

**REQUEST  
FOR  
QUALIFICATIONS  
(RFQ) # 0103**

**LBL SECOND CAMPUS**



**University of California  
Lawrence Berkeley National Laboratory  
1 Cyclotron Road  
Berkeley, CA 94720-8288**

**Contact: Ms. Laura B. Crosby**

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**<http://www.lbl.gov/Community/second-campus/>**

## **ARTICLE 1. INTRODUCTION**

The Regents of the University of California (University) manage Lawrence Berkeley National Laboratory (LBNL, Berkeley Lab, the Laboratory), a federally funded research and development center, under a prime contract with the US Department of Energy (DOE). Berkeley Lab conducts unclassified research across a wide range of disciplines to deliver science-based solutions to problems of national significance, with a strong emphasis on energy efficiency and carbon reduction. It employs approximately 4,200 scientists, engineers, support staff and students. Eleven scientists associated with Berkeley Lab have won the Nobel Prize. Approximately 280 LBNL scientists hold a joint appointment with a University of California campus.

Berkeley Lab's base budget for fiscal year 2010 was approximately \$718 million. A recent study estimates the Laboratory's overall economic impact on the nine San Francisco Bay Area counties to be nearly \$700 million annually. Technologies developed at Berkeley Lab have generated billions of dollars in revenues, and thousands of jobs. Savings as a result of Berkeley Lab developments in lighting and windows, and other energy-efficient technologies, are in the billions of dollars.

LBNL is located in the Berkeley hills, immediately adjacent to the campus of the University of California, Berkeley. The University seeks to develop a second LBNL campus with the potential for approximately 2 million gross square feet (GSF) of research and development facilities to accelerate its pace of innovation, technology transfer, and commercialization; creating high quality jobs in the process. The new campus would consolidate approximately 480,000 GSF of leased laboratory and office space in the first phase of development. Existing programs in leased facilities include Genomics, Life Sciences, and Physical Biosciences. The balance of the development capacity would allow for additional consolidation, growth of existing programs, new initiatives, and co-location with UC Berkeley, other UC programs, and complementary third-party R&D organizations.

The University is issuing this Request for Qualifications (RFQ) for the purpose of identifying a short list of sites that best meet the Site Attributes listed in Article 2. Accordingly, the University is requesting eligible organizations to submit a written response to this RFQ in accordance with the schedule defined in Article 6.

The University intends to identify several sites from the responses to this RFQ and enter into more detailed negotiations with the landowners and/or land representatives ("Respondents"). The results of these more detailed negotiations would be the final selection of a preferred site for the second campus. It is the University's expectation that all short listed Respondents will engage an entity with appropriate development experience to participate in the detailed negotiations and that the third party developer will construct the infrastructure and facilities. The University intends to finance the development of the site. However, the University will also consider third party financing, or a combination of public and private financing, if such financing would be more beneficial.

The University owns a 90+ acre property in Richmond which is generally referred to as the Richmond Field Station (RFS). RFS by and large meets the parameters of the Site Attributes. Respondents to this RFQ should know that the University may choose to site the second campus at RFS and will be evaluating potential sites relative to their ability to better meet the needs of the University and the DOE.

## **ARTICLE 2. SITE ATTRIBUTES**

The University seeks to have the following attributes for its second campus, to the maximum extent practicable:

