



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Agenda

Bay Area Headquarters Authority

Authority Members:

Dave Cortese, Chair Jake Mackenzie,

Vice Chair Tom Bates, David Campos,

Adrienne J. Tissier, Amy R. Worth

Wednesday, November 16, 2016

1:45 PM

Board Room - 1st Floor

This meeting is scheduled to be webcast live on the Metropolitan Transportation Commission's Web site: <http://mtc.ca.gov/whats-happening/meetings> and will take place at 1:45 p.m. or immediately following the 1:40 p.m. BAIFA meeting.

1. Roll Call/Confirm Quorum

Quorum: A quorum of this Authority shall be a majority of its regular voting members (4).

2. Consent Calendar

- 2a. [15-2033](#) Minutes of the October 26, 2016 meeting

Action: Authority Approval

Attachments: [2a 10-26-2016 BAHA Minutes.pdf](#)

3. Information

- 3a. [15-2034](#) 375 Beale Street Status Report - November 2016

Action: Information

Presenter: Teri Green

Attachments: [3a BAHA Status November.pdf](#)

4. Authority Approval

- 4a. [15-2072](#) BAHA Resolution No. 17, Revised, FY 2016-17 Capital and Operating Budgets
- A request to approve BAHA Resolution No. 17, Revised, increasing the BAHA Capital and Operating Budgets and the Commercial Development Fund for FY 2016-17 by a total of \$7.0 million.
- Action: Authority Approval
- Presenter: Andrew B. Fremier and Brian Mayhew
- Attachments: [4a BAHA Reso-17 FY2016-17 Budget.pdf](#)

5. Public Comment / Other Business

6. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held at a date and time to be duly noticed at the Bay Area Metro Center, 375 Beale Street, San Francisco CA 94105.

Public Comment: The public is encouraged to comment on agenda items at Authority meetings by completing a request-to-speak card (available from staff) and passing it to the Authority secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Authority may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Authority meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Authority members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Authority. Actions recommended by staff are subject to change by the Authority.

Legislation Details (With Text)

File #: 15-2033 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent
File created: 10/13/2016 **In control:** Bay Area Headquarters Authority
On agenda: 11/16/2016 **Final action:**
Title: Minutes of the October 26, 2016 meeting
Sponsors:
Indexes:
Code sections:
Attachments: [2a_10-26-2016_BAHA_Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
Minutes of the October 26, 2016 meeting

Recommended Action:
Authority Approval



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes

Bay Area Headquarters Authority

Authority Members:

Dave Cortese, Chair Jake Mackenzie,

Vice Chair Tom Bates, David Campos,

Adrienne J. Tissier, Amy R. Worth

Wednesday, October 26, 2016

10:25 AM

Board Room - 1st Floor

Call Meeting to Order

1. Roll Call/Confirm Quorum

Present: 6 - Commissioner Worth, Commission Vice Chair Cortese, Commissioner Bates, Commissioner Tissier, Commissioner Campos and Vice Chair Mackenzie

2. Consent Calendar

2a. [15-1882](#) Minutes of the June 22, 2016 meeting

Action: Authority Approval

Upon the motion by Commissioner Worth and the second by Commissioner Tissier, the contract amendment with Cushman & Wakefield of California, Inc. was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Worth, Commission Vice Chair Cortese, Commissioner Bates, Commissioner Tissier, Commissioner Campos and Vice Chair Mackenzie

3. Information

3a. [15-1883](#) 375 Beale Street Status Report - October 2016

Action: Information

Presenter: Teri Green and Stephen Wolf

4. Approval

- 4a. [15-1785](#) Contract Amendment - Property Management Services: Cushman & Wakefield of California, Inc. (\$1,130,000)

A contract amendment to add landlord improvement projects to the scope of work to be performed under BAHA's property management services contract with Cushman Wakefield

Action: Authority Approval

Presenter: Teri Green

Upon the motion by Commissioner Worth and the second by Commissioner Tissier, the contract amendment with Cushman & Wakefield of California, Inc. was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Worth, Commission Vice Chair Cortese, Commissioner Bates, Commissioner Tissier, Commissioner Campos and Vice Chair Mackenzie

- 4b. [15-1888](#) Contract Amendment - Construction Services: McCarthy Building Companies, Inc. (\$10,000,367)

A contract amendment to fund the close out of the 375 Beale Street project.

