

Assessment EMA - Offer by Romania - Bucharest		
Criterion	Information provided in the Offer	Commission assessment
1) The assurance that the agency can be set up on site and take up its functions at the date of the United Kingdom's withdrawal from the Union <i>This criterion concerns in particular the availability of appropriate office premises in time for the Agency to be able to take up its functions at the new location at the withdrawal date. This should include the necessary logistics and sufficient space for offices, meeting rooms and off-site archiving, high-performing telecommunication and data storage networks as well as appropriate physical and IT security standards .</i>		
1.1 Necessary logistics and sufficient space (a total of 27,000 m ² of office space) for...	"The proposed EMA building is part of a real estate integrated project of the Global Worth as developer. [...] The total Gross Building Area is 36,740.80 sqm with a total office rent area of 27,431.43 sqm ." (p. 7)	The offer indicates a building, Globalworth Campus, with a total of 27,431.43 m ² of office space.
1.1.1 ...offices, to host 890 members of staff. EMA has 18,500 m ² in offices and open-plan with capacity for 1,300 office work stations and adequate internal meeting rooms	The offer indicates in a floorplan diagram with 175 workstations per floor, over 7.5 floors, achieving 1,312 workstations. (p. 32)	The offer indicates the availability of 1,312 workstations.
1.1.2 ...meeting rooms, a total of 6,000 m ² . These meeting rooms should have internet 4G connection, audio and video conference facilities, broadcasting and recording equipment and a voting system per seat. EMA has:	"Connectivity: mobile cellular communications of the building, including Internet access, are covered by indoor 4G signal repeaters." (p. 38)	The offer does not provide any information on meeting rooms. The offer indicates the availability of internet 4G connection, without indicating conference facilities.
1.1.2.1 five rooms with 70-120 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.2.2 two rooms with 35 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.2.3 ten rooms with 4-24 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.3 ...one enclosed lounge of 500 m ² and another lounge for 50 persons, both lounges with desk/work stations and storage facilities		The offer does not provide any information on lounges.
1.1.4 ...an auditorium for around 300 people	"Apart from the specific meeting requirements for the EMA building, the Globalworth Campus offers a 720 seat conference hall, one of the highest standard meeting facilities. The conference hall is a sound proof space with state-of-the-art equipment such as: audio and video recording facilities, input for laptop, equipment to generate broadcast, UPS power and central air conditioning system. Special security arrangements will be put in place considering the client's requirements." (p. 37)	The offer indicates the availability of a conference hall for 720 seats.

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1.1.5 ...a 250 m ² reception area, with disability access as well as with adequate security structure in the vicinity	"Depending on the tenants' requests, the main lobby will be furnished with modern high quality materials: [...] all the security requirements ." (p. 35) "The access in the building is easy as the Ground Floor level is connected with the exterior level through a dedicated ramp ." (p. 36)	The offer indicates a lobby with disability access and a possibility to comply with security requirements, without providing information on surface.
1.1.6 ...archiving facilities:	"There is an area dedicated for server/storage/archive room on each floor with direct access from the office areas and with all the requested provisions (increased loading capacity, provisions for cooling from separate chiller)". (p. 36)	
1.1.6.1 EMA's off-site archive is 600 m ² and 9m high		The offer does not provide any information on off-site archive.
1.1.6.2 On site, EMA has an archive room of approx. 30 m ² as well as on-floor filing rooms on floors 1 and 5-10 of 5 m ² each	See 1.1.6	The offer indicates the availability of on-floor storage and archive rooms in the premises.
1.2 Appropriate physical security standards	"24h/7 days security and safety Control access and video surveillance system " . (p. 29)	
1.2.1 Access control systems	"The access control system in the building is provided with turnstiles at the reception area ensuring restricted access to office areas. The system is modular. All technical spaces are access-controlled and secured and evacuation staircases are open only in emergency. A special security control room, close to the lobby entrance, will be put in place for the access control system and CCTV system control office. According to the EMA requirements provision of natural or build barriers shall be placed in the building perimeter ." (p. 34)	The offer provides detailed information on the availability and characteristics of an access control system.
