

**Building Staff List****444 South Flower Street Los Angeles, CA 90071**

Departments	E-Mail	Office Phone
<b><u>Property Management – CBRE</u></b>		
Ellisa Glover ( <i>General Manager</i> )	<a href="mailto:ellisa.glover@cbre.com">ellisa.glover@cbre.com</a>	213-624-3229
Angelica Powell ( <i>Senior Real Estate Manager</i> )	<a href="mailto:angelica.powell@cbre.com">angelica.powell@cbre.com</a>	213-624-3229
Jessica Wang ( <i>Meeting and Events Supervisor</i> )	<a href="mailto:jessica.wang1@cbre.com">jessica.wang1@cbre.com</a>	213-624-3229
Dao Nguyen ( <i>Senior Real Estate Accountant</i> )	<a href="mailto:dao.nguyen1@cbre.com">dao.nguyen1@cbre.com</a>	213-624-3229
<b><u>Engineering - ABM Engineering</u></b>		
Paul Warnstedt ( <i>Chief Engineer</i> )	<a href="mailto:paul.warnstedt@444southflower.net">paul.warnstedt@444southflower.net</a>	213-624-5155
Warren Jones ( <i>Assistant Chief Engineer</i> )	<a href="mailto:warren.jones@444southflower.net">warren.jones@444southflower.net</a>	213-624-5150
Sam Guillen ( <i>Lead Engineer</i> )	<a href="mailto:samuel.guillen@444southflower.net">samuel.guillen@444southflower.net</a>	213-624-5150
<b><u>Security - Allied Universal Security Services</u></b>		
Carlos Celaya ( <i>Security Director</i> )	<a href="mailto:carlos.celaya@444southflower.net">carlos.celaya@444southflower.net</a>	213-624-6319
Pierre Ahnert ( <i>Post Commander</i> )	<a href="mailto:pierre.ahnert@444southflower.net">pierre.ahnert@444southflower.net</a>	213-624-6333
Security/Main Lobby Console	<a href="mailto:securityconsole@444southflower.net">securityconsole@444southflower.net</a>	213-624-6319
<b><u>Parking - LAZ Parking Services</u></b>		
Jennifer Zepeda ( <i>Assistant Parking Manager</i> )	<a href="mailto:jennifer.zepeda@444southflower.net">jennifer.zepeda@444southflower.net</a>	213-629-5277
<b><u>Janitorial – ABM Janitorial Services</u></b>		
Elizabeth Rios ( <i>Janitorial Project Manager</i> )	<a href="mailto:elizabeth.rios@444southflower.net">elizabeth.rios@444southflower.net</a>	213-817-7039



**Approved Contractors List**  
444 South Flower Street Los Angeles, CA 90071

(Listed in Alphabetical Order)

**\* NOTE: Mandatory Building Contractor**

**AIR BALANCE:**

**\* Win Aire**

15641 Chemical Lane, Suite A  
Huntington Beach, CA 92649  
Email: cjordan@winaire.com

Contact:

Chris Jordan

Phone:

714-901-2747

**DAS SYSTEM:**

**\*Connectivity Wireless Solutions**

2707 Main Street, Suite 1  
Duluth, Georgia 30096  
Email: JAllen@connectivitywireless.com

Contact:

Jimmy Allen

Phone:

678-264-7470

**DEMOLITION:**

Interior Removal Specialist  
9309 Rayo Ave.  
South Gate, CA 90280  
Email: ernie@irsdemo.com

Contact:

Ernie Herrea

Phone:

323-357-6900 ext. 706

**ELECTRICAL:**

Carol Electric Company  
3822 Cerritos Ave.  
Los Alamitos, CA 90720  
Email: robsimpson@carolelectric.com

Contact:

Rob Simpson

Phone:

562-594-1174 ext. 235

Complete Electrical Services  
5610 Braeloch St.  
Acton, CA 93510  
Email: gam@completeelectricalservices.com

Contact:

George McDonald

Phone:

