan attended the IUOE School of Environmental Control, where he studied to become a System Maintenance Technician and received the Carrier Achievement and Applied Electricity Course awards. He also attended SUNY Farmingdale where he received an Associate of Science degree in Mechanical Engineering Technology and was awarded the Hank Haslar scholarship.

**Years in Industry:** 30

Experience: As Chief Operating Engineer for The Durst Organization, Daniel manages day-to-day construction and operations at the 2.2 million-square-foot, environmentally green, LEED-compliant office tower, One Bryant Park. He started his career at Hines Interests Limited Partnership as an Operating Engineer at 1585 Broadway and transitioned to the role of Operating Engineer at 4 New York Plaza then to 290 Broadway, followed by the Durst Organization at 655 3rd Avenue.

Education: System Maintenance Technician from IUOE School of Environmental Control; Carrier Achievement and Applied Electricity Course awards; Associate of Science in Mechanical Engineering Technology from SUNY Farmingdale and Hank Haslar scholarship.

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JOSEPH PESTONE

TISHMAN SPEYER PROPERTIES

Mr. Pestone is a Chief Engineer for Tishman Speyer Properties, where he manages day-to-day operations at Jackson Park. The Jackson Park towers are a nearly combined, 150 stories, 2,000 unit luxury residential complex with a 5 level, 120,000 square foot social amenities clubhouse and fitness complex. Mr. Pestone's responsibilities include day-to-day operations pertaining to mechanical, electrical, life safety and plumbing systems, as well as the support of the property management office with any other operation-related tasks. He is also responsible for delegating work to a team of 10 engineers and proposes, coordinates and executes all Cap Ex and R&M projects.

Mr. Pestone has been the Chief Engineer of the Jackson Park Towers since 2017 and was brought on during the early construction phases. He worked closely with the design and construction team to manage and coordinate the CMs, perform mechanical and electrical shutdown and commission all mechanical, electrical and life safety systems. He also worked alongside the Property Manager to develop and implement strategies to operate the complex. Within each of his roles at Tishman Speyer Properties, Mr. Pestone gained valuable experience and knowledge within the trade, which allowed him to advance from Building Operations Engineer to Assistant Chief Engineer to his current position of Chief Engineer.

"His leadership and engineering capabilities have led a few of his crew members to obtain their own Operating Engineering licenses earlier than most in the industry. He is serious about his position and works hard to solve issues in a timely manner," said Shaun Mooney, Director of Engineering, Tishman Speyer Properties. "His dedication to the success of Jackson Park complex highlights Joe's overall commitment to excellence and the firm."

Mr. Pestone attended Putnam-Westchester BOCES Practical, where he received a degree in HVAC and Refrigeration Engineering Technology. He continued his education at the Lincoln Technical Institute, where he earned his Universal EPA certification and later received a COF Refrigeration Engineer License in Building Operations from the Local 94 IUOE School.

**Years in Management:** 6+

Experience: As Chief Engineer for Tishman Speyer Properties, Joseph is responsible for day-to-day operations pertaining to mechanical, HVAC, electrical, life safety, and plumbing systems as well as support of the property management office at Jackson Park. The Jackson Park towers are a nearly combined, 150 stories, 2,000-unit, 2 million SQ FT luxury residential complex with a 5-level, 120,000-square-foot social amenities clubhouse and fitness complex. Joseph is also responsible for delegating work to a team of 10 engineers and proposes, coordinates and executes all Cap Ex and R&M projects.

Education: HVAC and Refrigeration Engineering Technology Degree from Putnam-Westchester BOCES Practical; Universal EPA Certification from Lincoln Technical Institute; and COF Refrigeration Engineer License in Building Operations from Local 94 IUOE School.

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RALPH DIDOMENICO

SL GREEN REALTY CORP.

Mr. DiDomenico is the Chief Engineer for SL Green and is responsible for overseeing all operations for the historic 30-story, 2.3 million-square-foot, 11 Madison Avenue. Mr. DiDomenico oversees a team of 13 engineers and serves as a mentor for professional development to all new hires and current staff. For more than 23 years, he has led the in-house engineering team in the implementation of more than \$400 million in operational renovations to the building's HVAC, power, vertical transportation and plumbing systems.

