

## **1500 JEFFERSON WINS REGIONAL TOBY® AWARD**

*The Office Building of the Year (TOBY®) Award* was created in 1985 by the Building Owners and Managers Association (BOMA) to salute excellence in the office building industry. Since then, it has grown into a notable and prestigious program that now recognizes more than just office buildings. As a result, its name was changed in 2010 to *The Outstanding Building of the Year*. Today it remains the most prestigious and highly celebrated program of its kind in commercial real estate, recognizing quality in commercial real estate buildings and rewarding excellence in building management.

The *TOBY Awards* program recognizes buildings at three levels: the BOMA local association, regional conference and international. At the local level, entries submit both a hard copy binder and on-line version, in addition to, an onsite building inspection conducted by a team of judges. During the competition, all facets of a building's operations are thoroughly evaluated. Buildings are judged on everything from community involvement and site management to environmental/"green" policies and procedures. At the regional and international level, entries are judged solely by their online submission. Those who advance to the international level must wait until June when the winners are announced at the *TOBY Awards* ceremony held at the BOMA International Conference in Washington D.C.

Submitting for the *TOBY* requires the property management team to develop a plan of action, budget for specific work to occur prior to inspection and numerous hours of preparation that start months in advance to prepare the building. It takes countless hours to prepare the hard copy binder and online version for submittal. Each submission is comprised of ten sections and each section has a list of specific criteria that must be covered within the allowed maximum number of characters and attachments. The sections cover all aspects of the building and operations, including: building description and standards; photographs; community impact; tenant relations; energy conservation; environmental; regulatory; emergency preparedness/life safety training and sustainability.

Developing the submittal requires the entire property management team to gather all required information and then commit it to paper, as well as, preparing the building for the tour and inspection. The Wright Runstad & Company property management team – both employees and vendors – worked diligently during this process to prepare the submittal.

In February, the Wright Runstad & Company property management team officially entered at the local level for the *2016 TOBY Award* in the Government Building category by submitting their binder to the South Sound BOMA office. In this category, all buildings must be government owned and at least 50% occupied by government entities either at the local, state, provincial or federal levels.

On March 23, four local South Sound BOMA judges arrived at 1500 Jefferson to perform the building and operations inspection. The judges performed an exhaustive inspection evaluating everything from the customer service of the lobby attendants (in our case, security personnel), aesthetic appeal, ADA provisions, professionalism of staff, access control, fire safety plan, housekeeping, tenant responsiveness, operating expenses, technologies in use, lighting, OSHA compliance, equipment logs, work order system, preventative maintenance, tenant amenities, janitorial closet, air handler, garage, roof, loading dock and much more.

While touring 1500 Jefferson, one of the judges commented, "It is my job to find the flaws in your building and I'm really struggling to find any." That same sentiment was seen in the judging remarks throughout the completed judging forms as well. 1500 Jefferson and staff earned a total of *337 points out of a possible maximum 340 points* and won the local competition, hence, moving on to the regional competition.

South Sound BOMA Judge, Shannon Tiegs, congratulated the property management team by saying, "Your staff and facility are top-notch and deserving of recognition at every level of this competition. Your building is incredible and a very impressive property to represent our Region."

Wright Runstad & Company is pleased to announce the 1500 Jefferson Building is the *2016 Pacific Northwest Regional TOBY® Award* winner and now moves on to compete in the BOMA International category on June 28, 2016, in Washington, D.C. Keep your fingers crossed for good news to come!