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**DebonAir** is extremely honored to be the Platinum Sponsor for the 31st Annual Toby Awards – the most prestigious celebration of our Industry.

BOMA is an integral part of the **DebonAir** family. We are thankful for all the friendships that have grown over the years and look forward to creating many new relationships in the future.

The Toby Awards are the culmination of countless hours of hard work & dedication. Tonight, we celebrate the efforts of all the Property Management and Building Engineering teams who are committed and enthusiastic to compete for the designation as **T**he **O**utstanding **B**uilding of the **Y**ear (TOBY). We also thank and appreciate the Toby committee members for organizing such a wonderful event.

**DebonAir** acknowledges that all entrants this evening are winners as they are committed to the BOMA standards of **Building Excellence**. We appreciate and recognize your efforts and wish you all a prosperous and successful 2019.

Enjoy this Celebration of YOU!

Thank You All

Charlie Aleshire And The DebonAir Family

# PRESIDENT'S MESSAGE

**This TOBY year can be summarized in a few words: a fantastic effort from a great group of volunteers, building entrants, and sponsors. I thank you all for your continued commitment and all that you do to highlight those in our industry.**

**While there are always building challenges to address on a daily basis, our TOBY entrants met those challenges head on with inspiring team members. Tonight, their hard work will pay off – win or lose, they are all winners to BOMA MIAMI.**

**Our focus tonight is also to thank each and every one of our volunteers. Without all of their efforts we would not be here. They delivered, what they promised, an incredible event to remember.**

**A special thank you to our Chairs of this evening Daisy Armenteros, from CBRE; Petulia Schvartz, Trintec Construction; and our Judging Chair Evelyn Mercado, Flagler Corporate Center, for leading a team of incredible people. These ladies made this night possible.**

**As I finish my Presidency this year I want to thank my Board and want you all to know that I truly appreciate your continued support and hard work throughout the year. Let's make 2019 another Great Year to remember.**

**Enjoy this night of Crystal Perfection.**

**Sincerely,**

**Hilda Mendoza**

**BOMA MIAMI**

# 31st ANNUAL TOBY'S

**Welcome to the 31ST Annual BOMA Miami-Dade, The Outstanding Building of the Year (TOBY) Awards Ceremony.**

We are here tonight to celebrate the biggest event of the year for our organization and industry.

The TOBY Committee Members, Judges and Nominees, have invested countless volunteer hours to make this TOBY Awards a success. However, without the continued support of our Membership, this event would not be possible. We would like to thank all of you, as we are extremely grateful.

A special thank you to Hilda Mendoza, President of BOMA MIAMI-DADE for her support and vision for the TOBYs, in combination with the BOMA Miami-Dade Board of Directors, who have enabled us to make this event memorable for all of you and our Nominees.

Tonight, is truly a celebration of YOU, an amazing group of Property Management Teams. All nominees are winners this evening, as we are proud of your dedication and hard work that is CRYSTAL clear in the caliber of the buildings that were nominated this year. We are really excited to share this night with you in recognition and celebration of your efforts.

