

CALPERS REAL ESTATE UNIT
RESPONSIBLE CONTRACTOR PROGRAM ANNUAL REPORT

July 1, 2011 - June 30, 2012

INVESTMENT MANAGER COMBINED COMPLIANCE REPORT: CORE, NON-CORE, AND HOUSING

INVESTMENT PARTNER	QUALIFYING OPERATIONAL CONTRACTS	OPERATIONAL CONTRACT PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	QUALIFYING TENANT IMPROVEMENT AND CAPITAL (TI & CAP) EXPENDITURE CONTRACTS	TI & CAP EXPENDITURE CONTRACT PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	ALL QUALIFYING CONTRACTS	ALL PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	TOTAL RCP COMPLIANCE %
CORE - REPORTING UNDER							
2010 NEUTRALITY TRIAL RCP POLICY¹							
CWP - FSP	\$ 3,526,462	\$ 3,526,462	\$ 1,102,631	\$ 1,102,631	\$ 4,629,093	\$ 4,629,093	100.0
CWP - NOP	18,332,026	18,056,693	10,952,877	10,952,877	29,284,903	29,009,570	99.1
First Washington Realty, Inc.	169,902	169,902	22,458,915	22,458,915	22,628,816	22,628,816	100.0
GID Advisors	6,821,538	6,821,538	2,704,503	2,704,503	9,526,041	9,526,041	100.0
GI Partners - CalEast	-	-	143,202,600	143,202,600	143,202,600	143,202,600	100.0
Miller Capital Advisory	8,149,986	8,149,986	27,497,554	27,497,554	35,647,539	35,647,539	100.0
RREEF - CalWest	382,180	382,180	1,545,510	1,545,510	1,927,690	1,927,690	100.0
SUB-TOTAL CORE	37,382,093	37,106,760	209,464,590	209,464,590	246,846,683	246,571,350	99.9
NON-CORE - REPORTING UNDER							
2005 RCP POLICY							
AEW	\$ 185,370	\$ 185,370	\$ 2,522,438	\$ 2,522,438	\$ 2,707,808	\$ 2,707,808	100.0
AEW (SHP)	1,598,832	1,598,832	1,012,735	1,012,735	2,611,567	2,611,567	100.0
Avant Housing	-	-	46,724,263	46,724,263	46,724,263	46,724,263	100.0
Bentall Kennedy (Kennedy Assoc.)	2,207,201	2,207,201	13,191,895	13,191,895	15,399,097	15,399,097	100.0
BUILD	-	-	4,403,667	4,403,667	4,403,667	4,403,667	100.0
Buchanan Street Partners	-	-	54,766	54,766	54,766	54,766	100.0
CalSmart (Canyon CS)	1,210,276	1,210,276	7,172,912	7,172,912	8,383,188	8,383,188	100.0
C-III Capital (Centerline Urban Capital)	1,416,145	1,416,145	1,099,728	1,099,728	2,515,874	2,515,874	100.0
CIM	10,309,782	10,222,026	44,542,168	43,990,478	54,851,950	54,212,504	98.8
HC Green Development (Hines)	979,353	979,353	35,216,956	35,216,956	36,196,309	36,196,309	100.0
KC 2011 (Klein Financial)	1,051,514	1,051,514	667,760	667,760	1,719,274	1,719,274	100.0
KSC AHIF (Klein Financial)	302,647	302,647	3,975,063	3,975,063	4,277,710	4,277,710	100.0
Stockbridge Capital (CUIP)	528,055	528,055	-	-	528,055	528,055	100.0
TPG Hospitality Investments IV	5,328,239	5,328,239	5,113,662	4,747,513	10,441,901	10,075,752	96.5
SUB-TOTAL NON-CORE	\$ 25,117,415	\$ 25,029,659	\$ 165,698,012	\$ 164,780,173	\$ 190,815,427	\$ 189,809,833	99.5
COMBINED TOTAL	\$ 62,499,508	\$ 62,136,419	\$ 375,162,602	\$ 374,244,763	\$ 437,662,110	\$ 436,381,182	99.7
HOUSING PROGRAM (VOLUNTARY)²	\$ 131,000	\$ 131,000	\$ 239,163,010	\$ 234,925,074	\$ 239,294,010	\$ 235,056,074	98.2
TOTAL REAL ESTATE	\$ 62,630,508	\$ 62,267,419	\$ 614,325,612	\$ 609,169,837	\$ 676,956,120	\$ 671,437,256	99.2

¹ Data includes all qualifying contracting activity on contracts \$100,000 or greater that volunteered for the Neutrality Trial RCP Policy

² Numbers from Exhibit 2. The operational contract for the Housing Program \$131,000 noted on Attachment 2 is broken out from TI and cap expenditures here.