



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

Meeting Agenda

Bay Area Headquarters Authority

Authority Members:

Jake Mackenzie, Chair Scott Haggerty, Vice Chair

*Alfredo Pedroza, Federal D. Glover
Warren Slocum, Amy R. Worth*

Wednesday, September 27, 2017

9:40 AM

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 9:40 a.m. or immediately following the 9:35 a.m. Bay Area Infrastructure Financing Authority 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. [17-2815](#) Minutes of the June 28, 2017 meeting
- Action: Authority Approval
- Attachments: [2a_06-28-2017_BAHA_Draft_Minutes.pdf](#)
-
- 2b. [17-2816](#) Purchase Order - Shared Services Audio Visual Support Services:
 Network Television Time, Inc. (\$270,000)
- Action: Authority Approval
- Presenter: Nick Roethel
- Attachments: [2b_PurchaseOrder NTT.pdf](#)
-
- 2c. [17-2889](#) Contract - Cubic Tenant Improvements: Swinerton Builders (\$250,000)
- Action: Authority Approval
- Presenter: Stephen Wolf
- Attachments: [2c_Contract Swinerton.pdf](#)

3. Approval

- 3a. [17-2839](#) BAHA Financial Statements (Unaudited) for June 30, 2017

Action: Information

Presenter: Brian Mayhew

Attachments: [3a_BAHA_Financial_Statements_Unaudited_FY2016-17.pdf](#)

4. Public Comment / Other Business

5. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on October 25, 2017 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 #: 17-2815 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent
File created: 8/18/2017 **In control:** Bay Area Headquarters Authority
On agenda: 9/27/2017 **Final action:**
Title: Minutes of the June 28, 2017 meeting
Sponsors:
Indexes:
Code sections:
Attachments: [2a_06-28-2017_BAHA_Draft_Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
Minutes of the June 28, 2017 meeting

Recommended Action:
Authority Approval



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

Meeting Minutes

Bay Area Headquarters Authority

Authority Members:

Jake Mackenzie, Chair Scott Haggerty, Vice Chair

***Alfredo Pedroza, Federal D. Glover
Warren Slocum, Amy R. Worth***

Wednesday, June 28, 2017

10:35 AM

Board Room - 1st Floor

Call Meeting to Order

1. Roll Call/Confirm Quorum

Present: 6 - Commissioner Glover, Vice Chair Haggerty, Chair Mackenzie, Commissioner Pedroza, Commissioner Slocum and Commissioner Worth

2. Consent Calendar

Approval of the Consent Calendar

Upon the motion by Commissioner Pedroza and the second by Commissioner Worth, the Consent calendar was unanimously approved by the following vote:

Aye: 6 - Commissioner Glover, Vice Chair Haggerty, Chair Mackenzie, Commissioner Pedroza, Commissioner Slocum and Commissioner Worth

2a. [17-2647](#) Minutes of the April 26, 2017 meeting

Action: Authority Approval

2b. [17-2658](#) Contract - Computing Systems and Network Consulting Services:
ConvergeOne (\$300,000)

Action: Authority Approval

Presenter: Valerie Campbell

2c. [17-2664](#) BAHA Financial Statements for April 2017

Action: Information

Presenter: Eva Sun

3. Authority Approval

3a. [17-2648](#) BAHA Resolution No. 19 - FY 2017-18 Capital and Operating Budgets

A request for the approval of BAHA Resolution No. 19, the FY 2017-18 Capital and Operating Budgets.

Action: Authority Approval

Presenter: Brian Mayhew

Upon the motion by Commissioner Worth and the second by Commissioner Glover, BAHA Resolution No. 19, FY 2017-18 Capital and Operating Budgets was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Glover, Vice Chair Haggerty, Chair Mackenzie, Commissioner Pedroza, Commissioner Slocum and Commissioner Worth

4. Information

4a. [17-2649](#) Bay Area Metro Center Status Report - June 2017

Action: Information

Presenter: Teri Green

5. Public Comment / Other Business

6. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on July 26, 2017 at the Bay Area Metro Center, 375 Beale Street, San Francisco CA 94105.

