



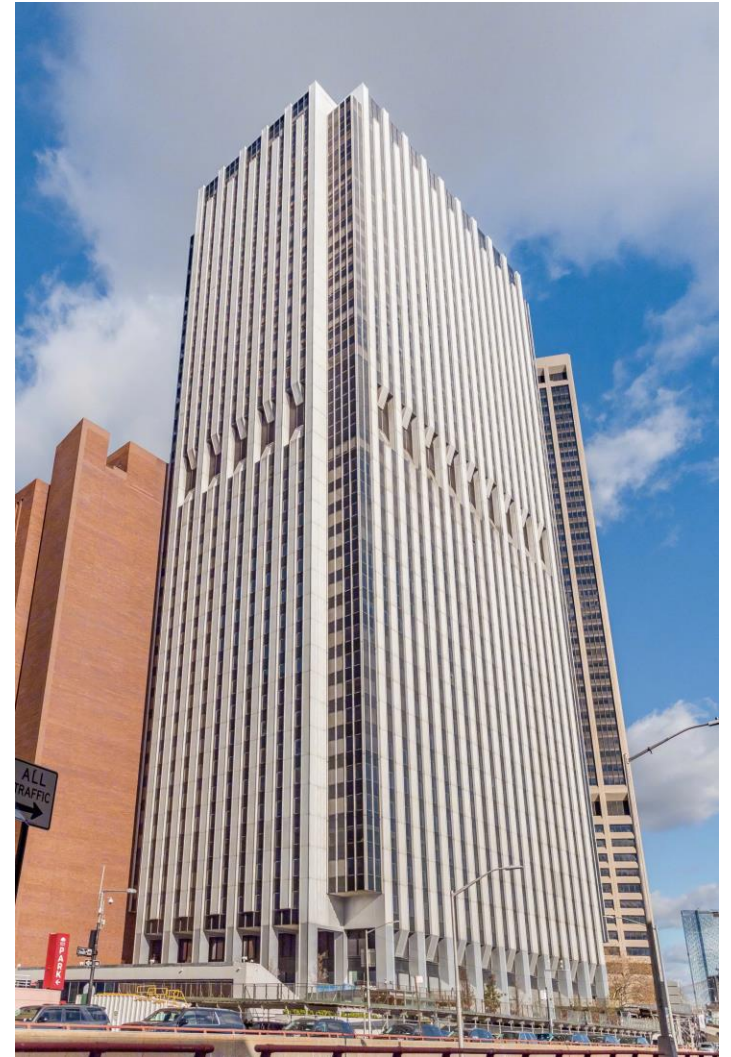
Presentation to Cushman & Wakefield

Reducing Complexity, Partnering for Success June 27, 2024

Agenda

Aligning Capabilities with Cushman & Wakefield Property Management Challenges

- ❖ Market Challenges
- ❖ Investing to Meet Market Demands
- ❖ Keeping Up with Local Laws and Changing Requirements
- ❖ Market Data and Insights
- ❖ Roadmap to Success – Partnering with Milrose Consultants
- ❖ Next Steps



Cushman & Wakefield Market Challenges

Managing clients, buildings, partnerships, and the NYC DOB is complex

1. Lack of communication limits overall effectiveness .
2. Knowledge gets lost and is ultimately not delivered to the client.
3. Relying on outside experts is crucial to successfully navigate the complexities of the NYC Department of Buildings (DOB).
4. C&W counts on partners to bring in the knowledge and capabilities that C&W may not have.
5. NYC DOB market pressures and evolving client demands significantly amplify risk.



Milrose has made investments in capabilities to be a better partner



Milrose is fully staffed to support our clients through every stage of the project lifecycle.

Subject matter experts:

REGISTERED ARCHITECTS & ENGINEERS	REGISTERED FILING REPRESENTATIVES	FIRE SERVICES
BUILDING SYSTEMS COMMISSIONING AGENTS	BUILDING CODE SPECIALISTS	CLASS 1 SPECIAL INSPECTION AGENCY
ZONING SPECIALISTS	CODE ENFORCEMENT OFFICIALS	OSHA CONSTRUCTION CERTIFICATIONS
FAÇADE INSPECTIONS & REPAIRS	GARAGE INSPECTIONS	FORENSIC ENGINEERING
VIOLATIONS RESEARCH & DISMISSAL	DEPARTMENT OF TRANSPORTATION SERVICES	UTILITY COORDINATION

Keeping Up with Local Laws and Changing Requirements

Thinking ahead: What new local laws or changes may be coming soon that will affect you?