1. The site should allow for the development of a state-of-the-art facility with a beautiful environment that will be the location of choice for internationally recognized researchers. It should allow for sustainable land use and circulation patterns, maximizing density to reduce overall building footprints and conserve open space. The site should allow for the placement and massing of buildings to maximize shared views.
2. The location should be within an approximately 20 to 25-minute commute from the existing LBNL main entrance at Blackberry Gate.
3. The site should have development capacity for approximately 2 million gross square feet of laboratory, office, and support facilities.
4. The site should be able to accommodate future large-scale research activities, including potential structures approximately 3,000 feet in length.
5. The second campus should be located in a welcoming community with a positive civic expression of interest in development of the site and the resulting creation of high quality jobs.
6. The second campus should be located in a safe community to ensure that employees, visitors, and guests are safe when coming to/returning home from work.
7. The site should be readily accessible to a variety of modes of public transportation, inclusive of local buses, mass transit (BART, Amtrak, and AC Transit), and shuttle services. The site should allow for ADA accessible grade-level connections. The site should allow safe bicyclist access from a designated bike path such as the Bay Trail.
8. The site should be proximate to either existing or planned restaurants and cafes which offer a range in price and food types, preferably within walking distance. The site should be proximate to either existing or planned convenience stores, a post office, banks and/or ATMs, auto repair/gas stations, child care facilities, hotels, and motels. These establishments should be no more than a 10-minute commute. The site should be proximate to existing or planned publicly-accessed recreational facilities such as gymnasiums, health clubs, and outdoor fields.
9. The site should facilitate efficient constructability of facilities (buildings, parking structures, bridges, etc.), infrastructure development (roads, underground utilities, pedestrian walkways, etc.), and open space.
10. The site should allow for the development of sustainable land use and circulation patterns which maximize bicycle, pedestrian and shuttle services.
11. The site should allow for electrical, natural gas, and water utilities for the lowest possible cost.
12. The site should have, or it should be reasonably feasible to attain, unimpeded (not crossing public roads) access to public fiber optic paths (telephone, cable company or third party) and dual cable entrance facilities.
13. The site should require minimal or no environmental remediation or have a funded plan approved to address remediation. Any prior decontamination of the site should have been in accordance with state and federal requirements.

14. The area surrounding the site should provide adequate separation from sources of vibration (e.g. railways, freeways, etc.) or electromagnetic radiation (e.g. overhead transmission lines or power substation) and the potential research facilities areas.
15. The site should have minimal overdraft (groundwater depletion) and groundwater related subsidence. It should not be located in areas where there is the risk of flooding caused by storm-related events, potential dam failure, or coastal hazards (including sea water rise) that cannot be mitigated at a reasonable expense. If buildings exist on the site, they should include systems for appropriate storm water management and wastewater discharge related to existing aquifers, waterways, and storm water systems.
16. The site should have minimal occurrence of highly-compressible ground surface conditions (e.g. areas known or considered prone to liquefaction).
17. Any existing buildings that the Respondent proposes for use by LBNL must meet the current version of the University of California seismic requirements (or be rehabilitated to meet those requirements), which can be found at:  
<http://www.ucop.edu/facil/resg/seismic-safety>

### **ARTICLE 3. CONTENT OF THE RESPONSE**

Each response to the RFQ must include the following:

1. General
  - A. Include a cover letter identifying the Respondent's name and address, solicitation number and title, and the name(s), title(s), email address, and telephone number(s) of the individuals who have commitment authority on behalf of the site.
2. Summary Statement
  - A. Provide a statement of the key reasons why this site should be short-listed for further consideration as LBNL's second campus. - 1 page maximum
  - B. Provide a summary of the site's legal description, soil characteristics, environmental condition, utilities, sustainable elements, existing facilities and tenants, unusual costs associated with constructing facilities, developer /land owner attributes, entitlement, distance from LBNL, accessibility, local public transportation, service providers and amenities proximate to the site, neighborhood characteristics, and local attitude toward a project of this type and scale. - 2 page maximum
3. Developer / Land Owner attributes:
  - A. Provide a brief description of the Respondent's legal structure.
  - B. Provide a history of Respondent's business experience in California, the Bay Area, and the locality within which the proposed site exists.  
*Respondents are not expected to have a development team or partnership identified at this stage in the process. However, if such information is available please provide the following:*
    - C. Describe the development partnership, if any, proposed for the project. Provide a description of the partnership skills, resources and, if the partnership has been formed, the terms of the partnership agreement.
    - D. Describe the Respondent's willingness and ability to finance the development of the second campus. Provide a history of the entity's financing experience for similar projects.