Legislation Details (With Text)

File #: 17-2816 **Version:** 1 **Name:**

Type: Contract **Status:** Consent

File created: 8/18/2017 **In control:** Bay Area Headquarters Authority

On agenda: 9/27/2017 **Final action:**

Title: Purchase Order - Shared Services Audio Visual Support Services: Network Television Time, Inc.
(\$270,000)

Sponsors:

Indexes:

Code sections:

Attachments: [2b PurchaseOrder NTT.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
Purchase Order - Shared Services Audio Visual Support Services: Network Television Time, Inc.
(\$270,000)

Presenter:
Nick Roethel

Recommended Action:
Authority Approval

Memorandum

Agenda Item 2b

TO: Bay Area Headquarters Authority

DATE: September 20, 2017

FR: Executive Director

W. I. 9130

RE: Purchase Order – Shared Services Audio Visual Support Services: Network Television Time, Inc. (\$270,000)

This memorandum requests the Authority's approval to issue a purchase order to Network Television Time, Inc. (NTT), for \$270,000 over three years for audio and video support services in the Bay Area Metro Center, subject to the approval of future BAHA budgets.

Background:

NTT currently provides webcasting services for the Association of Bay Area Governments, the Bay Area Air Quality Management District, and MTC through the Shared Services program at the Bay Area Metro Center. Shortly after move-in, MTC hired NTT on a trial basis to provide end-user support for the shared agency conference rooms and public space audio visual support. The arrangement eliminated the need for MTC to hire additional staff, while providing the necessary audio visual support for the newer, more sophisticated equipment in the building

The NTT trial was successful and staff is recommending a continuation of NTT's service through the remainder of NTT's webcasting contract. Staff considered other options, including hiring dedicated staff and seeking other vendors. It was determined that hiring additional staff would cost two to three times the cost per year of NTT's service. The cost of NTT services is extremely competitive because the company already has a regular presence in the building. In addition, after a significant search for firms capable of providing like services, staff was unable to identify a company responsive or willing to provide such services.

Recommendation:

Based on NTT's ability to provide the depth of staff, response to special and emergency situations; staff is recommending a sole source agreement. The purchase order recommended in this memo is a three-year agreement based on the issuance of a yearly purchase order. NTT is neither a small business nor a disadvantaged business enterprise and currently has no subcontractors.

Staff recommends that the Authority authorize the Executive Director or his designee to issue a purchase order to NTT for services in an amount not to exceed \$270,000, subject to the Authority's budget approval process as necessary in future fiscal years.



Steve Heminger

SH:nr

Attachment

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REQUEST FOR AUTHORITY APPROVAL

Summary of Proposed Purchase Order

Vendor:	Network Television Time, Inc.
Work Project Title:	Webcasting, Agenda Management and Audio Visual Services
Purpose of Project:	Shared Services Audio Visual Support Services
Brief Scope of Work:	Audio Visual troubleshooting and support. Staff support and mentoring. Equipment replacement and management.
Project Cost Not to Exceed:	\$270,000
Funding Source:	BAHA Building and Commercial Operations Budget
Fiscal Impact:	\$90,000 in funding is included in the FY 2017-18 BAHA Building and Commercial Operations Budget; remainder of funds subject to inclusion in future BAHA budgets.
Motion by Authority:	That the Executive Director or his designee is authorized to issue a purchase order to Network Television Time, Inc. as described above and in the Executive Director's memorandum dated September 13, 2017 and the Treasurer and Auditor is directed to set aside funds in the amount of \$270,000 for such purchase orders as specified above, subject to the approval of future BAHA budgets.

BAHA Chair:

Jake Mackenzie

Approved:

Date: September 27, 2017

Legislation Details (With Text)

File #: 17-2889 **Version:** 1 **Name:**

Type: Contract **Status:** Consent

File created: 9/15/2017 **In control:** Bay Area Headquarters Authority

On agenda: 9/27/2017 **Final action:**

Title: Contract - Cubic Tenant Improvements: Swinerton Builders (\$250,000)

Sponsors:

Indexes:

Code sections:

Attachments: [2c_Contract_Swinerton.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
Contract - Cubic Tenant Improvements: Swinerton Builders (\$250,000)

Presenter:
Stephen Wolf

Recommended Action:
Authority Approval

Memorandum

Agenda Item 2c

TO: Bay Area Headquarters Authority

DATE: September 20, 2017

FR: Executive Director

W. I. 9130

RE: Contract – Cubic Tenant Improvements: Swinerton Builders (\$250,000)

This memorandum asks for Authority approval of a contract with Swinerton Builders (“Swinerton”) in an amount not to exceed \$250,000 to begin construction of the tenant improvements for Cubic Transportation Systems, Inc. (“Cubic”) on Level 3 of the Metro Center.

Background:

In January 2017, staff selected Swinerton from a competitive procurement for the Metropolitan Transportation Commission (MTC) and Bay Area Conservation and Development Commission (BCDC) tenant improvements on Level 5. The selection was based on best value, with cost as one of several factors. The scope of the procurement included the ability to use the contractor for other tenant improvements in the building for a period of three years using the same fee structure from the proposal.