Action: Authority Approval

Presenter: Stephen Wolf

Upon the motion by Commissioner Tissier and seconded by Vice Chair Mackenzie, the contract amendment with McCarthy Building Companies, Inc was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Worth, Commission Vice Chair Cortese, Commissioner Bates, Commissioner Tissier, Commissioner Campos and Vice Chair Mackenzie

- 4c. [15-1989](#) BAHA Resolution No. 17, Revised, FY 2016-17 Capital and Operating Budgets

A request to approve BAHA Resolution No. 17, Revised, with an increase to the BAHA budget for FY 2016-17 to cover the remaining closeout costs and residual improvements.

Action: Authority Approval

Presenter: Brian Mayhew

Upon the motion by Commissioner Worth and the second by Commissioner Tissier, BAHA Resolution No. 17, Revised FY 2016-17 Capital and Operating Budgets was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Worth, Commission Vice Chair Cortese, Commissioner Bates, Commissioner Tissier, Commissioner Campos and Vice Chair Mackenzie

5. Public Comment / Other Business

6. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on a date and time to be duly noticed at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA 94105.

Legislation Details (With Text)

File #: 15-2034 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 10/13/2016 **In control:** Bay Area Headquarters Authority
On agenda: 11/16/2016 **Final action:**
Title: 375 Beale Street Status Report - November 2016
Sponsors:
Indexes:
Code sections:
Attachments: [3a_BAHA Status November.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
375 Beale Street Status Report - November 2016

Presenter:
Teri Green

Recommended Action:
Information

**BAY AREA HEADQUARTERS AUTHORITY**

Regional Agency Headquarters
375 Beale Street, San Francisco, CA 94105

TEL 415.543.BAHA (2242)

EMAIL info@mtc.ca.gov

WEB www.mtc.ca.gov

Memorandum**Agenda Item 3a**

TO: Bay Area Headquarters Authority

DATE: November 9, 2016

FR: Executive Director

W. I. 9130

RE: **375 Beale Street Status Report – November 2016**

1. Shuttle Services to Public Meetings

To comply with the terms of the Memorandum of Understanding with the Association of Bay Area Governments (ABAG), BAHA hired SF Mini Bus to provide transportation for Board members to attend monthly meetings at the Bay Area Metro Center. The service was extended for the MTC and Air District meetings. The overall total expense for this service was \$11,640.

During the three-month pilot period, 50 individuals utilized shuttle services for their commute from the Embarcadero BART station to the Bay Area Metro Center on a total of twenty one (21) meeting days. There were two (2) evening ABAG meetings with three (3) individuals who took the shuttle. None of the riders had Americans with Disabilities Act (ADA) needs. Staff plans to disband the shuttle as of November 30th. Given the proximity of the building to BART, Muni and the Transbay Terminal, attendees to the public meetings have found other transportation options. The Hub (new Resource Center) can provide further assistance on transit options in lieu of a shuttle.

2. Streetscape/Rincon Place

Tishman Speyer is installing sidewalk improvements along Main Street and Harrison Street. Access to the Level 2 garage from Harrison will be closed intermittently during this work. Tishman Speyer is also constructing the Rincon Place mid-block passage improvements, which are expected to be completed in early 2017. City projects to relocate water main lines and make permanent grade changes along Beale Street are underway and should be complete in early 2017.

3. Twilio and Degenkolb

Twilio expects to move into its 3rd floor space the week of November 21st and its 4th floor space the week of December 19th. Twilio will have approximately 485 staff occupying its new headquarters space and is the largest commercial tenant with 91,823 sf. Degenkolb Engineers selected BCCI Builders to complete its tenant improvement work and work is underway on Level 5. BAHA is working with BCCI and Cushman Wakefield to complete the 5th floor corridor work, a landlord obligation, in time for Degenkolb to relocate in early January 2017. An updated copy of the stacking plan is included as Attachment A.

