



What's Your Cat in the Wall? Build Your Story & Become a TOBY Winner!

April 21, 2020

BOMA
CHICAGO

Panel of Winners & Judges

2019 Int'l Winners
737 North Michigan
550 W. Washington
500 West Madison



TOBY Panel Moderator

SUSAN HAMMER

RPA, BOMI-HP, LEED AP O+M
General Manager at JLL

Co-Vice Chair International Awards Committee
BOMA/Chicago
TOBY Co-Chair

Local, Regional & International Judge

2016 International TOBY Winner
for Over 1 Million Square Feet
AMA Plaza



Panelist Introduction - WINNERS



Elizabeth Kilroy, CBRE

**2019 International Winner: Mixed-Use
737 North Michigan/Olympia Centre**

Michael Graham, MB Real Estate

**2020 North Central Region Winner: Renovated
1 North Dearborn**

Karen Pahl, Sterling Bay

**2020 North Central Region Winner: 100K – 249,999 SF
1515 West Webster**

Julia Hudspeth, The John Buck Company

**North Central Region Winner: Historical
The Rookery**

Panelist Introduction - Judges



Abby Kichura, Transwestern

International TOBY Winner: Over 1 Million SF
500 West Madison

Nicole Applegate, M&J Wilkow

2019 Judge
Former TOBY Applicant

Polling Question

I am a:

Potential TOBY Applicant

Potential TOBY Judge

Previous Finalist

Previous Winner

Vendor/Supplier Partner



THIS IS ARMADILLO AKA ARMY



Today's Agenda

- **TOBY Basics & Overview**
- **Panel Discussion on Best Practices**
- **Question and Answer Session**



Three Levels of Competition

1. Local

2. Regional

- Mid-Atlantic, Southern, Southwest, North Central, Midwest Northern, Pacific Southwest, Pacific Northwest, Canadian and International

3. International

- June 2021 BOMA International Conference in Boston MA

TOBY Categories

17 Categories – can only choose ONE!

5 Categories Based on Square Feet

12 Other Property Types

Under 100,000 SF

100,000-299,999 SF

250,000-499,999 SF

500,000-999,999 SF

Over 1 Million SF

Suburban Low-Rise

Suburban Mid-Rise

Corporate Facility

Earth

Historical

Renovated

Industrial Office

Medical

Mixed Use

Public Use

Retail

Medical Office

Which Category is Best for Us?

BOMA/Chicago Follows International Guidelines

Read Entry Requirement Descriptions Carefully

Historically the Square Footage Candidates have the Most Entries

Make it a Team Decision

Important Dates

Application Portal Open: **Mid-July 2020**

Onsite Judging: **October & November 2020**

Local Winners Announced: **January 2021**

North Central Region Applications Due: **March 2021**

North Central Regional Winners Announced: **April 2021**

International TOBY Gala: **June 2021 in Boston MA**

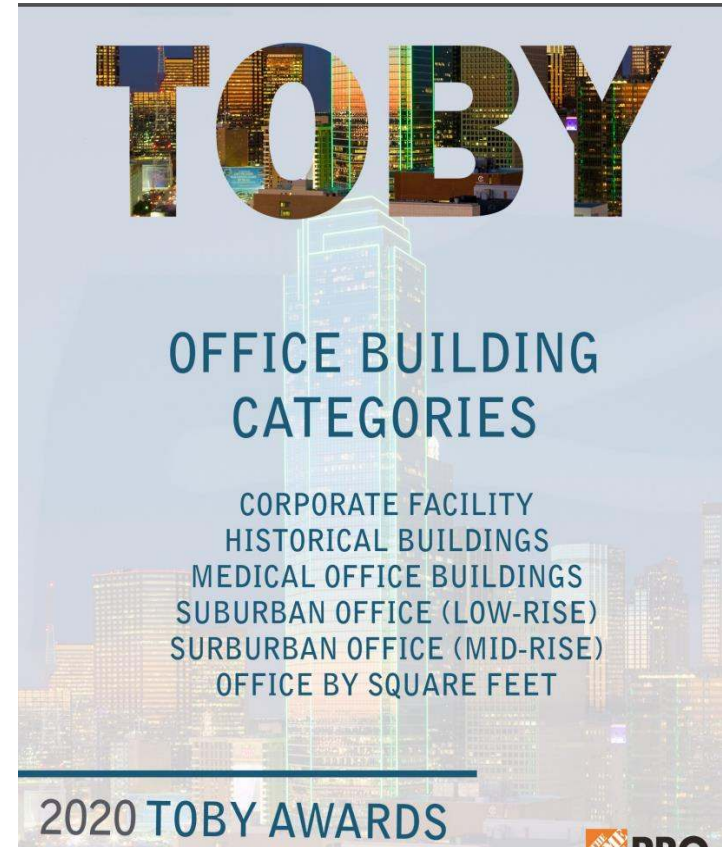


Entry Requirements

At least **one year** from date of occupancy of the first tenant by **June 15, 2020** with a minimum of **12 months** of building operations.

All categories must be at least **50%** occupied.

