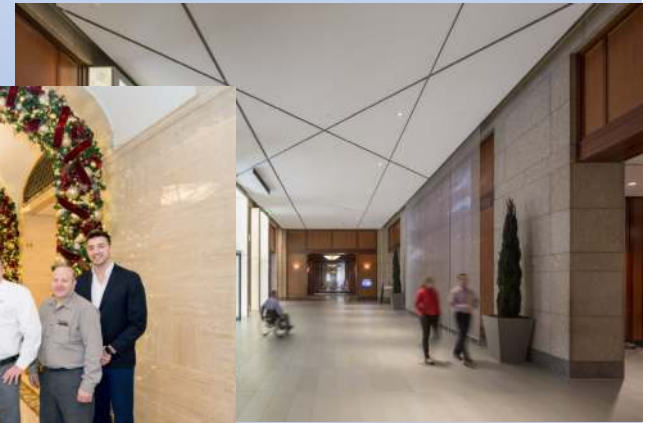


THE OUTSTANDING BUILDING OF THE YEAR AWARDS®



in a changing world!

**2020/2021 SEASON
OVERVIEW**



BOMA International Awards Committee



**Kim Saunders, BOMA Fellow
Chair
Eastport Properties
BOMA/Canada**



**Susan Engstrom, RPA, FMA, BOMA Fellow
Co-Vice Chair
Bridge Investment Group
BOMA/Phoenix**



**Macky Guilherme, CPM, RPA, FMA
Co-Vice Chair
Capital Associates
BOMA/Raleigh Durham**

Today's Speaker



Susan Hammer
General Manager at JLL
Chicago, Illinois
RPA, BOMI-HP, LEED AP O+M

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

BOMA International Executive Committee/
Liaison to Awards Committee
BOMA/Chicago Co-Chair Awards Committee

BOMA/Chicago



Jaclynne Madden

MBA/CAE

Director of Education

Building Owners and Managers Association of Chicago



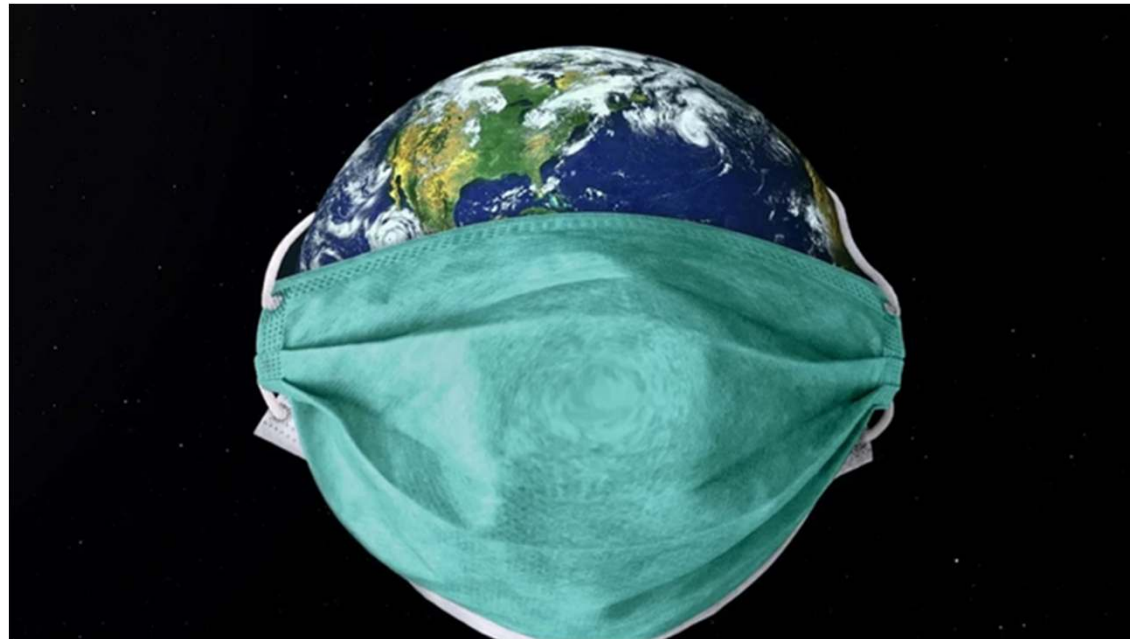
Building Owners and Managers Association of Chicago