4. San Francisco Bay Conservation and Development Commission (BCDC) Relocation

Staff is in discussion with the Department of General Services (DGS) on terms and conditions to relocate BCDC to the building, subject to approval by BAHA and also the State's Department of Finance. BCDC plans to host its Commission and other public meetings at 375 Beale Street starting on December 5th. Staff is set to issue a request for competitive bids to complete the tenant improvements.

5. Electric Vehicle (EV) Charging Stations

A Request for Proposals has closed to add 21 Level 2 (240V) dual port and one DC Fast (440v) EV Charging Stations in the parking garages for use by staff, building occupants and the public. Staff expects to seek BAHA approval to award a resulting contract at its December meeting. Once the vendor is selected, a separate procurement will be initiated to select a contractor to install the electrical infrastructure necessary to support the selected system. Depending on the complexity of the system, the desire is to have the entire EV system fully operational by early Spring 2017.

6. 375 Beale Street Condominium

There has been quite a bit of progress establishing the 375 Beale Street Condominium which allows BAHA to sell ownership interest to the Air District and ABAG. BAHA received approval by the City and County of San Francisco Agency for a parcel map with four (4) Lots or condominium. The parcel map was recorded on October 28th.

Staff anticipates closing the Air District and ABAG transactions by end of the year, and the BART transaction in early 2017, pending completion of the due diligence periods and final document preparations.



Andrew B. Fremier

SH:tg
Attachments

375 BEALE STREET - LEASING UPDATE

375 Beale Street ESTIMATED AGENCY RSF - STACKING PLAN

BOMA Legacy Method A: Smith Group 6.19.15

FLOOR

8 7 6 5 4 3 2 1	Agency (MTC, ABAG, BAAQMD) 57,400 RSF							
	Agency (MTC, ABAG, BAAQMD) 59,420 RSF							
	Agency (BAAQMD) 60,200 RSF							
	Agency (MTC) 20,884 RSF		BCDC (pending negotiations) 21,157 RSF		DEGENKOLB 22,536 RSF (occupy: 2/2017)			
	TWILIO 58,290 RSF (occupy: 12/2016)							
	BATA-Fastrak 9,170 RSF	RUTHERFORD & CHEKENE 13,892 RSF		TWILIO 33,533 RSF (occupy: 11/2016)				
	PARKING 16,064		BIKES/ LOCKERS 4,396	BAAQMD & BAHA 9,600 RSF	CW 1,082 RSF	BATA-Fastrak CSC 21,100 RSF		
	BUILDING SUPPORT 10,326		PARKING 15,912		LOBBY 14,606		Board Rooms & Public Meeting Rooms 14,200 RSF	Resource Center & ADA's 1,521 RSF

Agency Space

Leased Space

Vacant Space

11/7/2016

Legislation Details (With Text)

File #:	15-2072	Version:	1	Name:	
Type:	Resolution	Status:		Authority Approval	
File created:	11/4/2016	In control:		Bay Area Headquarters Authority	
On agenda:	11/16/2016	Final action:			
Title:	BAHA Resolution No. 17, Revised, FY 2016-17 Capital and Operating Budgets				

A request to approve BAHA Resolution No. 17, Revised, increasing the BAHA Capital and Operating Budgets and the Commercial Development Fund for FY 2016-17 by a total of \$7.0 million.

Sponsors:**Indexes:****Code sections:****Attachments:** [4a_BAHA_Reso-17_FY2016-17_Budget.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:

BAHA Resolution No. 17, Revised, FY 2016-17 Capital and Operating Budgets

A request to approve BAHA Resolution No. 17, Revised, increasing the BAHA Capital and Operating Budgets and the Commercial Development Fund for FY 2016-17 by a total of \$7.0 million.