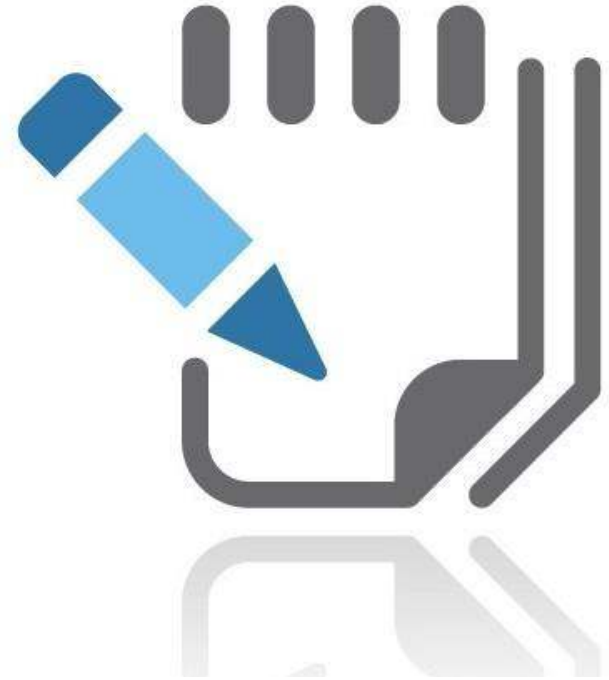
Review Individual Categories for Separate Requirements.



Local Toby – Step 1

Prepare and Write the Application

Submit on TOBY Portal



TOBY Application Sections

Online TOBY Portal Application for Regional & International

- Application worth 100+ points
- Building Description/Building Standards/Photos: 5 points
- Community Service: 15 points
- Tenant Relations: 15 points
- Energy Conservation: 20 points
- Environmental, Regulatory, Sustainability: 15 points
- Emergency Preparedness/Life Safety: 15 points
- Training for Building Personnel: 15 points

TOBY Application for Earth

Online TOBY Portal Application for Regional & International

- Application worth 110+ points
- Building Description/Executive Summary/Photos: 5 points
- Reduction of Environmental Risk: 15 points
- Indoor Air Quality/Green Cleaning: 15 points
- Recycling: 10 points
- Community Service: 10 points
- Energy Conservation: 20 points
- Water Conservation: 10 points
- Interior Finish: 10 points
- Indoor Air Quality/Green Cleaning: 5 points
- Occupant Communication/Education: 5 points
- Case Study: 5 points

TOBY & BOMA 360 Comparison

If your building has achieved the BOMA 360 or LEED designation, then you are strategically placed to enter for TOBY based on the work you have already done!

Refer to the BOMA360 and TOBY Comparison document.

Keep in mind – these are separate programs/awards.

Refer to handout for more information.

TOBY Panel for Applicants & Judges

Let the panel discussion begin!



TOBY Panel



**Why participate in the
TOBY competition?**

Participate as an applicant?

Participate as a judge?

TOBY Panel

Which category should your building enter?

Square Footage?

Earth Category?

Renovated Category?

Historical Category?

Retail?

TOBY Panel

How and when should your building prepare for the local competition?

Step 2 – Onsite Inspection

BOMA THE OUTSTANDING BUILDING OF THE YEAR (TOBY) 2018 BUILDING INSPECTION FORM

CATEGORY (select): _____ TOUR DATE: _____
 BUILDING NAME: _____ NAME OF JUDGE: _____
 ADDRESS: _____ TOUR START TIME: _____
 CITY: _____ TOUR END TIME: _____

REQUIREMENT FOR ENTRY:
Energy Star benchmarking must be performed AND shared with BOMA International.

INSTRUCTIONS FOR JUDGES:
This judging sheet Workbook is interactive and has formulas built in for scoring. Fields you need to complete are highlighted in yellow; no other fields should be altered or changed. Formulas will not need to be manipulated if these directions are followed.
SCORE EACH ITEM ON A SCALE FROM 0-4: no defects or fractions.
 0 = Excellent/No Defects, 1 = Minor Defects, 2 = Major Defects, 3 = Significant Defects, 4 = Failures
 For Energy Star provide the following points: 1 = 74 and below; 2 = 75 to 84; 3 = 85 to 94; 4 = 95+
 TYPE "N" NEXT TO EACH ITEM JUDGED; "Y" MEANS TO EACH ITEM NOT JUDGED; IF AN ITEM WAS JUDGED BUT NOT DISCLOSED, TYPE "Y" IN SCORE AND "Y" IN AFFIDAVIT

TOUR

Inspection Fields	score each item 0-4	type "Y" if not judged "N" if not	Comments
Entrance/Main Lobby:			
Design/Signatures of Lobby Attendants	4	1	Category Comments
Housekeeping/Maintenance	4	1	
Aesthetic Appeal	4	1	
Director/Engage	4	1	
Lighting	4	1	
Lobby Desk/Equipment	4	1	
Accessibility (ADA) Provisions	4	1	
Total Points	28	11	11 = (Maximum score is 4)
Category Score	4.00		Denotes average for Category Score only

TOUR (continued)

