



BOMA New York highlights Emergency Preparedness Month; Discusses Best Practices with Trimboli of RXR Realty

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Louis Trimboli, RXR

New York, NY BOMA New York represents the commercial real estate industry throughout the five boroughs, 400 million s/f of office space, including some of the world's most prestigious properties. These buildings, both old and new, were designed for commerce and access. In the city that never sleeps, building owners and managers must be prepared for all operational scenarios. September is National Preparedness Month and presents an opportunity for all property managers to review their Emergency Action Plans to ensure building and tenant readiness for all natural and human-based threats.

BOMA New York sat down with Louis Trimboli, RPA/FMA/LEED AP, senior property manager with RXR Realty and co-chair of the BOMA New York Preparedness Committee to discuss best practices and share proactive tips. The following list is intended to start the conversation amongst all participants – owners, managers, tenants and visitors.

Be sure that your emergency plans are current and meet the needs of your building.

All staff members should demonstrate their basic knowledge of the building.

All staff members should know the procedures for evacuation, in building relocation and shelter in place.

Engineering must know what the building operating limitations are during disruptive utility events.

Generator operations should be tested and practiced.

Fire suppression systems should be tested and inspected in accordance with fire code.

All certificate of fitness holders must train and practice on the class E System.

Any defects to either fire suppression or class E system must be noted and corrected.

Know what poses the threats to your building: Water, wind, manmade threats or industrial mishaps.

New York City Emergency Management is a competent legal authority that helps New Yorkers before, during, and after emergencies through preparedness, education and response. Please take action and be prepared. The following is a link to help jumpstart your process – <https://www1.nyc.gov/site/em/ready/businesses.page>.

The BOMA NY Preparedness Committee identifies and disseminates information that will benefit the commercial real estate industry on emergency preparedness, building security and similar issues. In addition, the group provides guidance and/or standards for responding to building operation issues and communicates a constructive, positive image of commercial real estate as a place to do business.

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