Presenter:

Andrew B. Fremier and Brian Mayhew

Recommended Action:

Authority Approval

Attachments

Memorandum

Agenda Item 4a

TO: Bay Area Headquarters Authority (BAHA)

DATE: November 9, 2016

FR: Executive Director

RE: BAHA Resolution No. 17, Revised, FY 2016-17 Capital and Operating Budgets

Staff requests Authority approval of BAHA Resolution No. 17, Revised, increasing the BAHA Capital and Operating Budgets and the Commercial Development Fund for FY 2016-17 by a total of \$7.0 million.

This request involves two construction projects necessary to complete the 5th floor buildout. First is completion of approximately 20,000 square feet to house the MTC technology staff, and ABAG's San Francisco estuary group which will relocate from Oakland to 375 Beale. The original MTC buildout cost was authorized at \$3.0 million in 2014. Since 2014, an increase in the project footprint and 15% escalation costs have combined to increase the buildout costs to \$5.0 million, an increase of \$2.0 million, including contingencies.

The second project is the long awaited buildout for the San Francisco Bay Conservation and Development Commission (BCDC) space, also approximately 20,000 square feet. BCDC was proposed as one of the original government occupants, however, budget issues and other State priorities kept BCDC from obtaining State approval until the FY 2016-17 State budget.

The State Department of General Services (DGS) is responsible for negotiating the lease and construction costs for BCDC. DGS has requested a full "turnkey" construction proposal. "Turnkey" includes full office construction and development including all offices, furniture and fixtures necessary to occupy the space. This "turnkey" approach, which is very similar to the Air District construction requirement, will cost approximately \$5.0 million, including contingencies.

The costs of "turnkey" construction will be built into the rent structure paid by BCDC. In addition to "turnkey" construction, DGS has requested a "full service" rent structure that will include all operating and utility costs. Staff is still negotiating final components of the lease structure with State DGS and will return to the Board at a future date for approval.

The general contractor for the DGS space, whose scope will include design-build of mechanical, electrical, and plumbing, will be selected via a competitive procurement by BAHA. Actual construction costs for the project will be determined once subcontracts are bid including any changes to the finish package.

Approval of this budget amendment allows BAHA to proceed with the project under some risk because a lease agreement with DGS has not yet been completed. However, BCDC has been authorized to relocate to the Metro Center and staff is already in discussions with DGS on the final lease terms and conditions. This budget action allows staff to proceed with the procurement of a design/build contract and to award a contract about the time DGS approves the final lease

structure. On this schedule, construction should be completed in the summer of 2017. Should DGS deal fail to materialize, staff would complete only the minimal improvements necessary to get the space available for a new tenant.

Capital Budget

The total capital budget (Attachment A, page 3), including adjustments for FY 2016-17 will be approximately \$271 million. The summary is as follows:

Sources	Current (\$ millions)	Adjustment (\$ millions)	Revised Budget (\$ millions)
BATA toll contribution	\$ 1912	\$ 2.0	\$ 193.2
SPANs debt savings	33.0		33.0
Air District purchase	34.0		34.0
Insurance / Claims	0.3		0.3
ABAG TI and purchase	1.6		1.6
PG&E reimbursement	0.6		0.6
TFCA grant	0.3		0.3
BATA/MTC/SAFE transfers	7.8		7.8
Life-to-date project budget	<u>\$ 268.8</u>	<u>\$ -0-</u>	<u>\$ 270.8</u>
Uses			
Building Purchase	\$ 93.0	\$ -0-	\$ 93.0
Building Development	169.6	2.0	171.6
Staff Costs	5.2		5.2
Capital Equipment	1.0		1.0
Life-to-date uses	<u>\$ 268.8</u>	<u>\$ 2.0</u>	<u>\$ 270.8</u>

Commercial Development Budget

The FY 2016-17 BAHA Commercial Development Fund (Attachment A, page 4) accounts for the tenant improvement allowances and commissions for development of the commercial enterprise component of the building. The BCDC project will be added to the list raising the approved lease improvement budget by \$5.1 million from \$14.8 million to \$19.9 million. Funding is provided from the construction reimbursement of the Air District purchase.