Mr. DiDomenico has assisted in implementing upgrades to the building, including a new ice plant that allows the building to cool during high demand periods while lowering its kilowatt consumption as well as spearheading the upgrade to the building's 22-year-old HVAC system with new flash tanks, steam pressure controls, cooling tower level sensors, level sensors in the ejector and sump pits. As the Chief Operating Engineer of 11 Madison Park, Mr. DiDomenico has played an integral role in achieving the building's LEED EBO&M Gold and Energy Star ratings.

In 2019, BOMA NY presented the building with its "Operating Building of the Year" Pinnacle Award in the more than 1 million square feet category.

"Ralph constantly strives to instill pride in his staff through personal involvement, training and teaching the proper operation of building systems," says Jennifer Ciccotto, Senior Property Manager at 11 Madison Avenue. "He continually goes above and beyond what is asked of him."

Mr. DiDomenico attended the Academy of Aeronautics, where he focused on power plant technology in addition to the Local 94 engineers training program. He earned his SMT and SMA certifications from BOMA NY and attended the Suffolk County Fire Academy for Fire Science & Heavy Rescue. In addition to his responsibilities at 11 Madison Park, Mr. DiDomenico serves as the Sergeant at Arms & ex captain at the Commack Fire Department, as well as a former firefighter driver for the Commack Volunteer Ambulance.



Years in Management: 20

Experience: As a Chief Operating Engineer for SL Green Realty Corporation, Ralph is responsible for overseeing all operations for the historic 30-story, 2.3 million-square-foot building 11 Madison Avenue. He oversees a team of 13 engineers and serves as a mentor for professional development to all new hires and current personnel. For more than 23 years, Ralph has led the in-house engineering team in the implementation of more than \$400 million in operational renovation to the building's HVAC, power, vertical transportation and plumbing systems. Ralph's attention to detail and dedication to upholding the highest standards has helped the building achieve LEED EBO&M Gold certification and Energy Star ratings.

Education: Power Plant Technology, Academy of Aeronautics; Local 94 Engineers Training Program; SMT and SMA Certifications from BOMA NY; Fire Science & Heavy Rescue from Suffolk County Fire Academy.



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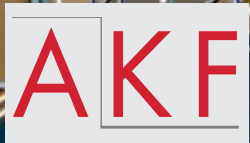
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FRANK KINGSTON

TISHMAN SPEYER PROPERTIES

Mr. Kingston is a Chief Operating Engineer for Tishman Speyer Properties, where he manages the day-to-day operations of the 58-story, 3 million-square-foot property, 200 Park Avenue. Mr. Kingston's responsibilities include overseeing a team of 16 engineers who operate around the clock 365 days a year, budgeting five- and ten-year Cap X and R&M projects, installing new equipment and oversight on projects. Mr. Kingston's attention to detail and effective leadership has been instrumental in his team's ability to lower the building's electrical consumption every year. Recently, the building was awarded the prestigious LEED Silver designation, a feat largely made possible by the dedicated efforts put forth by Mr. Kingston.

Prior to joining the 200 Park Avenue team, Mr. Kingston was the Chief Operating Engineer at 375 Hudson Street, where he helped the property achieve LEED Gold, managed a team of 8 engineers, developed utilities and R&M budgets and implemented upgrades to building systems and equipment. Mr. Kingston also served as the Assistant Chief Engineer at 885 Broadway and helper to start up engineer at 300 Park Avenue.

"I've worked in this industry for more than 30 years and am consistently impressed by Frank's leadership and engineering capabilities," said Shaun Mooney, Director of Engineering, Tishman Speyer Properties. "His desire to provide high-quality service at 200 Park Avenue has gone far beyond what most building owners expect of a Chief Engineer. He is an invaluable asset to our team."

Mr. Kingston completed the Local 84 Stone Setters Apprenticeship at the Mechanics Institute and took Construction Estimating courses at New York University. He later attended the Turner Refrigeration School as part of the Local 94 Union School where he took BOMA SMA and SMT courses and received his G-7 Cooling Tower license. Mr. Kingston became a member of the Local 94 Operating Engineers Union in 1996 and has been an active member for the past 24 years.



Years in Management: 13

Experience: Frank is a Chief Operating Engineer for Tishman Speyer Properties, where he manages the day-to-day operations of the 58-story, 3 million-square-foot property 200 Park Avenue. Frank's responsibilities include overseeing a team of 16 engineers who operate around the clock 365 days a year, budgeting five- and ten-year Cap X and R&M projects, installing new equipment and oversight on projects. He has played an integral role in the building achieving LEED Silver designation and has successfully lowered the building's electrical consumption every year.