Inspection Fields	score each item 0-4	type "Y" if not judged "N" if not	Comments
Security/Life Safety:			
Access Control/entry	4	1	Category Comments
Professionalism of Staff	4	1	
Cameras	4	1	
After Hours Access	4	1	
Security Manual/Emergency Procedures	4	1	
Staff Training and Development	4	1	
Access Control/Loading Dock	4	1	
Fire and Life Safety Equipment	4	1	
Fire Safety Plan	4	1	
Emergency Generator (loadlines, testing procedures, safety)	4	1	
Evidence of Evacuation Drills conducted within past 12 months	4	1	
Total Points	40	14	14 = (Maximum score is 4)
Category Score	4.00		Denotes average for Category Score only

Inspection Fields	score each item 0-4	type "Y" if not judged "N" if not	Comments
Management Office:			
Housekeeping	4	1	Category Comments
Aesthetic Appeal	4	1	
Responsiveness to Tenant Issues	4	1	
Policies and Procedures Manual (risk management, contract administration, performance appraisals, insurance certificate administration, tenant manuals)	4	1	
Annual Budget/Reporting Procedures	4	1	
Regular Financial Reports/Accounting Software	4	1	
Operating Expenses (consider what is being done for the amount being spent)	4	1	
Appropriateness of Staffing/Level of Professionalism	4	1	
Technology (are computers on a network, does the office use e-mail; an interactive Wx file; desktop publishing, etc.)	4	1	
Staff Training and Development	4	1	
SOP Manual/Documentation of Standard Operating Procedures (online or printed)	4	1	
Service Call Procedures	4	1	
Construction/Floor Plans (current plans should be on site in Property Management Office or in Chief Engineer's Office)	4	1	
Construction Administration	4	1	
Key and Inventory Control	4	1	
COI for Comprehensive and/or Liability Insurance	4	1	



TOBY INSPECTION VERIFICATION

Building Name: _____
 Local/City: _____
 Category: _____

Areas Inspected (All items are required for eligibility to compete)	Yes	No
Entrance /Main Lobby		
Security/Life Safety		
Management Office		
Elevators		
Multi-Tenant Corridors		
Restrooms		
Stairwells		
Typical Tenant Suite		
Central Plant/Engineering Office		
Equipment Rooms/Service Areas		
Evidence of Evacuation Drills conducted within past 12 months		
Roof		
Parking facilities (grade only if Owner/Agent Operated)		
Landscaping/Grounds		
Refuse Removal and Loading Dock Areas		
Tenant Amenities		
Preventive Maintenance Manual		
SOP Manual/Documentation of Standard Operating Procedures (online or printed)		
Regular Financial Reports/Accounting Software		
Purchase Policies		
COI for Comprehensive, and/or Liability Insurance		
Certificate of occupancy or business license for code compliance		

Judge's Affidavit

As one of the judges for the local BOMA TOBY Awards Program, I have inspected the above indicated areas at the building site using BOMA International's "The Outstanding Building of the Year" program

Judge's Name (please print): _____

Judge's Signature: _____

Date: _____



Step 2 – Onsite Inspection

BOMA In For Excellence

**THE OUTSTANDING BUILDING OF THE YEAR (TOBY)
2018 BUILDING INSPECTION FORM**

TOUR DATE: _____
 BUILDING NAME: _____ NAME OF JUDGE: _____
 ADDRESS: _____ TOUR START TIME: _____
 CITY: _____ TOUR END TIME: _____

REQUIREMENT FOR ENTRY
 Energy Star benchmarking must be performed AND shared with BOMA. (mandatory)

INSTRUCTIONS FOR JUDGES
 This Judging Sheet Workbook is interactive and has formulas built in for scoring. Fields you need to complete are highlighted in yellow; no other fields should be altered or changed. Formulas will not need to be manipulated if these directions are followed.
SCORE EACH ITEM ON A SCALE FROM 0-4: no decimals or fractions.
 USE THE FOLLOWING GUIDELINES:
 0 = Exceptional/Excellent, 1 = Good/Very Good, 2 = Fair/Average, 3 = Satisfactory/Average, 4 = Fair/Poor
 For Energy Star provide the following points: 1 = 78 and below, 2 = 75 to 84, 3 = 65 to 74, 4 = 55-74
 TYPE "N" NEXT TO EACH ITEM JUDGED; "N" MEANS "NO EACH ITEM NOT JUDGED." IF A ITEM WAS JUDGED BUT NOT INCLUDED, TYPE "N" IN SCORE AND "N" IN A REASON.

TOUR

Interactive Fields	Comments	
	Score each item 0-4	Type "N" if not judged "N" if not Category Comments Please include comments for each category Ensure all comments are constructive
Enhance/Main Lobby: Design/Decorations of Lobby/Reception Housekeeping/Maintenance Aesthetic Appeal Decorative/Signage Lighting Lobby Desk/Equipment Accessibility (ADA) Provisions	4 4 4 4 4 4 4	
Total Points	28	32 = (Maximum score is 4)
Category Score	4.00	(Denotes average for Category Score only)

TOUR (continued)