1.2.2 Closed Circuit Television (CCTV)	"The building common areas and exteriors are monitored through video surveillance system with latest technology cameras placed on all entrances, ramps, basements, exterior etc. with high area coverage and very detailed information that is stored in NVR devices. The CCTV system complies with the EDP (28 days retention capacity). " (p. 34)	The offer provides detailed information on the availability and characteristics of an CCTV.
1.3 Appropriate IT systems and security standards	<ul style="list-style-type: none"> • Excellent telecommunications network with high capacity digital network provided using two secured underground connections via Metropolitan Network (Necity8). The network can support any speed transfer. • Connectivity: mobile cellular communications of the building, including Internet access, are covered by indoor 4G signal repeaters; superfast broadband fixed and Wi-Fi Internet access are also available via optic fibre in-house wiring and indoor Wi-Fi access network. We can also provide indoor wireless network coverage for LAN infrastructure... • Minimum two Tier 3 data centres (with collocation options) in geographically independent locations (power grid, flood zones)... • Security&operational standards ISO 27001, 9001, SSAE16, PCI-DSS: most suppliers are fully compliant with mentioned standards, the suppliers' selection process will consider the mentioned standards. • Adequate carrier infrastructure, both for campus, data centre and home working facilities (may require selection of Tier 1 carriers): two internal optic fiber rings and two different underground entrances, secured, for providers. Each entrance comes from a different street, from different points of the metropolitan undergrounded ne • Ability to cater for a disaster recovery site requirement in a geographically independent location (power grid, flood zones) from the main campus: the location has the possibility to implement such a requirement, based on more detailed EMA specifications ." (p. 38-39) 	
1.3.1 Centralised Uninterruptible Power Supply	"The electrical power is distributed from the main electrical panel through vertical electrical bus bars... The building is provided with 2 back-up generators working in parallel and synchronized that can sustain the vital systems of the building as per local legal requirements " . (p. 33)	The offer indicates a main electrical panel, without providing specific information on the availability of Centralised Uninterruptible Power Supply.
1.3.2 WiFi throughout the premises	"The building has the technical possibility for IT network in all offices and meeting rooms with 2 connections for each workstation for redundancy. WiFi on all floors throughout the premises ." (p. 35)	The offer indicates WiFi being available through the premises.

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1.3.3 Technical rooms, main and secondary equipment rooms, IT build and IT store rooms	"The building has UPS power for all technical rooms, able to support all IT equipment for 60 minutes ." (p. 35)	The offer indicates technical rooms able to support IT equipment.
1.3.4 A telecommunications network with high capacity digital network and with high-speed connectivity	"The location is also endowed with highest IT&C and mobile technologies " . (p. 7) "Access for all local telephone and internet providers will be available in the building by means of two connections to the NetCity network [...]" (p. 35)	The offer indicates telecommunications technologies.
1.3.5 High-performing data storage networks	"Adequate carrier infrastructure, both for campus, data centre and home working facilities (may require selection of Tier 1 carriers): two internal optic fiber rings and two different underground entrances, secured, for providers. Each entrance comes from a different street, from different points of the metropolitan undergrounded network ." (p. 38)	The offer indicates the availability of data storage networks.
1.3.6 A main and a backup data centre for disaster recovery, both to be accessible from EMA premises via a fast high volume internet or fibre connection. Security and operational IT standards apply	"International (and local) IT provision of Data Centre facilities is supported by at least 5 different IT providers of Tier 3 or above data centres in Bucharest (i.e. IBM, CloudFlare, M247, Telekom, Omnilogic, StarStorage, etc.). They can provide a main and a backup data centre for disaster recovery, both to be accessed from the EMA premises via a fast high volume Internet access fibre connection " . (p. 38)	The offer indicates the availability of main and back up data centres accessible from EMA.