THE OUTSTANDING BUILDING OF THE YEAR AWARDS[®]

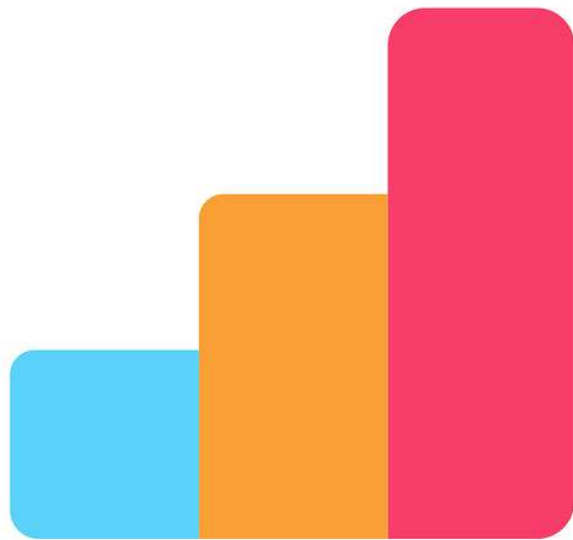


in a **CHANGING WORLD**



Polling Question

I am a:



Potential TOBY Applicant

Potential TOBY Judge

Previous Finalist

Previous Winner

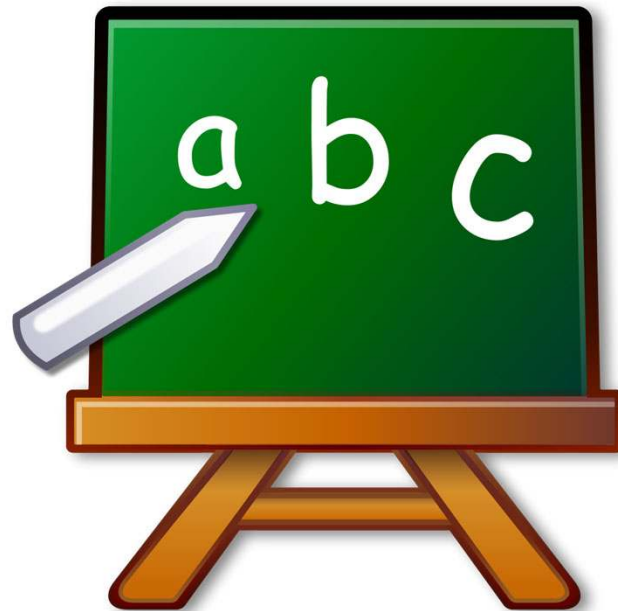
Vendor/Supplier Partner

Today's Agenda

- **Section 1: TOBY Basics & Overview**
- **Section 2: TOBY Competition in a Changing World**
- **Section 3: Best Practices**
- **Section 4: Question and Answer Session**



Section 1: TOBY BASICS



Why TOBY

- **Recognize excellence in building management & operations.**
- **Ultimate goal for building operators**
- **Most prestigious award in the industry**
- **Market Differentiator – TOBY buildings outperform other similar buildings.**

Brand Recognition

Team Building

Owner Recognition



What do I need to consider if I apply?



Owner Buy-In
Preparation
Team Participation
Timeline
Cost/Budgeting

Three Levels of Competition

1. Local

2. Regional

- Mid-Atlantic, Southern, Southwest, North Central, Midwest Northern, Pacific Southwest, Pacific Northwest, Canada

3. International

- Includes Regional winners plus world-wide competitors.
- July 2021 BOMA International Conference in Boston MA



TOBY Categories

17 Categories – can only choose ONE!

5 Categories Based on Square Feet

13 Other Property Types

RED < than Five Entries

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

Medical

Mixed Use

Public Use

Retail

- Open Strip
- Enclosed Mall



Which category is Best for Us?