Interactive Fields	Comments	
	Score each item 0-4	Type "N" if not judged "N" if not Category Comments Please include comments for each category Ensure all comments are constructive
Security/Life Safety: Access Control/entry Professionalism of Staff Cameras After Hours Access Security Manual/Emergency Procedures Staff Training and Development Access Control/Loading Dock Fire and Life Safety Equipment Fire Safety Plan Emergency Generator (cleanliness, testing procedures, safety) Evidence of Evacuation Drills (conducted within past 12 months)	4 4 4 4 4 4 4 4 4 4 4	
Total Points	40	44 = (Maximum score is 4)
Category Score	4.00	(Denotes average for Category Score only)

Management Office:

Interactive Fields	Comments	
	Score each item 0-4	Type "N" if not judged "N" if not Category Comments Please include comments for each category Ensure all comments are constructive
Housekeeping Aesthetic Appeal Responsiveness to Tenant Issues Policies and Procedures Manual (risk management, contract administration, performance appraisals, insurance certificate administration, tenant manuals) Annual Budget/Reporting Procedures Regular Financial Reports/Accounting Software Operating Expenses (consider what is being done for the amount being spent) Agreements of Staffing/Level of Professionalism Technology (are computers on a network, does the office use e-mail; an interactive Wx file; desktop publishing, etc.) Staff Training and Development SOP Manual/Documentation of Standard Operating Procedures (online or printed) Service Call Procedures Construction/Floor Plans (current plans should be on site in Property Management Office or in Chief Engineer's Office) Computer Administration Key and Inventory Control COI for Comprehensive and/or Liability Insurance	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	

In October/November, 3 or 4 judges will inspect your building.

Your building is evaluated based on the inspection sheets that BOMA/Chicago will send to you.

Review these forms before the inspection.

Prepare your onsite inspection to touch on each aspect. Practice with your team.

Step 2 – Onsite Inspection








- Prescribed inspection areas – **minimum 70% score required.**
- Evidence of Evacuation Drills
- Preventive Maintenance Manual
- Standard Operating Procedures Manual
- Financial Reporting
- Purchasing Policies
- COI Comprehensive & Liability Insurance
- Certificate of Occupancy or Business
- License

Prepare your onsite inspection to touch on each aspect.
Practice with your team.



TOBY INSPECTION VERIFICATION

Building Name: _____
Local/City: _____
Category: _____

Areas Inspected <i>(All items are required for eligibility to compete)</i>	Yes	No
Entrance /Mail Lobby		
Security/Life Safety		
Management Office		
Elevators		
Multi-Tenant Corridors		
Restrooms		
Stairwells		
Typical Tenant Suite		
Central Plant/Engineering Office		
Equipment Rooms/Service Areas		
Evidence of Evacuation Drills conducted within past 12 months 		
Roof		
Parking facilities (grade only if Owner/Agent Operated)		
Landscaping/Grounds		
Refuse Removal and Loading Dock Areas		
Tenant Amenities		
Preventive Maintenance Manual 		
SOP Manual/Documentation of Standard Operating Procedures (online or printed) 		
Regular Financial Reports/Accounting Software 		
Purchase Policies 		
COI for Comprehensive, and/or Liability Insurance 		
Certificate of occupancy or business license for code compliance 		

Judge's Affidavit

As one of the judges for the local BOMA TOBY Awards Program, I have inspected the above indicated areas at the building site using BOMA International's "The Outstanding Building of the Year" program

Judge's Name (please print):

Judge's Signature:

Date:



TOBY Panel

How should your building prepare for the on-site inspection?

How do judges prepare for the inspection?



Panel – How Do You Use These Forms?

BOMA THE OUTSTANDING BUILDING OF THE YEAR (TOBY) 2018 BUILDING INSPECTION FORM

CATEGORY (select): _____ TOUR DATE: _____
 BUILDING NAME: _____ NAME OF JUDGE: _____
 ADDRESS: _____ TOUR START TIME: _____
 CITY: _____ TOUR END TIME: _____

REQUIREMENT FOR ENTRY
Energy Star benchmarking must be performed AND shared with BOMA International.

INSTRUCTIONS FOR JUDGES
This judging sheet Workbook is interactive and has formulas built in for scoring. Fields you need to complete are highlighted in yellow; no other fields should be altered or changed. Formulas will not need to be manipulated if these directions are followed.
SCORE EACH ITEM ON A SCALE FROM 0-4: 0=deficient, 1=adequate or functional, 2=acceptable, 3=good/better, 4=excellent
 For Energy Star provide the following points: 1 = 14 and below; 2 = 15 to 24; 3 = 25 to 34; 4 = 35+
 TYPE "N" NEXT TO EACH ITEM JUDGED; "Y" NEXT TO EACH ITEM NOT JUDGED; IF AN ITEM WAS JUDGED BUT NOT ENCLOSURED, TYPE "Y" IN SCORE AND "Y" IN AFFIRM.

