

2024 Pinnacle AWARDS

BOMA
New York

COMMERCIAL REAL ESTATE'S LEADING AWARD

NOMINATION KIT

Building Nomination Deadline:

Latest By Friday, April 26, 2024

“The Pinnacle Awards is the preeminent event of the CRE industry where commercial buildings and property professionals are recognized for operations and performance at the highest level. Year after year, the Pinnacles distinguish the best of the best; authenticating a new bar of excellence.”

BOMA New York Chair, Patrick J. Dolan, RPA





WHY DO THE BIGGEST NAMES IN NEW YORK REAL ESTATE WANT A BOMA NY PINNACLE AWARD ON THEIR DESK? BECAUSE IT'S A BONUS TO THEIR BOTTOM LINE!

PINNACLE AWARD WINNERS ENJOY THESE ADVANTAGES:

Management and Leasing Benefits

- **Improved Operations** As a result of the Pinnacle process and its rigorous, state-of-the-art criteria, nominees report they've implemented better practices—from going for Energy Star[®] or LEED certification, to improving tenant communications and enhancing professional training—and have become better managers as a result.
- **Convenience** The Pinnacle entry serves as the “official record” of your building, putting leasing and management on the same page and serving successfully in leasing and sales negotiations.

Marketing Clout

- **Management Validation** The Pinnacle is the official “Seal of Approval” that your building has met the BOMA International standards—the highest in the industry. The Pinnacle is the equivalent of a third party endorsement.
- **Publicity** The Pinnacle is known as a difficult award to win. As a result, publications give the award extensive coverage—done for you, courtesy of BOMA NY.
- **Product ID** Winners are allowed to use the official Pinnacle icon (above) in all marketing, and when used in ads, brochures, web sites or other vehicles, it instantly sets your building above the competition.

Enhanced Tenant Relations

- **Increased Tenant Satisfaction** Operational excellence keeps tenants happy, and tenants are the financial life-blood of your building. Tenants—particularly those in the position of making leasing decisions—have expressed pride and security at being in a Pinnacle Award-winning building.

Staff Productivity

- **Team Building** The process positively affects the performance of consultants, vendors and staff as they strive to meet the award standards. Managers report that teams work together more effectively, and nominees and winners alike enjoy long-lasting, improved morale.

BOMA NY PINNACLE AWARD CATEGORIES AND CRITERIA

BOMA 360 Designation will be required to compete at all levels.

[CLICK HERE FOR MORE INFORMATION](#)

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 (Includes Substantial Renovation)

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

EARTH AWARD

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

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 have been completed within five years of the time of the awards entry.

HENRY J. MULLER VISION AWARD

Not a building award, the Muller Award was 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.

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.

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.

OPERATING OFFICE BUILDING

(Categories: 100,000–249,999 sf; 250,000–499,999 sf; 500,000–1 million sf; over 1 million sf)

Presented in four size-related categories (see above) in recognition of outstanding operations including energy conservation, emergency preparedness, environmental compliance, community impact, tenant relations, operational standards, training excellence and overall attractiveness. Fifty percent of the building must be office space and it must be three years old from the first date of occupancy. Please note newly constructed buildings must be in operation for more than three years to compete in the operating category.

BOMA NY PINNACLE AWARD CATEGORIES AND CRITERIA

CHIEF ENGINEER

This award specifically recognizes 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. The Owner/Management firm or the Property Manager of the nominee's building must be a member of BOMA NY in good standing with current active status.

MIXED-USE CATEGORY

All properties will have 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. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural features that tends to mitigate traffic and sprawl.

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 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.

DIRECTOR OF SECURITY

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

SECURITY PROFESSIONAL

This award will recognize a member of security department supervisory staff who, through their outstanding performance and dedication, best serve their properties, management, tenants, and the industry. The Owner/Management firm or the Property Manager of the nominee's building must be a member of BOMA NY in good standing with current active status.

DIRECTOR OF FIRE/LIFE SAFETY

This award will recognize a Director of Fire/Life Safety who, through their outstanding performance and dedication, best serve their properties, management, tenants, and the industry. The Owner/Management firm or the Property Manager of the nominee's building must be a member of BOMA NY in good standing with current active status.

FIRE/LIFE SAFETY PROFESSIONAL

This award will recognize a Deputy Fire/Life Safety Director or Lead Fire/Life Safety Director who, through their outstanding performance and dedication, best serve their properties, management, tenants, and the industry. The Owner/Management firm or the Property Manager of the nominee's building must be a member of BOMA NY in good standing with current active status.

JANITORIAL PROFESSIONAL

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

2024 BOMA NY PINNACLE AWARDS NOMINATION FORM

ALL NOMINATIONS MUST BE RECEIVED BY FRIDAY, APRIL 26, 2024 AT THE LATEST.

Anyone in the real estate industry can submit a nomination.

The nominee's building owner or management company must be a BOMA NY member in good standing.

Please send completed forms to **Sherri Staalesen** at sstaalesen@bermangrp.com.

NOMINATION CATEGORIES

HISTORICAL BUILDING

NEW CONSTRUCTION

(Includes Substantial Renovation)

EARTH AWARD

HENRY J. MULLER VISION AWARD

MANAGER OF THE YEAR CATEGORIES:

3 to 10 Years of Experience

10 Years + of Experience

CHIEF ENGINEER

SECURITY PROFESSIONAL

DIRECTOR OF FIRE/LIFE SAFETY

FIRE/LIFE SAFETY PROFESSIONAL

JANITORIAL PROFESSIONAL

CORPORATE FACILITY

RENOVATED BUILDING

MIXED-USE

OPERATING OFFICE BUILDING OF THE YEAR CATEGORIES:

100,000–249,999 Square Feet*

250,000–499,999 Square Feet*

500,000–1,000,000 Square Feet*

Over 1,000,000 Square Feet*

Nominee Name (Building or Individual)

Nomination Category

Name of Building Owner / Manager

Nominee Telephone

Nominee E-Mail

Nominated by

Phone

Email

Nominee Name (Building or Individual)

Nomination Category

Name of Building Owner / Manager

Nominee Telephone

Nominee E-Mail

Nominated by

Phone

Email

Nominee Name (Building or Individual)

Nomination Category

Name of Building Owner / Manager

Nominee Telephone

Nominee E-Mail

Nominated by

Phone

Email

If you would like to nominate additional buildings/individuals, please complete an additional form.

**The building must be occupied for at least one full year from the date of occupancy of the first tenant with a minimum of 12 months of building operations.*