Follow International Guidelines

**Read Entry Requirement
Descriptions Carefully**

**Historically, the Square Footage
Categories have the Most Entries**

Make it a Team Decision

Important Dates & Deadlines

Check with Local and Regional Contacts for deadlines.

Regional Winners announced in April 2021

International TOBY Gala: **July 2021 in Boston, MA**



Entry Requirements

The building must be occupied for at least one full year from the date of occupancy of the first tenant by **June 15, 2021** with a minimum of 12 months building operations.

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

Review Individual Categories for Separate Requirements.



TOBY

OFFICE BUILDING CATEGORIES

- CORPORATE FACILITY
- HISTORICAL BUILDINGS
- MEDICAL OFFICE BUILDINGS
- SUBURBAN OFFICE (LOW-RISE)
- SUBURBAN OFFICE (MID-RISE)
- OFFICE BY SQUARE FEET

2021 TOBY AWARDS
ENTRY REQUIREMENTS

PRO
Official TOBY Awards Sponsor

THE OUTSTANDING BUILDING OF THE YEAR AWARDS®

TOBY AWARDS
BOMA

The graphic features a city skyline at night with a glowing blue grid overlay. The word "TOBY" is rendered in large, bold letters, where each letter is filled with a different cityscape image. Below the title, the categories are listed in a clean, sans-serif font. At the bottom, there are logos for the 2021 TOBY Awards, including the "PRO" sponsor logo and the "TOBY AWARDS BOMA" logo.

Local TOBY Process



Prepare and Write the Application

**Strongly Recommend the Use of
International Guidelines and
Online 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, Waste: 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



8 Week Timeline

Week 1: Stakeholder buy-in, confirm category, read guidelines, benchmark for Energy Star and share with BOMA Int'l, begin gathering supplemental information; schedule inspection prep; delegate tasks.

Week 2: Write Building Description & Building Standards sections; make a list of required photos; arrange for photo shoot.

Week 3: Write Community Impact and Tenant Relations

Week 4: Write Energy Conservation; begin Env., Reg, Sust, Waste (ERSW)

Week 5: Complete ERSW, Write Emergency Preparedness/Life Safety

Week 6 Complete Training for Building Personnel, begin review of all sections, confirm all documents.

Week 7: Final edits and upload into the TOBY online portal

Week 8: Final proof, check attachments and SUBMIT

TOBY & BOMA 360 Comparison

If your building has achieved the BOMA 360 designation (or LEED or in Canada BOMA BEST), then you are strategically placed to compete for a TOBY award based on the work you have already done!

Refer to the BOMA 360 and TOBY Comparison document.

Keep in mind that these are separate programs/awards.

RENOVATED BUILDING

North Central Region

1 North Dearborn Chicago, Illinois

Managed by MB Real Estate Services Inc.

Owned by OND Property LLC

Year Built: 1929



Canada Region

101 McNabb Street Markham, Ontario, Canada

Managed by Crown Property
Management Inc.

Owned by OP Trust Office Inc.