TOUR

Item	Score	Y/N	Comments
Entrance/Main Lobby	4	Y	
Design/Signatures of Lobby Attendants	4	Y	
Housekeeping/Maintenance	4	Y	
Aesthetic Appeal	4	Y	
Director/Engage	4	Y	
Lighting	4	Y	
Lobby Desk/Equipment	4	Y	
Accessibility (ADA) Provisions	4	Y	
Total Points	28	4	4 (Maximum score is 4)
Category Score	4.00		Determine award for Category Score only

TOUR (continued)

Item	Score	Y/N	Comments
Security/Life Safety	4	Y	
Access Control/entry	4	Y	
Professionalism of Staff	4	Y	
Cameras	4	Y	
After hours Access	4	Y	
Security Manual/Emergency Procedures	4	Y	
Staff Training and Development	4	Y	
Access Control/Loading Dock	4	Y	
Fire and Life Safety Equipment	4	Y	
Fire Safety Plan	4	Y	
Emergency Generator (loadlines, testing procedures, safety)	4	Y	
Evidence of Evacuation Drills conducted within past 12 months	4	Y	
Total Points	40	4	4 (Maximum score is 4)
Category Score	4.00		Determine award for Category Score only

Item	Score	Y/N	Comments
Management Office	4	Y	
Housekeeping	4	Y	
Aesthetic Appeal	4	Y	
Responsiveness to Tenant Issues	4	Y	
Policies and Procedures Manual (risk management, contract administration, performance appraisals, insurance certificate administration, tenant manuals)	4	Y	
Annual Budget/Reporting Procedures	4	Y	
Regular Financial Reports/Accounting Software	4	Y	
Operating Expenses (consider what is being done for the amount being spent)	4	Y	
Appropriateness of Staffing/Level of Professionalism	4	Y	
Technology (are computers on a network, does the office use e-mail, an interactive Wx file, desktop publishing, etc.)	4	Y	
Staff Training and Development	4	Y	
SOP Manual/Documentation of Standard Operating Procedures (online or printed)	4	Y	
Service Call Procedures	4	Y	
Construction/Floor Plans (current plans should be on site in Property Management Office or in Chief Engineer's Office)	4	Y	
Construction Administration	4	Y	
Key and Inventory Control	4	Y	
COI for Comprehensive and/or Liability Insurance	4	Y	



TOBY INSPECTION VERIFICATION

Building Name: _____
 Local/City: _____
 Category: _____

Areas Inspected (All items are required for eligibility to compete)	Yes	No
Entrance /Main Lobby		
Security/Life Safety		
Management Office		
Elevators		
Multi-Tenant Corridors		
Restrooms		
Stairwells		
Typical Tenant Suite		
Central Plant/Engineering Office		
Equipment Rooms/Service Areas		
Evidence of Evacuation Drills conducted within past 12 months		
Roof		
Parking facilities (grade only if Owner/Agent Operated)		
Landscaping/Grounds		
Refuse Removal and Loading Dock Areas		
Tenant Amenities		
Preventive Maintenance Manual		
SOP Manual/Documentation of Standard Operating Procedures (online or printed)		
Regular Financial Reports/Accounting Software		
Purchase Policies		
COI for Comprehensive, and/or Liability Insurance		
Certificate of occupancy or business license for code compliance		

Judge's Affidavit

As one of the judges for the local BOMA TOBY Awards Program, I have inspected the above indicated areas at the building site using BOMA International's "The Outstanding Building of the Year" program

Judge's Name (please print): _____

Judge's Signature: _____

Date: _____



TOBY Panel

How did your team impress the judges during the on-site inspection?



TOBY Panel

How Are Judges Impressed?



TOBY Panel

How can vendors, service providers and other stakeholders (including tenants and owners) get involved in building participation and success?



TOBY Panel

We won locally! Now what?

**How do we prepare for regional
and international?**

TOBY Panel

Using the International Portal

Navigation links: [About Boma](#) [Buyers' Guide](#) [Boma Locator](#) [Career Center](#) [Newsroom](#) [Store](#)

BOMA International Building Owners and Managers Association International
Create your own success

TOBY AWARDS
Excellence in Building Management

Admin > Requirements and Forms > Switch To: [Judge](#) [Applicant](#) Anita Smith [Logout](#)

Portfolio Specifications

Anita Test Building 3

Status	Category	Edit Info
✓ Complete	Building Description - 1 Point	✎
✗ Incomplete	Building Standards - 3 Points	✎
✗ Incomplete	Competition Photographs - 1 Point	✎
✗ Incomplete	Award Ceremonies Photographs	✎
✗ Incomplete	Community Impact - 15 Points	✎
✗ Incomplete	Tenant Relations/Communications - 15 Points	✎
✗ Incomplete	Energy Conservation - 20 Points	✎
✗ Incomplete	Environmental, Regulatory and Sustainability - 15 Points	✎
✗ Incomplete	Emergency Preparedness/Life Safety - 15 Points	✎
✗ Incomplete	Training for Building Personnel - 15 Points	✎

TOBY Panel

How do you use attachments to supplement your application?

How do judges use your attachments and how important are they?



Types of Attachments

Site Plan

Building & Team Photos

Statement of Energy Performance

Tenant Event Examples

Organizational Chart

& More

Which Categories Present the Greatest Challenge?