1.4 Availability	"building to be completed by the end of 2017" (p. 26) The offer indicates a '2018 time-plan for EMA relocation' , according to which the proposed premises will be available for occupation in stages, with fit out works to be completed for the first 6 floors, basement and ground floor March-May 2018; and for the remaining floor spaces June-August 2018. (p. 91) [confidential]	The offer indicates the proposed premises being available for occupation in stages by September 2018.
1.5 Other	"Close to the EMA building, the Campus residential complex offers 435 spacious dwellings to rent or buy ." (p. 7) "The Tenant shall have the unrestricted use of all designated exterior common areas within the project (parking, driveways, landscape areas, etc.) provided for the general use of all tenants ." (p. 2)	The offer indicates a residential complex being made available next to the proposed EMA premises.
GENERAL ASSESSMENT OF CRITERION 1		The offer indicates <i>Globalworth Campus</i> (27,431.43 m ²), which according to the offer will be able to meet EMA requirements on the auditorium, reception area (surface not mentioned), on-site archiving, physical and IT security and standards (without commenting on offices, meeting rooms and conference facilities, and lounges) and would be available for occupation in stages by September 2018.

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2) The accessibility of the location <i>This criterion concerns the availability, frequency and duration of flight connections from the capitals of all EU Member States to the airports close to the location, the availability, frequency and duration of public transportation connections from these airports to the location, as well as the quality and quantity of accommodation facilities. In particular, the criterion implies the capacity to allow for the continuation of the volume and intensity of current meeting activities of the Agency.</i>		
2.1 Flight connections from the capitals of all EU Member States to the airports close to the location	<i>"Bucharest Henri Coanda International Airport provides over 220 daily direct and connecting flights to-and-from all EU Member States. Bucharest has direct and connecting flights to 84 European destinations in 29 countries, out of which direct flights to 23 EU capital cities ." (p. 9)</i>	
2.1.1 Availability	See 2.1	The offer indicates direct flights to 23 EU capitals and connecting flights to the rest of EU capitals.
2.1.2 Frequency	The offer lists the frequency of direct and connecting flights per day from Bucharest Henri Coanda International Airport to all EU capitals, without distinguishing between direct and connecting flights. It ranges from 2 flights per day to Prague/Sofia to 14 flights per day to Amsterdam. (p. 41)	The offer indicates the frequency of flights to all EU capitals, without distinguishing between direct and connecting flights, ranging from 2 to 14 flights per day.
2.1.3 Duration	<i>"Major international airport hub – Henri Coanda Airport Bucharest (OTP) located at 12 km from EMA headquarters and serving all EU Member States within 3-4 hours flight time, with over 220 direct and connecting flights per day ." (p. 40)</i>	The offer provides general information that all EU Member States can be reached from Bucharest within 3-4 hours.
2.2 Public transportation connections from these airports to the location	<i>"EMA's headquarters can be easily reached [by public transportation]from the airport in less than 16 minutes. Bucharest Municipality could provide a direct line of transportation between the EMA premises and the destinations required by its personnel, all around Bucharest, including on the route from/to the International Henri Coandă Airport ." (p. 7)</i>	
2.2.1 Availability	See Section 2.2	The offer indicates the availability of public transportation between Bucharest international airport and the proposed EMA premises.
2.2.2 Frequency		The offer does not provide information on the frequency of public transportation connections between Bucharest international airport and the proposed EMA premises.
2.2.3 Duration	See Section 2.2	The offer indicates the duration of public transportation connections between Bucharest international airport and the proposed EMA premises being less than 16 minutes.