Recommendation

Staff recommends that this Authority approve BAHA Resolution No. 17, revised, the BAHA FY 2016-17 Capital and Operating Budgets.



Andrew B. Fremier

SH:es
Attachment

Date: June 22, 2016
W.I.: 9130
Revised: 10/26/16-BAHA
11/16/2016-BAHA

ABSTRACT

BAHA Resolution No. 17, Revised

This resolution approves the Budget for FY 2016-17 for the Bay Area Headquarters Authority (BAHA).

Attachment A to this resolution was revised on October 26, 2016 to authorize a \$10,000,000 increase to the BAHA budget for FY 2016-17 to cover the remaining closeout costs for the building contractor as well as the balance of some residual improvements.

Attachment A to this resolution was revised on November 16, 2016 to authorize a \$2,000,000 increase to the BAHA capital budget for FY 2016-17 to complete the MTC 5th floor buildout.

Discussion of this Resolution can be found in the Executive Director's Memoranda to BAHA dated June 15, 2016, October 19, 2016, and November 9, 2016.

Date: June 22, 2016
W.I.: 9130

Re: Bay Area Headquarters Authority Capital and Operating Budgets for FY 2016-17

BAY AREA HEADQUARTERS AUTHORITY
RESOLUTION No. 17

WHEREAS, the Metropolitan Transportation Commission (“MTC”) and the Bay Area Toll Authority (“BATA”) have executed a joint exercise of powers agreement dated September 28, 2011 which creates and establishes the Bay Area Headquarters Authority (“BAHA”): and

WHEREAS, the BAHA staff has prepared a proposed capital and operating budget setting forth the anticipated revenues and expenditures of BAHA for FY 2016-17 according to generally accepted accounting principles; now, therefore, be it

RESOLVED, that BAHA approves the FY 2016-17 capital and operating budget (the “BAHA Budget”) as set forth in Attachment A to this Resolution; and, be it further

RESOLVED, that the Executive Director or designee may approve adjustments among line items in the BAHA Budget for FY 2016-17, provided that there shall be no increase in the overall BAHA Budget without prior approval of BAHA; and, be it further

RESOLVED, that the Executive Director or designee shall submit written requests to BAHA for approval of consultants, professional services, and expenditures authorized in the BAHA Budget for FY 2016-17; and be it further

RESOLVED, that the Executive Director and Treasurer and Auditor are authorized to carry over and re-budget all funds and contracts properly budgeted in the prior year for which expenditures were budgeted and encumbered and which will take place in FY 2016-17; and, be it further

RESOLVED, that the BAHA staff shall furnish BAHA with at minimum, at least quarterly, a financial report to reflect budgeted and actual income, expenditures, obligations for professional and consultant services, and such other information and data as may be requested by BAHA.

BAY AREA HEADQUARTERS AUTHORITY



Dave Cortese, Chair

The above resolution was entered into by the Bay Area Headquarters Authority at a regular meeting of the Authority held in San Francisco, California, on June 22, 2016.