Let's get ready for a TOBY night in celebration of Building Excellence

Your Chairs,

**Daisy Armenteros, RPA, FMA, CBRE**
**Petulia Schvartz, LEED AP, Trintec Construction**

# PROGRAM

## WELCOME

**Hilda Mendoza**
Colliers International
BOMA Miami-Dade, President

**Daisy Armenteros, RPA, FMA**
CBRE
BOMA Miami-Dade, Vice President
TOBYs, Co-Chair

**Petulia Schvartz, LEED AP**
Trintec Construction Inc.
TOBYs, Co-Chair

## WELCOME TOAST

**Javier Vazquez**
Allied Universal Security Services
BOMA Miami-Dade, Director

## DINNER

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## AWARDS

Individuals
Buildings

## AFTER PARTY

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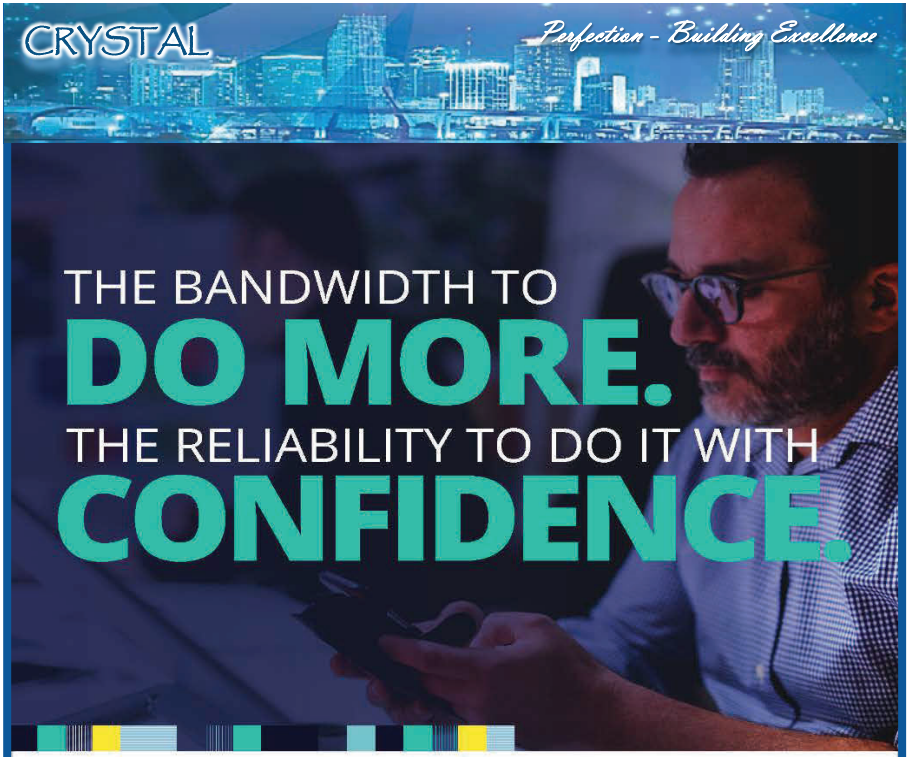


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**Hilda Mendoza**
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CBRE

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**Esther Cossio,** JLL – 2018
**Christine Jarro,** Stiles – 2019

### Treasurer

**Duanne Jordan**
Colliers International

### Past President

**Peter Romero**
Blanca Commercial Real Estate

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**Michael Gongora, Esq.**
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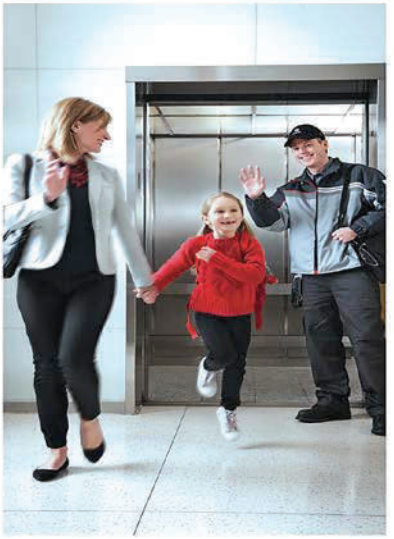

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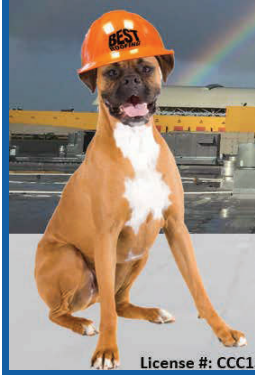

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**Daisy Armenteros, RPA, FMA**
CBRE

**Petulia Schvartz, LEED AP**
Trintec Construction Inc.

## COMMITTEE

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TruPark Asset Parking Mgt.