Education: Local 84 Stone Setters Apprenticeship from Mechanics Institute; Construction Estimating Courses from New York University; BOMA SMA and SMT courses from Turner Refrigeration School, Local 94 Union School; G-7 Cooling Tower Certification.



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HECTOR ELIGIO

THE DURST ORGANIZATION

Mr. Eligio is an Operating Engineer for the Durst Organization, where he is responsible for the total upkeep of all mechanical equipment at One World Trade Center, New York City's tallest building. Mr. Eligio is responsible for delivering maintenance to the building's fuel and filtration systems, conducting generator maintenance and supervising electrical shutdowns. He also seeks to ensure building tenants are provided with a safe and comfortable environment by helping to maintain high-functioning mechanical equipment. Mr. Eligio assists in servicing the pumps which serve the building's stormwater harvesting tanks that utilize rainwater for its cooling towers as well as contributes to the overall functions of variable frequency drives attached to all motors, which helps conserve electrical energy.

Mr. Eligio has been with the Durst Organization since 2002, when he joined the firm as a Mailroom Clerk. Over the course of his career, Mr. Eligio has gained valuable experiences within each of his roles, something that has allowed him to rise within the organization. Mr. Eligio leads by example and consistently applauds the work and accomplishments of his team members. He is often the first person onsite and the last to leave, a quality he looks to establish for all of his co-workers.

"Hector possesses the ultimate can-do attitude, taking on tasks with a positive energy and willingness to succeed. His upbeat personality and knowledge on building systems has enabled him to collaborate effectively with tenants and staff," said Ed Stakemann, Engineering Operations Manager, One World Trade Center, Durst Organization. "He is proactive and always takes the initiative to go above and beyond the expected parameters of the job. Hector has a passion for locksmithing and is frequently called upon to address issues that involve locks and doors."

Mr. Eligio attended Monroe College in the Bronx, where he studied Computer Information Systems. While working as an Engineer, Mr. Eligio obtained the Q99-Refrigeration license from the FDNY, and certificates like the S-12 Citywide Sprinkler, S-14 Standpipe for Multi-Zone Systems and P98-Super Fuel Piping in Buildings, among others. Mr. Eligio also successfully completed the core program at Local 94.



Years in Industry: 5

Experience: Hector currently serves as an Operating Engineer for the Durst Organization and is responsible for the total upkeep of all mechanical equipment at One World Trade Center, Manhattan's tallest building. He is responsible for delivering maintenance to the building's fuel and filtration systems, conducting generator maintenance and supervising electrical shutdowns. Hector has been with the Durst Organization since 2002, when he joined the firm as a Mailroom Clerk. Over the course of his career, Hector has gained valuable experiences within each of his roles, something that has propelled his growth within the firm.

Education: Associate's Degree in Computer Information Systems from Monroe College and Q99-Refrigeration license from FDNY; S-12-Citywide Sprinkler, S-14 Standpipe for Multi-Zone Systems and P-98 Super Fuel Piping in Building Certifications; Core Program at Local 94

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JAMES HART

EMPIRE STATE REALTY TRUST

Mr. Hart is the 2nd Assistant Chief Operating Engineer for the Empire State Building for Empire State Realty Trust, where he oversees a team of 15 engineers, 3 electricians, 2 handyman & 3 carpenters in the operation of the 103-story commercial office building at 350 5th Avenue. Mr. Hart is responsible for coordinating daily operations of more than 300 air handling units, 10 cooling towers and five floors of public assembly, including an observation deck. He conducts the staging of all plant operations to ensure optimal efficiency and consistently manages any contractor work in its entirety. Mr. Hart has implemented vast operational upgrades to the building, including new BMS automation programs maximizing run time and set points, new flow metering of the chillers and Plate & Frame heat exchanger to ensure optimal running conditions and the \$200 million renovation to the property's observation deck, which he helped supervised.

Prior to joining Empire State Realty Trust, Mr. Hart has worked for other notable commercial real estate firms, including CBRE's 450 Lexington Avenue, Hines' 383 Madison Avenue, Bear Stearns, JLL's 270 Park Avenue, JP Morgan Chase World Head Quarters. Mr. Hart has demonstrated a willingness to learn and help others around him, qualities that have helped him grow to assume new roles over the course of his career. Mr. Hart always strives to expand his knowledge and experience within the trade and frequently participates in programs for engineer development by attending classes at the International Union of Operating Engineers Training Center. In the last year and half, he has attended the following classes- Chief Engineer/Facility Management Seminar, Johnson Controls Systems, Air and Hydronic Testing & Balancing & Pump Maintenance.

