

	EMERYVILLE	SACRAMENTO	SAN FRANCISCO	SAN DIEGO
GOVERNMENTAL ENTITY PREFERENCES				
1. Significant number of professionals engaged in the field of biomedical research. Up to 60 points 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	10
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
2. International Airport. 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
3. No/low cost conference facilities and access to no/low cost hotel facilities. 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	4	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).	4	4	4	0
g. Parking for participants (2 points).	1	1	2	0

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4. No/low cost hotel facilities. Up to 10 points 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
5. Access to Sacramento. Up to 15 points 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
BUILDING OWNER PREFERENCES				
6. Lease Payments up to ten years. Up to 50 points 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
7. Internet Access. Up to 3 points based on the following factors:				
Presence of fiber optics or high speed internet connection (1 to 3 points --- Fiber Optics =3, Cable = 2 & DSL = 1).	3	3	3	3

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8. <u>Incentives other than free rent during the first 10 years.</u> Up to 32 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).	12	12	0	0
TOTAL SCORE:	119	135	158	127