

2025 INDUSTRY PARTNER DIRECTORY

LOOK TO BOMA FIRST.

BOMA Members are Ready to Help You.

BOMA
Greater Seattle

www.bomaseattle.org

MEET THE TEAM

at BOMA Greater Seattle

We're here for you.

Please see below for who to contact regarding specific areas of BOMA.
Visit our www.bomaseattle.org for the most up-to-date information.



ROD KAUFFMAN

President

Contact for:

- Government and Industry Affairs
- External Relations and Alliances

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CORITANIGUCHI

Director of Operations

Contact for:

- Events and Sponsorships
- Questions about the Emerging Professionals and Mentor Program

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CONTACT US

BOMA Greater Seattle

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BOMAGreaterSeattle



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Director of Marketing & Communications

Contact for:

- E-news, social media and website content
- Questions about the TOBY Program and Workforce Development

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MEGAN FURSTENBERG

Manager of Accounting & Research

Contact for:

- Membership dues and portfolio updates
- Invoicing and accounting

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JUSTIN WALLANDER

Manager of Education & Membership Services

Contact for:

- Questions about membership, education, member profile updates and event registration
- General inquiries

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LOOK TO BOMA FIRST

Our BOMA Industry Partners are ready to help you!

This 2025 BOMA Industry Partner Digital Directory has two lists:

- **Industry Partners by Company** (page 9)
- **Industry Partners by Main Category** (page 34)

2025 Sustaining Partner companies are indicated by one of the badges below:



THANK YOU TO ALL OUR MEMBERS

It is a pleasure to work with each and every one of you. In addition to our list of Industry Partners, you will also find:

- Meet the BOMA Greater Seattle Team
- Diamond Sustaining Partners
- Platinum Sustaining Partners
- Gold Sustaining Partners
- Silver Sustaining Partners
- The Impact of BOMA's Advocacy
- Take Your Career in CRE to the Next Level
- 2025 TOBY Regional Winners
- 2025 TOBY International Winner
- The Path to the Local TOBY Awards
- BOMA 360 + TOBY Awards: Better Together
- Tour a Local TOBY Building
- Emerging Professionals
- BOMA Diversity, Equity & Inclusion
- BOMA is Your Essential Resource
- Make the Most of Your BOMA Membership
- Advertisements



DIAMOND
SUSTAINING PARTNER

**DIAMOND
SUSTAINING
PARTNERS**



Janitorial Services | Security Services



KASTLE



PLATINUM
SUSTAINING PARTNER

**PLATINUM
SUSTAINING
PARTNERS**

APEXGROUP
Formerly WHITMAN GLOBAL

 **BluSky**[®]
restoration | renovation | environmental | roofing

BOTANICAL
DESIGNS 

CentRio

CertaPro Painters[®]
★★★★★ 

OF SEATTLE

COMCAST
BUSINESS

Powering Possibilities[™]

 **LAZ**
PARKING

 **OSG**
Security



PUGET
SOUND
ENERGY

SRM
ServiceMASTER
Recovery Management

township



GOLD SUSTAINING PARTNERS





SILVER
SUSTAINING PARTNER

**SILVER
SUSTAINING
PARTNERS**



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Elevators.
Escalators.
Service.



WARE MALCOMB
ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING



INDUSTRY PARTNERS BY COMPANY

A-Z

A

24ResTech, LLC

Bobbi Hutchison, bobbih@24restech.com, 253-238-0838

2-D As-Built Floor Plans, Inc.

Steve Cramer, stevec@2dfloorplans.com, 425-677-7511

AAA Fire Protection

Jenna Burchell, jenna@aaafire.com, 206-351-3782

Abbott Construction

Kyle Hepper, kyle.hepper@abbottconstruction.com, 206-467-8500



Michael Mendonca, michael.mendonca@abm.com, 206-356-2852



Hannah Ridgway, hannah.ridgeway@abm.com, 206-390-3333

ACCO Engineered Systems

Damion Martin, dmartin@accoes.com, 925-818-6509

Ace Parking Management, Inc.