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2.3 Accommodation facilities	<p><i>"Within walking distance, there are some four star hotels with a total of 606 rooms: the Caro Hotel (184 rooms), the Cristal Hotel (74), the Phoenicia Hotel (348 rooms). Nearby, new hotels are under development, with a potential of another 150 rooms ." (p. 7)</i></p> <p><i>Bucharest offers "over 140 hotels and 10.000 hotel rooms ranging from exclusive to mid-range, major international hotels being present in the city ." (p. 9)</i></p>	
2.3.1 Quality	See 2.3	The offer indicates the availability of accommodation of different quality, ranging from exclusive hotels to mid-range accommodation.
2.3.2 Quantity (daily peak hotel capacity needed of 350 rooms)	See 2.3	The offer provides information on the availability of 10.000 hotel rooms.
2.4 Other	<p><i>"TAROM national airline company is ready to provide for excellent corporate commercial offer to EMA staff and visting experts within its entire domestic and international network, at competitive fares ." (p. 9)</i></p> <p><i>"The Municipality, through the Autonomous Public Entity for Transportation, can provide, using its own means of transportation, a special dedicated line of transportation between the new EMA location and the destinations required by its personnel, all around Bucharest, including on the route from/to the International Henri Coandă Airport ." (p. 40)</i></p>	The offer provides additional information on the national airline company's willingness to provide EMA a commercial offer on flights for its staff and visiting experts and on the Bucharest municipality's willingness to provide specialised transportation between the EMA proposed premises and required destinations in Bucharest.

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GENERAL ASSESSMENT OF CRITERION 2		<p>The offer indicates the availability of direct flights between Bucharest International Airport and 23 EU capitals and connecting flights to the rest of EU capitals with a duration ranging between 3 to 4 hours, a frequency ranging from 2 to 14 flights per day and public transportation with a duration of less than 16 minutes from the airport to the proposed buildings, without providing information on the frequency of these public transportation connections.</p> <p>The offer indicates the availability of 10,000 existing hotel rooms, ranging from exclusive hotels to mid-range accommodation.</p> <p>The offer also indicates the national airline company's intention to provide EMA a commercial offer on flights for its staff and visiting experts and the Bucharest municipality's intention to provide specialised transportation between the EMA proposed premises and required destinations in Bucharest.</p>
3) The existence of adequate education facilities for the children of agency staff <i>This criterion concerns the availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the capacity to meet also the future education needs.</i>		
3.1 Availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the future education needs. As of September 2016, EMA's 890 members of staff have 648 children aged 0 to 18, of which...	<p><i>"Bucharest offers a wide range of educational institutions for all ages, from nurseries, kindergartens, secondary schools, high schools and universities, teaching in foreign languages ." (p. 9)</i></p> <p><i>"Over 450 public primary and secondary schools, while over 30 schools (from pre-school to high school) feature international profiles. In most of those schools, the language used is English, although international schools with German, French, Spanish and other non-EU languages also operate in Bucharest;</i></p> <ul style="list-style-type: none"> <i>• 3 public schools with education provided in mother tongues (Bulgarian, German or Hungarian);</i> <i>• 6 private schools in Bucharest registered as operating according to the rules and principles of different education systems (3 UK, FR, EL, US) ;" (p. 50)</i> <p><i>"We express our commitment to ensure that all the requests on the schooling of the 648 EMA's staff children are met in due time and confirms the availability of the international, private and public schools from Bucharest to enrol the children ." (p. 51)</i></p>	

Criterion	Information provided in the Offer	Commission assessment
3.1.1 ... 117 in nursery/day care; 96 in pre-school; 231 in primary school;	See 3.1 "Several nurseries operate in Bucharest, offering education in English, German, Finish and other languages. Over 450 public primary and secondary schools operate in Bucharest, out of which over 30 schools - from pre-school to high school - feature international profiles ." (p. 9-10)	The offer indicates the availability of nurseries in Bucharest with teaching in Romanian, English, German, Finnish and other languages, without indicating the capacity in the different European languages. The offer also indicates the availability of primary schools, with teaching in English, German, French, Spanish, Greek, Bulgarian and Hungarian without indicating the capacity in the different European languages. The offer commits to ensuring that all the requests on the schooling of EMA staff children are met.