"James is the go-to-guy. He is the first person to volunteer his help and is constantly pushing those around him to reach their full potential," said Timothy Dailey, Engineering Manager, Empire State Realty Trust. "He is available 24/7 and is someone that everyone can rely on to get the job done."

Mr. Hart attended the Local 30 Air Conditioning and Refrigeration Trade School where he graduated from their three-year program and received 40 hours of Hazmat training. He also attended many classes at the Local 94 training center & recieved his SMA and SMT certifications. He is currently working toward earning his RPA.



Years in Management: 7

Experience: As a 2nd Assistant Chief Operating Engineer for Empire State Realty Trust, James is responsible for overseeing a team of more than 23 including 17 engineers, 3 electricians & 3 carpenters in the operation of the 103-story commercial office building 350 Fifth Avenue. He is responsible for coordinating daily operations of more than 300 air handling units, 10 cooling towers and five floors of public assembly, including an observation deck. James also conducts the staging of all plant operations to ensure optimal efficiency and consistently manages any contractor work in its entirety. He has played a vital role in the implementation of vast operational upgrades to the building, such as new BMS automation programs maximizing run time and set points, new flow metering chillers and Plate & Frame heat exchanger to ensure optimal running conditions, as well as the \$200 million renovation to the property's observation deck that he supervised.

Education: Graduated from the Local 30 Air Conditioning and Refrigeration Trade School with 40 hours of Hazmat training; Local 94 Training Center; SMA and SMT Certifications; Currently earning RPA Designation



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SCOTT LUNG

JLL

Mr. Lung is an Assistant Chief Engineer for Jones Lang LaSalle (JLL) at 150 East 42nd Street where he oversees maintenance, operation, repair and upgrades to the building systems of the 1.6 million square foot, Class A office building. Mr. Lung oversees the team of engineers responsible for running two 1,250-ton Carrier steam double-effect absorption chillers, as well as two 1,000-ton Carrier electric drive centrifugal chillers. He plays an integral role in the development and preservation of the building's budgeting process allocated to repairs and maintenance.

Over the course of his expansive 25-year career at 150 East 42nd Street, Mr. Lung has played a critical role in upgrades to the building, including modifications to the pneumatic systems to lower the horsepower and demand of the building's air compressors, installation of new VFD's for fans and pumps, BMS and fire alarm system maintenance and upgrades. Mr. Lung executes both light and heavy preventative maintenance and repairs to a variety of building equipment, as well as electrically and mechanically troubleshooting this equipment. He maintains part-lists for the building's inventory purposes.

Mr. Lung has been a proud member of Local 94 International Union of Operating Engineers since 1994 and earned his Refrigerator System Operator (Q01), SMT, Fire and Life Safety Director (F89), Sprinkler and Standpipe certificates (S12,13 and 14), Operate and Maintain Air Compressors (A35), Universal CFC and First Responder certifications. Scott continues his training and professional development through TPC and JLL ESU to gain additional knowledge on how to create a more energy and safety conscious environment throughout his workplace.



Years in Industry: 26

Experience: As an Assistant Chief Engineer for JLL, where Scott oversees operations at the 1.6-million-square-foot, Class A office tower 50 East 42nd Street. He is responsible for overseeing the maintenance, operation, repair and upgrades to the building's systems. He also manages a team of engineers responsible for running two 1,250-ton Carrier steam double-effect absorption chillers, as well as two 1,000-ton Carrier electric drive centrifugal chillers. Scott plays an integral role in the development and preservation of the building's budgeting process pertaining to repairs and maintenance.

Education: Refrigerator System Operator (Q01), SMT; Fire and Life Safety Director (F89), Sprinkler and Standpipe certificates (S12,13 and 14); Operate and Maintain Air Compressors (A35); Universal CFC and First Responder Certifications

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An engineering feat, Hudson Yards is built over an active railyard. Bounded by 30th and 34th Streets from 10th to 12th Avenues, Hudson Yards sits at the northern terminus of New York City's famed elevated park, the High Line, and is serviced by the 34th Street-Hudson Yards station, an extension of the No. 7 Subway line, which connects to nearly all of the city's other lines.