Nick Hutsen, nick_hutsen@aceparking.com, 425-454-0790

Airwavz Solutions

Riley Kane, riley.kane@airwavz.com, 980-475-0368

AK Preparedness

Rob French, robf@akpreparedness.com, 206-238-0055

A-List Plumbing

Shane Farrell, shane@alistplumbing.com, 206-734-8444

All Covered Painting **SILVER**
SUSTAINING PARTNER

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Allana Buick & Bers, Inc.

Brandon Thomas, bthomas@abbae.com, 206-643-2892

Alliance Building Services

Gavin Yost, gavin@alliancebuildingservices.net, 425-747-9200

Alliant Systems

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Allied Universal Security Services **DIAMOND**
SUSTAINING PARTNER

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Allied Universal Janitorial Services **DIAMOND**
SUSTAINING PARTNER

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Alpha Video Surveillance

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Alternative Roofing Systems Inc. **SILVER**
SUSTAINING PARTNER

Lauren Binford, estimates@altroofing.com, 206-587-6211

Amento Group **SILVER**
SUSTAINING PARTNER

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American Classic Painters

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Apex Facility Resources, Inc.

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Apex Group - Formerly Whitman Global **PLATINUM**
SUSTAINING PARTNER

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Apollo Mechanical

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Architectural Elevator Consulting, LLC

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Ardor Printing

Kyle Adkins, kyle@ardorprinting.com, 206-755-2441

Armadillo Painting

Samantha Kunkel, samantha@armadillopainting.com, 425-641-5465

ATS Automation

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Automated Controls dba Albireo Energy

Hailley Middaugh, hmiddaugh@albireoenergy.com, 206-823-6300

Avid Landscape Management, LLC

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B**BC Pavers, Inc.**

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Bell Harbor International Conference Center

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BetterBricks/Northwest Energy Efficiency Alliance

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BluSky Restoration Contractors

Jackie Davis, Jackie.Davis@goblusky.com, 425-656-0500

BNBuilders

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Botanical Designs **PLATINUM** SUSTAINING PARTNER

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Brightview Landscape Services

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Building Potential/Smart Buildings Center

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C

C1st Technologies

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CatchAll Environmental **GOLD** SUSTAINING PARTNER

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CCS Facility Services, Inc. **SILVER** SUSTAINING PARTNER

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Central Paving LLC

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Centrio Energy **PLATINUM** SUSTAINING PARTNER

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CertaPro Painters of Bothell-Lynnwood

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CertaPro Painters of Seattle  **PLATINUM**
SUSTAINING PARTNER

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Comcast Business  **PLATINUM**
SUSTAINING PARTNER

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Commercial Industrial Roofing  **SILVER**
SUSTAINING PARTNER

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Control Systems Inc.

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Convergint Technologies

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Corix

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CRC  **GOLD**
SUSTAINING PARTNER

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CTS

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Custom Energy

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D

Deacon Construction LLC

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Diamond Parking

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Division 26 Electric, LLC

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Division 9

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DP Incorporated

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Duro-Last Roofing, Inc.



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E

Ecotope, Inc.

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ECS a VDA Company

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EquipmentShare



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Evo3Marketing

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Evolution Architecture, LLC



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F

Facilities Partners, Inc.

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Fikes

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Fire Protection Inc

Jerry Sluman, jerry@fpiseattle.com, 425-725-2750

First Onsite Property Restoration **SILVER** SUSTAINING PARTNER

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Fischer Restoration

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Flash Parking Inc.

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Flynn BEC LP Formerly Cobra BEC of Seattle LLC

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Fujitec America, Inc. **SILVER** SUSTAINING PARTNER

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G

GardaWorld Security Services

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Gateway Construction Services

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GDI Integrated Facility Services



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Georgia Pacific



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Highland Commercial Roofing



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HKA Elevator Consulting

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Holaday-Parks, Inc.

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Hoover Commercial Refrigeration and Mechanical

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I

Impark

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Innovative Engineering Inc.

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Invictus Professional Snowfighters Ltd.