Date: June 22, 2016
W.I.: 9130
Revised: 10/26/16-BAHA
11/16/2016-BAHA

Attachment A
BAHA Resolution No. 17

FY 2016-17 BAHA Budget

BAHA Building and Commercial Operations Budget FY 2016-17

	Building and Commercial Operations- CW	Condo and Shared Services	BAHA Operating	Total BAHA operating
Revenue:				
Assessment fee - shared services	\$ -	\$ 1,456,146	\$ -	\$ 1,456,146
Assessment fee - common area	-	3,018,838	-	3,018,838
Lease income	5,564,578	-	-	5,564,578
Expense reimbursements	95,607	-	-	95,607
Other income - parking	57,600	-	-	57,600
Total operating income	5,717,785	4,474,984	-	10,192,769
Operating expenses:				
Salaries and Benefits	-	562,048	1,124,317	1,686,365
Overhead	-	240,098	480,432	720,530
Postage meter and Comcast/Direct TV	-	12,000	-	12,000
Supplies	-	256,000	-	256,000
Other expenses	24,044	-	-	24,044
Contractual services	2,230,579	3,018,838	-	5,249,417
Shuttle services	-	50,000	-	50,000
IT licenses, maintenance	-	261,000	50,000	311,000
Audit/tax prep	-	-	60,000	60,000
Contingency	-	25,000	250,000	275,000
Insurance	-	50,000	-	50,000
Total expenses	2,254,623	4,474,984	1,964,749	8,694,356
Total operating gain (loss)	\$ 3,463,162	\$ -	\$ (1,964,749)	\$ 1,498,413

Distribution of Condo Area Fees

	Common Area	Shared Services	Total
BAAQMD	\$ 1,237,723	\$ 604,220	\$ 1,841,943
ABAG	203,909	110,091	314,000
MTC	1,577,206	741,835	2,319,041
Total	<u>\$ 3,018,838</u>	<u>\$ 1,456,146</u>	<u>\$ 4,474,984</u>

BAHA Capital Budget FY 2016-17

	LTD Budget Thru FY2016-17	Amendment # 2 FY2016-17	Total LTD BUDGET Thru FY2016-17
Sources			
Insurance proceeds	\$ 311,738	\$ -	\$ 311,738
Transfer in from MTC	801,160	-	801,160
Transfer in from SAFE	112,910	-	112,910
Transfer in from BATA	6,906,010	-	6,906,010
Purchase from ABAG	1,600,000	-	1,600,000
Purchase from Air District	34,000,000	-	34,000,000
Reimbursement from Air District	500,000	-	500,000
Reimbursement from PG&E	64,154	-	64,154
TFCA GRANT	157,000	-	157,000
Grant Local Match from MTC	34,000	-	34,000
Grant Local Match from Air District	34,000	-	34,000
SPANs savings	33,000,000	-	33,000,000
Capital Contribution (BATA)	191,310,846	2,000,000	193,310,846
Total Transfer In	268,831,818	2,000,000	270,831,818
Uses			
Purchase Building	\$ 93,000,000	\$ -	\$ 93,000,000
Building Improvements	-	-	-
Building Development	135,778,343	2,000,000	137,778,343
Insurance	-	-	-
Development Contingency	18,824,538	-	18,824,538
Furniture, Fixtures, Equipment	15,000,000	-	15,000,000
Backup Generator and 12V Feed	1,000,000	-	1,000,000
Staff Costs	5,228,937	-	5,228,937
Total Usage	268,831,818	2,000,000	270,831,818

BAHA Commercial Development Fund Life To Date FY 2016-17						
Program #	Budget	Tenant Improvements	Commissions	Total	LTD Expense	Budget Balance
	Sales Proceeds			\$ 22,139,154		
9135	T.I. Rutherford and Chekene	\$ 1,198,880	\$ 123,181	\$ 1,322,061	\$ 759,385	\$ 562,677
9136	Xerox	-	55,488	55,488	55,488	-
9137	T.I. Degenkolb	1,832,515	452,740	2,285,255	226,370	2,058,885
9138	T.I. Twilio	8,329,775	1,836,460	10,166,235	918,230	9,248,005
9139	Construction contingency TIs	525,000	-	525,000	-	525,000
9139	T.I. Ada's Café	325,000	-	325,000	309,690	15,310
9140	Engineering/Architectural	150,000	-	150,000	-	150,000
9141	BCDC	5,000,000	80,000	5,080,000	0	5,080,000
	Total Tenant Improvements	\$ 17,361,170	\$ 2,547,869	\$ 19,909,039	\$ 2,269,163	\$ 17,639,876
	Marketing			\$ 83,500	\$ 13,805	\$ 69,695
	Building Improvements			\$ 890,000		
	Net			1,256,615		