Year Built: 1984



Southern Region

Doctor's Center at Emory St. Joseph's Hospital Atlanta, Georgia

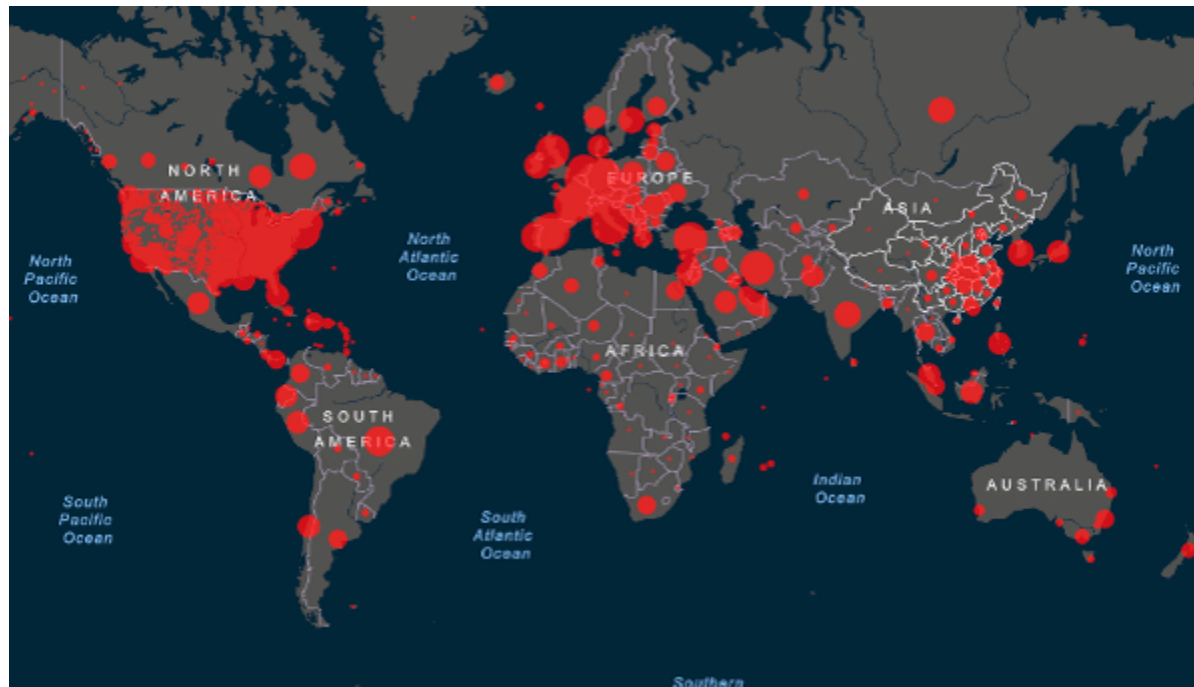
Managed by Lillibridge Healthcare Services Inc.

Owned by LHT North Atlanta, LLC

Year Built: 1980



Section 2: TOBY In A Changing World

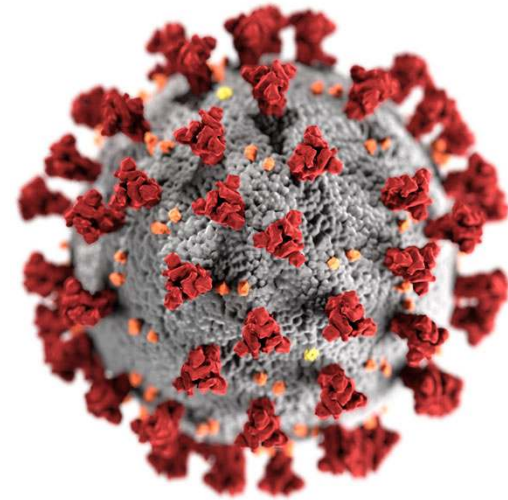


2020/2021 TOBY Season In a New World

It is not what has changed...



But what has changed us!



TOBY Application Changes – Energy Star

8. **All U.S. Entrants – ENERGY STAR®** has suspended all new and renewal certifications in 2020.

- a. Provide a copy of the Statement of Energy Performance printed from **ENERGY STAR®** received within the past 24 months.
- b. Share your data with BOMA International in the ENERGY STAR® online portfolio manager. **Any entry that does not include both 1 and 2 will not be eligible to compete at the International level.**

To share your data with BOMA International, go to the Facility Summary page on the ENERGY STAR® website by clicking on the facility name on the My Portfolio page. Select “Add user to share this facility” under the Sharing Data section (on the right-hand side of the page) and follow the instructions.



- US ENTRANTS: EPA Suspended new and renewal certification for 2021
- Statement of Energy Performance (SEP) accepted if printed within 24 months prior to the application deadline.
- Canada and other International entrants – No Change.
- NOTE: The SEP is mandatory as noted in the guidelines. All other EnergyStar documentation is not accepted and could result in disqualification.



TOBY Application Changes – Community Impact

NOTE: Due to the impact of the COVID-19 pandemic in 2020, community impact examples and data that occurred within the past 24 months can be referenced in this section.