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J

James King Roofing, LLC **SILVER** SUSTAINING PARTNER

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JH Kelly **GOLD** SUSTAINING PARTNER

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Jimmy's Roofing / Serv-Tech

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JTM Construction

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K

Kardin Systems

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Kastle  **DIAMOND**
SUSTAINING PARTNER

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Kings III  **SILVER**
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L

LandCare USA LLC  **GOLD**
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LAZ Parking  **PLATINUM**
SUSTAINING PARTNER

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Legacy Group Interiors

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Legacy Protective

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Legion Corporation

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Lights Inc

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LONG Building Technologies

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M

MacDonald-Miller Facility Solutions, Inc.  **GOLD**
SUSTAINING PARTNER

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Malone's Landscape Management

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McBride Construction Resources, Inc.

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Mesa Energy Systems Inc, DBA EMCOR Services NW

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Metro Services Group

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Metropolitan Building Maintenance Company

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Monarch Landscape Services

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O**OAC Services, Inc.**

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Oatridge Security Group, Inc.

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Osborne Construction Company

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OTIS Elevator Company

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Pacific Building Services

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Pacific Lamp & Supply Company



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Patriot Fire Protection

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Performance Mechanical Group

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Performance Systems Integration

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Prime Parking Systems, LLC

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Prosegur Security **SILVER**
SUSTAINING PARTNER

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PSF Mechanical, Inc.

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Puget Sound Energy **PLATINUM**
SUSTAINING PARTNER

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PuroClean of Northeast Tacoma

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Q**Queen Anne Painting & Carpentry**

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Quill

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R

RDH Building Science Inc.

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Recology Cleanscapes

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S

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Seattle City Light

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Seattle Maintenance Services

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Seattle Seismic LLC

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Securitas Security Services USA Inc

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ServiceMaster of Seattle



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ServiceMaster of Tacoma

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SERVPRO of Downtown Seattle & Bellevue

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SERVPRO of Shoreline/Woodinville & Seattle Northwest

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Siemens Industry, Inc. - Smart Infrastructure

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Sound Painting Solutions

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Sprague Pest Solutions

Shane Hartnett, shartnett@spraguepest.com, 425-610-2080

SQL Inc.

Amber Hamilton, ahamilton@sqiinc.com, 425-348-0115

SSI Construction

Mike Schultis, mike@ssiconstructionnw.com, 206-317-4432

Suddath Workplace Solutions

Brad Bradbury, brad.bradbury@suddath.com, 253-495-0405

Summit Building Maintenance, Inc.

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T

Technical Waterproofing

Louis Fox, lfox@technicalh2o.com, 206-6190432

The Part Works

Trevis Chambers, trevis@thepartworks.com, 206-960-0441

The Sherwin Williams Company

Craig Oberg, Craig.A.Oberg@sherwin.com, 425-396-7400

Titan Electric, Inc.

Peg Corbett, pegc@titanelectric.net, 206-633-2811

Total System Services

Maclean Piper, mlukes@tssshvac.com, 208-376-1393

Township-United Building Services, LLC



Brandon Newquist, brandonnewquist@townshipservices.com, 253-343-7677

UG2 Facility Services

Michael McGee, mmcgee@ug2.com, 415-909-8509

U

Uyeta Landscape & Maintenance

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V

V&R Roofing

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Velocity

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Verify Training LLC

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Vital Mechanical Service

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W**Walter E Nelson**

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Ware Malcomb **SILVER**
SUSTAINING PARTNER

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Waxie Sanitary Supply

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Wayne's Roofing, Inc

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Western Specialty Contractors **SILVER**
SUSTAINING PARTNER

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Whirlwind Clean & Green, Inc.

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Wikstrom Engineering Consulting

Lorne Wikstrom, admin@wikstromengineering.com, 218-999-5275

THE IMPACT OF BOMA'S ADVOCACY

For over 20 years, BOMA's Advocacy has successfully prevented attempts to eliminate the sales tax exemption on janitorial labor costs.

BOMA dues are typically \$0.01/sf and this one continuing advocacy success saves building owners and tenants \$0.08/sf annually.

THIS ONE EXAMPLE ALONE IS AN EIGHT-FOLD RETURN ON INVESTMENT FOR BOMA MEMBERS.

This is another reason why dues are typically a pass through expense.