**Carla Branes**
Empire Roofing

**Yna Castillo**
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**Yoska Codina**
Super Restoration

**Gabriela DePillis**
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**Kevin Hunt**
Nanak Landscaping

**Hilda Mendoza**
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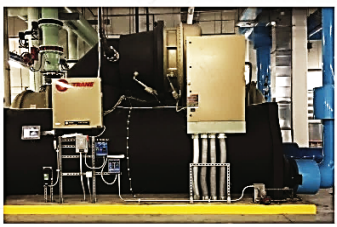

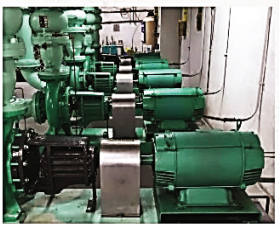

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# TOBY JUDGES

## CHAIR OF JUDGING

**EVELYN MERCADO, RPA**
Flagler Corporate Center

## TEAM LEADERS

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Empire Roofing

**Joanna L. Carbone**
Tremco Roofing

**Elinne Dominguez**
Colliers International

**Kathy Escobar**
Exan Management

**Janna Hunt**
Advanced Roofing

**Kevin Hunt**
Nanak Landscaping

**Duanne Jordan**
Colliers International

**Yanei Perez**
Baptist Health South Florida

**Carlos Rivero**
Regions Security

**Judith Salinas**
DebonAir Mechanical

**Christopher Zackschewksi**
Colliers International

## JUDGES

**Jacqueline Aleman**
Baptist Health South Florida

**Lynn Bennet-Toland**
GP PRO, Georgia Pacific

**Frania Bencosme**
Miguel Lopez

**Frankiana Bencosme**
Paramount Consulting

**Michael Boan**
Baptist Health South Florida

**Kevin Brady**
TruPark Asset Parking Mgt.

**James Brock**
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**Jeremy Caldwell**
DebonAir

**Yoska Codina**
Super Restoration

**Chester Escobar**
SP Plus

**Tatiana Escobar**
Alden Properties

**Shannon Forney**
MaintenX

**Franchel Gaitor**
Colliers International

**Juan Carlos Gomez**
Wellington Construction

**James Hancock**
ThyssenKrupp

**Catherine Hernandez**
Holladay Properties

**Madelyn Hernandez**
Baptist Health South Florida

**Amanda Jimenez**
CBRE

**Douglas Kai**
Schindler Elevator

**Brenda Koon**
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**Melissa Leyva**
Colliers International

**Anthony Maiello**
Baptist Health South Florida

**Catherine Pena**
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**David Rodriguez**
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**Jonathan Seligman**
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**Fernando Tisini**
CRS Facility Services

**Grace Valdivia**
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**Edson Vargas**
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Dade & South Broward Counties
Rodolfo.J.Silva@sherwin.com
954.732.7948

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# TOBY JUDGES

## INDIVIDUAL AWARD JUDGES

**Ashley Gonzalez**
SP Plus

**Evelyn Mercado**
Flagler Corporate Center

**Judith Salinas**
DebonAir Mechanical

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# INDIVIDUAL AWARDS

## ASSISTANT PROPERTY MANAGER OF THE YEAR

*Nominees:*

**Anthony Maiello, Baptist Health South Florida**
**Ingrid Vazquez, Jones Lang LaSalle**
**Yaclyn Hernandez, Cushman & Wakefield**

## PROPERTY MANAGER OF THE YEAR (3 – 10 years)

*Nominees:*

**Danny Wong, Cushman & Wakefield**
**Lissette Linares, LEED AP, Baptist Health South Florida**

## PROPERTY MANAGER OF THE YEAR (10 plus years)

*Nominees:*

**Ana Castro Nickerson, Crocker Partners Property Management**
**Catherine Hernandez, Holladay Properties**
**Daisy Armenteros, RPA, FMA, CBRE**
**Duanne Jordan, Colliers International**

## ENGINEER OF THE YEAR (with a staff of 2 or less)

*Nominees:*

**Fernando Sanudo, CBRE**
**Luis Gambetta, Renaissance Properties**
**Rafael Lopez, Blanca Commercial Real Estate**

## ENGINEER OF THE YEAR (with a staff of 3 or more)

*Nominees:*

**Edson Vargas, Colliers International**
**Miguel Tomas, Baptist Health South Florida**

## ASSOCIATE OF THE YEAR

*Nominees:*

**Kevin Brady, TruPark Asset Management**
**JP Esquijarosa, Super Restoration**
**Petulia Schvartz, LEED AP, Trintec Construction**