3.1.2 ... 149 in second level;	See 3.1.1	The offer indicates the availability of secondary schools with teaching in French, English, Finish, Spanish, Bulgarian, Hungarian, Greek and German without indicating the capacity in the different European languages. The offer commits to ensuring that all the requests on the schooling of EMA staff's children are met.
3.1.3 ... 55 in third level/university	"In Bucharest, there are 27 public and private universities, offering 75 Bachelor programmes in English, French and German, while 84 master programmes are offered mainly in English. Doctoral studies may be organized in an international language as well ." (p. 10) "12 public universities and 15 private universities, offering 50 Bachelor programmes in English, 17 Bachelor programmes in French, 8 Bachelor programmes in German; 84 Master programmes offered mainly in English " (p. 50)	The offer indicates the existence of higher education degrees available in European languages, mainly offered in English, French and German. The offer does not provide specific information on the availability of places for EMA staff's children.
3.2 Other	"Education in Romania is based on a free-tuition, egalitarian system. Access to free education is guaranteed by Article 32 of the Romanian Constitution [...]" (p. 51) "Higher education offer in Bucharest is free for top students admitted to undergraduate degrees in public universities ;" (p. 50)	The offer provides additional information on access to free education in Romania.

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GENERAL ASSESSMENT OF CRITERION 3		The offer indicates the existence of nurseries in Bucharest with teaching in Romanian, English, German, Finnish and other languages, without indicating the capacity in the European languages or the number of available places. The offer also indicates the availability of primary and secondary schools, with teaching in English, German, French, Spanish, Greek, Bulgarian and Hungarian without indicating the capacity in the different European languages. The offer commits to ensuring that all the requests on these schools of EMA staff children are met. The offer also indicates the existence of higher education degrees available in European languages, mainly offered in English, French and German. The offer does not provide specific information on the availability of places for the children of EMA staff. The offer provides additional information on access to free education in Romania.
4) Appropriate access to the labour market, social security and medical care for both children and spouses <i>This criterion concerns the capacity to meet the needs of the children and spouses of the current as well as of future staff for social security and medical care as well as the availability to offer job opportunities for these.</i>		
4.1 Capacity to meet the needs of the children and spouses of the current as well as of future staff as regards...		
4.1.1 ... social security	<p><i>"EU/EEA citizens who are unemployed persons receiving unemployment benefits in another EU/EEA state and who are seeking a job in Romania may export their unemployment benefits (for a maximum period of 3 to 5 months), provided that they register as jobseekers with the county employment agency covering the area where they have established their residence in Romania ." (p. 61)</i></p> <p><i>"The right to social assistance measures is guaranteed for all Romanian citizens, as well as to citizens of other countries, stateless persons and any other person who has acquired a form of protection and resides in Romania, without any discrimination ." (p. 61)</i></p>	The offer indicates access to social security for children and spouses of EMA staff.
4.1.2 ... medical care	<p><i>"Comprehensive and high-quality healthcare services in over 50 public hospitals in Bucharest, as well as a wide range of privately operated clinics and hospitals may ensure proper medical care for EMA employees and their families. Insurance costs are generally covered by the Romanian government, which guarantees access to public healthcare services for all. Besides, citizens can opt for private insurance arrangements, which bear accessible costs and provide access to a wide range of services in public or private institutions. " (p. 9)</i></p> <p>The offer provides information on available medical facilities including in English and hospital beds in the country (p. 70)</p>	The offer indicates hospital beds and healthcare services in over 50 public hospitals in Bucharest, as well as a wide range of privately operated clinics and hospitals, including those that are English-speaking.