BOMA
Greater Seattle

TAKE YOUR CAREER IN CRE TO THE NEXT LEVEL

BOMA Greater Seattle offers Commercial Real Estate focused education opportunities to its members and others within the industry. Whether you are taking courses to obtain a professional designation/certification, or just to stay up to date on current trends, BOMA has something for you.

RPA Courses (Senior CRE Professionals):

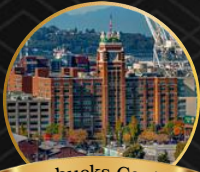
We have partnered with BOMI International to provide courses that apply toward Designation and Certificate Programs for those who look to a future in Property or Facility Management. Courses that apply to both the Real Property Administrator (RPA) and Facilities Management Administrator (FMA) are offered. The RPA and FMA are two of the most recognized designations in the country and set recipients up for success as key leaders and contributors in their organizations.

For questions regarding education, contact Justin Wallander at justin@bomaseattle.org.





2025 REGIONAL WINNERS



Starbucks Center



Market Place Tower



1001 Office Towers



188 East Blaine



Hill 7

Congratulations!

These buildings went on to represent the
Pacific Northwest Region at the
International Competition in Boston, MA!



2025 INTERNATIONAL WINNER



Congratulations to Starbucks Center for
winning the Mixed-Use Category!
Managed by Kidder Mathews
Owned by First and Utah Properties LLC

ARE YOU THE NEXT TOBY WINNER?

THE PATH TO THE LOCAL TOBY AWARDS



For more information, please contact
Christine Miclat Lubong at
christine@bomaseattle.org



+



BETTER TOGETHER

Elevating Buildings and Best Practices

The BOMA 360 Performance Program + The TOBY Awards

If you're planning on submitting a building into the TOBY Awards, you must be approved for BOMA 360 before submitting. BOMA 360 deadlines are every quarter. To learn more about BOMA 360 and the TOBY Awards, visit recognition.boma.org.

WHAT IS BOMA 360?

The BOMA 360 Performance Program sets the standard worldwide for operational best practices in the commercial real estate industry. Six industry best practices are evaluated:

- Building operations and management
- Life safety/security/risk management
- Training and education
- Energy
- Environmental sustainability
- Tenant/occupant relations and community involvement

BOMA 360 BENEFITS

- **Industry validation.** This third-party designation signals to owners, tenants and prospective tenants that your building is managed and operated to the highest standards in our industry
- **Holistic, 360-degree evaluation.** The BOMA 360 program evaluates all major areas of operations and management that are critical to running a building.
- **Operational efficiencies.** Optimized building performance leads to increased tenant satisfaction and helps you achieve higher tenant retention, all while boosting your bottom line.

WHAT ARE THE TOBY AWARDS?

The Outstanding Building of the Year (TOBY) Award is the commercial real estate industry's highest recognition honoring excellence in commercial building management and operations in specific categories of building type or size. For an opportunity to win a BOMA International TOBY Award, a property first must earn a BOMA 360 designation and win both local and regional competitions.

TOBY AWARDS BENEFITS

- **Best-in-class recognition.** Stand above the rest with the highest honor in commercial building management and operations.
- **Local and national recognition.** Receive industry exposure for your building team and ownership.
- **Tenant satisfaction.** Increase tenant retention and recruitment as you shout your award win from the rooftop!

BETTER TOGETHER

Having the BOMA 360 and TOBY Award applications now in one portal streamlines the application process and helps you showcase your building's accomplishments faster! For more information, please contact Christine Miclat Lubong at christine@bomaseattle.org.



TOUR A LOCAL TOBY BUILDING

Become an expert in your field and judge The Outstanding Building of the Year (TOBY) Awards. As a judge, you will be honoring the best of the best in commercial buildings and impact the commercial real estate's most prestigious and comprehensive program of its kind. The TOBY program recognizes excellence in building management and operations of a building's size or type. Judging is based on community impact, tenant/employee relations, energy conservation, emergency preparedness, and environmental and sustainability.

WHY SHOULD I BE A JUDGE?

- Have the opportunity to tour some of the best buildings in the region's "back of house"
- Contribute and impact the real estate community and the TOBY Award process
- Gain industry-wide knowledge and insight
- Provide your expertise through your thoughtful review of the entries with a team of other industry colleagues
- Perfect for all commercial real estate professional experience levels: from emerging professionals to veterans

WHO CAN BE A JUDGE?