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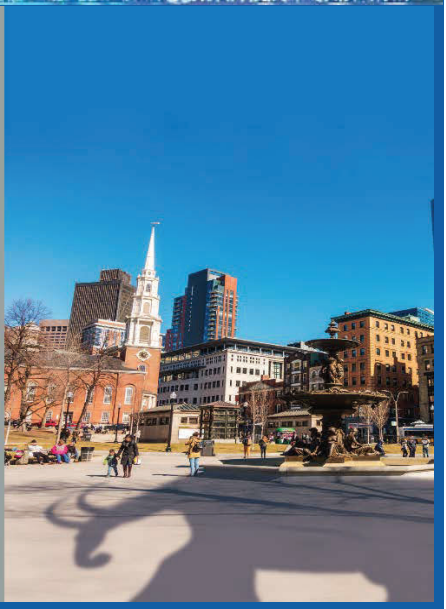

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# BUILDING AWARDS

## MEDICAL OFFICE BUILDING

### Mercy Professional Building I

**Property Manager:**
Catherine Hernandez

**Management Company:**
Holladay Properties

**Owner:**
HCP MOB Miami, LLC

**Engineer:**
Robert Jimenez

**Square Feet:**
107,081

## MIXED-USE

### The Lincoln

**Property Manager:**
Elinne Dominguez

**Management Company:**
Colliers International

**Owner:**
CLPF-Lincoln, LLC

**Engineer:**
Franchel Gaitor

**Square Feet:**
43,166

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# BUILDING AWARDS

## CORPORATE FACILITY

### 6505 Waterford

**Property Manager:**
Danny Wong

**Management Company:**
Cushman & Wakefield

**Owner:**
Met Life

**Engineer:**
Javier Castro

**Square Feet:**
166,235

## HISTORICAL

### BAC Colonnade

**Property Manager:**
Hilda Mendoza

**Management Company:**
Colliers International

**Owner:**
PRIM BAC Colonnade

**Engineer:**
Edson Vargas

**Square Feet:**
205,206

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# BUILDING AWARDS

## PUBLIC ASSEMBLY

### Tri-Rail Miami Airport Station

**Property Manager:**
Devon Newton

**Management Company:**
Stiles Property Management

**Owner:**
Florida Department of Transportation

**Engineer:**
Germaine Paulino

**Square Feet:**
118,409

### City of Doral Government Center

**Property Manager:**
Luis Sanchez

**Management Company:**
City of Doral

**Owner:**
City of Doral

**Engineer:**
N/A

**Square Feet:**
60,000

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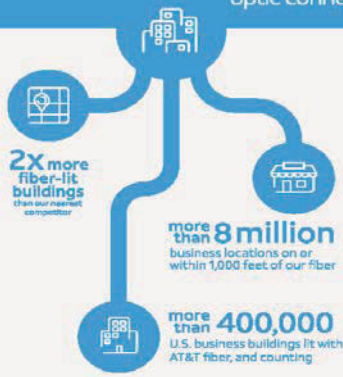


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# BUILDING AWARDS

## SURBURBAN OFFICE PARK (LOW RISE)

### 6100-6303 Waterford

**Property Manager:**
Danny Wong

**Management Company:**
Cushman & Wakefield

**Owner:**
Met Life

**Engineer:**
6100 – Segundo Ismael Henriquez
6303 - Carlos Padilla

**Square Feet:**
328,832

## INDUSTRIAL OFFICE PARK

### Consolidated Services & Distribution Center

**Property Manager:**
Lissette Linares, LEED AP

**Management Company:**
Baptist Health South Florida

**Owner:**
Baptist Health South Florida

**Engineer:**
Ignacio Pena

**Square Feet:**
151,947

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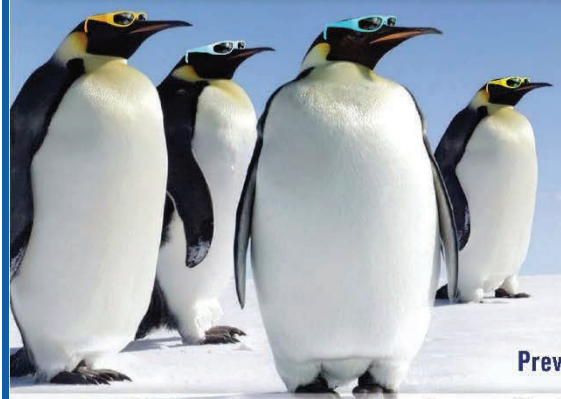

