

# BOMA

*Continuing to Provide Concrete Solutions to the  
Orange County Real Estate Industry*



**18201 Von Karman Avenue**  
Local TOBY Winner  
*100,000 to 249,999 Square Feet Category*



**100 Bayview**  
Local TOBY Winner  
*250,000 to 499,999 Square Feet Category*



**Griffin Towers**  
Local TOBY Winner  
*500,000 to 1 Million Square Feet Category*



**Kia Motors America, Inc. Corporate Headquarters**  
Local TOBY Winner  
*Corporate Facility Category*



**The Santa Ana Federal Building**  
Local TOBY Winner  
*Renovated Building Category*

*Sponsored by:*





## About Building Owners and Managers Association

**T**he Building Owners and Managers Association (BOMA) is an international federation of 92 local associations in North America and 13 affiliates worldwide. Together the organizations actively and responsibly represent and promote the interests of the commercial real estate industry through effective leadership and advocacy, the collection, analysis and dissemination of information, and professional development.

BOMA's 16,500-plus members own or manage more than nine billion square feet of commercial properties in North America. BOMA is the primary source for information on office building development, leasing, building operating costs, energy consumption patterns, local and national building codes, legislation, occupancy statistics and technological developments.

**BOMA members** gain access to an extended group of commercial real estate professionals with similar interests and concerns who become their allies instead of competitors. They benefit from the knowledge and experience of highly skilled BOMA professionals who are their partners in resolving the most pressing challenges that they face every day.

**BOMA members** acquire the techniques and strategies to succeed with BOMA's groundbreaking education, award winning publications and up-to-date information on the top commercial real estate issues, trends, statistics and news. BOMA offers complete resources so members stay ahead of the competition.

**BOMA members** are influencers in a \$4.6 trillion market place that is 20% of the gross domestic product of the United States.

Benefits of BOMA membership include:

### Advocacy

BOMA monitors and lobbies pertinent legislative, regulatory and codes/standards issues at the local, state and national levels to protect its members' interests.

### Education

There are a variety of educational opportunities to meet every budget and learning style, including webinars and in person programming on the latest trends and issues affecting the industry.

- **Foundations of Real Estate Management®** course offers a comprehensive overview of building management and operations for those new to the industry.

- The **BOMA Energy Efficiency Program (BEEP)®** has become the industry standard in energy efficiency education, offering easy-to-implement no- and low-cost energy savings strategies and best practices to 10,000 industry practitioners and counting!

- BOMA's new **Sustainable Operations Series (SOS)** offers strategies for "greening" building operations without major capital expenditures.

- **BOMA's Annual Conference and The Every Building Show** keeps attendees current on

the latest operations, management best practices, products, high performance trends and building technology while you network with industry colleagues. Be sure to join us June 27-29, 2010 in Long Beach, CA.

These and other educational webinars and programs are offered throughout the year to provide cost-effective training for members.

### Information

BOMA produces a variety of publications that deliver the latest industry news, trends and best practices that drive value to members' properties. Publications include: BOMA's **Experience Exchange Report (EER)®**, the industry's best benchmarking tool that helps evaluate operating expenses, develop asset management strategies, complete budgets and underwrite and analyze acquisition opportunities; the new **floor measurement standards** for gross area of buildings, retail facilities, and multi-unit residential buildings, which have joined the current BOMA standards for measuring office and industrial buildings; **e-newsletters** to keep members up-to-date on government affairs, industry news and trends, event information and best practices that drive value to members' properties; the industry's first **Green Lease Guide** shows how to modify lease terms to maintain an energy efficient and sustainable building operation; and many more.

### Recognition

The **Outstanding Building of the Year (TOBY) award** is an opportunity for members to distinguish their company from the competition. It is bestowed as the highest mark of excellence for outstanding building management and is the most all-inclusive program in the commercial real estate industry. Additionally, in 2009, BOMA launched the **BOMA 360 Performance Program** to recognize commercial buildings that achieve best practices in building management and operations. This new program will provide a valuable marketing tool in a competitive marketplace.

### Member Only Programs & Discounts

Members receive preferential discounts on all BOMA educational and social programs, conferences, publications and the BOMA 360 Performance Program. Additionally, only BOMA members are eligible to compete for the prestigious TOBY award and to participate in our corporate partnership and sponsorship programs, which give members the opportunity to directly market their products and services to their target audience.

Commercial real estate is a far reaching industry. Get involved to see how BOMA represents your interests and open the door to tremendous personal and professional possibilities.

For more information visit BOMA Orange County online at [www.bomaoc.org](http://www.bomaoc.org) or call 714.258.8330.



## 2010 BOMA Orange County Board of Directors

*The Building Owners and Managers Association of Orange County proudly announces its 2010 Officers and Directors:*



**President**  
Brian Harnetiaux  
Transwestern



**Executive Vice President**  
Kristen Apple-Dunne  
The Offices of South Coast Plaza



**Past President**  
Peggy Sanchez, RPA  
Cushman & Wakefield of California, Inc.



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**Director - Finance**  
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Irvine Company Office Properties



**Director - Luncheon Programs**  
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The Offices of South Coast Plaza



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Healthy Buildings International, Inc.



**Director - Marketing & Business Relations**  
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## 2010 BOMA Orange County Advisory Board

*The Building Owners and Managers Association of Orange County proudly announces its 2010 Advisory Board:*



**Brenna Walraven, RPA, CPM (Chair)**  
Managing Director,  
Nat'l Property Management  
USAA Real Estate Company



**Ted Bischak**  
Ocean West Capital  
Partners



**Vince Ciavarella, CPM**  
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**John Combs, CPM**  
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of California, Inc.



**Jim Proehl**  
Executive Vice President  
PM Realty Group



**Perry Schonfeld**  
Principal  
LBA Realty, LLC

## The Outstanding Building of the Year Awards Salute Excellence

The Building Owners and Managers Association (BOMA) International created The Outstanding Building of the Year (TOBY) Award in 1985 to salute excellence in the commercial real estate industry. It remains the most prestigious and comprehensive program of its kind, recognizing quality in office, industrial, government and medical building management. Currently the TOBYs honor entrants in the following 14 categories:

- Under 100,000 Square Feet
- 100,000 – 249,999 Square Feet
- 250,000 – 499,999 Square Feet
- 500,000 to 1 Million Square Feet
- Over 1 Million Square Feet
- Renovated Building
- Historical Building
- Corporate Facility
- Medical Office Building
- Government Building
- Suburban Office Park – Low-Rise
- Suburban Office Park – Mid-Rise
- Industrial Office Park
- Earth

The TOBY competition consists of three levels of judging. The first level of judging is held by local BOMA associations. Winning entries then advance to the regional level and finally, regional winners advance to the international level.

All facets of a building's operations are thoroughly evaluated during the judging process, including tenant relations programs, community involvement, emergency preparedness, security standards and continuing educational programs for personnel. Each category is judged and given scores as outlined by the procedures established by BOMA International. A minimum criterion of 70% must be achieved for recognition in a given category. Judging at the local level is very extensive and includes a comprehensive property tour and review of a property portfolio containing information on the building operations.

Readying a property for submission in the TOBY competition is an arduous task, and includes contributions from the property management and engineering teams as well as building owners, vendor partners and tenants.

On behalf of BOMA Orange County we congratulate the following local TOBY winners:

PM Realty Group, LP management team for 18201 Von Karman Avenue in the 100,000 to 249,999 Square Feet category; RiverRock Real Estate Group management team for 100 Bayview Circle in the 250,000 to 499,999 Square Feet category; Maguire Properties management team for Griffin Towers in the 500,000 to 1 Million Square Feet category; RiverRock Real Estate Group management team for the Kia Motors America Inc. Corporate Headquarters in the Corporate Facility Category; U.S. General Services Administration management team for The Santa Ana Federal Building in the Renovated Building category.

