

**Site Selection Committee
Of the Independent Citizens' Oversight Committee
April 25, 2005**

Background

At the April 13, 2005 meeting, the Site Selection Committee made the following decisions:

- To disqualify six of the bidders because they did not meet all minimum requirements.
- To accept the remaining four bidders as finalists.

The four bidders accepted are:

<u>City</u>	<u>Location</u>	<u>Building Owner</u>
Emeryville	5858 Horton Street	Wareham Development
Sacramento	One Capitol Mall	One Capitol Mall Investors
San Diego	11025 North Torrey Pines Road	Sloughstates, Internat.
San Francisco	150 King Street	Stockbridge S.F. HQ, LLC

In addition, the Committee tabled a motion to accept a recommendation from the DGS/CIRM evaluation team regarding points to be awarded to each finalist for Preferences. A meeting was scheduled for April 25, 2005 to address that issue and to make decisions on how information from the site visits would be used in making the final decision.

Discussion

The CIRM requested that each of the finalists provide information on the recommended Preference points and cite the basis for any concern and the rationale for modifying the recommendation. An analysis of these responses is given in Attachment A and based on that analysis the evaluation team believes that the following changes should be made as follows:

Emeryville: Four additional points

- 3.f.: Providing Hotel and Conference Facilities for more than 6 days per year – From 2 to 4 points (Possible 5).
- 8.b.: Building Owner Incentives Not Identified in RFP – From 10 to 12 points (possible 22).

Sacramento: Two additional points

- 3.a.: Conditions under which conference/hotel facilities will be available – From 2 to 4 points (Possible 5).

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San Diego: Eleven additional points

- 1.a.: Qualified professionals residing within 45 minutes of the building site
– From 0 to 10 points (Possible 10).
- 7.: Internet Access – From 2 to 3 points (Possible 3).

San Francisco: No change

Incorporating these changes into the points originally recommended to be awarded would arrive at the points listed in Attachment B. A summary of the changes would be:

<u>City</u>	<u>Original Points</u>	<u>Revised Points</u>
Emeryville	113	119
Sacramento	133	135
San Diego	116	127
San Francisco	158	158

The greatest number of requests for modification centered on points assigned to Preference categories 1.a. and 1.b. Both of these categories addressed the RFP Preference that professionals engaged in biomedical research reside within 45 minutes of the proposed building site. Between 6 and 10 points were to be given to the bidders for the number of such professionals within 45 minutes (1.a.) and between 1 and 5 points were to be given to the bidders for the number of such professionals within 45 and 90 minutes (1.b.).

While all the bidders had information about the number of professional residing in the area surrounding the building, only Sacramento and San Diego (through its clarification of material in the original bid package) provided information on the number of professional residing within 45 minutes. That is why these two bidders were assigned points by the evaluation team under 1.a.

With regard to 1.b., all of the finalists pointed out that the RFP only requested information on such professionals within 45 minutes. They are correct. However, since no bidder provided such information no points were awarded. Therefore, the evaluation team recommends that no change be made.

Recommendation

Approve the revised scores assigned for the Preferences as listed in Attachment B.

Emeryville	119
Sacramento	135
San Diego	127
San Francisco	158