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# BUILDING AWARDS

## UNDER 100,000 SQUARE FEET

### 404 Washington

**Property Manager:**
Danny Wong

**Management Company:**
Cushman & Wakefield

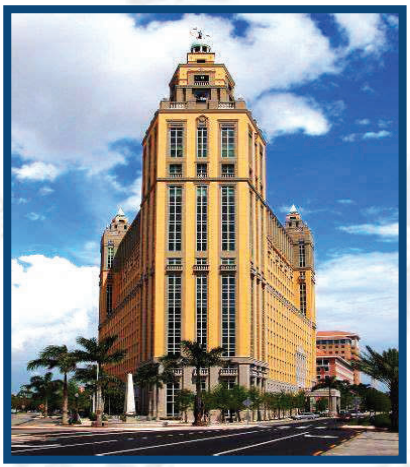
**Owner:**
Dominion Partners LP

**Engineer:**
Segundo Ismael Henriquez

**Square Feet:**
58,700

## 100,000 – 249,999 SQUEET FEET

### 121 Alhambra Tower



**Property Manager:**
Dennis Sladek

**Management Company:**
The Allen Morris Co.

**Owner:**
The Allen Morris Co.

**Engineer:**
Osvaldo (Ozzie) Alvarez

**Square Feet:**
177,292

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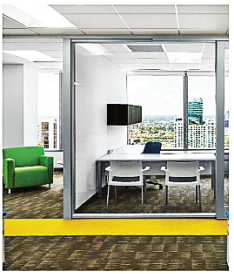

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# BUILDING AWARDS

## 250,000 – 449,999 SQUARE FEET

### Brickell Office Plaza

**Property Manager:**
Daisy Armenteros, RPA, FMA

**Management Company:**
CBRE, Inc.

**Owner:**
Alliance RE Holdings, LLC

**Engineer:**
Fernando Sanudo

**Square Feet:**
290,515

### One Park Square

**Property Manager:**
Paige Miller

**Management Company:**
Stiles Property Management

**Owner:**
Gateway Renellie, LLS

**Engineer:**
Henry Chirole

**Square Feet:**
281,786

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# BUILDING AWARDS

## 500,000 – 1 MILLION SQUARE FEET

### Flagler Corporate Center

**Property Manager:**
Evelyn Mercado, RPA

**Management Company:**
Flagler Corporate Center

**Owner:**
Hoffman Flagler LLC

**Engineer:**
Ramses Martinez

**Square Feet:**
634,818

### Sabadell Financial Center

**Property Manager:**
Renee Hernandez-Borot, RPA

**Management Company:**
Parkway Realty

**Owner:**
Parkway Realty

**Engineer:**
Wilmer Talavera

**Square Feet:**
522,892

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# BUILDING AWARDS

## OVER 1 MILLION SQUARE FEET

### Southeast Financial Center

**Property Manager:**
Alexandria Brown

**Management Company:**
Jones Lang LaSalle

**Owner:**
Ponte Gadea Biscayne, LLC

**Engineer:**
Robert Hadley

**Square Feet:**
1,201,766

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Thank you to the past presidents of BOMA Miami-Dade that set the foundation for the organization that enables us tonight to celebrate the 31st Anniversary of the BOMA Miami-Dade TOBYs.

| | |
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| William Wassey | 1983 – 1987 |
| Edmund Mazzei, RPA | 1987 – 1990 |
| Jack Goodrich, RPA | 1991 – 1994 |
| Arturo Fernandez, RPA | 1995 – 1997 |
| Maxine Lopez, RPA, FMA | 1998 – 1999 |
| John Scott, RPA | 2000 – 2001 |
| Murray Greene, RPA, SMA, CPM | 2002 – 2003 |
| Ed Prelaz, CCIM | 2004 – 2005 |
| Marlene Diaz, RPA | 2006 – 2007 |
| Mercy Perez, RPA | 2008 – 2009 |
| Philip E. Porta | 2010 – 2011 |
| Vicki Baisden, RPA, FMA | 2012 – 2013 |
| Marta Fernandez, RPA | 2014 – 2015 |
| Peter Romero | 2016 – 2017 |
| **Hilda Mendoza** | **CURRENT BOARD PRESIDENT** |

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