### BOMA Orange County International TOBY Award Winners

#### 2008

##### *Under 100,000 Square Feet*

1500 Quail  
Managed By: Cushman & Wakefield

#### 1997

##### *250,000 to 499,999 Square Feet*

AT&T Tower  
Managed by: Insignia Commercial Group

#### 2000

##### *Under 100,000 Square Feet*

Katella Corporate Center  
Managed By: CarrAmerica Realty Corporation

#### 1994

##### *Suburban Office Park*

Palm Court  
Managed by: Birtcher Property Services

##### *250,000 to 499,999 Square Feet*

500 Orange Tower  
Managed by: Equity Office Properties

### We Thank Our Annual Awards Celebration Sponsors

We thank the following member companies for their generous support of the BOMA Orange County Annual Awards Celebration held at the Westin South Coast Plaza in Costa Mesa on November 20, 2009:

#### Event Sponsor

Universal Services of America

#### Major Sponsors

Able Services  
EMCOR Services Mesa Energy Systems  
Pacific Building Care

#### Contributing Sponsors

Caliber Paving Company  
Day-Lite Maintenance Company  
Parking Concepts, Inc.  
South Shore Building Services, Inc.  
Terra Pacific Landscape  
United Paving Company  
ValleyCrest Landscape Maintenance

## BOMA California Names 2010 Leadership

Leaders from the eight metropolitan Building Owners and Managers Associations have chosen the following individuals to helm their statewide organization, BOMA California, for 2010: President – Cindi Langendoen, Senior Director of Strategic Accounts, CB Richard Ellis (BOMA Greater Los Angeles); Vice President – Ray Magnussen, Principal, Paragon Services (BOMA San Diego); Secretary – Tod McKelvy, Executive Director, Berding & Weil, (BOMA Oakland/East Bay); and Treasurer – Sandra Boyle, Executive Vice President of Development, Glenborough (BOMA San Francisco).

Also serving on the BOMA California Board of Directors are the following BOMA Orange County representatives: Linda Bouvier, Director Portfolio Operations, Irvine Company Office Properties; Brian Harnetiaux, Transwestern; Trish Secor, President, Archetype International; Simon Turner, President, Healthy Buildings International, Inc.; and Brenna Walraven, RPA, CPM, Managing Director, National Property Management, USAA Real Estate Company.

BOMA California is the statewide association representing each of California's eight

regional Building Owners and Managers Associations (Greater Los Angeles, Inland Empire, Orange County, Sacramento, Oakland East Bay, San Diego, San Francisco, and Silicon Valley), in statewide legislative and regulatory matters.

Members of BOMA California represent all facets of the commercial real estate industry, including property managers, facility managers, owners, asset managers, engineers, and leasing brokers. BOMA California is dedicated to professional and ethical property management and provides members with legislative advocacy, industry information and professional education opportunities.

BOMA California engages directly in the legislative, regulatory and political processes, to protect the interests of the commercial real estate industry. In 2009, the organization tracked more than 500 bills with a potential impact on the commercial real estate industry, and worked on broad range of issues from tax code changes and Workers' Compensation to energy policy and green building regulations.

For more information visit BOMA California at [www.bomacal.org](http://www.bomacal.org).



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**2009 LOCAL TOBY WINNER**  
***The Santa Ana Federal Building***  
**Renovated Building Category**

**Building Address**

34 Civic Center Plaza, Santa Ana, CA 92701

**Total Square Feet**

261,852

**Year Built**

1975

**Owner**

U.S. General Services  
Administration

**Architect**

The Austin Company

**Management Company**

U.S. General Services  
Administration



**Team Members**

Edward Wasielewski, Director  
Sherry Hutchinson, Property Manager  
Joyce Pando, Assistant Property Manager  
Tina Hingorani, Assistant Property Manager  
Brent Anderson, Meridian Management, Regional Manager  
John Howard, Meridian Management, Chief Engineer  
Benny Mora, Meridian Management, Chief Engineer

The Santa Ana Federal Building, built in 1975, is a nine-story building occupying 261,852 square feet in the Civic Center Plaza in the heart of downtown Santa Ana. The modern design of the building's lobby along with its light color porcelain tile and state of the art café create a welcoming feel for all tenants and visitors. The main tenant of the building is the Department of Homeland Security which is comprised of Citizenship and Immigration Services, Investigations and Customs Enforcement and Detention and Removal Operations. Other tenants include: Department of Defense and Contract Management, Alcohol Tobacco and Firearm, Housing and Urban Development, and Federal Occupational Health. The building is currently fully occupied with no vacant space.

The building recently underwent a large prospectus project started in January 2003 and completed in July 2005. The two and a half year project was funded by Congress and consisted of the following upgrades: seismic – building of sheer walls, fire alarm system, HVAC system, elevator controls and interiors, building automation system, removal of the escalator in the lobby, new entrance for the Department of Homeland Security public, new cafeteria, exterior landscaping and complete interior renovation including carpet, floors, accent walls, new main lobby and new restrooms. The renovation has given the building tenants a sense of pride and has improved the efficiency of their operations. With state-of-the-art facilities and improved building features, the tenants are able to conduct business in a more productive and organized manner. The 2005 Gallup Customer Satisfaction Survey showed a tenant satisfaction score of 97 percent.

The beautiful building is owned, managed and leased by the U.S. General Services Administration (GSA). The agency's mission is to "help federal agencies better serve the public by offering, at best value, superior workplaces, expert solutions, acquisition services, and management policies." GSA enjoys a solid partnership with Meridian Management, ensuring quality and excellence in customer service. GSA strives to create a strong positive impact on the community. It does this in a number of ways, one by hosting a number of blood, food and clothing drives throughout the year. GSA has also partnered with Southern California Edison and implemented a Demand Response Program, teaming with building tenants to make a certain level of energy cuts during high demand days. GSA has made it a priority to work diligently with its tenants to introduce green initiatives and conserve and track overall energy consumptions.

**2009 LOCAL TOBY WINNER**  
***Kia Motors America, Inc. Corporate Headquarters***  
**Corporate Facility Category**

**Building Address**

111 Peters Canyon Road, Irvine, CA 92606

**Total Square Feet**

239,000

**Year Built**

2006

**Owner**

Kia Motors America, Inc.

**Architect**

Skidmore, Owings  
& Merrill LLP



**Management Company**

RiverRock Real Estate Group

**Team Members**

Laurie Stevens, Property Manager  
Cathy McCann Bleacher, Manager, Corporate Admin. & Fac.  
Thomas Hubbard, Chief Engineer  
Kevin Smith, Building Engineer  
Cesar Lopez, UPS, Security Post Commander

Kia Motors America, Inc. Corporate Headquarters, located at 111 Peters Canyon Road, Irvine, is an award winning custom built modern glass and steel three-story structure designed by acclaimed architectural firm Skidmore, Owings & Merrill LLP. Signature design elements include a 40,000-square-foot reflecting pool and a 10,000-square-foot lobby with soaring 40-foot ceilings. The front and rear of the lobby feature floor-to-ceiling glass walls that create a spacious, light-filled gathering place for employees and guests while providing picturesque views of the local Saddleback Mountains. The lobby, with its polished cut concrete floors, skylights and special function window walls to accommodate automobile entry, serves as a showcase for Kia's full vehicle lineup. The 239,000 square foot facility built in 2006, is currently home to approximately 400 employees.

Building amenities include an onsite café and large dining area overlooking the reflection pond, fitness center with weight room, aerobics room and locker room and shower facilities, full service hospitality services for the conference center, 24 hour on-site security, and on-site engineering and day porter staff. The property is located at the 5 Freeway and 261 Toll Road and is conveniently located adjacent to the Tustin Marketplace and approximately three miles to the new District at Tustin Legacy Center.

Kia Motors America, Inc. owns the facility and the neighboring design center and property management is performed by RiverRock Real Estate Group. Kia Motors was awarded Business of the Year by the City of Irvine in 2008. The building received a lighting award this year at the Illumination Engineering Society's Lumen West Awards. It was the only project in the nation to win in all three categories, including Interior Lighting, Exterior Lighting and Energy Efficiency and the sweep included an Award of Excellence for the interiors. Most recently the building was awarded the prestigious International Architecture Award 2009 which has become a global event of an unprecedented scale – celebrating, recognizing and highlighting the world's foremost architectural solutions for the designs of new buildings.