Nestled between Chelsea and Hell's Kitchen, Hudson Yards has been transformed into a thriving destination for foodies, fashionistas,

art lovers, park goers and tourists, as well as some of the world's most innovative businesses. Hudson Yards is home to more than 100 restaurants and one-of-a-kind shopping experiences, The Shed, the first Equinox Hotel® and world-class medical facilities and lush gardens, as well as Vessel, New York's next landmark. All of this is in addition to state-of-the-art office space, and the finest in luxury residences and affordable rental apartments.

Co-developed by Related Management Company, L.P. and Oxford Properties Group, Hudson Yards is the largest private real estate development in New York since Rockefeller Center. After the second half of the project is built between 11th and 12th Avenues, Hudson Yards is expected to contribute nearly \$19 billion annually to New York City's Gross Domestic Product (GDP), and is just one piece of the overall economic impact the redevelopment of the Hudson Yards district will have on the city, state and region.

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

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

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

BOMA is the CRE Industry Leader

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

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

MEMBER BENEFITS

Advocacy:

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

Committees & Networking:

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

Education:

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

Information:

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

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

Recognition:

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

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

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2008-9	James R. Kleeman, RPA
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2010-11	Morris Wiesenbergs, RPA
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2012-13	Ronald S. Zeccardi
2013-14	Louis J. Trimboli, RPA/FMA/LEED AP
2015	John Brandstetter
2016	Michael F. Flatley, CEM, LEED AP, CPM
2017	Deborah Tomasi
2018	Gail Duke, RPA, CPM
2019	Laura Belt Ponomarev, RPA, FMA

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2001-2	30 Rockefeller Plaza
2003-4	The International ToyCenter (200 Fifth Avenue)
2004-5	Lever House (390 Park Avenue)
2005-6	230 Park Avenue
2006-7	60 East 42nd Street (The Lincoln Building)
2007-8	375 Park Avenue (The Seagram Building)
2008-9	48 Wall Street
2009-10	Empire State Building
2010-11	30 Rockefeller Plaza
2011-12	122 East 42nd Street (The Chanin Building)
2013-14	230 Park Avenue
2015	The Argonaut Building
2016	500 Fifth Avenue
2017	620 Avenue of the Americas
2018	One Park Avenue
2019	420 Lexington Avenue

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

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

EARTH AWARD

2005-6	4 Times Square
2006-7	290 Broadway (Ted Weiss Federal Office Building)
2007-8	Hearst Tower
2008-9	7 World Trade Center
2010-11	The Bank of America Tower at One Bryant Park
2011-12	One Penn Plaza
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2018	1515 Broadway

HENRY J. MULLER ACHIEVEMENT AWARD

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

CORPORATE FACILITY

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

RENOVATED BUILDING

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

MANAGERS OF THE YEAR

2002-2003

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

MANAGERS OF THE YEAR 3-10 YEARS EXPERIENCE

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

MANAGERS OF THE YEAR 10+ YEARS EXPERIENCE

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

2010-11	Lawrence P. Giuliano, Sr., RPA/FMA/SMA/SMT Tishman Speyer Properties
2011-12	Cindy Boyea, RPA/CPM/CCIM Paramount Group, Inc.
2012-13	Patricia Revellese, SL Green Realty Corp.
2013-14	Joanne G. Porrazzo, RPA/FMA/LEED AP
2015	Herb Gonzalez
2016	Stephen Mosca, CFM
2017	Peter Gorry, RPA, CEM
2018	Sharon Hart-Fanelli, CPM, RPA, LEED GA Cushman & Wakefield Inc.
2019	Lawrence Spahn, RPA, FMA, SMA, SMT, LEED AP H&R REIT (U.S.) Management Services Inc.

CHIEF OPERATING ENGINEER

2019	Steve Nathan, SMT Silverstein Properties, Inc.
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OPERATING ENGINEER

2019	Francis Noonan, SMT Met Life-200 Park Avenue
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OPERATING OFFICE BUILDING