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4.2 Job opportunities for children and spouses of current and future staff	<p><i>"With plenty of employment possibilities for families and partners of the EMA staff and access to professional healthcare services... Bucharest provides a well developed Business Services Sector (BSS), hosting the headquarters of multinational corporations, consulting companies or international law firms, offering a large range of employment possibilities for families and partners of the EMA staff ." (p. 9)</i></p> <p><i>"Family members have nearby possibilities to work for some of the selected blue chip tenants in the area:[...]. " (p. 26)</i></p> <p><i>"Foreign nationals are mostly employed in the Business Services Sector (BSS)...BSS centres provide IT, HR, Finance & Accounting, Marketing, Legal, Research & Analysis and R&D services in a multitude of different languages to all parts of the world ." (p. 62)</i></p> <p><i>"Jobseekers who are EU or EEA citizens have free access to the Romanian labour market. Nationals of other Member States of the European Union are employed in the same conditions as Romanian nationals and have to complete all the employment formalities. " (p. 61)</i></p> <p><i>"County agencies provide information, counselling and mediation services for jobseekers or unemployed persons, as well as information and mediation services for potential employers. The services offered are free of charge...A database is available, at both county and national level, containing all the jobs offered by Romanian employers, who are required by law to declare all their vacancies to the National Employment Agency. " (p. 61)</i></p>	The offer provides general information on job opportunities in Romania in different sectors and in multinational corporations. The offer also indicates the existence of national services for jobseekers.
4.3 Other		
GENERAL ASSESSMENT OF CRITERION 4		The offer indicates access to social security and medical care for children and spouses of EMA staff, together with hospital beds and healthcare services in over 50 public hospitals in Bucharest, as well as a wide range of privately operated clinics and hospitals, including those that are English-speaking. The offer provides general information on job opportunities in Romania in different sectors and in multinational corporations. The offer also indicates the existence of national services for jobseekers.

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<p>5) Business continuity <i>This criterion is relevant given the critical nature of the services provided by the Agencies and the need therefore to ensure continued functionality at the existing high level. The criterion relates to the timeframe required to fulfil the four criteria above. It concerns amongst other things the ability to allow the Agencies to maintain and attract highly qualified staff from the relevant sectors, notably in case not all current staff should choose to relocate. Furthermore, it concerns the capacity to ensure a smooth transition to the new locations and hence to guarantee the business continuity of the Agencies which should remain operational during the transition.</i></p>		
<p>5.1 Timeframe required to fulfil the four criteria above</p>	<p>The offer's timeframe for EMA relocation indicates the timing of key milestones, starting in December 2017 with the space planning in the proposed premises and ending with the formal change of EMA's address in December 2018. (p. 91)</p>	<p>The offer indicates a relocation timeframe covering the construction process and custom designed fit out of the building as well as the relocation of EMA, starting with preparatory steps in Q3/2017 and ending with the formal change of EMA's address in December 2018.</p>
<p>5.2 Ability to allow EMA to maintain and attract highly qualified staff from the relevant sectors</p>	<p><i>"1900 high skilled persons are ready to cope with a possible 25% EMA staff shortage - 300 persons from the National Agency for Medicines and Medical Devices and 1,600 professors from all Universities of Medicines and Pharmacy in Romania. This year, the Agency has signed a partnership agreement with the most prestigious medical university in Bucharest, the "Carol Davila" University, to ensure EMA smooth business continuity, in case of a risk of personnel shortage. With over 170,000 highly-skilled young potential employees yearly, out of which 10,000 medical, dental and pharmacy students in Bucharest, the Romanian market offers concrete possibilities in line with EMA principles to engage young persons in working activities or in a constant dialogue and interaction in a mutually beneficial manner". (p. 10)</i></p> <p><i>"Bucharest is a university centre with a long-lasting tradition – 12 public universities and 15 private universities, overall 159 faculties supply the market with highly skilled young people". (p. 87)</i></p>	<p>The offer indicates the availability of 1900 highly skilled persons, including from the national Medicines agency and professors from Romanian universities, as a potential source of recruitment for EMA.</p>