**2009 LOCAL TOBY WINNER**  
***18201 Von Karman Avenue***  
**100,000 to 249,999 Square Feet Category**

**Building Address**

18201 Von Karman Avenue, Irvine, CA 92612

**Total Square Feet**

226,106

**Year Built**

1985

**Owner**

American Realty Advisors

**Architect**

Gensler

**Management Company**

PM Realty Group



**Team Members**

Michael Gelber, Asset Manager  
April M. Sevilla, CPM, CCIM, Property Manager  
John Weiner, Broker  
Scott Francis, Assistant Property Manager  
Manish Jain, Investment Analyst  
Rich Hopkins, CFM, CPO, Chief Engineer  
Fidel Aguilar, Certified Building Engineer

Donna Apollo, Property Administrator  
Gene Kelley, Lobby Ambassador  
Ruben Cedillo, Porter  
Maricella Hernandez, Day Matron  
Sylvia Sutrisna, Senior Accountant  
Lila Llamas, Accounting Assistant  
Alberto Martinez, Parking Manager  
John Razey, Post Commander

18201 Von Karman Avenue is a 226,106 square foot Class A high-rise office building located in the heart of the Irvine, California, office market. Built in 1985, 18201 Von Karman Avenue is an eleven-story building combining architecturally distinctive elements with completely renovated interior design. 18201 Von Karman Avenue is owned through a separate account managed by American Realty Advisors ("American"). PM Realty Group serves as the property manager and manages the day-to-day operational aspects of the property. American places great emphasis on energy efficiency practices at the property and for its efforts, the building earned the prestigious U.S. Environmental Protection Agency's ENERGYSTAR® designation in 2009.

Amenities include an outdoor plaza with a water feature, on-site café, 24/7 security services, automobile detail service and on-site management, engineering and day porter staff. 18201 Von Karman Avenue is located near the convergence of the I-405, SR-55 and SR-73 freeways and is within walking distance to John Wayne Airport and several nearby restaurants including Prego and Il Fornaio.



**2009 LOCAL TOBY WINNER****Griffin Towers****500,000 to 1 Million Square Feet Category****Building Address**

5 &amp; 6 Hutton Centre Dr., Santa Ana, CA 92707

**Total Square Feet**

543,416

**Year Built**

1987, Tower 5

1989, Tower 6

**Owner**

Maguire Properties – Griffin Towers, LLC

**Architect**

The Nadel Partnership

**Management Company**

Maguire Properties

**Team Members**

Joan Kent, General Manager  
 Kirsten Trautwein, Senior Property Manager  
 Crystal Wishart, Property Manager  
 Cathy Cruz, Administrative Assistant  
 Rich Lee, Chief Engineer  
 Chi Le, Lead Engineer  
 Tim Stone, Engineer  
 Rudy Rodriguez, Utility Engineer  
 Dan Duarte, UPS, Security Post Commander  
 Susana Baca, Porter  
 Martin Valerio, Porter  
 Connie Turcios, AMPCO Parking  
 Antanacio Castaneto, Parking Attendant  
 Ester Saucedo, Parking Attendant  
 Gemma Castro, Parking Attendant

Griffin Towers, located at 5 & 6 Hutton Centre, Santa Ana, CA is a 543,416 square foot Class A high-rise office building. Built in 1987 and 1989, Griffin Towers are two twin thirteen-story towers of solar gray vision glass and red Swedish granite clad buildings. Both towers share a dynamic three-story open atrium lobby with red and black marble throughout.

Building amenities include an onsite café, copy center and dry cleaner located in the retail center, an onsite auto detailer and oil change vendor located in the parking structure, a coffee cart, a full service conference center, 24 hour on-site security, ATM, on-line work order system, on-site engineering and day porter staff and several on-site exterior storage units available for rent. The property is conveniently located adjacent to the 55 and 405 freeways and is minutes from John Wayne Airport, South Coast Plaza, Irvine Spectrum and the Pacific Ocean.

Griffin Towers is owned and managed by Maguire Properties. Maguire Properties prides itself on delivering value and excellent customer service to its tenants.

**Members of the Year Awards**

Since 1987, BOMA Orange County has recognized its outstanding members through its Member of the Year awards. The awards are a way to pay tribute to those individuals in the industry who have gone beyond the scope of their positions to enhance our industry and the communities in which we live. These individuals are commended for their involvement, commitment, achievements, leadership and contribution to BOMA Orange County.

The Member of the Year award is presented to one Principal Member (real estate affiliate) and one Associate Member (service provider). It is based on ongoing efforts throughout their career (cumulative service rather than a single year) and their dedication and commitment to BOMA Orange County.

The following people were honored at the BOMA Orange County Annual Awards Celebration held at the Westin South Coast Plaza in Costa Mesa on November 20, 2009:

**PRINCIPAL MEMBER OF THE YEAR****Karen Quinn***Bircher Anderson Realty Management, Inc.***ASSOCIATE MEMBER OF THE YEAR****Cathy Galland, LEED AP***Terra Pacific Landscape***Engineer of the Year**

Since 2004, BOMA Orange County has recognized the Engineer of the Year. This award was created to recognize individual(s) who have contributed to the commercial real estate industry through quality building management and who have grown professionally through their work, education, participation and exchange with their peers.

The following engineer was honored at the BOMA Orange County Annual Awards Celebration held at the Westin South Coast Plaza in Costa Mesa on November 20, 2009:



**Rich Hopkins**  
*PM Realty Group  
 Able Engineering  
 Services*

**2009 LOCAL TOBY WINNER****100 Bayview****250,000 to 499,999 Square Feet Category****Building Address**

100 Bayview Circle, Newport Beach, CA 92660

**Total Square Feet**

317,515

**Year Built**

1991

**Owner**

AEW Capital Management, LP

**Architect**

McLarand, Vasquez &amp; Partners, Inc.

**Management Company**

RiverRock Real Estate Group

**Team Members**

Deana Marquis, RPA, CPM, Property Manager  
 Raquel Lachino, Assistant Property Manager  
 David Collins, Able, Chief Engineer  
 Scott McLeran, Able, Building Engineer  
 Alfred Sullivan, Securitas Security, Post Commander  
 Andres Becerra, UBS, Porter  
 Karina Portillo, UBS, Porter  
 Maria Ulloa, AMPCO Parking

100 Bayview, located at 100 Bayview Circle, Newport Beach, is a 317,515 square foot Class A office building built in 1991. 100 Bayview boasts stunning architecture incorporating a rose-hued imported Balmoral granite-clad exterior with rose cinnabar vision glass and aquamarine accents that distinguish this six-story building. The tenant entrance is a richly landscaped, marble and granite atrium court with a cascading water element enclosed by a three-story glass canopy.

The building, which is situated west of the 73 freeway, is minutes from the 405 freeway, John Wayne Airport, South Coast Plaza and Fashion Island. Its location at the intersection of Jamboree and Bristol, affords tenants panoramic views of Newport's Back Bay, the John Wayne airport area and the San Joaquin Hills. Many of the suites have large outdoor balconies which enhance the feel of outdoors. Tenants are able to take advantage of the many walking/jogging/biking trails around the Back Bay and use the building's shower facilities. Other amenities, which are a part of the Bayview Corporate Center campus, include a gourmet coffee & food cart operated by Pascal Olhats, hospitality-style atrium lobby with sumptuous furnishings, underground parking with direct building access, car detail service, beauty salon, 24 hour on-site security, on-line work order system, on-site staff including engineering and day porters, notary service and storage facilities. The campus also has a Marriott Suite Hotel.

100 Bayview is owned by AEW Capital Management, LP and managed by RiverRock Real Estate Group. 100 Bayview is one of the most prominent trophy office properties in the exclusive city of Newport Beach and recently became the first Class A multi-tenant office building in Newport Beach, CA to achieve LEED-EB O&M® Gold-level certification, denoting a high-level of commitment to sustainable operations and building maintenance.

**BOMA Orange County Lifetime Achievement Award****Nellie Carlen-Jones***Recognized 1987*

Founding President of BOMA Orange County and lifetime of contributions to furthering the commercial real estate industry in Orange County

**Tom Grochow***Recognized 2008*

Lifetime of contributions to local and State legislative issues

**Eugene Moriarty, RPA***Recognized 1993*

Founding Chairman of BOMI Institute educational program and lifetime of contributions to furthering the commercial real estate industry in Orange County

**Peggy Sanchez, RPA***Recognized 2000*

Continuous service in BOMA Orange County and a lifetime of contributions to furthering the commercial real estate industry in Orange County

**President's Awards**

The President's Award is presented each year to a BOMA Orange County member or a company in recognition of their outstanding support and contributions.