- Property Managers
- Emerging Professionals
- Building Engineers
- Architects
- Design Engineers

HOW TO SIGN UP

Please visit www.bomaseattle.org/page/TOBY to apply online. Local judging begins in the Fall, takes place on-site and lasts approximately 2 hours per building.



FOR MORE INFORMATION, CONTACT
CHRISTINE MICLAT LUBONG AT CHRISTINE@BOMASEATTLE.ORG

INDUSTRY PARTNERS BY MAIN CATEGORY

MAIN CATEGORY LIST

Architects	IT/Network Support
Attorneys - Real Estate	Janitorial Services
Building Automation	Janitorial Services
Building Commissioning	Janitorial Supplies
Building Control Systems	Landscape-Exterior
Building Engineering Training & Education	Sales/Svc/Maintenance
Building Envelope-Leak Detection & Repair	Landscape-Interior
Building, Engineering, Repair & Maintenance	Sales/Svc/Maintenance
Carpet Cleaning	Lighting Sales & Service
Commercial Building Maintenance	Mechanical Contractor
Commercial Flooring & Maintenance	Mitigation/Restoration Services
Connectivity Solutions	Moving & Storage
Construction Management	Office/Business/Cleaning Supplies
Disaster Recovery Consultants	Painting & Wallcovering
Disinfection/Decontamination	Parking Automation Systems
Electrical Contractor	Parking Lot Construction
Elevator Consultants	Parking Lot/Garage Sweeping/Cleaning
Elevator Sales, Service & Installation	Parking Management
Emergency Phone Monitoring - Elevators, Stairwells, Parking	Pest Control
Emergency Response & Recovery Programs	Plumbing
Energy Efficiency Services	Property Management Software Real Estate
Energy Services	Real Estate Software
Engineering - Mechanical	Recycling
Engineering - Structural	Roofing Contractor
Fire & Life Safety Training	Rooftop Anchor and Davit Certifications
Fire & Smoke Damage Restoration	Security Officers & Security Patrol Services
Fire Alarm Installation & Service	Security Systems, Card Access, CCTV
Fire Sprinkler Inspection & Service	Signs and Graphics
Fitness Equipment Sales, Service & Moving	Snow Removal
Floor Plans	Telecommunication Sales & Service
Furniture - Sales & Installation	Tree Service
General Contractor	Unit Pavers
HVAC Sales, Service & Installation	Utility-Electric
In-Building Wireless Sales/Svc/Installation	Venues & Meeting Spaces
Interior Design	Water Damage Restoration
Irrigation Management	Waterproofing

ARCHITECTS

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Ware Malcomb



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BUILDING COMMISSIONING

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BUILDING CONTROL SYSTEMS

ATS Automation

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Automated Controls dba Albireo Energy



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Siemens Industry, Inc. - Smart Infrastructure

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BUILDING ENGINEERING TRAINING & EDUCATION

Verify Training LLC

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BUILDING ENVELOPE-LEAK DETECTION & REPAIR

Amento Group **SILVER** SUSTAINING PARTNER

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CARPET CLEANING

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COMMERCIAL BUILDING MAINTENANCE

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COMMERCIAL FLOORING & MAINTENANCE

Division 9

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CONNECTIVITY SOLUTIONS

CTS

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CONSTRUCTION MANAGEMENT

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EquipmentShare  **GOLD**
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ELECTRICAL CONTRACTOR

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Titan Electric, Inc.

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ELEVATOR CONSULTANTS

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HKA Elevator Consulting

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ELEVATOR SALES, SERVICE & INSTALLATION

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OTIS Elevator Company

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Corix

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Building Potential/Smart Buildings Center

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ENGINEERING - MECHANICAL

ACCO Engineered Systems

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Custom Energy

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ENGINEERING - STRUCTURAL**Innovative Engineering Inc.**

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Pacific Engineering Technologies, Inc.