<p>5.3 Smooth transition to the new locations - EMA can remain operational during the transition</p>	<p><i>See Section 5.2</i></p> <p><i>"The Romanian Ministry of Health will put in place, immediately after the decision to relocate EMA to Bucharest, an operational Department of Support Relocation Services (DSRS) in order to support relocation of EMA's activities, experts and their families, from UK to Romania. The purpose is to relocate EMA with least breaks for work and life. With the support of the Romanian Embassy to the UK, the Romanian Ministry of Health shall assist EMA staff and their families, thus ensuring a smooth and seamless transition." (p. 10)</i></p>	<p>The offer indicates the intention of the Romanian authorities to put in place an operational Department of Support Relocation Services to support relocation of EMA's activities, experts and their families, from UK to Romania. The offer also indicates the national medicines agency's availability to assist EMA with assessing medicines applications.</p>

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5.4 Other	<p>"About 100 temporary hotel apartments/ rooms shall be made available for the EMA staff. Temporary stay for the staff and families will be correlated with the move of their personal belongings [...]" (p. 79-91)</p> <p>"The Romanian Support Relocation Plan (RSRP) aims to support the EMA relocation of activities and staff with their families.</p> <p>The Romanian Ministry of Health (RMoH) shall put in place, immediately after the decision to relocate the EMA to Bucharest, an operational Department of Support Relocation Services (DSRS) in order to support relocation of activities and experts and their families, from UK. The purpose is to relocate EMA with at least breaks for work and life.</p> <p>A web page is created with a full range of necessary information, such as: accommodation, schooling for the whole range of educational levels for EMA staff' children; employment possibilities; taxes and other fiscal information, means of transportation etc ." (p. 82)</p>	<p>The offer indicates the availability of temporary housing for EMA staff during the transitional period.</p> <p>The offer indicates the availability of a web page to provide EMA staff, spouses and children with information on a wide range of services.</p>
GENERAL ASSESSMENT OF CRITERION 5		<p>The offer indicates a relocation time-plan covering the construction process and custom designed fit out of the building as well as the relocation of EMA, starting with preparatory steps in Q3/2017 and ending with the formal change of EMA's address in December 2018.</p> <p>The offer indicates a business continuity plan, which includes measures to allow EMA to retain staff. The offer indicates the availability of 1,900 highly skilled persons, including from the national Medicines agency and professors from Romanian universities, as a potential source of recruitment for EMA. The offer indicates the national medicines agency's availability to assist EMA with assessing medicines applications.</p> <p>The offer also indicates the intention of the Romanian authorities to put in place an operational Department of Support Relocation Services to support relocation of EMA's activities, experts and their families, from UK to Romania.</p>
6) Geographical spread This criterion relates to the agreed desirability of geographical spread of the agencies' seats, and to the objective set in December 2003 by the representatives of the Member States, meeting at Head of State or Government level and confirmed in 2008	"After 10 years of EU membership, Romania is among the few EU countries not yet hosting any EU agency ". (p. 92)	Romania is not hosting any EU decentralised agency.
Specific issues		
a) The Member State's plan for...		

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... when would the relocation take place	The offer provides a timeline for the relocation of the agency, which starts with November 2017 with a Council decision on the relocation of the agency and ends on December 2018 with a formal change of EMA address. (p. 91) The offer refers to a relocation plan, which is to be developed by EMA and implemented together with a Romanian task force. (p. 79-81)	The offer indicates a relocation time-plan covering the construction process and custom designed fit out of the building as well as the relocation of EMA, starting with preparatory steps in Q3/2017 and ending with the formal change of EMA's address in December 2018.
... how would the relocation take place	See Section a1)	The offer refers to a relocation plan, which is to be developed by EMA and implemented together with a Romanian task force.