The following company was honored at the BOMA Orange County Annual Awards Celebration held at the Westin South Coast Plaza in Costa Mesa on November 20, 2009:

**Universal Services of America**





Proper lighting contributes to occupant comfort and productivity



PBC assists professionals in achieving cost savings through energy efficiency

## Positive Cash Flow through Lighting Solutions

by Bill Conley CFM, LEED AP  
Managing Director, LEED/Sustainability Development Group

Pacific Building Care (PBC) continues to expand its sustainability programs to assist professionals in the built environment in achieving cost savings through energy efficiency and improved indoor environmental quality. The latest initiative launched by the company is an Energy Solutions Group which focuses on Lighting Solutions and Energy Star.

Many property owners and managers view lighting upgrade projects as an unnecessary operating expense. However, a Lighting Solution, whether it entails a retro-fit, de-lamping or re-lamping in a property is one of the easiest and most cost efficient sustainable practices available in the market and can provide a significant amount of energy savings. PBC has developed a value added service that helps reduce operating costs as they relate to lighting and increases profits for the Asset Owner. To make such a decision easier, PBC even offers a financing program that creates an immediate positive cash flow that continues year after year. In this arrangement, monthly payments can be structured to be less than the dollars saved on energy, with the difference contributing directly to the bottom line. Combined with utility rebates, those savings can either be taken as a profit or used for additional improvements in the facility.

The average commercial building is full of opportunities to analyze, redesign or replace outmoded lighting systems with more efficient lighting technologies, such as upgraded T8 fluorescent lamps, more efficient electronic ballasts, compact fluorescent lamps, LEDs, occupancy sensors and lighting controls. Entry and Exit lights, as well as stairwell lighting should be addressed, as well as proper illumination and energy savings options for parking lots, parking structures and pedestrian paths.

Lighting Analysts at Pacific Building Care will perform a lighting audit, provide consultation services, prepare a summary cost/benefits report and oversee any lighting project in a facility.

Updating an existing lighting system with the latest technology will make it more energy efficient while yielding significant cost savings. The aesthetic quality of a facility's environment will be enhanced and productivity increased without sacrificing lighting system performance. A lighting retrofit has the best return on investment (ROI) of any energy efficient technology with typical payback periods between 9 to 16 months. Once the payback is realized, though, the savings will continue, creating a sound investment in the future. Sometimes, organizations fail to realize that they are already paying for rebates and lighting development through their utility bills and that that money could be applied to the company. PBC offers a turnkey solution that includes an energy savings analysis, fixture installation and a financial solution that provides an immediate return with no net expenses.

### Lighting Facts

Lighting represents a critical component of energy use today, especially in large office buildings where there are many alternatives for energy utilization in lighting. High efficiency lighting systems reduce glare which helps to reduce eyestrain; boosting occupant productivity. Electronic ballasts eliminate flicker and the hum from magnetic ballasts, improving the quality of the commercial facility environment. Proper lighting contributes to occupant comfort and productivity.

Light levels need to be maintained at certain levels for particular surfaces; the amount of light needed at the desk top level for proper work is different from the amount needed at the floor level. Not considering the different light levels in a building leads to wasted energy, and wasted money.

Lighting associated with commercial buildings accounts for close to 71 percent of overall lighting electricity used in the United States of America. It is the largest cost component of a commercial property's electricity bill and a significant portion of the total energy bill. With good design, lighting energy use in most buildings can be cut dramatically while maintaining or improving lighting quality. Lighting electricity savings equates to an increase in net operating income (NOI) that drives favorable cap rates and building appreciation.

There are many factors that drive sustainability. Tenants and occupants are starting to demand greener, cleaner buildings. Legislation is starting to mandate energy efficiency and a curtailment of green house gas emissions. Code requirements dealing with lighting density and light trespass dictate operational sustainability. Corporate directives are manifest in many decisions to go green; senior executives are beginning to realize the cost benefits of sustainable operations and the subsequent increase in building valuation and of being publicly recognized as a good corporate citizen.

### Energy Star

On January 1st, 2010, California Assembly Bill 1103 (AB 1103) will be taking full effect. For landlords and property managers, this means that non-residential buildings will be mandated to release their Energy Star Portfolio Manager data and ratings for the previous 12 months when selling, leasing or financing a whole building. The intent of the law is to provide "commercial valuation of energy usage" during a financial transaction so that prospective buyers, tenants or investors understand the true operational efficiency of the building. The law also implies that buildings actually have created a Portfolio Manager and achieved an Energy Star score. If this hasn't been done, it will have to be accomplished. Professionals at Pacific Building Care have the knowledge and ability to help prepare the way for your use of this benchmarking tool to meet the mandates of AB 1103.

According to the Department of Energy, lighting accounts for approximately 37% of energy consumption in a commercial building. This is a target in the effort to decrease energy usage. Pacific Building Care is positioned to provide Lighting Solutions customized for your property to help reduce energy usage by as much as 15%-50% based on current lighting systems. PBC can recommend and implement energy savings measures due to the advent of new lamps, ballasts and lighting technology into the market. This will result in a positive cash flow and decreased energy consumption, improving a buildings standing in the market.

Please contact Mark Warren ([mwarren@pbcare.com](mailto:mwarren@pbcare.com)) or Bill Conley ([bconley@pbcare.com](mailto:bconley@pbcare.com)), visit [www.pbcare.com](http://www.pbcare.com) or call (949) 261-1234 to learn more about PBC's Energy Star Initiative and a Lighting Solutions program that can save your company's energy consumption while improving your Energy Star score.





## BOMA Orange County to Offer Entry-Level Real Estate Management Education

*"Foundations of Real Estate Management" brings core management strategies to property professionals*

The industry has spoken and BOMA has answered. The demand for core commercial real estate management education for entry-level and up-and-coming property professionals is hotter than ever. BOMA Orange County is meeting this demand with the delivery of *Foundations of Real Estate Management*, a comprehensive introduction course to commercial real estate. The program covers topics in the areas of administration and management, building systems and operations, accounting and reporting, and contract administration.

The course is ideal for all property management professionals with less than five years experience, such as junior and assistant property managers and administrative personnel, as well as more seasoned professionals wanting a refresher or to fill in formal training gaps. Building engineers and supplier members can also benefit from the course and gain a better understanding of real estate management functions and issues.

Most new property professionals do not have real estate degrees, and there is a significant learning curve for understanding the basics of commercial real estate management. Also, on-the-job training is often inconsistent and sporadic. *Foundations of Real Estate Management* responds to these challenges by offering a curriculum that brings students up to speed quickly, supplements on-the-job training, and connects students to a valuable peer network.

The course seamlessly integrates the broad range of topics that are essential for all property managers. For this reason, seasoned real estate professionals have also found the program to be a helpful refresher. The 26-hour curriculum is divided into the following five modules:

- Real Estate Administration
- The Well-Versed Real Estate Manager
- Building Operations I
- Building Operations II
- Putting It All Together

Building tours are also included to reinforce learning. The tours provide participants with a unique opportunity to learn real-world professional management approaches by touring best-in-class examples of properties in the area. This chance to interact with colleagues and discover new resources in a variety of settings is a learning opportunity rarely available in other educational courses.

**The first module, "Real Estate Administration,"** addresses the most important aspects of property management. Sessions for Module 1 include: A Day in the Life of a PM, Valuation and Asset Management, Tenant Relations and Tenant Retention, Contracting for Goods and Services, Leasing and Marketing, and Insurance and Risk Management.

**Module 2, "The Well-Versed Property Manager,"** delves into more complex issues with courses on Emergency Preparedness, Tenant Improvements, Accounting and Reporting, Operating Expense Recoveries, Due Diligence, The Business Plan, and Safety and Environmental Issues.

**Modules 3 and 4, "Building Operations I and II,"** respectively, concentrate on the critical aspects of managing building operations with the following topics: Heating, Ventilating and Cooling the Building, Domestic Water, Electrical Distribution, Work Orders, Fire Alarm and Fire Sprinkler Systems, Building Maintenance, Elevators and Escalators, Roof Systems, Solid Waste Management and Recycling, and Janitorial Services.

**The final module, "Putting It All Together,"** rounds out the course covering Pest Management, Parking, Security, Landscaping and Snow Removal. There's also ample time to meet local BOMA leaders, learn about other BOMA programs and services, and discuss real estate career

opportunities.