- E. Provide a copy of the Respondent's financial statements for the most recent three years. The University will treat any financial information in the response to this RFQ as proprietary.
4. Entitlement: [Please note: The University is generally exempt from local jurisdictions having land use authority. If the land is controlled by UC, UC may entitle the development. Provide the following information for purposes of comparison and to understand local land use designations.]
- A. Describe the current zoning of the site and the adjacent properties. Provide information with respect to anticipated future zoning changes, types of change and associated timeframes.
- B. Describe the development capacity under the current zoning and/or the anticipated zoning change(s). Provide massing studies if available, or otherwise describe potential development capacity up to 2 million square feet.
- C. Provide a listing of the local / state / federal authority approval(s) required for development of the site and describe the process necessary to obtain the approvals.
5. Physical Site Characteristics
- A. Legal Description
- i. Name of the site: Provide a common, recognizable name for the proposed second campus to which it will be referenced by the Respondent.
- ii. Size of the site: Provide the size of the site in gross and developable acreage with current land and property zoning requirements and restrictions for the parcel(s) and/or building(s).
- iii. Location, legal description: Provide the location of the site with the physical address inclusive of street name and number, city, municipality, zip code, and county. Provide the applicable parcel information, property vesting information, tax and assessment information, tract number, subdivision number, legal lot number, and document number.
- iv. Title: Provide a preliminary title commitment and access to all underlying title documents through an ftp (file transfer protocol to transfer data from one computer to another) website. If an entity other than the respondent controls portions of the site, describe the relationship to the respondent and method for securing fee simple title. Also provide information on any other unrecorded rights including leases that might affect development of the property.
- v. Title Transfer: Describe the method for transferring fee title of the site to the University (e.g. purchase of the entire site prior to construction, purchase upon completion of the first phase, lease purchase over time, or other method of transfer such as a gift) and the expected method for determining the purchase price (e.g. appraisal, negotiated price, dedication of land).
- B. Soil Characteristics (to the extent known)
- i. Groundwater level: Provide an assessment of the existing groundwater levels describing known aquifers, water cycles, overdraft (groundwater depletion), and groundwater related subsidence, and/or seawater intrusion. Provide a description of the known groundwater levels as they apply to the borders and site property lines.

- ii. Geotechnical reports: Provide a description of the existing geotechnical conditions including the terrain and prior known land use, general area geology, fault proximity, landslides, and other concerns such as sink hole, fracturing problems, and risk of liquefaction. Provide the key findings of any formal reports developed for the site and the web address of an ftp site where the full reports and files can be accessed.
  - iii. Vibration sources in vicinity: Describe existing vibration sources within the vicinity of the proposed site such as heavy vehicles on conventional pavement and existing rail systems.
  - iv. Constructability: Describe the average depth of bedrock throughout the site. Provide an assessment of constructability on the site with respect to excavation for foundations, underground utilities, subterranean parking structures, underground storage tanks and the like which references the U.S. Geological Survey map and map database for the Oakland metropolitan area, Alameda and Contra Costa counties.
- C. Environmental Contamination:
- i. Soil: Provide a description of previous removal or treatment of contaminated soils.
  - ii. Groundwater: Provide a description of previous removal or treatment of contaminated groundwater.
  - iii. Current / Prior regulatory status: Describe the current and prior regulatory status of the proposed site with regard to contaminated soil and groundwater.
  - iv. Environmental cleanup adjacent to the site: Describe the extent of past, current or future environmental cleanup measures for properties within 2,000 feet of the property boundary.
  - v. Environmental studies: Describe the environmental studies that have been and/or still need to be conducted for the site. Provide the key findings of any formal reports developed for the site and the web address of an ftp site where the full reports and files can be accessed.
- D. Site Constraints: Provide a map, or series of maps, of the site with the extent of all development constraints clearly outlined and color-coded.
- i. Soil contamination: Describe the extent of soil contamination (if any) on the proposed site and the clean up required.
  - ii. Groundwater contamination: Describe the extent of groundwater contamination on the proposed site and the clean up required.
  - iii. Setback: Describe any restrictions that inhibit development within a certain distance from the property border or other boundaries.
  - iv. Special purpose land use restrictions: Describe any restrictions that inhibit development within a certain area due to a special purpose designation (e.g. State Tidelands, wildlife refuge buffer, or public waterfront access).
  - v. Utilities Right-of-Ways: Describe any restrictions or easements that inhibit development within utilities right-of-ways. Describe any nearby electromagnetic radiation sources such as overhead transmission lines or power substations.
  - vi. Endangered species and protected habitats: Describe any restrictions that inhibit development within areas designated as protected habitats, wildlife habitats and

movement corridors (e.g. endangered domestic fish, wildlife, native plant species, riparian and wetland habitats).