COMMUNITY IMPACT



TOBY Application Changes –Tenant Relations/Communications

- ✓ NOTE: Due to the impact of the COVID-19 pandemic in 2020, tenant relations/communications examples that occurred within the past 24 months can be referenced in this section.
- ✓ A description of how the building's management team communicated with its tenants during COVID-19.
- ✓ 3 photos on how you fitted your building for COVID-19



TOBY Application Changes – Energy Conservation

NOTE: Due to the impact of the COVID-19 pandemic in 2020, training for building personnel can be conducted virtually via online courses rather than by in-house training, classroom training or, staff meetings. Participation in BOMA-sponsored event may be virtual, as well.

Building Staff/Tenant Education



TOBY Application Changes – Emergency Preparedness

NOTE: Due to the impact of the COVID-19 pandemic in 2020, entrants can use data up to 24 months prior to application deadline.

For more information about emergency evacuations, please refer to BOMA International's document *Preparing for Emergency Evacuations* – www.boma.org/coronavirus



TOBY Application Changes – Training for Building Personnel

NOTE: Due to the impact of the COVID-19 pandemic in 2020, training for building personnel can be conducted virtually via online courses rather than by in-house training, classroom training or, staff meetings. Participation in BOMA-sponsored event may be virtual, as well.



TOBY Application Changes – Building Inspection

NOTE: Due to the impact of the COVID-19 pandemic in 2020, BOMA acknowledges that on-site building inspections may be impacted. TOBY judges have been given the option to conduct on-site or virtual inspections at the discretion of the BOMA local association.

For more information, please refer to the TOBY Awards Virtual Site Inspection document – https://toby.boma.org/Documentation/2020_06_16_TOBY_Inspections%20COVID_19_FINAL.docx

All areas and documentation must be addressed.

70% minimum score required.

Refer to TOBY Awards Virtual Site Inspection document.



Onsite or Virtual Inspection

On-site inspections may not be practical.

BUT – an inspection – on-site or virtual is required to preserve the integrity of the awards process.

On-line or virtual inspections are at the discretion of BOMA local associations

The same judging process should be used, if not for the entire local competition, but at least for all buildings in the same category.

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

Category: _____ Building Name: _____ Address: _____ City: _____ Tour Date: _____ Name of Judge: _____ Tour Start Time: _____ Tour End Time: _____

INSTRUCTIONS FOR JUDGES
 This judging sheet is intended to be interactive and has forms built in for scoring. Fields you need to complete are highlighted in yellow. All other fields should be printed or changed. *Forms will not need to be reprinted if these structures are revised.
 SCORING EACH ITEM HAS A SCORE FROM 0-4 (4=Excellent or Best).
 USE THE FOLLOWING GUIDELINES:
 ** For each item, 1 = Check criteria, 2 = Partially met, 3 = Questionable, 4 = Satisfactory
 For scoring the entire form, multiply 1-4 by the number of items (1-14) and divide by 14 to get the 4-point average.
 * If you do not meet the criteria, mark 0. If you do not meet the criteria, mark 0. If you do not meet the criteria, mark 0. If you do not meet the criteria, mark 0.

TOUR

Criteria	score	judge's score	comments	
Entrance/Main Lobby	4	1	Category Comments	
Cleaning/High/Lobbies of Lobby Attendance	4	1		
Housekeeping/Maintenance	4	1		
Aesthetic Appeal	4	1		
Directory/Signage	4	1		
Lighting	4	1		
Lobby Desk/Equipment	4	1		
Accessibility (ADA) Provisions	4	1		
Total Points	28	7		(Maximum score is 4)
Category Score	4.00			(Score based on Category Score only)

TOUR (continued)

Criteria	score	judge's score	comments	
Security/Life Safety	4	1	Category Comments	
Access Control/Lobby	4	1		
Professionalism of Staff	4	1		
Camera	4	1		
After Hours Access	4	1		
Security Manual/Emergency Procedures	4	1		
Staff Training and Development	4	1		
Access Control/Waiting Desk	4	1		
Fire and Life Safety Equipment	4	1		
Fire Safety Plan	4	1		
Emergency Generator (readiness, testing procedures, safety)	4	1		
Existence of Evacuation Drills conducted within past 12 months	4	1		
Total Points	56	14		(Maximum score is 4)
Category Score	4.00			(Score based on Category Score only)