In March 2017, BAHA authorized the Executive Director to enter into a lease with Cubic for approximately 2,991 rentable square feet of space on Level 3 at a cost not to exceed \$450,000 for tenant improvements and \$44,000 for real estate broker commissions. The Letter of Intent has Cubic responsible for completing design drawings and BAHA delivering the space turnkey, with Cubic responsible for all costs exceeding \$450,000. Staff expects the lease to be formally executed in the next week.

To advance the project, staff is requesting \$250,000 to cover the cost of initial construction services, including preconstruction services, completion of submittals, and procurement of long lead items. The funds for this contract are included in the FY 2017-18 Commercial Development Fund. Swinerton is neither a small business nor a disadvantaged business enterprise. Attachment A includes a summary of Swinerton and its project team’s small business and disadvantaged business enterprise status.

Recommendation:

Staff recommends that the Authority authorize the Executive Director or his designee to negotiate and enter into a contract with Swinerton in an amount not to exceed \$250,000 to start construction of tenant improvements for Cubic on Level 3 of the Metro Center, contingent on the lease execution delegated to the Executive Director at the March 2017 BAHA meeting.



Steve Heminger

SH:sw

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Attachment A

			DBE* Firm			SBE** Firm		
	Firm Name	Role on Project	Yes	If Yes, List #	No	Yes	If Yes, List #	No
Contractor	Swinerton Builders	General Contractor			x			x
Subconsultant	Red Hawk Fire and Security	Fire Alarm			x			x

*Denotes certification by the California Unified Certification Program (CUCP).

**Denotes certification by the State of California.

REQUEST FOR AUTHORITY APPROVAL

Summary of Contract

Contractor:	Swinerton Builders, San Francisco, CA
Work Project Title:	Cubic Tenant Improvements
Purpose of Project:	Construct the tenant improvements for Cubic on Level 3 of the Metro Center
Brief Scope of Work:	Preconstruction and construction services related to these tenant improvements.
Project Cost Not to Exceed:	\$250,000
Funding Source:	FY 2017-18 Commercial Development Fund
Fiscal Impact:	Funding is included in the FY 2017-18 BAHA Commercial Development Fund
Motion by Authority:	That the Executive Director or his designee is authorized to issue a contract to Swinerton Builders as described above and in the Executive Director's memorandum dated September 20, 2017 and the Treasurer and Auditor is directed to set aside funds in the amount of \$250,000 for such contract as specified above.

BAHA Chair:

Jake Mackenzie

Approved:

Date: September 27, 2017

Legislation Details (With Text)

File #: 17-2839 **Version:** 1 **Name:**
Type: Report **Status:** Authority Approval
File created: 9/6/2017 **In control:** Bay Area Headquarters Authority
On agenda: 9/27/2017 **Final action:**
Title: BAHA Financial Statements (Unaudited) for June 30, 2017
Sponsors:
Indexes:
Code sections:
Attachments: [3a_BAHA_Financial_Statements_Unaudited_FY2016-17.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:
BAHA Financial Statements (Unaudited) for June 30, 2017

Presenter:
Brian Mayhew

Recommended Action:
Information

Memorandum

Agenda Item 3a

TO: Bay Area Headquarters Authority

DATE: September 20, 2017

FR: Executive Director

W. I. 9130

RE: **BAHA Financial Statements (Unaudited) for June 30, 2017**

Attached for your review is the unaudited closing revenue and expense numbers for the BAHA Building at 375 Beale Street in San Francisco, and the BAHA Capital and Commercial Development funds. The numbers are preliminary, unaudited and subject to change until final audited numbers are presented in October. The report includes all of the operating and capital programs relating to BAHA and the 375 Beale Street operations.

BAHA – BAHA is the operating authority and provides overall oversight for the entire enterprise, including our condominium operations. The overall commercial and condominium operations table (Attachment A Page 1) shows an operating surplus of \$3.4 million, \$2.4 million after depreciation, in our second year of operations.

BAHA Building Operations – BAHA Building Operations is responsible for total commercial and building operations. Our building operations had an surplus of nearly \$2.3 million, \$1.3 million after depreciation. Rental income was pretty much on schedule at \$5.9 million, with a net of \$5.8 million after contracted lease abatements during FY 2016-17. Expense reimbursements are a combination of sub-metered utility costs recovered from the tenants and webcasting service fees reimbursed by the Air District.

The shift in staffs' assignment during the year was the main reason that total expenses came in \$600,000 under budget. (Attachment A Page 2).

