

To be completed by the RESD and CIRM Evaluation Team

MINIMUM REQUIREMENTS

These factors should be considered as Pass/Fail. Per the RFP, each proposal/submittal must meet all Minimum Requirements to be selected for consideration.

GOVERNMENT ENTITY MINIMUM REQUIREMENTS	PASS/ FAIL	IF FAIL, WHY?
The Government Entity should sign a letter certifying to the accuracy of the responses and the documentation.		
An International Airport must be situated within 45 minutes, under normal traveling conditions, of the proposed facility by reliable transportation.		
Operational high speed communications infrastructure accessible by the proposed facility and building offices in close proximity		
Building is situated close to public transportation for use by staff.		
A map identifying that the proposed building falls within the parameters of the local entity and meets all transportation requirements. Identify all sites on the map required to be in close proximity to the proposed site.		
BUILDING OWNER MINIMUM REQUIREMENTS	PASS/ FAIL	IF FAIL, WHY?
Tenant space should have approximately 17,000 net usable square feet of office space that includes but not limited to the following:		
Minimum two conference rooms for 50 persons, two meeting rooms for 6-10 persons and two meeting rooms for 4-5 persons		
Minimum two conference rooms for 50 persons, two meeting rooms for 6-10 persons and two meeting rooms for 4-5 persons		
Each conference room to be equipped with conference phone facilities that allow multiple contacts without interference		
Space for reference, kitchen, supply, reception and other general use (equipment for such facilities must be in place and ready for use at the time of occupancy).		
Minimum of forty (40) assigned parking spaces		
Wired for high-speed internet access using standard necessary to meet scientific and technical research activities		

BUILDING OWNER MINIMUM REQUIREMENTS	PASS/ FAIL	IF FAIL, WHY?
Lease term of ten (10) years, with a firm term of four years. For each of 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 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.		
Signed letter certifying that the owner does not have and will not have in the future any ownership interest in any firms or agencies competing for grants to be awarded by CIRM.		
Documentation that the proposed building is in or will be in compliance with California Building Standards Code (CBSC) Current Edition, Americans with Disability Act (ADA) including Title II, Uniform Building Code, State and City Marshal Regulations, local zoning and building codes and ordinances, Seismic, Toxic Materials, and all other applicable codes and regulations as required for occupancy by State Employees.		
Offices include adequate sound buffering to ensure privacy of confidentiality and sensitive discussions.		
Office space must be located on a maximum of two or less floors with an internal stairway connecting the two floors and meeting all additional ADA requirements		
Governmental Entity must submit an irrevocable offer or offers for 75 days from the date all proposals are due. If the site is selected, the offer will be irrevocable for an additional fifteen days after the ICOC's selection of site and backup site to permit lease execution and execution of the agreement with the city and/or third parties on conference facilities, hotel accommodations and other components of the offer. If at anytime, CIRM notifies the proposed GE/ building owner that the proposal is no longer being considered, the building owner must submit a notice of revocation of the offer.		
Agreement to use State Lease Contract and Exhibit Documents.		
Agreement to provide occupancy within thirty (30) to ninety (90) days of lease execution. CIRM is not required to occupy for first 30 days after acceptance of space. If more than ninety (90) days will be necessary to allow occupancy in accordance with the commitments in the proposal, please state the number of additional days that will be needed and what commitments need the additional days.		

BUILDING OWNER MINIMUM REQUIREMENTS	PASS/ FAIL	IF FAIL, WHY?
Building is within one-quarter mile to public transportation for use by staff.		
Building Owner shall be responsible for all costs incurred in response to submitting a proposal for this RFP.		

PREFERENCES

Proposals that meet the minimum requirements test should be ranked on each of the following preferences. Each of the categories should be assigned a value in points with a total possible of 200 points.

The RFP indicates that the preferences should be as the highest level. Thus a proposal that betters a preference should be ranked higher than one that simply meets it. All the proposals should receive a score of points based on their compliance or non-compliance or exceeding the preferences.

All points awarded to a proposal would be added together and the top four to five proposals with the most total points would be presented to the Site Committee for approval. Highest total possible for the Preferences section is 200 points.

GOVERNMENT ENTITY PREFERENCES	POSSIBLE POINTS	POINTS RECEIVED
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)	10	
b. Qualified professionals that reside between 45 minutes and 90 minutes from the proposed building (between 1 to 5 points)	5	
c. Number of qualified professionals in the area (between 1 to 25 points)	25	
d. Number of leading universities, research hospitals and/or private research institutions that specialize in biomedical research (between 1 to 20 points based on the number of such facilities).	20	
SUBTOTAL POINTS	60	0
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	
b. For every 5 minutes less than 45 minutes (between 1 and 3 points)	3	
SUBTOTAL POINTS	10	0

GOVERNMENT ENTITY PREFERENCES	POSSIBLE POINTS	POINTS RECEIVED
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:		
a. Conditions under which facilities will be available (between 1 and 5 points based on how stringent the conditions).	5	
b. Conference and hotel facilities within 45 minutes of proposed building (4 points).	4	
c. Accommodate up to 150 persons (1 point).	1	
d. Accommodate more than 150 persons (3 points)	3	
e. Provide at least 6 days per year (1 point).	1	
f. Provide for more than 6 days per year (4 points)	4	
g. Parking for participants (2 points)	2	
SUBTOTAL POINTS	20	0
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).	4	
b. Conditions under which facilities will be available (between 0 and 2 points based on how stringent).	2	
c. Located within less than 15 minutes of the proposed building (2 points).	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	
SUBTOTAL POINTS	10	0
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	
b. Type of transportation, – (between 1 and 4 points).	4	
c. Time needed to access Sacramento (between 1 and 8 points based upon commute or travel time).	8	
SUBTOTAL POINTS	15	0

BUILDING OWNER PREFERENCES	POSSIBLE POINTS	POINTS RECEIVED
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)	40	
b. Total costs of Lease (between 1-10 points)	10	
SUBTOTAL POINTS	50	0
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	
SUBTOTAL POINTS	3	0
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 states requirements (between 1 to 10 points)	10	
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 1 to 22 points).	22	
SUBTOTAL POINTS	32	0
TOTAL POINTS	200	0