- vii. Surface conditions: Describe any restrictions that inhibit development within areas where there is an occurrence of highly-compressible ground surface conditions (e.g. areas known or considered prone to liquefaction).
- viii. Municipality land use: Describe any land use constraints, zoning, development density, zoning floor area ratios (F.A.R.), perimeter open space or parcel size restrictions that may inhibit development of the site.
- ix. Historic designation: Describe any historical, institutional, or contractual constraints that may restrict development (e.g. National Register listing, city charter site planning provision, view corridors, designated architectural styles, circulation frameworks, street design and landscaping).
- x. Archeological assessment: Describe any archeological study areas with statutory protections that may inhibit development.
- xi. 100-Year flood hazards: Describe any areas evaluated by the Federal Emergency Management Agency (FEMA) program being designated as inundated by a 100-year flood. Describe the site's elevation, or range of elevations, above sea level.
- xii. Topographical: Describe any areas that significantly affect facility design (e.g. steep slopes, areas of bedrock, significant ridgelines, and projected sea level rise). Provide a topographical map with site boundaries clearly marked.
- xiii. Areas of Severe Fire Danger: Describe the prevailing wind patterns and any areas notable for being within severe fire areas.
- xiv. Fault zones: Describe any geologic constraints (e.g. landslides and active fault traces) that may restrict development of facilities.
- xv. Open space designation and land conservation: Describe any reserved undeveloped space or open space requirements that may restrict development of the site.
- xvi. Neighborhood interface: Describe any restrictions on development at the interface between the surrounding neighborhood and the site.

E. Utilities (Availability / Capacity / Source)

- i. Electricity Service Level: Describe the electrical service in both voltage and amperage capacity available on or to the site noting how much electrical service is readily available.
- ii. Natural Gas Capacity: Describe the natural gas capacity that is available at the site. Provide size of main and pressure.
- iii. Water: Describe the available water sources to the site; provide the size of the mains and available pressure.
- iv. Telecommunications: Describe the available telephone and networking infrastructures on or to the site and provide a list of telecommunications network system operators within proximity to the site.
- v. Storm and Sanitary Sewer: Describe the storm water and sanitary sewer utilities that currently serve the site. Describe control measures that are required for the proposed site and list known restrictions, including required hazardous control

measures. Provide information on the wastewater treatment plant(s) that serve the site.

F. Sustainable elements: Describe the available or potential renewable energy elements of the proposed site (solar, wind, geothermal, biomass). Address existing sustainable elements with regard to brownfield redevelopment, protection and/or restoration of habitat, or heat island effect and light pollution reduction strategies which are or may be employed.

G. Existing Facilities and Tenants:

- i. Provide a site plan to scale with locations of existing, above-ground pertinent features (e.g. buildings, major utilities sources). Provide a list of the existing buildings. Note year constructed, gross square footage, height, number of stories, type of construction, condition of the structure, foundations type & depth, and general condition. Describe current use (e.g. lab, office, warehouse, shop, retail, manufacturing, etc.).
- ii. Provide a list of the tenants in each existing building and information with respect to lease expiration, and any other relevant occupancy information (such as renewal options and first rights of refusal for purchase of the real estate).
- iii. Provide a plan to vacate existing buildings on the site inclusive of schedule and phasing of activities. Describe any costs associated with lease buy-out and relocation.
- iv. Provide a rough order-of-magnitude range of the cost associated with demolishing any existing structures inclusive of buildings, operational yards, and underground utilities and necessary abatement.

H. Unusual costs associated with constructing facilities at site:

- i. Describe site characteristics which will increase construction cost, e.g. substantial removal of industrial equipment; removal of decommissioned underground storage tanks; potential for archeological findings, etc.
- ii. Describe abnormal infrastructure costs that would be associated with the construction of roads, curbs, gutters, streets, sidewalks, drainage systems and utilities.
- iii. Describe attributes of existing buildings and/or infrastructure which can be reused or repurposed. Include age and condition of structure and/or equipment and provide a rough order-of-magnitude range of costs adequate for necessary refurbishment.
- iv. Provide a rough order-of-magnitude range of the costs associated with environmental cleanup to commercial standards as defined by regulatory agencies. Describe the scheduling and/or phasing of such activities.