375 Beale, Inc. – This is the Condominium operations operated through its Board. The condominium operations had an operating surplus that will be reconciled for year-end actuals and credited to the three condominium agencies (Attachment A Page 3).

BAHA Capital – The Capital budget is 99% expended. Project revenue now includes \$30 million from the Air District sale and \$16 million from the Oakland building sale (\$5 million of which was ABAG's share). There is still \$4 million due from the Air District as well as a small portion due from ABAG. The project budget has \$1.6 million remaining after expenditures and encumbrances (Attachment A Page 4).

Commercial Development (tenant improvements) are now 72% complete, 87% after current contract encumbrances. We anticipate most of the \$2.7 million balance to be required for the buildout of the fifth floor (Attachment A Page 5).



Steve Heminger

SH:bm

BAHA Building and Commercial Operations
BAHA Operating Budget by Group
As of June 30, 2017 (Unaudited)

	Adopted FY2016- 17 Budget		Actual YTD	Budget Bal Over/(Under)
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		5,752,198
Expense reimbursements		95,607		245,770
Other income - parking/antenna		57,600		2,400
Total operating revenue		10,192,769		10,475,352
Operating expenses:				
Staff Cost				
Salaries and Benefits		1,686,365		794,683
Overhead		720,530		340,961
Total Staff Cost		2,406,895		1,135,644
Cushman & Wakefield Op Exp				
375 Beale Inc Op Exp		3,018,838		2,384,610
Building Op Exp		2,254,623		2,801,234
Total Cushman & Wakefield Op Exp		5,273,461		5,185,844
In-House Op Exp				
375 Beale Inc Op Exp		654,000		520,193
Building Op Exp		360,000		235,371
Total In-House Op Exp		1,014,000		755,564
Total operating expenses		8,694,356		7,077,052
Operating surplus before depreciation		1,498,413		3,398,300
Depreciation		-		1,035,382
Total operating gain (loss)		1,498,413		2,362,918

BAHA Building Operations
As of June 30, 2017 (Unaudited)

	Adopted FY2016-17 Budget	Actual YTD	Budget Bal Over/(Under)
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Revenue:			
Lease income	\$ 5,564,578	\$ 5,752,198	\$ 187,620
Expense reimbursements	95,607	245,770	150,163
Other income - parking/Antenna	57,600	2,400	(55,200)
Total operating revenue	5,717,785	6,000,368	282,583
Operating expenses:			
Salaries and Benefits	1,124,317	422,097	(702,220)
Overhead	480,432	202,161	(278,271)
IT licenses, maintenance	50,000	157,531	107,531
Audit/tax prep	60,000	27,040	(32,960)
Contingency	199,200	-	(199,200)
Communications	6,468	6,468	-
Insurance	3,638	3,638	-
Other Exp./Misc. Expenses	40,694	40,694	-
Common area expenses - (CW)	2,254,623	2,801,234	546,611
Total operating expenses	4,219,372	3,660,864	(558,508)
Operating surplus before depreciation	1,498,413	2,339,505	841,092
Depreciation	-	1,035,382	1,035,382
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Total operating gain (loss)	\$ 1,498,413	\$ 1,304,124	\$ (194,289)
<hr/>			

375 Beale Inc. Operations
As of June 30, 2017 (Unaudited)

	Adopted FY2016-17 Budget	Actual YTD	Budget Bal Over/(Under)
Revenue:			
Assessment fee - shared services	\$ 1,456,146	\$ 1,456,146	\$ -
Assessment fee - common area	3,018,838	3,018,838	-
Total operating revenue	4,474,984	4,474,984	-
Operating expenses:			
Salaries and Benefits	562,048	372,586	(189,462)
Overhead	240,098	138,800	(101,298)
Comcast/Direct TV	6,000	1,589	(4,411)
Postal Machine Lease	6,000	11,054	5,054
Supplies/Signage/Copy Paper/Shredding	120,000	66,402	(53,598)
Safety Equip. (AEDs, First Aid Kits)	40,000	43,427	3,427
Shuttle services	50,000	49,410	(590)
IT licenses, maintenance	261,000	253,826	(7,174)
Contingency	25,000	-	(25,000)
Coffee / Tea Service	96,000	94,485	(1,515)
Insurance	50,000	-	(50,000)
Common area expenses - (CW)	3,018,838	2,384,610	(634,228)
Total operating expenses	4,474,984	3,416,189	(1,058,795)
Total operating gain (loss)	-	1,058,795	1,058,795