Management Office

Criteria	score	judge's score	comments
Housekeeping	4	1	Category Comments
Aesthetic Appeal	4	1	
Responsiveness to Tenant Issues	4	1	
Policies and Procedures Manual (Risk Management, contract administration, performance appraisal, insurance certificate administration, tenant manual)	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 Professionals	4	1	
Technology use (computer or network, does the office use e-mail, an interactive Web site, website 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/Repair Plans (repair plans should be on file 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	



Onsite Inspection - Requirements



- If municipality/state/province says it is safe to enter buildings, meet with staff, and perform inspections.
- Judges and building staff agree they are willing to do so.
- Judges establish guidelines and communicate to building teams.
- Follow all required guidelines for social distancing and PPE mandates.

Onsite Inspection

Further suggestions to reduce risk:

- Conduct documentation review virtually through a screen sharing application.
- Conduct site visits after hours
- Reduce the number of the building side team to the lowest number needed to answer questions. Team members should be consistent throughout competition – such as Manager, Engineer, Security, etc.



Virtual Inspection



Requirements:

All mandatory documentation

Photos to show features of the building as identified in TOBY guidelines.

Screen share to show areas of the building – virtual walk-through

Onsite & Virtual Inspection

- Prescribed inspection areas – **minimum 70% score required.**
- Evidence of Evacuation Drills – depends on jurisdiction.
- Preventive Maintenance Manual
- Standard Operating Procedures Manual
- Financial Reporting
- Purchasing Policies
- COI Comprehensive & Liability Insurance
- Certificate of Occupancy or Business
- License
- **THIS FORM IS MANDATORY FOR REGIONAL & INTERNATIONAL COMPETITION: FAILURE TO SUBMIT WILL RESULT IN DISQUALIFICATION.**

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



TOBY INSPECTION VERIFICATION

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

Areas Inspected (All items are required for eligibility to compete if applicable to the property type)	Yes	N/A	Comments
Entrance /Main Lobby	<input type="checkbox"/>	<input type="checkbox"/>	
Security/Life Safety	<input type="checkbox"/>	<input type="checkbox"/>	
Management Office	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	
Multi-Tenant Corridors	<input type="checkbox"/>	<input type="checkbox"/>	
Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	
Stairwells	<input type="checkbox"/>	<input type="checkbox"/>	
Typical Tenant Suite	<input type="checkbox"/>	<input type="checkbox"/>	
Central Plant/Engineering Office	<input type="checkbox"/>	<input type="checkbox"/>	
Equipment Rooms/Service Areas	<input type="checkbox"/>	<input type="checkbox"/>	
Evidence of Evacuation Drills conducted within past 12 months*	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	
Parking facilities (grade only if Owner/Agent Operated)	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping/Grounds	<input type="checkbox"/>	<input type="checkbox"/>	
Refuse Removal and Loading Dock Areas	<input type="checkbox"/>	<input type="checkbox"/>	
Tenant Amenities	<input type="checkbox"/>	<input type="checkbox"/>	
Preventive Maintenance Manual	<input type="checkbox"/>	<input type="checkbox"/>	
SOP Manual/Documentation of Standard Operating Procedures (online or printed)	<input type="checkbox"/>	<input type="checkbox"/>	
Regular Financial Reports/Accounting Software	<input type="checkbox"/>	<input type="checkbox"/>	
Purchase Policies	<input type="checkbox"/>	<input type="checkbox"/>	

* If an evacuation drill is unable to be performed due to jurisdictional moratoriums, please provide evidence of the moratorium, a copy of the previous year's fire drill, and documentation around any virtual drills of digital training.