213-718-2380

O'Bryant Electric Inc.  
20417 Nordhoff St.  
Chatsworth, CA 91311  
Email: dond@field.obryantelectric.com

Contact:

Don Del'Homme

Phone:

818-407-1986

# FOURFortyFOUR



## SOUTH FLOWER

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### **ELEVATORS:**

#### **\*Otis Elevator Company**

2701 Media Center Drive, Suite 2  
Los Angeles, CA 90065  
Email: Glenn.Smith@otis.com

Contact:

Glenn Smith

Phone:

323-342-4500

### **FIRE LIFE SAFETY:**

#### **\*Johnson Controls**

5770 Warland Dr.  
Cypress, CA 90630  
Email: Jack.C.Vandercook@jci.com

Contact:

Jack Vandercook

Phone:

657-337-6427

### **MECHANICAL (HVAC) CONTROLS:**

#### **\*Siemens**

6141 Katella Ave.  
Cypress, CA. 90630  
Email: joe.wurzelbacher@siemens.com

Contact:

Joseph Wurzelbacher

Phone:

714-227-1662

#### **ACCO**

6265 San Fernando Rd.  
Glendale, CA 91201  
Email: nabdou@accoes.com

Contact:

Natalie Abdou

Phone:

818-244-6571

#### **Air-Tec**

1606 East Carson St.  
Carson, CA 90745  
Email: dwhitaker@airtecperforms.com

Contact:

Dale Whitaker

Phone:

310-549-1698

#### **Control Air Conditioning**

5200 East La Palma Ave. Anaheim, CA 92807  
Email: kkreutziger@controlac.com

Contact:

Kent Kreutziger

Phone:

714-777-8600

### **MOVING COMPANY**

American Relocation and Logistics  
13565 Larwin Circle  
Santa Fe Springs, CA 90670  
Email: wsaleeb@gmail.com

Contact:

Bill Saleeby

Phone:

562-229-3638

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## SOUTH FLOWER

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Bekins Moving Solutions, Inc.  
12610 Shoemaker Ave.  
Santa Fe Springs, CA 90670  
Email: ahill@bekinsa1.com

Contact: Andrew Hill  
Phone: 562-356-9491 or  
562-356-9460

### **PLUMBING:**

Control Air Conditioning  
5200 East La Palma Ave.  
Anaheim, CA 92807  
Email: kkreutziger@controlac.com

Contact: Kent Kreutziger  
Phone: 714-777-8600

Muir Chase Plumbing Co.  
1940 Gardena Ave.  
Glendale, CA 91204  
Email: ethan@muirchase.com

Contact: Ethan Allen  
Phone: 818-652-1523

### **TELECOMMUNICATIONS AND TELEVISION:**

#### **\*Summit Riser Systems**

15245 Alton Pkwy., Suite 200  
Irvine, CA 92618  
Email: cadams@summitrisersystems.com  
Riser Management Company

Contact: Christopher W Adams  
Phone: 949-251-9266

### **SECURITY ACCESS SYSTEMS:**

#### **\*Ollivier Corporation**

8726 S Sepulveda Blvd  
Los Angeles, CA 90045  
Email: chrisappleget@olliviercorp.com

Contact: Chris Appleget  
Phone: 609-477-9198

### **SPRINKLER SYSTEMS:**

24/7 Fire Protection  
12540 E. Slauson Ave. Unit C  
Santa Fe Springs, CA 90670  
Email: rcronin@247fireprotection.com

Contact: Richard Cronin  
Phone: 562-698-3830

Cosco Fire Protection  
321 East Gardena Blvd.  
Gardena, CA 90247  
Email: cdavenport@coscofire.com

Contact: Clayton Davenport  
Phone: 323-321-5155

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**WINDOW COVERINGS:**

Phillip's Draperies  
161 North Sierra Madre Blvd.  
Pasadena, CA 91107  
Email: [keng@phillipsdraperies.com](mailto:keng@phillipsdraperies.com)

Contact: Ken Girvetz  
Phone: 626-795-4131