6. Location Characteristics:

A. Distance from LBNL Blackberry Gate:

- i. Describe the distance and how it was measured from the proposed site to LBNL's main entrance at Blackberry Gate.
- ii. Describe average and peak commute times (and how measured) to the proposed site from LBNL's main entrance at Blackberry Gate (as shown in Article 16).



B. Access:

- i. Provide a description of the existing access conditions on and off the proposed site. Describe the main arteries and accessible routes and proximity to existing major streets, roadways or freeways and the potential impact that additional vehicles may pose on these infrastructures.

C. Public Transportation:

- i. Describe the current available modes of public transportation to and from the site as well as the proximity of access to these services. Include access to available parking facilities, local buses, mass transit (BART, Amtrak, and AC Transit) and/or available shuttle services. Describe routes of pedestrian access from these services.
- ii. Provide a description of additional public transportation planned for the site.
- iii. Provide a description of the pedestrian and bicycle routes to and from the site.

D. Amenities associated with, or proximate to, the site (existing and planned):

- i. Restaurants / Cafes: Describe the immediate and surrounding area food service operations and establishments available to the site. Provide the type, size, price range and hours of operation for these entities, as well as an approximate travel distance from the site.
- ii. Conference facilities: Describe the size of available conferencing facilities, type of services available, price range, and hours of operation for these entities, as well as an approximate travel distance from the site.
- iii. Retail stores: Describe the immediate and surrounding area retail establishments available to the site. Provide the type, size, price range, and hours of operation for these entities, as well as an approximate travel distance from the site.
- iv. Hotels: Describe the immediate and surrounding area hotels, motels, and extended-stay establishments available to the site. Provide the type, size, and price range, as well as an approximate travel distance from the site.
- v. Recreation facilities: Describe the immediate and surrounding area recreation facilities (both indoor and outdoor) available to the site. Provide the type, size, and applicable usage price range, as well as an approximate travel distance from the site.

E. Neighborhood Characteristics:

- i. Provide a description of the neighboring properties and associated land uses. Describe the residential, commercial, industrial, and historic characteristics of the surrounding properties.
- ii. Describe any current development in close proximity to the site which would be complementary to scientific research and development. Provide information as to size of the development and the types of buildings being developed.
- iii. Identify the types and frequency of crimes in the neighborhood or locality.
- iv. Describe any current or planned development in close proximity to the site which would be detrimental to scientific research and development. Provide information as to size of the development and types of buildings being developed. Describe

impacts on access, public transportation, amenities and the neighborhood that could affect the proposed site.

7. Local attitude toward a project of this type and scale:

- A. Describe the civic expression of interest in development of the site for the second campus.
- B. Describe the potential financial incentives that may be offered for selection of the site from the city, county, state, utilities, etc.
- C. Describe potential items that would be required for development of the site such as a fire station, utilities improvements, road improvements, open-space, Bay Trail development, etc.
- D. Include letters of support from local municipalities, development agencies, neighborhood groups, and commercial organizations.

**ARTICLE 4. RFQ QUESTIONS**

The University will respond to questions submitted **in writing** via email to Laura B. Crosby on or before **February 25, 2011** – at or before 5 PM (PST). Questions submitted after the stated date may not be answered.

**Put RFQ # 0103 in the email subject line and send questions to:**

**[lbcrosby@lbl.gov](mailto:lbcrosby@lbl.gov)**

Answers to questions that are germane to the interpretation of the University's requirements will be posted with other relevant information and documents on the following website:

<http://www.lbl.gov/Community/second-campus/>

**ARTICLE 5. AMENDMENTS**

If necessary, the University will provide supplementary information in amendment form with specific instructions. Amendments will be posted on the website listed in Article 4. Respondents are encouraged to check the website periodically to obtain any new postings.

**ARTICLE 6. SUBMITTAL OF QUALIFICATIONS**

Qualifications shall be submitted **at or before 3:00 PM (PST) on March 4, 2011**. Submit 4 printed copies and one set of electronic files via email, flash drive, or ftp site to the addresses listed below.