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AK Preparedness

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Allied Universal Janitorial Services



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MITIGATION/RESTORATION SERVICES

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PuroClean of Northeast Tacoma

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MOVING & STORAGE

Suddath Workplace Solutions

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OFFICE/BUSINESS/CLEANING SUPPLIES

Evo3Marketing

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Quill

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PAINTING & WALLCOVERING

All Covered Painting



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American Classic Painters

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Armadillo Painting **SILVER**
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PARKING LOT CONSTRUCTION

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PARKING LOT/GARAGE SWEEPING/CLEANING

Whirlwind Clean & Green, Inc.

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Diamond Parking

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PEST CONTROL

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PLUMBING

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PROPERTY MANAGEMENT SOFTWARE REAL ESTATE

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REAL ESTATE SOFTWARE

HALO Networks

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RECYCLING

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ROOFING CONTRACTOR

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Commercial Industrial Roofing



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Duro-Last Roofing, Inc.



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Flynn BEC LP Formerly Cobra BEC of Seattle LLC

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ROOFTOP ANCHOR AND DAVIT CERTIFICATIONS

Wikstrom Engineering Consulting

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SECURITY OFFICERS & SECURITY PATROL SERVICES AND SECURITY SYSTEMS

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Alpha Video Surveillance

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Invictus Professional Snowfighters Ltd.

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STORM DRAIN CLEANING

CatchAll Environmental **GOLD** SUSTAINING PARTNER

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TELECOMMUNICATION SALES & SERVICE

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TREE SERVICE

SavATree

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UNIT PAVERS

BC Pavers, Inc.

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UTILITY - ELECTRIC

Seattle City Light

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VENUES & MEETING SPACES

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WATER DAMAGE RESTORATION

24ResTech, LLC

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BluSky Restoration Contractors



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CRC



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2025 EVENT & SPONSORSHIP CALENDAR*

General Meetings

Mentor Program

- January 14
- Program Kickoff
- Sponsorships \$2500

Membership Meeting

- February
- \$70/person

Membership Meeting

- March
- \$70/person

Membership Meeting

- April
- \$70/person

Building Tour

- Spring 2025
- 2 Tours in Spring
- Sponsorships \$300-\$500

Mentor Program

- Summer 2025
- Program Wrap-Up
- Sponsorships \$500

Building Tour

- Summer 2025
- Sponsorships \$300-\$500

Building Tour

- Fall 2025
- 2 Tours in Fall
- Sponsorships \$300-\$500

Trade Show

- October
- Oktoberfest theme
- Sponsorships \$800-\$1,500

Awards Meeting

- November
- \$70/person

Special Events

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug

Sep

Oct

Nov

Dec

EP Programming

Membership Meeting

- January
- \$70/person

Olympia Day

- February 26
- Advocacy in Olympia

Advertising: Directory

- Spring 2025
- \$150-\$600

Reverse Trade Show

- Q1 2025
- Limited spaces
- Sponsorships \$800

Mentor Program

- April 2025 Event
- Sponsorships \$500

Women in Action

- May
- Sponsorships \$600-\$4,000

Golf at Newcastle

- June 6
- Sponsorships \$800-\$5,000

EP Mariner's Game

- Summer 2025, TBD
- Sponsorships \$300-\$500

Membership Meeting

- September
- \$70/person

Advertising: Yearbook

- Fall 2025
- \$150-\$600

Holiday Party

- December 2025
- Sponsorships \$600-\$4,000

*DATES AND LOCATIONS ARE SUBJECT TO CHANGE AND PRICES ARE ESTIMATES.
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At a Glance

US OPERATIONS

ABM drives possibility through facility, engineering, and infrastructure solutions across a wide range of industries. Our inclusive teams work together to advance a healthier, more sustainable, ever-changing world. Under our care, systems perform, businesses prosper, and occupants thrive. Every day, over 100,000 of us partner with our clients to care for the people, places, and spaces important to you. We are making spaces smarter, modernizing infrastructure, and transforming facilities to become more resilient.

\$8 billion+
In revenue

350+
US and international locations

20,000+
Clients

100,000+
Team members

10,000+
Facility engineering professionals that keep buildings running

4+ billion
Sq. ft. cleaned daily

500,000+
Heating and cooling systems we service and maintain

#1
In EV charge port installation in the US

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425-219-0920

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CY OATRIDGE, CPP
Founder and CEO



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