20012	500,000 to 1,000,000 Sq. Ft. The Interchurch Center (475 Riverside Drive) Over 1,000,000 Sq. Ft. Eleven Madison
2002-3	500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. One Liberty Plaza
2003-4	100,000 to 499,999 Sq. Ft. 717 Fifth Avenue 500,000 to 1,000,000 Sq. Ft. 420 Fifth Avenue Condominium Over 1,000,000 Sq. Ft. The Grace Building (1114 Avenue of the Americas)
2004-5	100,000 to 499,999 Sq. Ft. 28 West 44th Street Over 1,000,000 Sq. Ft. The MetLife Building
2005-6	100,000 to 499,999 Sq. Ft. 500 Park Avenue 500,000 to 1,000,000 Sq. Ft. The Lipstick Building Over 1,000,000 Sq. Ft. Citigroup Center
2006-7	100,000 to 500,000 Sq. Ft. 501 Seventh Avenue 500,000 to 1,000,000 Sq. Ft. 320 Park Avenue Over 1,000,000 Sq. Ft. Time Warner Center
2007-8	100,000 to 500,000 Sq. Ft. 215 West 125th Street 500,000 to 1,000,000 Sq. Ft. 522 Fifth Avenue
2008-9	100,000 to 499,999 Sq. Ft. 120 West 45th Street (Tower 45) 500,000 to 1,000,000 Sq. Ft.

	750 Seventh Avenue Over 1,000,000 Sq. Ft.
	1211 Avenue of the Americas
2009-10	100,000 to 499,999 Sq. Ft. 527 Madison Avenue 500,000 to 1,000,000 Sq. Ft. 1350 Avenue of the Americas Over 1,000,000 Sq. Ft. One Grand Central Place
2010-11	100,000 to 249,999 Sq. Ft. 609 Fifth Avenue 250,000 to 499,999 Sq. Ft. 1350 Broadway 500,000 to 1,000,000 Sq. Ft. 450 Lexington Avenue Over 1,000,000 Sq. Ft. 230 Park Avenue
2011-12	100,000 to 249,999 Sq. Ft. 461 Fifth Avenue 250,000 to 499,999 Sq. Ft. 600 Lexington Avenue 500,000 to 1,000,000 Sq. Ft. 712 Fifth Avenue Over 1,000,000 Sq. Ft. 1301 Avenue of the Americas
2012-13	100,000 to 249,999 Sq. Ft. 110 East 42nd Street 250,000 to 499,999 Sq. Ft. 1333 Broadway 500,000 to 1,000,000 Sq. Ft. 1325 Avenue of the Americas Over 1,000,000 Sq. Ft. 1633 Broadway
2013-14	500,000 to 1,000,000 Sq. Ft. 31 West 52nd Street Over 1,000,000 Sq. Ft. 1185 Avenue of the Americas
2015	250,000 to 499,999 Sq. Ft. 1359 Broadway 500,000 to 1,000,000 Sq. Ft. 340 Madison Avenue Over 1,000,000 Sq. Ft. One Hudson Square
2016	250,000 to 499,999 Sq. Ft. 101 Avenue of the Americas 500,000 to 1,000,000 Sq. Ft. 900 Third Avenue Over 1,000,000 Sq. Ft. Starrett-Lehigh Building
2017	500,000 to 1,000,000 Sq. Ft. 810 Seventh Avenue Over 1,000,000 Sq. Ft. 32 Old Slip
2018	100,000 to 249,999 Sq. Ft. IAC Building 500,000 to 1,000,000 Sq. Ft. Dumbo Heights Over 1,000,000 Sq. Ft. One World Trade Center

2019 500,000 to 1,000,000 Sq. Ft.
757 Third Avenue
 Over 1,000,000 Sq. Ft.
11 Madison Avenue

BOMA MIDDLE ATLANTIC CONFERENCE REGIONAL TOBY AWARDS

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

2002-3 Renovated Building
1166 Avenue of the Americas

2003-4 Member of the Year
Angelo J. Grima

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

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

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

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

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

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

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

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

2013-14 Earth Award
Hearst Tower
 Operating Office Building (100,000-249,999 Sq. Ft.)

110 East 42nd Street
 Operating Office Building (Over 1,000,000 Sq. Ft.)
1633 Broadway

2015 Historical Building
230 Park Avenue

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

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

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

BOMA International TOBY Awards

2001-2 Renovated Building
One Hudson Square

2006-7 Government Building
90 Church Street

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

2008-9 Renovated Building
100 Park Avenue

2010-11 Corporate Facility
Hearst Tower

2011-12 Corporate Facility
575 Fifth Avenue

2012-13 Corporate Facility
1515 Broadway

2015 Historical Building
230 Park Avenue

2019 Corporate Facility
Hearst Tower
 Renovated Building
280 Park Avenue

The Grand Pinnacle For the Highest Overall Score

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



BUILDING OWNERS AND MANAGERS ASSOCIATION OF GREATER NEW YORK, INC.

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