<b>US Mail, Courier or Hand Delivery</b>	<b>Email</b>
Lawrence Berkeley National Laboratory Procurement – Attn. Laura B. Crosby One Cyclotron Rd. – Mail Stop 76-225 Berkeley, CA 94720-8288	<a href="mailto:LBCrosby@lbl.gov">LBCrosby@lbl.gov</a>

Respondents are responsible for assuring that qualifications are received in accordance with the submittal requirements. If the qualifications are to be delivered in person, call or email **Laura Crosby** (ph. 510.495.2607 – [lbcrosby@lbl.gov](mailto:lbcrosby@lbl.gov)) on the day before the due date to arrange a gate pass. There will be no public opening of qualifications and the identity of Respondents will remain confidential until the short list of sites has been established.

Acceptance of late responses will be at the University's sole discretion. The University reserves the right to reject any and all responses, to waive any minor irregularities in any response, and to cancel this RFQ at any time without cost to the University.

The University will not reimburse any Respondent or be liable for the cost of preparing and responding to this RFQ.

#### **ARTICLE 7. PROPRIETARY INFORMATION**

The University will treat any commercial or financial information in the response to this RFQ as proprietary. The University prefers not to receive proprietary technical information. If the proposal includes any proprietary technical information, it must be marked "Proprietary" or equivalent. The University will use its reasonable efforts to (1) maintain such proprietary information in confidence, giving it the same degree of care, but no less than a reasonable degree of care, as it exercises with its own proprietary information to prevent its unauthorized disclosure; and (2) only disclose such proprietary information to its employees, agents, consultants, subcontractors or Government personnel who have a need to know in order to achieve the goals stated within this RFQ.

#### **ARTICLE 8. BASIS FOR QUALIFICATION**

The University intends to short-list potential sites with the combination of features and attributes that offer the best overall second campus location. The University will evaluate each response based on the information provided, the University's own experience, and/or information from public sources. The qualification criteria the University will use to evaluate sites include the following factors (not listed in order of importance):

1. Location and proximity to LBNL
2. Development capacity
3. Ability to provide a workplace environment which would facilitate world class research
4. Compatible surrounding neighborhoods
5. Environmental site constraints associated with development of the site
6. Public transportation accessibility
7. Proximity to amenities that enhance the workplace environment
8. Community support for the proposed development
9. Sustainable development potential
10. Existing and potential utilities capacity and the ability to secure low-cost utility service
11. Existing buildings potential for adaptive reuse
12. Ability to develop the site in a timely manner
13. Unusual costs associated with development of the site
14. Impact of other development(s) in the surrounding neighborhoods

#### **ARTICLE 9. REQUIREMENTS AFTER RESPONSE**

The Respondents may be required to submit additional information which allows the University to make a more informed decision about placing the site on the short list. Following submittal of qualifications, some or all Respondents may be required to provide this additional information in one or all of the following ways:

1. Respond to requests for clarifications
2. Submit additional information upon request
3. Make a presentation and provide immediate responses to questions

**ARTICLE 10. FUNDING**

Funding for the development of the second campus will be identified following the identification of a preferred site.

**ARTICLE 11. APPROXIMATE SCHEDULE**

The University anticipates establishing a short list of the most suitable sites by April 2011. An approximate schedule for the project is shown in the following table. The schedule is preliminary and subject to change, depending on the outcome of each project phase.

<b>Project Phase</b>	<b>Begin</b>	<b>End</b>
Issue and Response to RFQ	January 3, 2011	March 4, 2011
Site Selection – Short List by University	March 2011	April 2011
Site Selection – Detailed Negotiations	April 2011	June 2011
Select Preferred Site	June 2011	June 2011
Preliminary Development Agreement	July 2011	September 2011
Conceptual Development Plan	September 2011	June 2012
Environmental Assessment	November 2011	November 2012
University and DOE Approvals	October 2012	November 2012
Design	July 2012	June 2013
Construction	July 2013	October 2015
Occupancy	December 2015	

**ARTICLE 12. RESERVATION OF RIGHTS**

The University reserves the right to enter into discussion with any Respondent on any aspect of this RFQ. The University further reserves the right to request additional information or clarification from any Respondent as necessary. The expected result of this RFQ is identification of a short list of sites for further evaluation. The University does not anticipate entering into a contract as a result of this RFQ.

