

	EMERYVILLE	SACRAMENTO	SAN FRANCISCO	SAN DIEGO
<b>GOVERNMENTAL ENTITY PREFERENCES</b>				
<b>1. Significant number of professionals engaged in the field of biomedical research.</b> Up to <b>60 points</b> may be awarded based on the following factors:				
a. Qualified professionals that reside within less than 45 minutes of the proposed building (between 6 to 10 points)	0	6	0	0
b. Qualified professionals that reside between 45 minutes and 90 minutes from the proposed building (between 0 to 5 points)	0	0	0	0
c. Number of qualified professionals in the area (between 1 to 25 points)	23	4	25	11
d. Number of leading universities, research hospitals and/or private research institutions that specialize in biomedical research within 45 minutes (between 1 and 20 points based on the number of such facilities).	17	8	20	16
<b>2. International Airport.</b> Up to 10 points may be awarded based on the following factors:				
a. Located within 45 minutes of the proposed building (7 points).	7	7	7	7
b. For every 5 minutes less than 45 minutes (between 1 and 3 points).	3	3	3	3
<b>3. No/low cost conference facilities and access to no/low cost hotel facilities.</b> Up to 20 points may be awarded based on the following factors:				
<i>(Number of years available)</i>	4 YEARS	10 YEARS	10 YEARS	NOT CLEAR
a. Conditions under which facilities will be available (between 1 and 5 points based upon cost, number of years available, stringency, and other conditions).	3	2	5	2
b. Conference and hotel facilities within 45 minutes of proposed building (4 points).	4	4	4	4
c. Accommodate up to 150 persons (1 point).	1	1	1	1
d. Accommodate more than 150 persons (3 points).	3	3	3	3
e. Provide at least 6 days per year (1 point).	1	1	1	1
f. Provide for more than 6 days per year (4 points).	0	4	4	0
g. Parking for participants (2 points).	1	1	2	0

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<b>4. No/low cost hotel facilities. Up to 10 points</b> may be awarded based on the following factors:				
a. Number of times available during the year (between 0 and 4 points = available anytime).	2	1	4	1
b. Conditions under which facilities will be available (between 0 and 2 points based on how stringent).	1	0	2	1
c. Located within less than 15 minutes of the proposed building (2 points).	2	2	2	2
d. Accommodate up to 25 ICOC members, members of working groups, etc. (1 point) more than 25 ICOC members, members of working groups, etc. (additional 1 point).	2	1	2	1
<b>5. Access to Sacramento. Up to 15 points</b> may be awarded based on the following factors:				
a. Frequency of transportation, – (between 1 and 3 points).	3	3	3	2
b. Type of transportation, – (between 1 and 4 points).	4	4	3	2
c. Time needed to access Sacramento (between 1 and 8 points based upon commute or travel time).	5	8	4	2
<b>BUILDING OWNER PREFERENCES</b>				
<b>6. Lease Payments up to ten years. Up to 50 points</b> may be awarded based on the following factors:				
a. Number of years at no cost (4 points for each year).	16	40	40	40
b. Total costs of Lease (between 0-10 points).	2	8	10	8
<b>7. Internet Access. Up to 3 points</b> based on the following factors:				
Presence of fiber optics or high speed internet connection ( <b>1 to 3 points --- Fiber Optics =3, Cable = 2 &amp; DSL = 1</b> ).	3	3	3	2

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8. <u>Incentives other than free rent during the first 10 years.</u> Up to <b>32</b> points based on the following factors:				
a. The financial value of identified incentives - tenant improvement account, additional parking, moving and conventional furniture allowance and existing facilities that require minimal TI and meet the state's requirements (between 0 and 10 points).	0	7	10	7
b. Direct or indirect financial value of innovative incentives not described as examples in the RFP – e.g., free/very low rent for more than ten years; no/very low cost for operating or utility expenses, etc. (between 0 and 22 points).	10	12	0	0
<b>TOTAL SCORE:</b>	<b>113</b>	<b>133</b>	<b>158</b>	<b>116</b>