

BOMAFACTS



April 13, 2004

A BANNER FIRST QUARTER ► BOMA/NY's first quarter has been one of our most effective in years—with our voice being heard at City Hall, and throughout the real estate community as we step up our advocacy profile—and membership rolls. So far this year, we've welcomed 12 new member firms—four in each of the levels (Principal, Allied and Professional). These outstanding building industry colleagues are:

Principal:

- **Bloomington Department Store**/ *Robert Oliva, Director, Operations*
- **BPT Properties**/ *Patrick Walsh, RPA, Property Manager*
- **Crown Properties Inc.**/ *Kevin J. Ward, RPA, Property Manager*
- **The Walt Disney Company**/ *Andrew N. Pulcher, VP, East Coast Facilities Management*

Allied:

- **Blade Contracting, Inc.**/ *Michael J. DePompo, Secretary/Treasurer*
- **Brian Painting Corporation**/ *Brian DeLucie, President*
- **Platinum Maintenance Services Corp.**/ *James C. Halpin, Vice President*
- **Sirina Protection Systems, Corp.**/ *Carol T. Filomio, Vice President*

Professional:

- **Barker Mohandas, LLC**/ *Patrick J. McPartland, PE/QEI*
- **Craig Nealy Architects LLP**/ *Craig Nealy, Principal*
- **Grassi & Co., CPAs**/ *Louis C. Grassi, Managing Partner*
- **Protective Countermeasures & Consulting, Inc.**/ *Sal Lifrieri, CEO & President*

In addition, our voice continues to strengthen in a variety of political arenas as our Government Affairs team testifies, lobbies and develops influential white papers to bring our industry's needs to the attention of key decision-makers. Shown here are highlights of our efforts—including some to come—since January 1.

- **April 23rd**: Our headquarters will be the site for a meeting with **NY State Senator Martin Golden**, who has been active in shaping numerous issues and initiatives relating to **Homeland Security and Terrorism Insurance**. (This will be part of the **Building Emergency Action Plan / Security Task Force's** monthly joint meeting.) BOMA/NY supports the extension of terrorism insurance past the 2005

expiration date, and will be taking this up with the Senator in April and again on May 4 when we lobby in Albany. Our thanks to **Lou Trimboli** and **Al Lyons** for bringing the Senator to us!

- **March 30th**: Our Intro. 126 Task Force met at BOMA/NY with leading DOB decision-makers, including Deputy Commissioner for Operations, **Robert LiMandri** (formerly with BOMA/NY member Jones Lang LaSalle) and **Steve Kramer**, Chief of Staff. Numerous issues were discussed including the DOB's new on-line system for processing **Certificates of Occupancy**, which went operational April 5th, and their brand new **"Project Advocate Pilot" Initiative Program**, to be unveiled at this Friday's regular Codes & Regs **committee meeting**.
- **March**: By the end of the month, our Board-approved **Emergency Action Plan White Paper**, which had been 14 months in the making, was shared directly with the **top officials at the FDNY**, who are considering incorporating several of our recommendations into their own Emergency Action Plan. Look for more news to follow.
- **February 24th**: Our Executive Director Bobbi McGowan, CAE and Jessica Handy of Newmark and Company Real Estate Inc. testified at City Hall in support of—and on the impact of—Intro. 126 on building safety. In preparation, we shared our industry's perspective (including how their recommendations on such items as scissor stairs and fire towers worked on a practical basis) with City Council Member Madeline Provenzano, Chair of the Housing & Buildings Committee at BOMA/NY headquarters. Did it work? Intro. 126 will be re-introduced as 126A towards the end of this month to incorporate some BOMA/NY recommendations. We'll keep you posted.
- **Ongoing**: Our Codes & Regs volunteers are making steady progress on producing a white paper on one of today's most troublesome issues: **mold and moisture control**. A white paper on **security**—a major undertaking to say the least—is also planned in the near future. We'll be needing volunteers and will provide you with more information as soon as plans solidify.