By participation in this RFQ process, the Respondent agrees to hold harmless the University, its officers, employees, student and consultants from all claims, liabilities and costs related to all aspects of the selection process.

The University reserves the right, in its sole and absolute discretion, to discuss the requirements of this RFQ or any element of a response to this RFQ with any entity. If the University elects to enter into such discussions with any entity, the University shall have no obligation to give notice to any other entity of the fact or content of such discussions.

**ARTICLE 13. REAL ESTATE BROKER/AGENT REPRESENTATION**

The University is not represented by any real estate broker and/or agent. Any agent, broker or other support used in responding to this RFQ shall be payable by the Respondent.

**ARTICLE 14. PREFERRED SITE IDENTIFICATION**

The University will conduct a more comprehensive review of each site selected for the short list in order to identify a preferred site. Short listed sites without a development partner will have the opportunity to assemble their development team in order to conduct detailed negotiations. The Respondents for each of the short-listed sites will be required to submit detailed information that will allow the University to make a preferred site selection based substantially on the following factors:

1. Location
2. Ability to meet mission objectives
3. Schedule
4. Initial and Life-cycle cost
5. Risks
6. Potential for environmental impacts
7. Respondent's experience and past development performance.

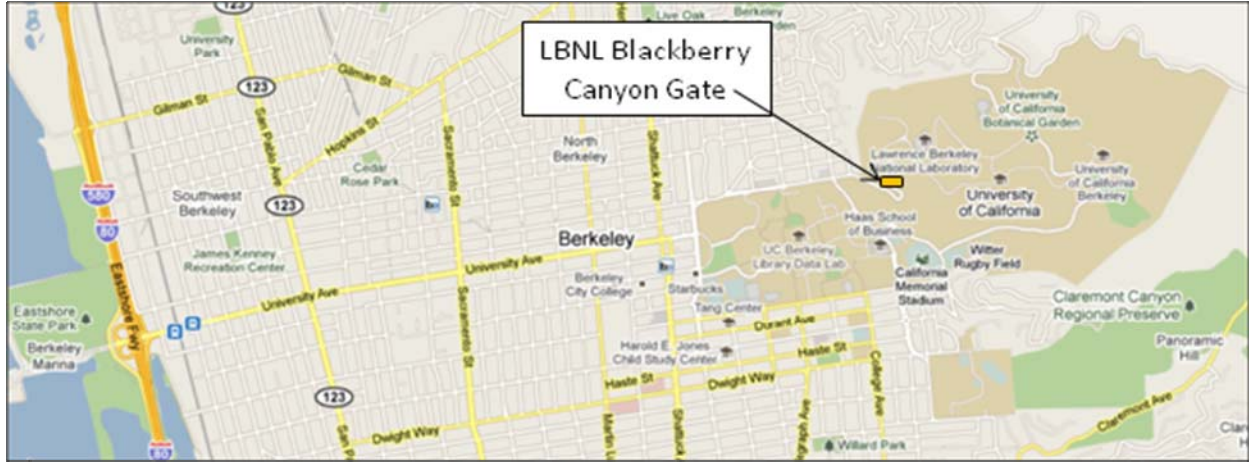
It is expected that additional factors may also be considered. The University reserves the right to negotiate with any one or more Respondent upon terms that may differ from the terms and conditions originally solicited or offered. The Department of Energy and the Regents of the University of California must approve the University's execution of any transaction related to the second campus

**ARTICLE 15. ENVIRONMENTAL ASSESSMENT**

This RFQ, the identification of a short list of sites, and the identification of a preferred site are not actions that trigger environmental review pursuant to the California Environmental Quality Act (CEQA) or the National Environmental Policy Act (NEPA). Appropriate environmental assessments will be completed prior to UC and DOE approvals.

**ARTICLE 16. LBNL BLACKBERRY CANYON GATE LOCATION**

The map shown below highlights the location of the Blackberry Canyon Gate main entrance to LBNL. Driving times to the proposed site should be measured from this location. The gate is on Cyclotron Road, which turns into Hearst Avenue on the north side of the UC, Berkeley campus.



**END OF RFQ# 0103**