- **Prepare for the worst, and PLAN (not hope) for the best.**

Stay on budget:

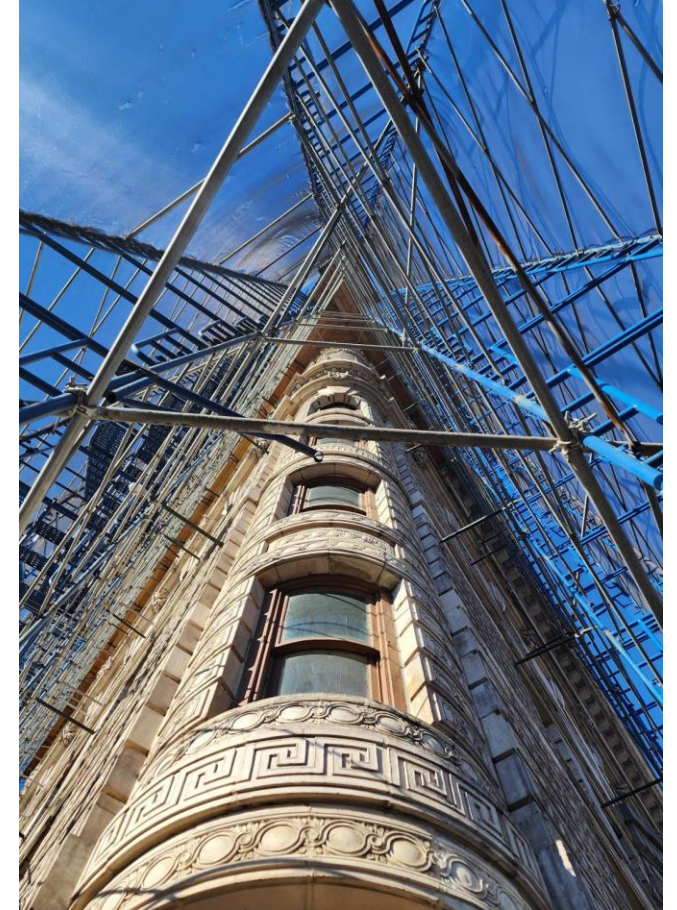
- Anticipate needs, gaps, and recovery processes

Oversee construction projects:

- Approve construction contracts, invoices, timelines

Ensure compliance:

- Property Management Policies and Procedures, codes, regulations, and governmental agency directives
- Violations removal



Achieving NYC Local Law Compliance is Complicated

We will help you evaluate your structure and prepare to help avoid potential penalties, fines, and unhappy clients.

Primary NYC DOB Local Laws Driving Market Activity

- 1. **Local Law 87 & Local 97** Energy Compliance
- 2. **Facade Inspection & Safety Program (FISP)**
Compliance via Rope Access & Virtual Inspections
- 3. **Local Law 126:** Parking Structure Compliance
- 4. **Local Law 88:** Lighting Upgrades
- 5. **Local Law 152:** Gas Infrastructure Compliance
- 6. **Local Law 157:** Natural Gas Alarms
- 7. **Local Law 160 of 2017:** Covered Arrears

Local Law 126: Garage Inspections

District	Inspection Windows
Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7	January 1, 2022 – December 31, 2023
Manhattan Community Districts 8, 9, 10, 11, 12 & Brooklyn Community Districts	January 1, 2024 – December 31, 2025
Bronx, Queens, and Staten Island Community Districts	January 1, 2026 – December 31, 2027

