



Company / Division Name	16 Tech Community Corporation (Indianapolis, Indiana)	Product / Service	Construction Accounting and Project Management Support
Point of Contact Information	Mr. John Kish Project Director - 16 Tech Innovation Community 300 North Meridian Street, Suite 950, Indianapolis, IN 46204		
Scope and Magnitude of Effort and Complexities	<p>16 Tech Community Corporation is a \$150 million innovation community being built on 77 acres in Indianapolis, Indian primed to ignite unprecedented innovation, talent and job growth, and region-wide economic development.</p> <p>Thomas & Reed was hired to serve as the accounting department for the management team leading the construction of 16 Tech. Our purpose and scope were to serve as the accounting team for the Project Director, interact with the CEO and COO for 16 Tech Community Corporation, and the Central Indiana Corporate Partnership organization who provided financial guidance.</p> <p>The accounting and controllership objectives are to track cash flow, perform day-to-day accounting tasks and generate monthly reports to both management and the Board including:</p> <ul style="list-style-type: none"> • Cash flow management tracking & monthly reports • Review & process contractor invoices as received • Calculate & track M/W/VBE percent participation • Calculate percent completion on construction projects (WIP schedule) • Monitor reimbursable expenses • General business advisory / administrative services • Support any as-needed audits or support • Determine costs to be capitalized • Lease accounting & consulting • Target cost and reserve review <p>Our services included basic accounting, assessing work-in-progress, and assisting with project managing. Specific deliverables provided included:</p> <ul style="list-style-type: none"> • Providing experienced construction audit & accounting staff to perform a detailed review of the target cost estimate, the project reserve and the conditions of satisfaction • Determine the best means and metrics to conduct these estimate reviews • Participate with 16 Tech staff in discussions & negotiations of each estimate & cost breakdown to ensure it is based on current, accurate and complete information • Construction budget reporting • Preliminary construction cost & review service • Economic cost analysis (model) / ROI • Fixed asset tracking & management 		