BAHA Capital Fund LTD
As of June 2017 - Unaudited

		Budget LTD	Actual LTD	Encumbrances	Total LTD	Budget Balance Over/(Under)	% of Budget
Revenue:							
R1	Insurance Proceeds	\$ 311,738	\$ 1,284,457	\$ -	\$ 1,284,457	\$ 972,719	412.0%
R2	Transfer in from MTC	801,160	801,160	-	801,160	-	100.0%
R3	Transfer in from SAFE	112,910	112,910	-	112,910	-	100.0%
R4	Transfer in from BATA	6,906,010	6,906,010	-	6,906,010	-	100.0%
R5	Purchase from ABAG	1,600,000	5,815,497	-	5,815,497	4,215,497	363.5%
R6	Purchase from Air District	34,000,000	29,700,000	-	29,700,000	(4,300,000)	87.4%
R7	Reimbursement from Air District	500,000	-	-	-	(500,000)	0.0%
R8	Reimbursement from PG&E	64,154	54,601	-	54,601	(9,553)	85.1%
R9	TFCA Grant	151,000	-	-	-	(151,000)	0.0%
R10	Grant Local Match from MTC	119,000	-	-	-	(119,000)	0.0%
R11	Grant Local Match from Air District	150,000	-	-	-	(150,000)	0.0%
R12	SPANs Savings	33,000,000	33,000,000	-	33,000,000	-	100.0%
R13	Capital Contribution (BATA)	193,310,846	193,610,846	-	193,610,846	300,000	100.2%
R14	Capital Contribution from MTC	-	11,422,704	-	11,422,704	11,422,704	N/A
R15	Interest Revenue	-	79,867	-	79,867	79,867	-
R16	Reimbursement for Capital Expenditure	-	1,091,258	-	1,091,258	1,091,258	-
R17	Miscellaneous	-	26,634	-	26,634	26,634	-
Total Revenue		271,026,818	283,905,944	-	283,905,944	12,879,126	
Expenses:							
	Purchase Building	\$ 93,000,000	\$ 93,000,000	\$ -	\$ 93,000,000	\$ -	100.0%
E1	Building Development	137,553,343	134,012,988	3,113,764	137,126,752	(426,591)	97.4%
E2	Insurance	-	575,885	-	575,885	575,885	-
E3	Development Contingency	18,824,538	17,965,383	-	17,965,383	(859,155)	95.4%
E4	Furniture, Fixtures, Equipment	15,000,000	12,954,594	215,315	13,169,909	(1,830,091)	86.4%
E5	Backup Generator and 12V Feed	1,000,000	307,606	-	307,606	(692,394)	30.8%
E6	EV Station Project	420,000	17,128	202,512	219,640	(200,360)	4.1%
E7	Staff Costs	5,228,937	7,086,199	-	7,086,199	1,857,262	135.5%
Total Expenses		271,026,818	265,919,783	3,531,591	269,451,374	(1,575,444)	
Transfer to CDF			12,879,126				

BAHA Commercial Development Fund Life To Date As of June 2017 - Unaudited

Program #	Budget	Tenant Improvements	Commissions	Total	LTD Expense	Enc Amt	Budget Bal Over/(Under)
	Sales Proceeds			\$ 22,139,154			
9135	T.I. Rutherford and Chekene	\$ 1,198,880	\$ 123,181	\$ 1,322,061	\$ 1,235,930	\$ -	\$ (86,131)
9136	Conduent	-	110,975	110,975	110,975	-	-
9137	T.I. Degenkolb	1,834,670	452,740	2,287,410	2,287,410	-	-
9138	T.I. Twilio	8,338,957	1,836,460	10,175,417	10,175,417	-	-
9139	Construction contingency TIs	525,000	-	525,000		-	(525,000)
9139	Engineering/Architectural	150,000	-	150,000	143,802	-	(6,198)
9140	T.I. Ada's Café	455,000	-	455,000	413,117	41,883	-
9141	BCDC	5,000,000	80,000	5,080,000	478,337	3,002,907	(1,598,756)
9142	Cubic	450,000	44,000	494,000	-	-	(494,000)
	Total Tenant Improvements	\$ 17,952,507	\$ 2,647,356	\$ 20,599,863	\$ 14,844,988	\$ 3,044,790	\$ (2,710,085)
9143	Marketing			\$ 83,500	\$ 17,065	\$ -	\$ (66,435)
9143	Building Improvements			\$ 890,000	\$ -	\$ -	\$ (890,000)
	Total Budgeted CDF Expenses			\$ 21,573,363	\$ 14,862,053	\$ 3,044,790	\$ (3,666,520)
	Net			\$ 565,791			