Community Service



Tenant Relations



Energy Conservation



Environmental, Regulatory & Sustainability



Emergency Preparedness & Life Safety



Building Personnel Training



EARTH AWARD – ADDITIONAL CATEGORIES

Reduction of
Environmental Risk



Water Conservation



Energy Conservation



Interior Finish



Recycling



Indoor Air Quality/
Green Cleaning



Occupant
Communication/
Education



Case Study



Best Practices for Online Portal

- Create as a Word document and copy/paste into the portal
- Be aware of the specific word counts; these word counts are different for each category
- Upload attachments as directed
- Chronicle outcomes
- Write in the active voice

The screenshot shows the BOMA CHICAGO online portal interface. The top navigation bar includes links for 'Home', 'About Us', 'My Account', 'My Buildings', 'Add Building', 'Submitted Buildings', 'Buildings to Complete', and 'Add Building'. The main content area is titled 'Community Impact - 16 Points' and contains the following text:

Provide a written description of the building management's impact on the community. For example, jobs provided (as a direct result of the building's existence), amenities to the community or the corporate environment (park, blood drive, special events, etc.), tax impact (provide special assessments for roads, sewers, etc.), recognition awards, letters and roads and other transportation improvements. If the impact can be quantified as additional income for the community or charitable event or has some type of savings associated with the impact, please describe. When describing the current year's awards, please note programs and how long they have been in place. In addition, please describe how the building management's efforts in this area have helped make the property a benefit to the local community. Only include corporate donations/activities if Entrant can describe how the onsite management team personally participated.

NOTES:

A. All Categories: This section should not be confused with Tenant Relations. Please indicate services that relate to the community and not to the tenants. Entrants may also include a maximum of three PDF attachments reflecting the events being described such as posters, flyers, newsletters and charity acknowledgment letters. No JPEGs will be accepted.

B. Industrial Office Building: Entrants may also include the building's compatibility with neighboring properties and how the building affects traffic.

Supporting Document Requirements
File Type: PDF
Maximum File Size: 5mb

A maximum of 3 PDFs allowed for this section
BOMA Place seeks to benefit the community and partner with tenants toward shared responsibility. Many tenant events have a parallel community outreach.

EMPLOYMENT:
BOMA Place employs 3,500 people including tenant employees, support staff represented by security, janitorial, engineering, and building trades in the operation of the building as well as representation projects which added 1,000 additional jobs during the 2012-2013 redevelopment.

AWK Place seeks the services of women and minority owned businesses. The value of these services averages \$2,000,000 annually. Services utilized are environmental consulting, asbestos abatement, fire panel services, lighting, green roof, and energy procurement.

Uploaded Attachments:

View	Attachment Name	Created
Download	City of Chicago Thank You	10/28/13 11:41 AM
Download	Community Yoga At BOMA Place	10/28/13 11:52 AM
Download	BOMA Place Thank You Letter Rewards	10/28/13 12:08 PM

© 2013 BOMA International

Final Thoughts

TOBY is not a “beauty” contest, but....

Goal is to win locally but keep sites on Regional & International

Images are critical for Regional & International

Customize the application to your building

Make it a Management Team Decision and Effort

Applicant Best Practices

Refer to the “TOBY Applicant Best Practices” Handout



2021 Information – Coming in July

**Find all TOBY information at
www.bomachicago.org**

2020 NORTH CENTRAL REGION WINNERS

70 West Madison – Over 1 Million SF
The Hearn Company



Lavin Family Pavilion – Medical Office
Northwestern Memorial HealthCare



2020 NORTH CENTRAL REGION WINNERS

1 North Dearborn – Renovated
MB Real Estate



110 North Carpenter – Corporate Facility
Sterling Bay



2020 NORTH CENTRAL REGION WINNERS

**Harold Washington Library- Public Assembly
CBRE**



**The Rookery – Historical
The John Buck Company**



2020 NORTH CENTRAL REGION WINNERS

1515 West Webster – 100,000-299,999
Sterling Bay



401 North Michigan – 500,000-1,000,000
Zeller Realty Group



BOMA/Chicago's Regional Winner ZOOM Announcement



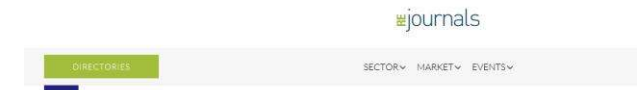
TOBY Publicity & Media



Wikimedia Commons

Two **BOMA/Chicago TOBY Gold Circle Award winners** are bringing home some more hardware for the mantle. **AMA Plaza** and **564 West Randolph** were named TOBY International Award winners at the **BOMA International conference** in Washington, DC.

AMA Plaza, managed by **Riverview Realty**, won a TOBY for a building over 1M SF. The **1.5M SF**, **Mies van der Rohe**-designed building is **LEED Gold-certified**, underwent a **\$70M rehab** and is home to the **American Medical Association** and the **Langham Hotel**.



Two BOMA/Chicago building members honored with International TOBY Awards

July 8, 2016 | Staff Writer



BOMA/CHICAGO ANNOUNCED THAT TWO LOCAL BUILDING MEMBERS – 564 WEST RANDOLPH AND AMA PLAZA – WERE HONORED WITH 2016 INTERNATIONAL TOBY AWARDS AT THE BOMA INTERNATIONAL CONFERENCE, JUNE 28 IN WASHINGTON, DC.

BOMA/Chicago announced that two local building members – 564 West Randolph and AMA Plaza – were honored with 2016 International TOBY Awards at the BOMA International Conference, June 28 in Washington, DC.



018

Last Night's TOBY Awards! - Property Management

Last Night's TOBY Awards!