After successfully offering the inaugural course in 2009, BOMA Orange County will again offer *Foundations of Real Estate Management* beginning on April 23, 2010, for five consecutive Fridays as follows:

April 23, 2010: Session 1, Part 1  
April 30, 2010: Session 1, Part 2  
May 7, 2010: Session 1, Part 3  
May 14, 2010: Session 1, Part 4  
May 21, 2010: Session 1, Part 5

For more information visit BOMA Orange County at [www.bomaoc.org](http://www.bomaoc.org) or call (714) 258-8330.



# 2010 CALENDAR Education & Events

JANUARY	19	Seminar: Common Area Maintenance
	20	New Member Breakfast
	26	Brown Bag Roundtable: AB 32
	28	Luncheon
FEBRUARY	1-4	BOMA Int'l Winter Business Meeting & Nat'l Issues Conference, Washington DC
	2	Facilities Engineers Seminar
	25	Luncheon
MARCH	5	Deadline: Regional TOBY Entries
	9	Green Buildings Seminar
	16	Bowling Event
	23	Brown Bag Roundtable: Polishing Your Skills & Presentation
	25	Luncheon
APRIL	16	Deadline: International TOBY Entries
	22	Luncheon
	23	Foundations of Real Estate Management, Part 1
	28	New Member Breakfast
	30	Foundations of Real Estate Management, Part 2
MAY	5-7	BOMA Int'l Medical Office Building, Chicago IL
	7	Foundations of Real Estate Management, Part 3
	11	Golf Tournament, Tustin Ranch
	14	Foundations of Real Estate Management, Part 4
	18	Facilities Engineers Seminar
	21	Foundations of Real Estate Management, Part 5
	25	Brown Bag Roundtable: Providing Value to Tenants
	27	Luncheon
JUNE	16	New Member Breakfast
	22-23	CA Commercial Real Estate Summit, Sacramento, CA
	27-29	BOMA Int'l Annual Conference & The Every Building Show, Long Beach CA
JULY	27	Brown Bag Roundtable: Understanding LEED Prerequisites
AUGUST	24	Facilities Engineers Seminar
	31	Deadline: Local TOBY Entries
SEPTEMBER	23	Luncheon
	28	Brown Bag Roundtable: Properties in Distress
OCTOBER	5	Green Buildings Seminar
	13	New Member Breakfast
	28	Tabletop Tradeshow & Luncheon
	31	Deadline: C. Powell Memorial Scholarship
NOVEMBER	9	Brown Bag Roundtable: Helping Tenants Go Green
	19	Awards Celebration Honoring the TOBYs & Members of the Year
DECEMBER	9	Holiday Mixer & Toy/Book Drive

For more information about the Building Owners and Managers Association of Orange County, please visit [www.bomaoc.org](http://www.bomaoc.org).



# Durable, Functional Metal Offers Environmental Attributes, Too

Since 1998 OC Metals, Inc has been a leading source for custom metal manufacturing, fabricating and stocking a comprehensive line of galvanized, bonderized, zinc, copper, stainless steel, aluminum and a full line of colored Kynar coated steel. Our Orange County store stocks an extensive line of products including roof flashing, roof top and sidewall ventilation, gutter and downspouts, tools, sealants, solar attachment solutions, fasteners and more.

Designers and builders have long recognized metal for its strength, durability, and functionality. Increasingly, however, architects are recognizing metal's important environmental attributes – especially its high recycled content and high reclamation rate. Typically, you'll find that building with metal saves time on installation, provides increased flexibility of design and offers a better life cycle ROI.

Our advantage begins with our knowledgeable, educated, and experienced inside sales force and continues from there to our highly specialized crew of fabricators and technicians. From quote to completion, it's our job to make you look good. You can count on us for fast turnaround, exceptional quality, attention to detail, and creative solutions that work.

Metal plays an essential role in the building process, from the foundation to the roof, from ventilation to rain carrying. OC Metals, Inc maintains a large inventory of products, accessories and tools that are not easily found in the traditional building supply chains. We supply our customers with quality materials quickly and efficiently when they need them and how they need them.

### Quality and versatility

Versatility: Whether you need it off the shelf or custom made, each project requires its own mix of materials and skills. We offer a large variety of materials from galvanized

and bonderized steel, copper and stainless steel, aluminum and a full line of colored Kynar coated steel.

Our expansive 23,000 square foot facility is fully equipped with machinery standard to the metal industry as well as state-of-the-art, allowing us to provide quality craftsmanship and reliable service at affordable competitive prices.

In addition, whether you need 1 ft. or 1000 ft., our team of experts is here to ensure you have what you need, when you need it.

The concept mingling solar energy with standing-seam metal roofing is growing – and for good reasons. Rising energy costs and environmental concerns make integration of power generation into building design an attractive option. With government incentives like the Energy Improvement and Extension Act of 2008, there has never been a better time to invest in renewable energy sources. Combining solar energy with metal roofing creates the perfect marriage, providing the most sustainable roof system available today.

### Stock Building Supply showrooms

Proud to focus on social and environmental responsibilities, OC Metals, Inc is a sheet metal manufacturer passionate about its relationships within the business and the wider community. Be inspired by stepping into our showroom and seeing the endless possibilities that await you. Simply call today to schedule a consultation. Our consultants will give you their undivided attention, handle the details and make your experience both productive and memorable.

For more information, please contact Marushkah "Mari" Kurtz, President, OC Metals, Inc, 2720 S. Main St. #B, Santa Ana, Ca 92707, phone 714-668-0783.



Mari Kurtz, President  
OC Metals



OC Metals offers quality custom  
craftsmanship



Visit OC Metals' showroom  
and be inspired

# The Outstanding Building of the Year (TOBY) Awards Hall of Fame

### 2008 WINNERS

**Project Name:** 4350 Von Karman, LLC  
**Project Address:** 4350 Von Karman, Newport Beach, CA 92660

**TOBY Category:** Under 100,000 Square Feet  
**Owner:** Stoneridge Capital Partnes, LLC  
**Management Company:** RiverRock Real Estate Group  
**Team Members:** Steve Core, COO  
Brianna McHenry, Property Manager  
Courtney Crosley, Project Coordinator

**Architect:** Scott Lewis, ABM Building Engineer  
**TOBY Wins:** Maria Martinez, UBS Day Porter  
Langdon Wilson  
Local

**Project Name:** Xerox Centre  
**Project Address:** 1851 East First Street, Santa Ana, CA 92705

**TOBY Category:** 100,000 to 249,999 Square Feet  
**Owner:** 1851 East First Street Investors, LLC

**Management Company:** PM Realty Group  
**Team Members:** Alison Sansone, CPM, General Manager  
Lorena O'Malley, Administrative Assistant  
Glen Call, Chief Engineer  
Bill Mangold, Building Engineer  
Richard Caraballo, UPS Security Post Commander  
Elvira Escudero, Porter  
Benjamin Perez, Porter  
Jeff Durham, AMPCO Parking

**Architect:** Strock Architects  
**TOBY Wins:** Regional, Local

**Project Name:** St. Joseph Medical Plaza Outpatient Pavilion  
**Project Address:** 1140 W. La Veta Avenue, Orange, CA 92868

**TOBY Category:** Medical Office Building  
**Owner:** St. Joseph Hospital of Orange  
**Management Company:** PM Realty Group  
**Team Members:** Rudy Klapeta, Sr. Property Manager  
Katrina Luna, Assistant Property Manager  
Melissa Esquivel, Administrative Assistant  
Kam Parmar, Tenant Services Coordinator

**Architect:** Shlemmer Algaze Associates  
**TOBY Wins:** Regional, Local

**Project Name:** 1500 Quail (AKA Westerly Place)  
**Project Address:** 1500 Quail, Newport Beach, CA 92660

**TOBY Category:** Under 100,000 Square Feet  
**Owner:** McMorgan and Company  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Kelli Hertel, Assistant Property Manager  
Don Trodahl, Engineer

**Architect:** WZMH Habib, Inc  
**TOBY Wins:** Local

**Donald Smith, Chief Engineer**  
**Rudy Garcia, Building Engineer**  
**Abdul Doughani, Building Engineer**  
**Serge Tierrablanca, Building Engineer**  
**Isaac Guerra, Building Engineer**  
**Fernando Alarcon, Porter**  
**Veronica Lopez, Porter**  
**The Nadel Partnership Inc.**  
**Local**