FISP Cycle 10 Inspections

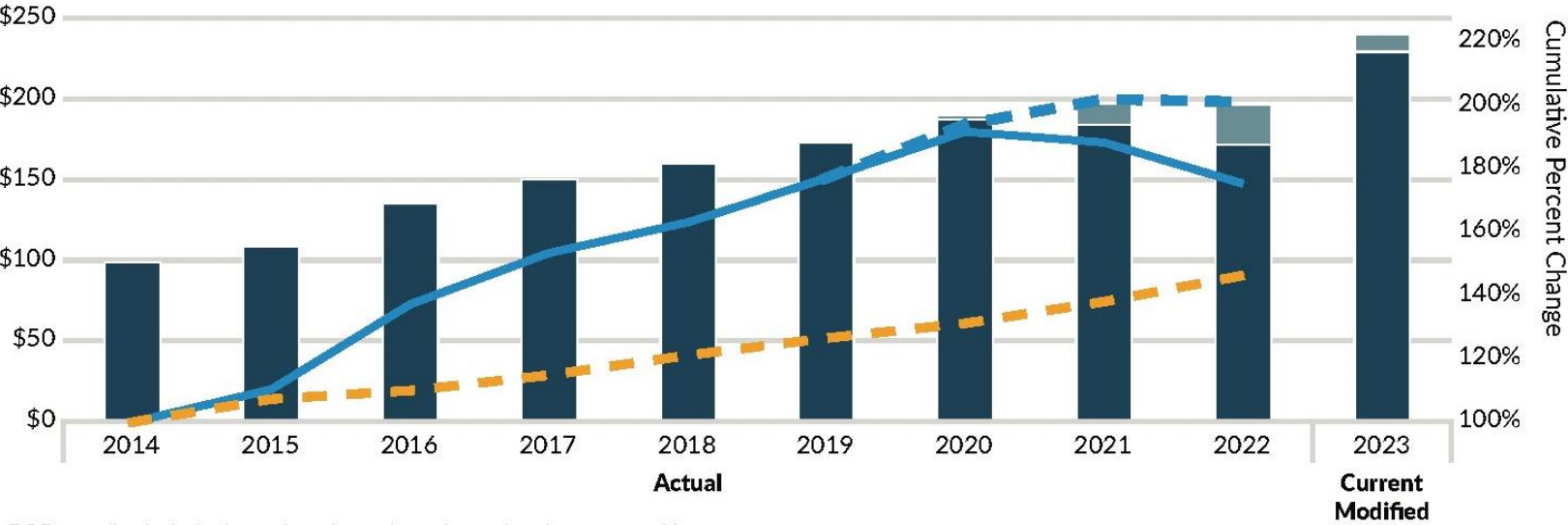
Window	Block # ending in:	Inspection Windows
A	4,5,6, or 9	February 21, 2025 – February 21, 2027
B	0, 7 or 8	February 21, 2026 – February 21, 2028
C	1, 2, or 3	February 21, 2027 – February 21, 2029

Local Law 97: Emissions Reductions Deadlines



Market Data & Insights

More budget and resources towards enforcement.
Have your budgets and activities kept pace with market changes?



NYC DOB Expenditures and Cumulative Percentage Change in DOB and Total City Expenditures, FY 2014 – FY 2023

Citizens Budget Commission, April 2023: CBCREPORT_DOB-Spending_04252023.pdf

- DOB Expenditures
- DOB COVID Expenditures
- Total City Expenditures, Cumulative Change
- DOB Expenditures excluding COVID, Cumulative Change
- DOB Expenditures, Cumulative Change

News Headlines

Mayor Adams Launches “Getting 97 Done,” Comprehensive Mobilization Strategy To Reduce Building Emissions

September 12, 2023

Focus on Compliance With Local Law 97 Will Maximize Greenhouse Gas Emissions Reductions

Council ramps up inspections to find dangerous buildings

“Transformative” program will make some owners file corrective action plans

NYC Council passes ‘proactive’ building inspection bill in wake of collapses

Mayor Adams Celebrates Launch Of New York City’s First Climate Budgeting Process

April 30, 2024

New York City is First Big City in U.S. to Adopt Climate Budgeting, Joins Elite Group of Global Cities, Including London, Oslo, and Mumbai

Market Leadership

Trusted advisor, thought leader, and market influencer.

1. Success Stories – HLZAE projects are cited by the NYC DOB in their case studies.
2. Expertise – actively engaged with the NYC DOB.
 - Serves on NYC DOB Local Law Working Groups
 - Is asked by the DOB to comment on proposed changes
 - Is an approved "Peer Review" company for Local Law compliance
3. Alignment with clients' objectives, goals, and culture by leveraging a full-scale platform of specialists to fulfill the needs of Cushman & Wakefield and its clients.



Holistic Existing Building Expertise in Addition to Navigating the DOB

Milrose and HLZAE: A multi-discipline company with extensive experience proactively and reactively solving building and business challenges.

MEP, structural, and architectural services include:

- Strategic/Master Planning
- Forensic engineering
- Retro-commissioning
- Window Replacement & Window Masterplans
- Façade and Building Envelope Upgrades
- Heating and Cooling Plant Upgrades/Conversions
- Electrical Upgrades
- Special Inspections



Summary

Key points, benefits

1. Staying ahead of Impending deadlines, fines
2. Navigating complexity
3. Expertise to help you relieve worry, manage compliance and budgets, free up your time
4. It pays to get started now



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How do you see Milrose
aligning with your goals?