How would this plan ensure that the Agency remains operational?	See Section 5.3	The offer indicates the intention of the Romanian authorities to put in place an operational Department of Support Relocation Services to support relocation of EMA's activities, experts and their families, from UK to Romania. The offer also indicates the national medicines agency's availability to assist EMA with assessing medicines applications.
GENERAL CONCLUSION ON a)		The offer indicates a relocation time-plan, starting with preparatory steps in Q3/2017 and ending with the formal change of EMA's address in December 2018. The offer refers to a relocation plan, which is to be developed by EMA and implemented together with a Romanian task force. The offer indicates the intention of the Romanian authorities to put in place an operational Department of Support Relocation Services to support relocation of EMA's activities, experts and their families, from UK to Romania. The offer also indicates the national medicines agency's availability to assist EMA with assessing medicines applications.
b) The premises that would be offered to be rented or put at the disposal of the Agency indicated in the offer, including temporary premises	The offer identifies Globalworth Campus as the premises to be proposed to EMA (p.7),[confidential].	The offer identifies the premises to be offered to EMA as being <i>Globalworth Campus</i> , [confidential].
How would these premises meet the specific needs of the Agency?	The offer's timeframe for EMA relocation indicates "Space planning in accordance with detailed EMA requirements and Romanian regulations in construction: structure & enclosure of the building". (p. 91)	The offer indicates that the space planning of the premises will be done in accordance with the detailed EMA requirements.

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GENERAL CONCLUSION ON b)		The offer indicates the availability of a proposed building, <i>Globalworth Campus</i> . The offer indicates that the space planning of the premises will be done in accordance with the detailed EMA requirements, without providing information on some technical aspects.
c) The financial terms for the Agency's use of these premises	[confidential]	The offer indicates in a detailed way the financial terms for EMA's use of the proposed building, [confidential].
Would the Member State pay the rent for a given period or indefinitely?	[confidential]	The offer indicates [confidential].
GENERAL CONCLUSION on c)		The offer indicates in a detailed way the financial terms for EMA's use of the proposed building, [confidential]. The offer also indicates [confidential].
d) The terms concerning maintenance of the building	[confidential]	The offer indicates the costs relating to the running and maintenance of the proposed premises, as well as estimated service charges [confidential].
The terms concerning upgrading the building or future extensions of the building	[confidential]	The offer indicates [confidential], without providing specific information on the financial terms.
GENERAL CONCLUSION on d)		The offer indicates the costs relating to the running and maintenance of the proposed premises, as well as estimated service charges [confidential]. The offer indicates [confidential], without providing specific information on the financial terms.
e) Any special conditions offered with regard to all costs and dedicated infrastructures		The offer does not provide information on special conditions offered with regard to all costs and dedicates infrastructures.
f) Any benefits that would be granted to the Agency and/or its staff (in addition to those following from Protocol No 7 on the privileges and immunities of the European Union)	"Upon a final decision regarding the future location of the European Medicines Agency, Romania is committed to other possible complementary provisions in a headquarters agreement specifying the detailed provisions with regard to application of the protocol." (p. 64)	The offer indicates the Romanian Government's intention to offer additional benefits, without specifying those benefits.
Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA	"Upon a final decision regarding the future location of the European Medicines Agency, Romania is committed to other possible complementary provisions in a headquarters agreement specifying the detailed provisions with regard to application of the protocol." (p. 64)	The offer indicates Romania's readiness to enter into a headquarters agreement.
OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER		

Criterion	Information provided in the Offer	Commission assessment
Cost efficiency in relocating to Romania	<i>"The cost of living in Romania – especially in Bucharest – is approximately 50% lower when compared to other EU major cities (Vienna, London, Berlin, Paris) and at least 12% cheaper than other city capitals in the region (Prague, Warsaw or Budapest). Compared to London, the monthly rent price for an excellent IT&C equipped office building in Bucharest is 3 times lower...Bucharest means convenient living costs and high quality of life for expats, including cost efficient housing facilities" (p. 8)</i>	