**Architect:** Scott Lewis, ABM Building Engineer  
**TOBY Wins:** Maria Martinez, UBS Day Porter  
Langdon Wilson  
Local

### 2007 WINNERS

**Project Name:** 1500 Quail (AKA Westerly Place)  
**Project Address:** 1500 Quail St, Newport Beach 92660

**TOBY Category:** Under 100,000 Square Feet  
**Owner:** McMorgan and Company  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Don Trodahl, Engineer  
WZMH Habib, Inc  
International, Regional, Local

**Architect:** WZMH Habib, Inc  
**TOBY Wins:** International, Regional, Local

**Project Name:** Newport Corporate Tower  
**Project Address:** 4100 Newport Place Drive, Newport Beach 92660

**TOBY Category:** 100,000 to 249,999 Square Feet  
**Owner:** American Realty Advisors  
**Management Company:** PM Realty Group  
**Team Members:** Stephanie Richardson, General Manager  
April Sevilla, Property Manager  
Cindy Kamps, Assistant Property Manager  
Joe Van Cleave, Chief Engineer  
Jorge Gonzales, Building Engineer  
Shlemmer Algaze Associates  
Regional, Local

**Architect:** Shlemmer Algaze Associates  
**TOBY Wins:** Regional, Local

**Project Name:** 1500 Quail (AKA Westerly Place)  
**Project Address:** 1500 Quail, Newport Beach, CA 92660

**TOBY Category:** Under 100,000 Square Feet  
**Owner:** McMorgan and Company  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Kelli Hertel, Assistant Property Manager  
Don Trodahl, Engineer

**Architect:** WZMH Habib, Inc  
**TOBY Wins:** Local

**Project Name:** 1500 Quail (AKA Westerly Place)  
**Project Address:** 1500 Quail, Newport Beach, CA 92660

**TOBY Category:** Under 100,000 Square Feet  
**Owner:** McMorgan and Company  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Kelli Hertel, Assistant Property Manager  
Don Trodahl, Engineer

**Architect:** WZMH Habib, Inc  
**TOBY Wins:** Local

**Architect:** WZMH Habib, Inc  
**TOBY Wins:** Local

**Project Name:** Jamboree Business Center East  
**Project Address:** 5 Peters Canyon, Irvine, CA 92606  
**TOBY Category:** 100,000 – 249,999 Square Feet  
**Owner:** Allianz Life Insurance Company of North America

**Management Company:** Opus West Corporation  
**Team Members:** Trish Alanis, Property Manager  
Chris McCabe, Building Engineer  
Don Haddock, Chief Building Engineer  
Dulcie Ruess, Service Coordinator  
Julie Olin, Consultant  
Opus Architects and Engineers  
Regional, Local

**Architect:** Opus Architects and Engineers  
**TOBY Wins:** Regional, Local

**Project Name:** 2020 Main  
**Project Address:** 2020 Main St, Irvine, CA 92614  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** PRISAREIT  
**Management Company:** Cushman & Wakefield of California Inc

**Team Members:** Lorraine Drown, CPM, Senior Property Manager  
Nikki Tran, Assistant Property Manager  
Brion Mendez, Chief Engineer  
Local

**TOBY Wins:** Local

**Project Name:** The Ronald Reagan Federal Building and United States Courthouse  
**Project Address:** 411 West 4<sup>th</sup> Street, Santa Ana, CA 92701

**TOBY Category:** Government Building  
**Owner:** U.S. General Services Administration  
**Management Company:** U.S. General Services Administration  
**Team Members:** Edward Wasielewski, Director  
Sherry Grimes, Senior Property Manager  
Tina Hingorani, Property Manager  
Gruen Associates/Zimmer Gunsul Frasca Partnership  
Regional, Local

**Architect:** Gruen Associates/Zimmer Gunsul Frasca Partnership  
**TOBY Wins:** Regional, Local

**Project Name:** Santa Ana Federal Building  
**Project Address:** 34 Civic Center Plaza, Santa Ana, CA 92701

**TOBY Category:** Renovated Building  
**Owner:** U.S. General Services Administration

**Architect:** U.S. General Services Administration  
**TOBY Wins:** Local

**Management Company:** U.S. General Services Administration  
**Team Members:** Edward Wasielewski, Director  
Sherry Grimes, Senior Property Manager  
Tina Hingorani, Property Manager  
GSA, The Austin Company and Analytical Planning Services Inc  
Local

**Architect:** GSA, The Austin Company and Analytical Planning Services Inc  
**TOBY Wins:** Local

**Project Name:** RREEF Office Campus at the Summit  
**Project Address:** 101 Enterprise, Aliso Viejo, CA 92656

**TOBY Category:** Suburban Office Park – Low Rise (1 – 5 Stories)  
**Owner:** RREEF Reit America II  
**Management Company:** RREEF  
**Team Members:** Keith Walters, Vice President, District Manager  
Gayla McPherson, Senior Leasing/Property Manager  
Christina Thompson, Operations Manager  
Local

**TOBY Wins:** Local

**Project Name:** 200 East Sandpointe – Hutton 8  
**Project Address:** 200 East Sandpoint, Santa Ana, CA 92707

**TOBY Category:** Suburban Office Park – High Rise (6 – 10 Stories)  
**Owner:** Sandpointe Investors LLC  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Kelli Hertel, Assistant Property Manager  
Jeffrey Hix, Building Engineer  
Pereira/Klages Partnership, Inc.  
Local

**Architect:** Pereira/Klages Partnership, Inc.  
**TOBY Wins:** Local

**Project Name:** 200 East Sandpointe – Hutton 8  
**Project Address:** 200 East Sandpoint, Santa Ana, CA 92707

**TOBY Category:** Suburban Office Park – High Rise (6 – 10 Stories)  
**Owner:** Sandpointe Investors LLC  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Kelli Hertel, Assistant Property Manager  
Jeffrey Hix, Building Engineer  
Pereira/Klages Partnership, Inc.  
Local

**Architect:** Pereira/Klages Partnership, Inc.  
**TOBY Wins:** Local

**Project Name:** 200 East Sandpointe – Hutton 8  
**Project Address:** 200 East Sandpoint, Santa Ana, CA 92707

**TOBY Category:** Suburban Office Park – High Rise (6 – 10 Stories)  
**Owner:** Sandpointe Investors LLC  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Kelli Hertel, Assistant Property Manager  
Jeffrey Hix, Building Engineer  
Pereira/Klages Partnership, Inc.  
Local

**Architect:** Pereira/Klages Partnership, Inc.  
**TOBY Wins:** Local

**Project Name:** 200 East Sandpointe – Hutton 8  
**Project Address:** 200 East Sandpoint, Santa Ana, CA 92707

**TOBY Category:** Suburban Office Park – High Rise (6 – 10 Stories)  
**Owner:** Sandpointe Investors LLC  
**Management Company:** Cushman & Wakefield  
**Team Members:** Peggy Sanchez, RPA, General Manager  
Kelli Hertel, Assistant Property Manager  
Jeffrey Hix, Building Engineer  
Pereira/Klages Partnership, Inc.  
Local

**Architect:** Pereira/Klages Partnership, Inc.  
**TOBY Wins:** Local



**Project Name:** **Irvine Center Towers**  
**Project Address:** 18200, 18300, 18400 & 18500 Von Karman Avenue, Irvine, CA 92612  
**TOBY Category:** 500,000 – 999,999 Square Feet  
**Owner:** Koll Center Irvine Number Two, LLC  
**Management Company:** Transwestern Commercial Services  
**Team Members:** Carol Cutting-Holloway, CPM, General Manager  
Lori Negrete, Senior Property Manager  
Jocelyn Drayton, Assistant Property Manager  
Erron Williams, Senior Chief Engineer  
**Architect:** A.C. Martin  
**TOBY Wins:** Local

**2004 WINNERS**

**Project Name:** **1920 & 2010 Main Plaza**  
**Project Address:** 1920 & 2010 Main Street, Irvine, CA  
**TOBY Category:** 500,000 – 999,999 Square Feet  
**Owner:** Equity Office Properties Trust  
**Management Company:** Equity Office Properties  
**Property Manager:** Michael Palladino  
**Architect:** Langdon Wilson Architects  
**TOBY Wins:** Regional, Local