June 29, 2016 | Amanda Marsh, Bisnow New Jersey

Perhaps the only place with **stiffer competition** than the upcoming presidential election was the **30th annual International TOBY Awards** last night at the Gaylord National Resort in Washington, DC, which closed the BOMA International Conference & Expo. (And it included fewer political barbs, as well.) Out of **84 buildings**, only **15** took home the coveted honor bestowed upon a building's operational team.



One of the most anticipated awards was in the **1M+ SF** category, which this year went to Chicago's **AMA Plaza**, managed by Riverview Realty Property Management. The **LEED-Gold**, **1.5M SF** multi-tenant tower is a Windy City landmark and on the National Register of Historic Places. Designed by renowned architect **Mies van der Rohe**, it houses tech tenants and a 318-room hotel.

BISNOW CITIES TV EVENTS JOBS EDU ABOUT CRE & #METO

News

Chicago Pro

Two Chicago Buildings Win TOBY International Honors

June 29, 2016 | Chuck Sudo, Bisnow Chicago



TOBY Publicity & Media



BOMA 360 A 360° VIEW OF PERFORMANCE EXCELLENCE
LEED® PERFORMANCE PROGRAM™
BY JUDICIAL HALL
This is the third iteration of our reader exploring the 12 Best practices awarded by the BOMA 360 Performance Program™

AMA PLAZA: GREEN FROM ROOF TO BOTTOM

More people who visit the 52-story AMA Plaza in downtown Chicago have no idea that they are sharing the building with 30,000 earthworms. "Five or six years ago, commercial composting services were rare in the Chicago area, so we decided to implement our own composting program right in the building," explains AMA Plaza General Manager Susan Hammer. BOMA 360 LEED AP O+M. "These days, most of our composting goes to a local farm, but we still also worms that live in the building's mechanical rooms to compost some of our waste."

AMA Plaza, home to tenants as varied as the American Medical Association and five-star luxury hotel The Langham, has almost been a little ahead of the curve in fact. It was one of the first, two buildings in Illinois to earn the BOMA 360 designation back in 2009. Since then, the RenewWise Healthy Partners team, which manages the building, has worked to renew the designation twice each time the skyscraper stood out in the area of environmental and sustainability performance, one of three categories evaluated by the BOMA 360 Performance Program. Hammer says they consider BOMA 360 an important component to their LEED Gold certification as the BOMA 360 designation takes into account every component of building operations and management. "I think it's essential to see how every employee works together," Hammer explains. "Our strength in sustainability improves our work in the area of community relations, for example."

"Tenants of AMA Plaza have access from exclusive shut-to service that connects them to the commuter train station, which, along

with secure-bike storage, has significantly reduced the need for car commuting to the building. Green cleaning services, air audit and more than 300 pounds of material are recycled for each person in the office every year, including more than 95 percent of all office paper waste in the building. The skyscraper also boasts a green roof carpeted with its own ecosystem of plants that help contain storm runoff and reduce the urban heat island effect.

These initiatives have had a quantifiable impact on both the building's tenants and the environment. In fact, Property Manager Christine Stern, BOMA 360 LEED AP says this was especially apparent "when they were gathering documentation to renew their BOMA 360 designation last year. "When I looked at how much pollution we avoid each year through our green cleaning program, for example, it was truly eye-opening," she explains. "We're making a real difference, and it's great to be able to demonstrate that with the BOMA 360 Label."

The building's property management team is happy to devote the time and resources needed to keep these green activities going strong, and the team continues to challenge itself to add new programs every year. As with their colleagues, they often are early adopters of new sustainability practices. AMA Plaza was one of the first properties in Chicago to "close the loop" on a recycling program. The team brought back their recycled paper in the form of paper towels and other products. "They've also worked to reduce the amount of material used at the property in the first place. When a tenant vacates a space, the building team discards as little construction material as possible, instead offering to be



