

## Attachment D

### Basis for Point Values Assigned to Preferences

**A significant number of professionals engaged in the field of biomedical research should reside within 45 minutes under normal travel conditions of the proposed facility by reliable transportation. The number of such professionals should be estimated and the basis for the estimate should be documented, including, but not limited to, providing a list of the number of leading universities, research hospitals and/or private research institutions that specialize in biomedical research within the same travel time.**

We are committed to recruiting the very best and brightest minds to perform the work of the CIRM. To do so, we will need to be in an area that is attractive across a number of criteria, including as a locus of biomedical research. For that reason, this was given the highest number of potential points - 60.

**An International Airport is situated within less than 45 minutes, under normal traveling conditions, of the proposed facility by reliable transportation.**

The CIRM executive leadership and staff is required to travel often - many times on short notice. Timely access to an airport will assure both efficiency and effectiveness of the staff. In addition, as a leading center for stem cell research in the United States and the world, a nearby airport will assure that others, including contractors, working group members and other leaders in stem cell research will have easy access as well. This was assigned a value of 10 points.

**No/low cost conference facilities must be situated within 45 minutes, under normal traveling conditions, of the proposed facility by reliable transportation. The conference facility must be able to accommodate 150 or more persons for national or international conferences to support the future goals for the scientific, medical, and technical research funded by CIRM. The conference facility must be available for use no less than six (6) days per year. The specific times proposed for the use of the conference facility must be listed in the response to the RFP along with the terms under which the conference facilities would be made available. In addition, no/low cost professional quality hotel capacity for 150 persons or more must be located within the area of the conference facility. Parking for the conference facility and the hotel(s) must be located in close proximity.**

The CIRM is currently the single most important source of stem cell research funding in the world. As such, it will be a draw for researchers and clinicians around the world for conferences and other knowledge sharing activities. CIRM

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leadership plans to hold at least one international conference a year. To assure maximum attendance and to keep CIRM costs as low as possible, access to no/low cost facilities and hotels will be critical. As a result, 20 points was assigned to this preference.

**No/low cost professional hotel facilities available at any time during the year within 15 minutes, under normal traveling conditions, of the proposed facility to accommodate up to 25 ICOC members, members of working groups scientists, physicians, professional governmental and patient advocacy personnel. Provide specific terms and conditions under which the hotel facilities will be made available.**

In addition to hotel accommodations for attendees of CIRM conferences, members of the CIRM's three Working Groups will need to meet regularly, and many of them will be from around the state as well as the United States. Additionally, the CIRM plans to host numerous events to gather government officials and patient advocacy personnel together on topics relevant to the CIRM mission. To ensure that costs for these facilities are the lowest possible, 10 points was assigned to this Preference.

**The proposed facility is accessible to Sacramento by reasonable and reliable transportation via plane, train, car or bus. Specify the most timely mode of transportation and provide estimates of the time necessary for such trips. Preference will be given to the shortest and most reliable modes.**

CIRM business in Sacramento—meeting with elected officials and legislators as well as government personnel—has already required numerous staff trips in the last several months. This travel frequency is estimated to continue. Because of CIRM's commitment to be responsive to these agencies, 15 points was assigned to this Preference.

**Lease term of ten (10) years, with a firm term of four years. For each of the years of firm term, preference is for no cost. For subsequent years, the lease rent may be at no cost or at the cost the Building Owner wishes to be paid. The Building Owner should indicate for years five (5) through ten (10) which years will be at no cost and which will have a cost and the amount. It is preferred that actual cost in each of these years will be limited to no more than the 90% of the market value of similar space for that year.**

Proposition 71 Act provides 10 years of stable research funding and operations. CIRM is in a temporary facility at no-cost rent. The site selected for the permanent site will derive many financial and prestige incentives as a result of

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CIRM's presence. Space could be one of the most expensive costs of CIRM and keeping no/low cost will ensure that these funds will be available to increase research. As a result, it was given the second highest number of points - 50.

**Internet Access should utilize fiber optics and be at the highest speed.**

This was considered the least important of the Preferences and was assigned only 3 points.

**Incentives other than free rent during the first 10 years. These incentives are related to the building itself.**

While the Minimum Requirements and Preferences assured that CIRM would have a suitable working environment, the RFP encouraged the bidders to be as creative beyond these factors as much as possible. Because these incentives could both reduce costs and increase efficiency and effectiveness of operations, this factor was assigned the third highest number of points - 32.