**Project Name:** **17901 Von Karman Building**  
**Project Address:** 17901 Von Karman Avenue, Irvine, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** LBA Realty Fund  
**Management Company:** LBA Realty LLC  
**Property Manager:** Karen Quinn  
**Architect:** Langdon Wilson Architects  
**TOBY Wins:** Regional, Local

**Project Name:** **The Ronald Reagan Federal Building and United States Courthouse**  
**Project Address:** 411 West 4th Street, Santa Ana, CA  
**TOBY Category:** Government  
**Owner:** U.S. General Services Administration  
**Management Company:** U.S. General Services Administration  
**Property Manager:** Tina Hingorani  
**Architect:** Gruen Associates/Zimmer Gunsul Frasca Partnership  
**TOBY Wins:** Regional, Local

**2003 WINNERS**

**Project Name:** **The Ronald Reagan Federal Building and United States Courthouse**  
**Project Address:** 411 West 4<sup>th</sup> Street, Santa Ana, CA  
**TOBY Category:** Government  
**Owner:** U.S. General Services Administration  
**Management Company:** U.S. General Services Administration  
**Property Manager:** Tina Hingorani / Myrna Godinez, RPA, FMA  
**Architect:** Gruen Associates/Zimmer Gunsul Frasca Partnership  
**TOBY Wins:** Regional, Local

**Project Name:** **Dupont Centre**  
**Project Address:** 2201 & 2301 Dupont Drive, Irvine, CA  
**TOBY Category:** 100,000 – 249,999 Square Feet  
**Owner:** Prime Real Estate Equities II, LP  
**Management Company:** USAA Realty Company  
**Property Manager:** Lynn Butler, RPA, FMA  
**Architect:** DeRevere Associates  
**TOBY Wins:** Local

**2002 WINNERS**

**Project Name:** **South Coast Corporate Center**  
**Project Address:** 3070, 3080, & 3090 Bristol St., Costa Mesa, CA  
**TOBY Category:** Suburban Office Park – Mid-Rise  
**Owner:** Metropolitan Life Insurance Company  
**Management Company:** Cushman & Wakefield of California, Inc.  
**Property Manager:** Peggy Sanchez, RPA  
**Architect:** Herbert Nadel & Partners  
**TOBY Wins:** Local

**2001 WINNERS**

**Project Name:** **LBA, Inc.**  
**Project Address:** 19000 MacArthur Blvd., Irvine, CA  
**TOBY Category:** Renovated  
**Owner:** LBA, Inc.  
**Management Company:** LBA, Inc.  
**Property Manager:** Angie McCabe  
**Architect:** Gensler & Associates  
**TOBY Wins:** Local

**Project Name:** **Jamboree Centre**  
**Project Address:** 1, 2, 3, 4 & 5 Park Plaza, Irvine, CA  
**TOBY Category:** Over 1 Million Square Feet  
**Owner:** The Irvine Company  
**Management Company:** The Irvine Company  
**Property Manager:** Karen Penhall, RPA  
**Architect:** Skidmore, Owings & Merrill (3,4 & 5) & Langdon,Wilson, and Mumper (1 & 2)  
**TOBY Wins:** Local

**Project Name:** **The Atrium**  
**Project Address:** 19100 Von Karman Avenue, Irvine, CA

**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** Atrium Irvine, LLC  
**Management Company:** Transwestern Commercial Services  
**Property Manager:** Doretta Debrick, RPA, CPM  
**Architect:** WZMH Group  
**TOBY Wins:** Local

**2000 WINNERS**

**Project Name:** **Redstone Plaza**  
**Project Address:** 4041 MacArthur Blvd., Newport Beach, CA  
**TOBY Category:** Suburban Office Park – Low-rise  
**Owner:** RREEF America REIT II  
**Management Company:** RREEF Management Company  
**Property Manager:** Robin Illes  
**Architect:** Shlemmer Kamus Algaz  
**TOBY Wins:** Regional, Local

**Project Name:** **500 Orange Tower**  
**Project Address:** 500 North State College Blvd., Orange, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** Equity Office Properties  
**Management Company:** Equity Office Properties  
**Property Manager:** Michael Palladino, RPA, CPM  
**Architect:** A.C. Martin & Associates  
**TOBY Wins:** International, Regional, Local

**Project Name:** **Katella Corporate Center**  
**Project Address:** 4281 Katella Avenue, Los Alamitos, CA  
**TOBY Category:** Under 100,000 Square Feet  
**Owner:** CarrAmerica Realty Corporation  
**Management Company:** CarrAmerica Realty Corporation  
**Property Manager:** Carolyn A. Killion, RPA, CPM  
**Architect:** Herbert Nadel and Partners Architects  
**TOBY Wins:** International, Regional, Local

**1999 WINNERS**

**Project Name:** **1920 & 2010 Main Plaza**  
**Project Address:** 1920 & 2010 Main Street, Irvine, CA  
**TOBY Category:** 500,000 – 999,999 Square Feet  
**Owner:** Equity Office Properties  
**Management Company:** Equity Office Properties  
**Property Manager:** Mitch Sigband, RPA  
**Architect:** Langdon, Wilson, Mumper  
**TOBY Wins:** Local

**Project Name:** **500 Orange Tower**  
**Project Address:** 500 North State College Blvd., Orange, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** Equity Office Properties  
**Management Company:** Equity Office Properties  
**Property Manager:** Michael Palladino  
**Architect:** A.C. Martin & Associates  
**TOBY Wins:** Local

**Project Name:** **Crown Cabot Financial**  
**Project Address:** 28202 Cabot Road, Laguna Niguel, CA  
**TOBY Category:** 100,000 – 249,999 Square Feet  
**Owner:** Arden Realty Inc.  
**Management Company:** Arden Realty Inc.  
**Property Manager:** Julie Gnadl  
**Architect:** Wayne Banks, Inc.  
**TOBY Wins:** Local

**Project Name:** **Katella Corporate Center**  
**Project Address:** 4281 Katella Avenue, Los Alamitos, CA  
**TOBY Category:** Under 100,000 Square Feet  
**Owner:** CarrAmerica Realty Corporation  
**Management Company:** CarrAmerica Realty Corporation  
**Property Manager:** Carolyn A. Killion, RPA, CPM  
**Architect:** Herbert Nadel and Partners Architects  
**TOBY Wins:** Local

**Project Name:** **Harbor Corporate Park**  
**Project Address:** 3601, 3611, 3621, 3631 S. Harbor Blvd., Santa Ana, CA  
**TOBY Category:** Suburban Office Park – Low-rise  
**Owner:** CarrAmerica Realty Corporation  
**Management Company:** CarrAmerica Realty Corporation  
**Property Manager:** Carolyn A. Killion, RPA, CPM  
**Architect:** Leason Pomeray Associates Architects and Planning  
**TOBY Wins:** Local

**1998 WINNERS**

**Project Name:** **1100 Executive Tower**  
**Project Address:** 1100 Town & Country Road, Orange, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** Equity Office Properties  
**Management Company:** Equity Office Properties  
**Property Manager:** Michael Palladino  
**Architect:** Herbert Nadel A.I.A & Partners  
**TOBY Wins:** Local

**Project Name:** **The 18301 Building**  
**Project Address:** 18301 Von Karman, Irvine, CA  
**TOBY Category:** 100,000 – 249,999 Square Feet  
**Owner:** Cornerstone Properties  
**Management Company:** William Wilson & Associates  
**Property Manager:** Julie Hatcher  
**Architect:** Gensler & Associates  
**TOBY Wins:** Local

**1997 WINNERS**

**Project Name:** **AT&T Tower**  
**Project Address:** 8001 Irvine Center Drive, Irvine, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** The Irvine Company

**Management Company:** Insignia Commercial Group  
**Property Manager:** Carol Olander, CPM  
**Architect:** Hellmuth, Obata, Kassabaum  
**TOBY Wins:** International, Regional, Local

**Project Name:** **MacArthur Court**  
**Project Address:** 4675 & 4695 MacArthur Blvd., Newport Beach, CA  
**TOBY Category:** 500,000 – 999,999 Square Feet  
**Owner:** The Irvine Company  
**Management Company:** PM Realty Corporation  
**Property Manager:** Kimberly Hoagland  
**Architect:** Skidmore, Owings & Merrill  
**TOBY Wins:** Local

