

CALPERS REAL ASSETS
RESPONSIBLE CONTRACTOR PROGRAM POLICY ANNUAL REPORT

July 1, 2016 - June 30, 2017

INVESTMENT MANAGER COMBINED COMPLIANCE REPORT: CORE AND NON-CORE

INVESTMENT MANAGER	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	PERCENTAGE OF TOTAL RCP COMPLIANCE
CORE							
Centerpoint Properties	\$ -	\$ -	\$ 296,224,821	\$ 296,224,821	\$ 296,224,821	\$ 296,224,821	100.0
CWP (FSP)	36,476,931	36,476,931	29,772,771	29,772,771	66,249,703	66,249,703	100.0
CWP (NOP)	4,764,869	4,764,869	387,992	387,992	5,152,861	5,152,861	100.0
First Washington Realty, Inc.	220,416	220,416	6,347,981	6,347,981	6,568,397	6,568,397	100.0
GID Advisors	5,633,046	5,633,046	200,145,385	200,145,385	205,778,431	205,778,431	100.0
GI Partners (CalEast)	1,693,641	1,693,641	6,609,826	6,609,826	8,303,467	8,303,467	100.0
Invesco	-	-	2,751,013	2,751,012	2,751,013	2,751,012	100.0
Miller Capital Advisory	8,369,814	8,369,814	8,255,147	8,255,147	16,624,961	16,624,961	100.0
Pacific Urban	-	-	1,296,997	1,296,997	1,296,997	1,296,997	100.0
Bentall Kennedy (ILP) ¹	-	-	-	-	-	-	n/a
SUB-TOTAL CORE	\$ 57,158,717.17	\$ 57,158,717.17	\$ 551,791,932.94	\$ 551,791,932.51	\$ 608,950,650.11	\$ 608,950,649.68	100.0
NON-CORE							
AGI Resmark	-	-	96,516,979	96,516,979	96,516,979	96,516,979	100.0
Canyon (Catalyst)	1,355,804	1,355,804	11,692,873	11,692,873	13,048,677	13,048,677	100.0
CIM	-	-	568,054	568,054	568,054	568,054	100.0
Harbert ¹	-	-	-	-	-	-	n/a
Hines (HC Green Development)	257,535	257,535	-	-	257,535	257,535	100.0
Klein Financial (KC 2011)	1,424,671	1,424,671	14,239,332	14,239,332	15,664,003	15,664,003	100.0
Klein Financial (KSC AHIF)	478,316	478,316	874,786	874,786	1,353,102	1,353,102	100.0
TPG Hospitality Investments IV ²	1,575,583	1,575,583	2,343,583	2,152,591	3,919,165	3,728,174	95.1
UBS ¹	-	-	-	-	-	-	n/a
SUB-TOTAL NON-CORE	\$ 5,091,909	\$ 5,091,909	\$ 126,235,606	\$ 126,044,615	\$ 131,327,515	\$ 131,136,523	99.9
COMBINED TOTAL	\$ 62,250,626	\$ 62,250,626	\$ 678,027,539	\$ 677,836,547	\$ 740,278,165	\$ 740,087,173	100.0
HOUSING PROGRAM (VOLUNTARY) ³			\$ 449,111,554	\$ 448,888,979	\$ 449,111,554	\$ 448,888,979	100.0
TOTAL REAL ESTATE	\$ 62,250,626	\$ 62,250,626	\$ 1,127,139,093	\$ 1,126,725,526	\$ 1,189,389,719	\$ 1,188,976,152	99.97

¹ No RCP activity to report during the period

² Manager let one contract in the amount of \$190,991.69 to a non-responsible contractor to perform emergency services to prevent serious water damage to asset

³ Numbers from Attachment 2