



Building Staff List

444 South Flower Street Los Angeles, CA 90071

Departments	E-Mail	Office Phone
<u>Property Management – CBRE</u>		
Ellisa Glover (<i>General Manager</i>)	ellisa.glover@cbre.com	213-624-3229
Angelica Powell (<i>Senior Property Manager</i>)	angelica.powell@cbre.com	213-624-3229
Jessica Wang (<i>Meeting and Events Supervisor</i>)	jessica.wang1@cbre.com	213-624-3229
Angie Chuatrakul (<i>Senior Real Estate Accountant</i>)	angie.chuatrakul@cbre.com	213-624-3229
<u>Engineering - ABM Engineering</u>		
Paul Warnstedt (<i>Chief Engineer</i>)	paul.warnstedt@444southflower.net	213-624-5155
Warren Jones (<i>Assistant Chief Engineer</i>)	warren.jones@444southflower.net	213-624-5150
<u>Security - Allied Universal Security Services</u>		
Carlos Celaya (<i>Security Director</i>)	carlos.celaya@444southflower.net	562-225-4373
Pierre Ahnert (<i>Post Commander</i>)	pierre.ahnert@444southflower.net	213-624-6333
Security/Main Lobby Console	securityconsole@444southflower.net	213-814-1858
<u>Parking - LAZ Parking Services</u>		
Laura Han (<i>Parking Manager</i>)	laura.han@444southflower.net	213-629-5277
Jennifer Zepeda (<i>Assistant Parking Manager</i>)	jennifer.zepeda@444southflower.net	213-629-5276
<u>Janitorial – ABM Janitorial Services</u>		
Max Canizales (<i>Janitorial Manager</i>)	max.canizales@444southflower.net	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



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

FOURFortyFOUR



SOUTH FLOWER

Defining the Art of Workplace

Bekins Moving Solutions, Inc.
12610 Shoemaker Ave.
Santa Fe Springs, CA 90670
Email: LJasperson@movebms.com,
gcruz@movebms.com

Contact: Laura Jasperson &
George Cruz
Direct: 562-356-9464
Mobile: 310-350-7094

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

FOUR*Forty*FOUR



SOUTH FLOWER

Defining the Art of Workplace

WINDOW COVERINGS:

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

Contact:

Ken Girvetz

Phone:

626-795-4131