

# Lawrence J. Spahn RPA, SMA

89-29 98<sup>th</sup> Street, Woodhaven, New York 11421  
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## Experience

### Property Manager

July 2010 – Present

Two Gotham Center  
Long Island City, NY 11101  
H&R REIT Management LP. (Owner/Managing Agent)  
22 Stories, 650,000 Sq. Ft commercial office space

PM/Chief Engineer - Opened Leed Gold new construction and interior building for the owner. Responsible for the entire operation of the building, assisted with base building construction, tenant work. (19 Mammouth DX Package Units)

### Chief Engineer

Dec 2001 – July 2010

Olympic Tower Associates (Owner)  
Tishman Speyer (Managing Agent)  
645 Fifth Avenue, New York, NY  
51 Stories Mixed-use complex, 400,000 commercial

Responsibilities include assisting property manager with preparation & monitoring of capital & operating budgets, supervision of engineering, cleaning and security staff's in this prestigious class "A" office building. Negotiations of all service contracts, establishing & maintaining relationships, participating in energy savings & rebate programs, as well as supervision of landlord improvements.

Tishman Speyer Properties (Owner/Manager)  
156 West 56th Street, NY, NY 10019 ( City Spire)  
74 Stories mixed-use complex, 325,000 commercial

Responsibilities include same as mentioned above. Equipment included 26 Trane DX Package Units.

Tishman Speyer Properties. (Owner/Manager)

40 Broad Street, New York, NY 10004  
25 story Office Building, 285,000 sq. ft.

Responsibilities include same as mentioned above. Equipment included 25  
Blazer DX Package Units.

## Chief Engineer

Nov 2001 – Nov 2002

Level 3 Communications (Owner)  
CCIA Mechanical Corp. (Managing Agent)  
85 Tenth Avenue, NY, NY  
550,000 sq. ft. Telecommunications Hotel  
Responsibilities included accepting all equipment from contractors and  
getting all punch list items completed. Maintenance and operation of  
critical equipment supporting data center. Operate & maintenance of all  
HVAC, Electrical and plumbing equipment. Includes 3 York 1200 ton  
chillers, 330 chilled water Leibret air handlers, 14 1250 KVA diesel  
generators, 11 Leibret UPS systems, Siemens Apogee building automation  
system and Firecom class E system.

## Project Manager (Property Manager)

Jan 1998 – Sept 2001

ABM Engineering Services Inc.  
Port Authority of New York & New Jersey (Owner)  
World Trade Center  
11,000,000 sq. ft. Combination Office Building & Retail Space

Responsibilities included general management, quality assurance, and  
human resources management, Labor relations, customer satisfaction and  
purchasing.

## Property Manager

Jan 1994 – Dec 1998

Park Tower Management, Ltd. (Agent)  
Venator Group (owner)  
Woolworth Building (233 Broadway)  
54 Story Office Building 987,000 sq. ft.

Responsibilities included assisting with the sale of the building,  
preparation and monitoring of capital & operating budgets. Supervision of

engineering, cleaning & security staff's. Negotiations of all service contracts, establishing & maintaining relationships, participating in energy savings & rebate programs, as well as supervision of landlord improvements.

Park Tower Management, Ltd (Agent)  
Sumitomo Life Realty (Owner)  
499 Park Avenue  
28 story Office Building, 265,000 sq. ft.

Chief Engineer - Responsibilities included assisting property manager with preparation & monitoring of capital & operating budgets, supervision of engineering, cleaning and security staff's in this prestigious class "A" office building. Negotiations of all service contracts, establishing & maintaining relationships, participating in energy savings & rebate programs, as well as supervision of landlord improvements.

### Senior Property Manager (Director of Property Management & Tenant Services)

October 1986 – September 1994

I was promoted from Property Manager (Super Chief Engineer) to the Director of Operations. I opened up over two million square feet of new commercial office space and eight hundred square feet of existing space renovation in my time with HRO International.

HRO International Ltd. (Owner/Agent)  
380 Madison Avenue  
25 Story Office Building, 780,000 sq. ft.  
The 1992 BOMA Operating Office Building of the Year

PM/Chief Engineer - Responsible for the total operation of the building including budget, supervision of a major building base building renovation, tenant work. (Equipment included 3 250 ton Trane Electric Centervacs Chillers & 24 Bohn DX Package Units)

HRO International Ltd. (Owner/Agent)  
Financial Square (32 Old Slip)  
36 Story Office Building, 1.2 million sq. ft.  
The 1988 BOMA, New Construction Award Winner

PM/Chief Engineer - Opened building for the owner. Responsible for the entire operation of the building, assisted with base building construction, tenant work. (32 Trane DX Package Units)

HRO International Ltd. (Owner/Agent)

Broad Financial Center (33 Whitehall Street)  
30 Story Office Building 395,000 sq. ft.  
The 1987 BOMA Operating Office Building of the Year

PM/Chief Engineer - Opened building for the owner. Responsibilities same as mentioned above (Equipment includes 30 Lisky Air DX Package Units)

HRO International Ltd. (Owner/Agent)  
30 Broad Street  
49 Story Office Building, 388,000 sq. ft.

Chief Engineer - Duties included supervision of engineering staff, mechanical equipment, contractors as well as assisting building manager with budgets. (49 – Florida Heat Pump DX Package Units)

## Assistant Chief Engineer

Cushman & Wakefield Inc.

Aug1983 – Oct 1986

Cushman & Wakefield Inc.(Agent)  
Irving Trust Co.  
101 Barclay Street  
23 story combination office building and data center , 1.2 million sq. ft.

Hired as watch engineer operating the plant, promoted to Assistant Chief Engineer. Opened building for the owner, Responsibility included accepting equipment and completion of construction punch lists. Operate & maintenance of all CRITICAL SYSTEMS, Electrical and plumping equipment. Includes 3 Trane 1375 ton Electric Centravacs Chillers, 220 chilled water Blazer air handlers, 9 950 KVA diesel generators, 4 Emerson UPS systems both 415 Hz and 60 hz, Honeywell Delta 1000 building automation and class E system.

## Education

New York City College of Technology

**Bachelor of Technology**, Facilities Management / Environmental Temperature Control

2008 – 2014 (expected)

Associate in Applied Science - Environmental Temperature Control (June 2013)

**BOMI**

1997 – 2000

RPA and SMA Designations

Turners School

1982 – 1983

## **Additional Information**

Groups and Associations:

National Association of Power Engineers, International Union of Operating Engineers  
Local 94, BOMA, ASHRE , Long Island City Partnership

## **Honors and Awards:**

Certified Energy Specialist as granted by the Department of Energy.

NYC Refrigeration License

New York State Pesticide Applicator (C.T. Water Treatment)

Emergency Action Plan/Fire Safety Director

Past President - National Association of Power Engineers NY Chapter # 1 (2004 – 2006)

Homeland Security Certified

Past President of the Woodhaven, Ozone Park, Richmond Hill, Kew Gardens, South  
Ozone Park Little League ( 1998 – 2005)