**Project Name:** **Bentall Executive Centre**  
**Project Address:** 1551 N. Tustin Avenue, Tustin, CA  
**TOBY Category:** 100,000 – 249,999 Square Feet  
**Owner:** Bentall Westminster Partnership  
**Management Company:** Bentall Property Management  
**Property Manager:** Karen Winter, RPA  
**Architect:** Nadel Architects  
**TOBY Wins:** Local

**Project Name:** **Orange County Business Center**  
**TOBY Category:** Suburban Office Park  
**Management Company:** Grandel Management  
**Property Manager:** Cheryl Bartlo  
**TOBY Wins:** Regional, Local

**Project Name:** **Pacific Financial Plaza**  
**Project Address:** 800 & 840 Newport Center Drive, Newport Beach, CA  
**TOBY Category:** Rehabilitated / Modernized  
**Owner:** California State Teachers Retirement System  
**Management Company:** PM Realty Advisors  
**Property Manager:** Alan Arch, CPM  
**Architect:** Gin Wong Architect  
**TOBY Wins:** Local

**1996 WINNERS**

**Project Name:** **Xerox Centre**  
**Project Address:** 1851 E. First Street, Santa Ana, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** Xerox Centre Partners  
**Management Company:** Birtcher Property Services  
**Property Manager:** Cindy Nichols  
**Architect:** McLarland Vasquez & Partners / Strock Architects  
**TOBY Wins:** Local

**Project Name:** **23 Corporate Plaza**  
**Project Address:** 23 Corporate Plaza, Newport Beach, CA  
**TOBY Category:** Under 100,000 Square Feet  
**Owner:** The Irvine Company  
**Management Company:** PM Realty Group  
**Property Manager:** Kelly Nieger  
**Architect:** McLarand, Vasquez & Partners, Inc.  
**TOBY Wins:** Local

**1995 WINNERS**

**Project Name:** **The City Tower**  
**Project Address:** 333 City Boulevard West, Orange, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** Metropolitan Life Insurance Company  
**Management Company:** MS Management Services  
**Property Manager:** Allison Hutchinson, RPA  
**Architect:** Daniel L. Dworsky Architect & Associates, FAIA  
**TOBY Wins:** Local

**Project Name:** **Hutton Centre #8**  
**Project Address:** 200 E. Sandpointe, Santa Ana, CA  
**TOBY Category:** 100,000 – 249,999 Square Feet  
**Owner:** John Hancock  
**Management Company:** Cushman & Wakefield  
**Property Manager:** Peggy Sanchez, RPA  
**Architect:** Klages, Carter, Vail Architects  
**TOBY Wins:** Local

**1994 WINNERS**

**Project Name:** **Lakeshore Towers**  
**Project Address:** 18101 Von Karman Avenue, Irvine, CA  
**TOBY Category:** 250,000 – 499,999 Square Feet  
**Owner:** General Electric Investment Corporation  
**Management Company:** Birtcher Equities  
**Property Manager:** Diane Scott  
**Architect:** Arthur Strock & Associates  
**TOBY Wins:** Local

**Project Name:** **3 Imperial Promenade**  
**Project Address:** 3 Imperial Promenade, Santa Ana, CA  
**TOBY Category:** 100,000 – 249,999 Square Feet  
**Owner:** Brookfield Development  
**Management Company:** Brookfield Development  
**Property Manager:** Kit Royer  
**TOBY Wins:** Local

**Project Name:** **Palm Court**  
**Project Address:** 15615, 15625 & 15635 Alton Parkway, Irvine, CA  
**TOBY Category:** Suburban Office Park  
**Owner:** Connecticut General Life Insurance Company  
**Management Company:** Birtcher Property Services  
**Property Manager:** Pat Carne, RPA  
**Architect:** McLarland Vasquez & Partners  
**TOBY Wins:** International, Regional, Local

**1993 WINNERS**

**Project Name:** **Taco Bell Building**  
**Project Address:** 17901 Von Karman, Irvine, CA  
**TOBY Category:** Corporate Headquarters  
**Owner:** Shuwa Investment Group  
**Management Company:** Taco Bell Corporate Services  
**Property Manager:** Cory Blount  
**Architect:** Langdon Wilson  
**TOBY Wins:** Local

**Project Name:** **Fountain Valley City Centre**  
**Project Address:** 17330, 17360, & 17390 Brookhurst, Fountain Valley, CA  
**TOBY Category:** Suburban Office Park  
**Owner:** Pacific Mutual Life Insurance  
**Management Company:** PM Realty Advisors  
**Property Manager:** Sandy Baker, RPA  
**Architect:** Gin Wong and Associates  
**TOBY Wins:** Local

**1992 WINNERS**

**Project Name:** **The Atrium**  
**Project Address:** 19100 Von Karman Avenue, Irvine, CA  
**TOBY Category:** 100,000 – 499,999 Square Feet  
**Owner:** Atrium Irvine, Limited Partners  
**Management Company:** CB Commercial  
**Property Manager:** AnnaLiese B. Wirth  
**Architect:** WZMH Group  
**TOBY Wins:** Local

**Project Name:** **450 Newport Center**  
**Project Address:** 450 Newport Center, Newport Beach, CA  
**TOBY Category:** Under 100,000 Square Feet  
**Owner:** The Irvine Company  
**Management Company:** PM Realty Group  
**Property Manager:** Betzy White, RPA  
**Architect:** William Pereira & Associates  
**TOBY Wins:** Local

**Project Name:** **Center Tower**  
**Project Address:** 650 Town Center Drive  
**TOBY Category:** 250,000 – 500,000 Square Feet  
**Owner:** Center Tower Associates  
**Management Company:** South Coast Plaza  
**Property Manager:** Brenna Walraven  
**Architect:** CRS Sirrine  
**TOBY Wins:** Regional, Local

**Project Name:** **Clauset Centre**  
**Project Address:** 3100 & 3130 S. Harbor Blvd., Santa Ana, CA  
**TOBY Category:** Suburban Office Park  
**Owner:** Karsten Realty Advisors  
**Management Company:** CB Richard Ellis  
**Property Manager:** Deb Barget  
**Architect:** Snyder Langston  
**TOBY Wins:** Regional, Local

**1991 WINNERS**

**Project Name:** **Brinderson Towers**  
**Project Address:** 19800 & 19900 MacArthur Blvd., Newport Beach, CA  
**TOBY Category:** 500,000 and Over Square Feet  
**Owner:** Brin Mar  
**Management Company:** Brinderson Real Estate Group  
**Property Manager:** Mary Lou Johnston  
**Architect:** AC Martin  
**TOBY Wins:** Local

**Project Name:** **Xerox Centre**  
**Project Address:** 1851 E. First Street, Santa Ana, CA  
**TOBY Category:** 100,000 – 500,000 Square Feet  
**Owner:** Birtcher & Xerox Centre Partners  
**Management Company:** Birtcher Business Communities  
**Property Manager:** Carol Cutting  
**Architect:** McLarland Vasquez & Partners / Strock Architects  
**TOBY Wins:** Local

**1990 WINNERS**

**Project Name:** **Jamboree Centre – I & II**  
**Project Address:** 1 & 2 Park Plaza, Irvine, CA  
**TOBY Category:** 100,000 – 500,000 Square Feet  
**Owner:** The Irvine Company  
**Management Company:** Tooley & Company  
**Property Manager:** Carolyn A. Killion, RPA  
**Architect:** Langdon, Wilson, and Mumper  
**TOBY Wins:** Local

**1989 WINNERS**

**Project Name:** **Transamerica Building**  
**Project Address:** 18201 Von Karman, Irvine, CA  
**TOBY Category:** 100,000 – 500,000 Square Feet  
**Owner:** Koll Transamerica II, a California General Partnership  
**Management Company:** Koll Management Services  
**Property Manager:** Lorraine Gyulay  
**Architect:** Gensler & Associates  
**TOBY Wins:** Local

**1987 WINNERS**

**Project Name:** **Two Town Center**  
**Project Address:** 611 & 675 Anton Blvd. and 2300 Park Center Drive, Costa Mesa, CA  
**TOBY Category:** 500,000 – 1,000,000 Square Feet  
**Owner:** Two Town Center Associates  
**Management Company:** South Coast Plaza  
**Property Manager:** Stanley D. Taeger  
**Architect:** Skidmore Owings & Merril  
**TOBY Wins:** Regional, Local





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