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 AWARD SPONSOR



Virtual Inspection

Security/Life Safety

Access Control/Lobby

P,S

P = PHOTO

Professionalism of Staff

P,S

Cameras

D

After Hours Access

D

**S = TOUR BY SCREEN
SHOT**

Security Manual/Emergency Procedures

D

Staff Training and Development

D

Access Control/Loading Dock

P,S

Fire and Life Safety Equipment

D,S

**D = DOCUMENTS
SHARED VIA SCREEN**

Fire Safety Plan

D

Emergency Generator (cleanliness, testing procedures, safety)

P,D

Evidence of Evacuation Drills conducted within past 12 months

D

24 months

Fire Drills

If an evacuation drill is unable to be performed due to jurisdictional moratoriums, please provide evidence of the moratorium, and a copy of the previous year's fire drill, and documentation around any virtual drills or digital training.



TOBY INSPECTION VERIFICATION

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

Areas Inspected (All items are required for eligibility to compete if applicable to the property type)

	Yes	N/A	Comments
Entrance /Main Lobby	<input type="checkbox"/>	<input type="checkbox"/>	
Security/Life Safety	<input type="checkbox"/>	<input type="checkbox"/>	
Management Office	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	
Multi-Tenant Corridors	<input type="checkbox"/>	<input type="checkbox"/>	
Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	
Stairwells	<input type="checkbox"/>	<input type="checkbox"/>	
Typical Tenant Suite	<input type="checkbox"/>	<input type="checkbox"/>	
Central Plant/Engineering Office	<input type="checkbox"/>	<input type="checkbox"/>	
Equipment Rooms/Service Areas	<input type="checkbox"/>	<input type="checkbox"/>	
Evidence of Evacuation Drills conducted within past 12 months*	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	
Parking facilities (grade only if Owner/Agent Operated)	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping/Grounds	<input type="checkbox"/>	<input type="checkbox"/>	
Refuse Removal and Loading Dock Areas	<input type="checkbox"/>	<input type="checkbox"/>	
Tenant Amenities	<input type="checkbox"/>	<input type="checkbox"/>	
Preventive Maintenance Manual	<input type="checkbox"/>	<input type="checkbox"/>	
SOP Manual/Documentation of Standard Operating Procedures (online or printed)	<input type="checkbox"/>	<input type="checkbox"/>	
Regular Financial Reports/Accounting Software	<input type="checkbox"/>	<input type="checkbox"/>	
Purchase Policies	<input type="checkbox"/>	<input type="checkbox"/>	

* If an evacuation drill is unable to be performed due to jurisdictional moratoriums, please provide evidence of the moratorium, a copy of the previous year's fire drill, and documentation around any virtual drills of digital training.

Judge's Affidavit
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Judge's Name (please print): _____
 Judge's Signature: _____
 Date: _____



Virtual Inspection



Requirements:

All mandatory documentation

- Evacuation Drills
- Financial Reports
- SOP Manual
- Purchase Policies
- PM Manual

Photos to show features of the building as identified in TOBY guidelines.