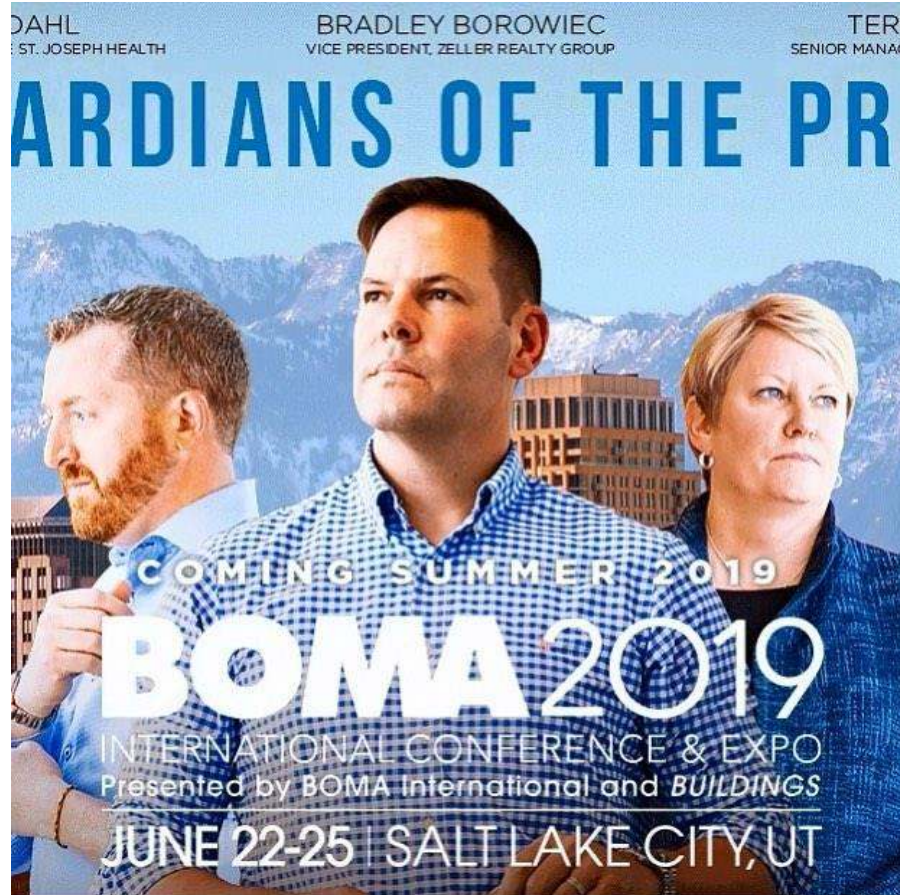
“It’s wonderful to come to work and know that you’re helping the environment on top of everything else you do.”

—Susan Hammer, BOMA 360 LEED AP O+M General Manager, AMA Plaza

tenants take materials with them to their new space—or even creating materials in the new tenant's building. The building could also follow a decrease in energy usage that stems from green-up containers and any leftover food ends up as dinner for the building's worms before becoming compost for the nearby landscaping.

"It's wonderful to come to work and know that you're helping the environment on top of everything else you do," says Hammer. It also is an important part of the legacy of the skyscraper. AMA Plaza was the last American building designed by renowned architect Ludwig Mies van der Rohe, who was known for his modern, minimalist style. "Mies was the Rohe designed his buildings to be easily adaptable for future use," Hammer explains. "He wanted there to always be room for any the future. I can't think of a better way to honor his legacy than through our sustainability programs." ■

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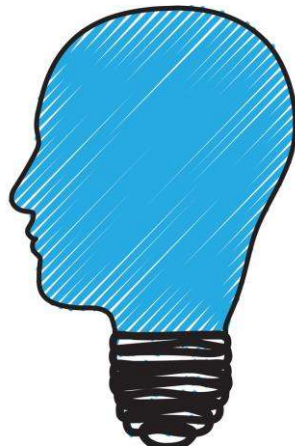


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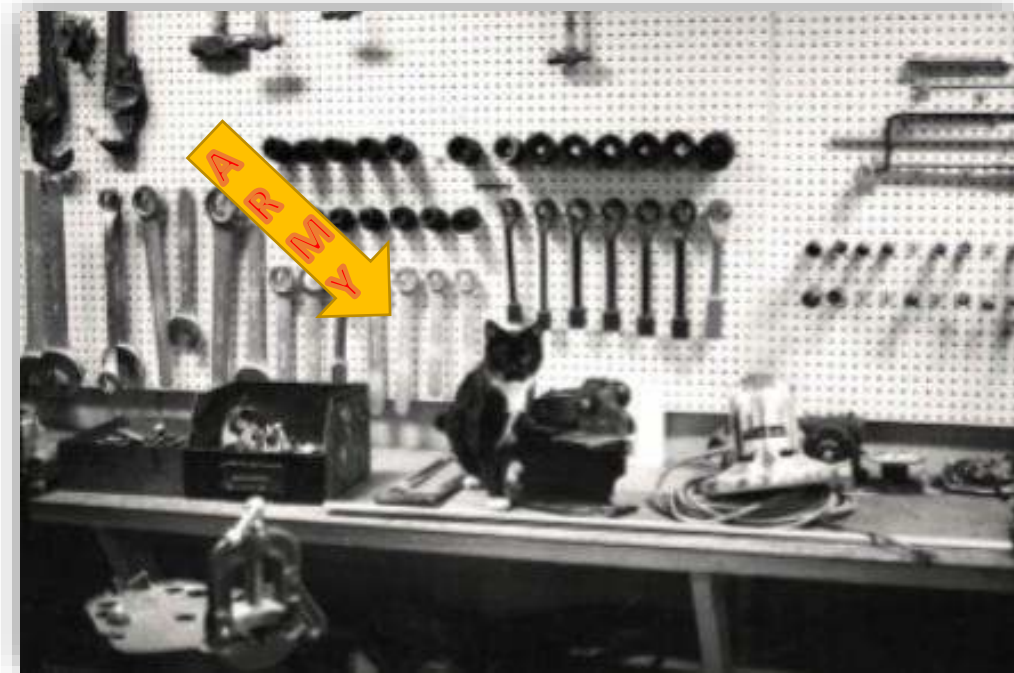
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Final Thoughts

Final Words of Wisdom from the Experts



DID YOU FORGET ABOUT ARMY?



THIS IS A CAT IN THE WALL!





Questions?

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Good luck