And, our voice will become even louder as more than two dozen of us lobby in Albany on May 4th, our upcoming **Advocacy Day**. E-mail mskomsky@bomany.com if you can make this important commitment. Our Advocacy Team will meet this Friday, April 16th at 9:30 a.m. at BOMA/NY to discuss all arrangements. If interested in joining our growing team, please contact **Mike Skomsky** ***asap***.

A TRUE WIN-WIN SITUATION► Express your pride in the Most Famous Skyline in the World by nominating an Outstanding Facility or Individual for the Industry's Top Honor: **The 2004-2005 Pinnacle Awards!!** And, as special thanks for your "expression", those submitting nominations will be entered to win a **\$100 American Express Gift Certificate** donated by ABM Industries.

But we've saved the best for last. All you need to do to be eligible for the American Express Gift Certificate is submit a name of a facility or professional deserving recognition to the BOMA/NY Offices by April 30. Simply log on to www.bomany.org and download the official nomination form and mail or fax it in. The winner will be picked at random and announced at the May Luncheon on May 14. Direct any questions to Judy Lampert at (212) 239-3662.

INNOVATIONS & INVENTIONS WANTED! ► If you've developed an innovative solution to a common building industry issue or invented a management method unheard of by your peers—we want to hear it! BOMA/NY is planning on including a plenum session at our annual Codes & Regs Seminar in October wherein a roundtable of managers will present their pioneering tricks and techniques. If you are interested in participating, please contact Mike Skomsky at mskomsky@bomany.com at your earliest convenience.

MOVERS & SHAKERS►

- Allied Member **Michael Giordano**, Vice President of Sales at *paper enterprises, inc.*, reports the company was voted the **2003 Member of the Year** via a national customer satisfaction survey conducted by Network Services Company, a large distribution network. Criteria included overall performance, fill rates, delivery times, billing accuracy, customer program compliance, technology platforms and more.
- **Tom Krol** whose expertise as Senior Property Manager of the 1.5 million-square-foot Grace Building helped win the 2003-04 BOMA/NY Pinnacle Award for Operating Building over 1,000,000 sq. ft., has joined **Genergy Electric Services Company, LLC** (GESCO), a wholly-owned subsidiary of Genergy, Inc., as COO. Krol's property management background will offer the company a uniquely valuable perspective during the development and expansion of its core services. Are you using sound business practices that also conserve and protect the natural environment? BOMA/NY needs to know!

IMPORTANT DATES TO REMEMBER►

- **April 14—Monthly Luncheon** featuring Alan Gerson of the NYC Council – District 1, who will present on "*Rebuilding Lower Manhattan: Livability First*". The event will begin with a cocktail reception (cash bar) at 11:30 a.m. and continue through to 1:30 p.m. at the New York Marriott Marquis, 1535 Broadway, Astor Ballroom (7th Floor). To register, download the Meetings & Events Registration form at www.bomany.org and mail or fax it to BOMA/NY at your earliest convenience.

- **April 21—“Emergency Management Seminar”** will be held from 8:30 to 10:30 a.m. at the Southgate Suite Hotel, 371 Seventh Avenue. Speakers, including Desmond Burke of Firequench and two representatives from the FDNY, will outline crucial emergency management preparation techniques and explain the new legal requirements of the forthcoming Emergency Action Plan Code. To register, Download the Meetings & Events Registration form at www.bomany.org and mail or fax it to BOMA/NY at your earliest convenience.

- **April 30—Nominations Due for the 2004-2005 Pinnacle Awards.** Be sure that the best people and buildings in the City are included in next year’s honors by filling out and submitting a nomination! Forms were distributed in the Pinnacle Awards Souvenir Guide and can also be downloaded from www.bomany.org.

- **May 6—Facilities & Office Buildings Steam Savings Seminar.** The event, which will focus on steam distribution/condensate best practices, combined heat and power opportunities for reliability, financial benefits of steam efficiency and much more, will be held at Con Edison’s Information Technology Digital Sandbox (55 Broad Street, 4th floor conference room) from 5:30 to 8:00 p.m. Visit www.eba-nys.org for more information.

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