Screen share to show areas of the building – virtual walk-through

Section 3: BEST PRACTICES



TOBY Portal

Using the International Portal



Navigation: [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 Portal

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 Impact



Tenant Relations



Energy Conservation



Environmental, Regulatory Sustainability & Waste



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

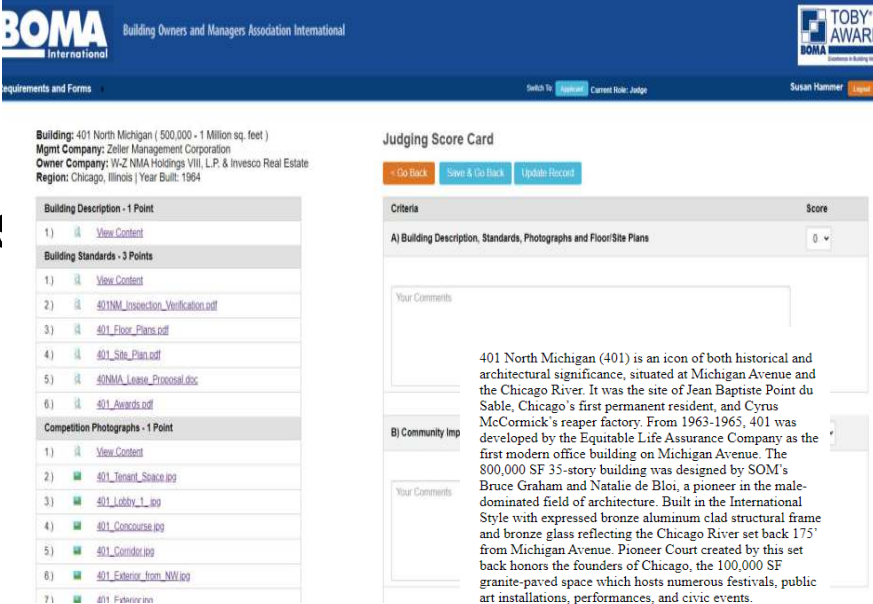


Case Study



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 active voice



BOMA International Building Owners and Managers Association International

Requirements and Forms Switch To: [English](#) [Current Role: Judge](#) Susan Hammer [Logout](#)

Building: 401 North Michigan (500,000 - 1 Million sq. feet)
Mgmt Company: Zeller Management Corporation
Owner Company: W-Z NMA Holdings VIII, L.P. & Invesco Real Estate
Region: Chicago, Illinois | Year Built: 1964

Building Description - 1 Point

- 1) [View Content](#)

Building Standards - 3 Points

- 1) [View Content](#)
- 2) [401NM_Inspection_Verification.pdf](#)
- 3) [401_Floor_Plans.pdf](#)
- 4) [401_Site_Plan.pdf](#)
- 5) [40NMA_Lease_Processal.doc](#)
- 6) [401_Awards.pdf](#)

Competition Photographs - 1 Point

- 1) [View Content](#)
- 2) [401_Tenant_Space.jpg](#)
- 3) [401_Lobby_1.jpg](#)
- 4) [401_Concourse.jpg](#)
- 5) [401_Corridor.jpg](#)
- 6) [401_Exterior_from_NW.jpg](#)
- 7) [401_Futureview](#)

Judging Score Card

[Go Back](#) [Save & Go Back](#) [Update Record](#)

Criteria	Score
A) Building Description, Standards, Photographs and Floor/Site Plans	0
Your Comments	
<p>401 North Michigan (401) is an icon of both historical and architectural significance, situated at Michigan Avenue and the Chicago River. It was the site of Jean Baptiste Point du Sable, Chicago's first permanent resident, and Cyrus McCormick's reaper factory. From 1963-1965, 401 was developed by the Equitable Life Assurance Company as the first modern office building on Michigan Avenue. The 800,000 SF 35-story building was designed by SOM's Bruce Graham and Natalie de Bloi, a pioneer in the male-dominated field of architecture. Built in the International Style with expressed bronze aluminum clad structural frame and bronze glass reflecting the Chicago River set back 175' from Michigan Avenue. Pioneer Court created by this set back honors the founders of Chicago, the 100,000 SF granite-paved space which hosts numerous festivals, public art installations, performances, and civic events.</p>	
B) Community Imp	
Your Comments	

Acquired by Zeller Realty Group (ZRG) in 2001 and Walton Street Capital in 2017, 401 has been continually redeveloped with modern mechanical systems and

Other Stakeholders

Include vendors, service providers and other stakeholders (including tenants and owners) to help prepare and share in the success



Volunteer to be a TOBY Judge



- Important to help fellow property management teams to achieve this prestigious award
- Enhances the property management field and advances the promotion of best practices
- Provides valuable service, support and advice to fellow property managers
- Provides celebration opportunities with peers
- Encourage those who need to keep trying
- Supports and promotes excellence in building management.

Final Thoughts

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

Goal is to win locally but keep progressing to Regional & International

Images are critical for Regional & International Judging

Customize the application to your building

Make it a Management Team Decision and Effort

Questions for You.

Are you Still on the Fence About Applying for TOBY?

What's the Worse Thing that Could Happen if you Enter?

Do you Hate to “Not Win?”



Find all TOBY information at <https://toby.boma.org>



Questions?



Good luck

BOMA
International