

COMMERCIAL REAL ESTATE'S LEADING AWARD

# 2018 THE BOMA/NY PINNACLE AWARDS

## NOMINATION KIT

Deadline: May 31, 2017

“There’s nothing like the Pinnacle to make your building a leader in its marketplace and give it the stature it deserves: a trophy asset known for its excellence in building management.”

**BOMA/NY President James R. Kleeman, 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<sup>®</sup> 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

### **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.

### **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 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.

### **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.

# BOMA/NY PINNACLE AWARD

## CATEGORIES AND CRITERIA

### **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.

### **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.

### **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.

### **Mixed-Use Category (Newly Added 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.

### **Public Assembly Buildings (Newly Added Category)**

All buildings must be publicly accessible and support multiple uses. The multiple use character of these buildings may influence the building's utility use, opening hours and tenant or occupant relations. These buildings may be part of a larger portfolio. This category includes: 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. This category allows for entry restrictions based on ticketed or multi-tenant/occupant areas. When a building fits a different TOBY category, it should be entered in that category.

### **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.

# 2018 BOMA/NY PINNACLE AWARDS NOMINATION FORM

## ALL NOMINATIONS MUST BE RECEIVED BY MAY 31, 2017

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. Send completed forms to: BOMA/NY, One Penn Plaza, Suite 2205, NY, NY 10119 or email: [ami@bomany.com](mailto:ami@bomany.com)

The Nominee's meeting will be held on June 7, 2017.

### OUTSTANDING LOCAL MEMBER

Nomination	Phone	Email
Nominated by	Phone	Email

### HISTORICAL BUILDING

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

### NEW CONSTRUCTION

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

### EARTH AWARD

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

### HENRY J. MULLER VISION AWARD

Nomination	Phone	Email
Contact	Phone	Email
Nominated by	Phone	Email

### MANAGER OF THE YEAR - 3 TO 10 YEARS OF EXPERIENCE

Nomination	Phone	Email
Nominated by	Phone	Email

### MANAGER OF THE YEAR - MORE THAN 10 YEARS OF EXPERIENCE

Nomination	Phone	Email
Nominated by	Phone	Email

## CORPORATE FACILITY

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

## RENOVATED BUILDING

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

## OPERATING OFFICE BUILDING OF THE YEAR CATEGORY 1: 100,000-249,999 SQUARE FEET\*

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

## CATEGORY 2: 250,000-499,999 SQUARE FEET\*

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

## CATEGORY 3: 500,000-1,000,000 SQUARE FEET\*

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

## CATEGORY 4: OVER 1,000,000 SQUARE FEET\*

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

## MIXED-USE CATEGORY

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

## PUBLIC ASSEMBLY BUILDINGS

Nomination	Phone	Email
Contact (Bldg Owner/Mgr Name)	Phone	Email
Nominated by	Phone	Email

\* Uses BOMA/ANSI Standard Method for Floor Measuring;  
building must be at least 3 years old from the date of occupancy of the first tenant by June, 2016.