

THE OUTSTANDING BUILDING OF THE YEAR

EXCELLENCE IN BUILDING MANAGEMENT



Have you always wanted to elevate your building with the prestige and excitement that comes with winning a TOBY Award? The competition begins with the local BOMA Philadelphia awards.

2023-2024 TOBY CATEGORIES

- 1. Under 100,000 Square Feet**
All buildings with at least 50% office area are eligible.
- 2. 100,000 - 249,999 Square Feet**
All buildings with at least 50% office area are eligible.
- 3. 250,000 – 499,999 Square Feet**
All buildings with at least 50% office area are eligible.
- 4. 500,000 – 1 Million Square Feet**
All buildings with at least 50% office area are eligible.
- 5. Over 1 Million Square Feet**
All buildings with at least 50% office area are eligible.
- 6. Corporate Facility**
All buildings must be a single-use facility at least 50% occupied by the corporate entity—includes government agencies and private enterprises.
- 7. Government Building**
All buildings must be government-owned and at least 50% occupied by government entities; local, state, provincial, or federal.
- 8. Historical Building**
All buildings must be at least 50 years old with original design maintained. This category includes all sizes of buildings meeting the age criterion.
- 9. Industrial Office Building**
All buildings, comprising a total project, to include any single building industrial properties, one to two stories in height, with more than 5% and less than 50% office area. Building(s) must have a loading dock, roll-up or sliding rear door(s) for loading, with no common lobby or corridors except for restroom vestibules and utility or fire equipment access.
- 10. Medical Office Building**
All buildings must be at least 75% medical use, and at least 50% of the dedicated medical use space must be for private physician or hospital employed physician offices. The building can be located on or off a hospital campus, and its tenancy can be comprised of 50% hospital uses or ancillary services, (such as imaging, physical therapy, rehabilitation clinics, prosthetics, pharmacy clinics and the like) provided by the hospital, including employed or aligned physician offices, ambulatory surgery centers, clinical labs (such as catheterization labs). Patient stays must be less than 24-hours (but could occur within any 24 hour period).
- 11. Renovated Building**
All Building(s) must be at least 15 years old, have maintained a minimum of 50% occupancy during the renovation process for all building(s) and 3 or more projects must be completed in each building when submitting multiple buildings. If entry is a single building, a minimum of 5 projects are necessary. Renovation can encompass: (1) Rehabilitation (the restoration of a property to satisfactory

condition without changing the plan, form, or style of a structure); (2) Modernization (taking corrective measures to bring a property into conformity with changes in style, whether exterior or interior. It requires replacing parts of the structure or mechanical equipment with modern replacements of the same kind but not including capital additions); and (3) Remodeling (changing the plan, form or style of a structure to correct functional or economic deficiencies). In order to be eligible, a minimum of five of the following work projects must be completed by January 2016 and the building must enter the TOBY program within 5 years following substantial completion of the last renovation projects to be eligible for this category.

- New roof, re-roof or green roof
- New boilers/HVAC /Central Plant
- Cleaning/Painting/New design of existing building envelope
- New electrical system.
- New fire panel/sprinkler system.
- Modernization of elevators which can include mechanicals, ADA compliance and interior cabs refurbishment.
- New security systems can include card access, cameras, console, fire panel etc.
- Renovation of main lobby that includes 3 or more of the following items: floors, walls, entry doors, signage, security desk etc.
- Renovation of restrooms that includes 4 or more of the following items: sinks, counter tops, toilet, urinals, floors, walls, lighting, faucets, flushometers, stale partitions etc.
- Installation of new windows.

12. Suburban Office Park (Low-Rise)

Two or more buildings with the tallest building being no higher than 5 stories; all buildings must occupy a land greater than 5 acres and are located outside of the central business district.

13. Suburban Office Park (Mid-Rise)

Two or more buildings with 1 building that is 6 to 10 stories in height, all buildings must occupy land greater than 5 acres and are located outside of the central business district. NOTE: If a suburban office park is comprised of both low- and mid-rise buildings, the entry must submit under the Mid-Rise category.

14. Mixed-Use Category

All properties will have minimum of 10% Office in a planned integration of at least three components that are a mix of Retail, Entertainment, Residential, Hotel, Recreation or Other Functions.

Each component will be at a minimum of 10% of the total property. The property can be one or more buildings managed by the same company. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural features that tends to mitigate traffic and sprawl.

15. Life Sciences Building

(category requirements forthcoming from BOMA International)

16. Retail – Enclosed

(category requirements forthcoming from BOMA International)

17. Retail – Open Air

(category requirements forthcoming from BOMA International)