

Assessment EMA - Offer by Netherlands - Amsterdam metropolitan		
Criterion	Information provided in the Offer	Commission assessment
<p><b>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</b>  <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></p>	<p>1) The offer indicates the Vivaldi Building for permanent premises (p. 20).  2) The offer indicates two temporary backup premises "available at January 1st 2019 " (p. 25), [confidential].</p>	
<p><b>1.1 Necessary logistics and sufficient space (a total of 27,000 m<sup>2</sup> of office space) for...</b></p>	<p>1) "The net floor area is 31,855 m<sup>2</sup>, which is somewhat larger than specified by EMA due to differences in definitions of lettable space and the more general spacious layout." (p. 26)  2) The temporary premises will have a total floor size of 10,000 to 16,000 m<sup>2</sup>. "The exact floor size and required number of workstations will match EMA's needs and include flexible working spaces [...] and/or fixed offices spaces for the Agency's staff [...] it will have adequate facilities in places such as IT and AV infrastructure [...] it will provide a range of meeting rooms for 8-20 participant." (p. 1 cover letter from the Minister of Health)   [confidential]</p>	<p>The offer indicates the proposed permanent premises, the Vivaldi Building, of a net floor area of 31,855 m<sup>2</sup>.   [confidential]</p>
<p><b>1.1.1 ...offices, to host 890 members of staff. EMA has 18,500 m<sup>2</sup> in offices and open-plan with capacity for 1,300 office work stations and adequate internal meeting rooms</b></p>	<p>1) "Fifteen floors of 90 workstations equals 1,350 workplaces. Enough for the required 1,300 and 50 for the delegates ." (p. 81)  2) See 1.1</p>	<p>The offer indicates the availability of 1,350 work stations in the main proposed premises.  The offer provides general information on m<sup>2</sup> in offices and open plan for the temporary backup premises. The offer does not provide detailed information on their capacity for office work stations.</p>
<p><b>1.1.2 ...meeting rooms, a total of 6,000 m<sup>2</sup>. 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:</b></p>	<p>1) "The meeting rooms are as required: three extra-large rooms for 140 people, two large rooms for 80 people, two medium rooms for 50 participants and ten smaller meeting rooms for 4-to-24 users. [...] Two large meeting rooms have translator facilities dimensioned according to the European standards. [...] With the recently-completed projects for Europol and Eurojust, as well as the project for the United International Criminal Court that the agency developed, the CGREA has ample experience with the IT and AV technologies and security installations that are necessary for international conferencing, including translator facilities." (p. 78)  2) See 1.1</p>	<p>The offer indicates the availability of meeting rooms in the main proposed premises of varying capacity without providing specific information on surface and conference facilities.   The offer provides general information on IT and AV infrastructure being available in meeting rooms in the temporary backup premises.</p>
<p><b>1.1.2.1 five rooms with 70-120 seats</b></p>	<p>1) See 1.1.2  2) -</p>	<p>The offer indicates the availability of three rooms for 140 people and two large rooms for 80 people in the main proposed premises. The offer does not provide information on the availability of rooms for 70-120 seats in the temporary backup premises.</p>
<p><b>1.1.2.2 two rooms with 35 seats</b></p>	<p>1) See 1.1.2  2) -</p>	<p>The offer indicates the availability of two rooms for 50 people in the main proposed premises. The offer does not provide information on the availability of rooms for 35 seats in the temporary backup premises.</p>

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1.1.2.3 ten rooms with 4-24 seats	1) See 1.1.2 2) -	The offer indicates the availability of ten rooms for 4-24 people in the main proposed premises. The offer does not provide information on the availability of rooms for 4-24 seats in the temporary backup premises.
1.1.3 ...one enclosed lounge of 500 m <sup>2</sup> and another lounge for 50 persons, both lounges with desk/work stations and storage facilities	1) "The 'Industry' lounge is directly at the entrance facing the street." (p. 78) The ground floor plan shows the industry lounge of a size of 500 m <sup>2</sup> (p. 79) and the floor 19 plan shows the delegates lounge (with the coffee bar) of a size of 1,654m <sup>2</sup> . (p. 80) 2) -	The offer indicates the availability of two lounges of 500m <sup>2</sup> and 1,645m <sup>2</sup> respectively in the main proposed premises. The offer does not provide information on the availability of lounges in the temporary backup premises.
1.1.4 ...an auditorium for around 300 people	1) "One of the extra large conference rooms includes a gallery for an audience of 300 people." (p. 78) 2) [confidential]	The offer indicates the availability of a gallery in the main proposed premises for an audience of 300 people. [confidential]
1.1.5 ...a 250 m <sup>2</sup> reception area, with disability access as well as with adequate security structure in the vicinity	1) "The compact footprint allows for reception, waiting areas for the industry and designated area for the delegates ." (p. 77) 2) -	The offer indicates the possibility for a reception area in the main proposed premises, without commenting on the technical requirements. The offer does not provide information on the availability of a reception area in the temporary backup premises.
1.1.6 ...archiving facilities:		
1.1.6.1 EMA's off-site archive is 600 m <sup>2</sup> and 9m high	"CGREA can help identify and recommend appropriate private and secure off-site archiving facilities as required by EMA, such depending on the Agency's requirements such as accessibility and security." (p. 23)	The offer provides general information on the availability of having off-site archiving facilities.
1.1.6.2 On site, EMA has an archive room of approx. 30 m <sup>2</sup> as well as on-floor filing rooms on floors 1 and 5-10 of 5 m <sup>2</sup> each		The offer does not provide information on the availability of an on-site archive rooms.
1.2 Appropriate physical security standards		
1.2.1 Access control systems		The offer does not provide information on the availability of access control systems.
1.2.2 Closed Circuit Television (CCTV)		The offer does not provide information on the availability of Closed Circuit Television.
1.3 Appropriate IT systems and security standards		
1.3.1 Centralised Uninterruptible Power Supply		The offer does not provide information on the availability of Centralised Uninterruptible Power Supply.
1.3.2 WiFi throughout the premises		The offer does not provide information on the availability of WiFi.
1.3.3 Technical rooms, main and secondary equipment rooms, IT build and IT store rooms	1) The floor plans show the availability of technical rooms for the proposed permanent premises. (p. 80) 2) -	The offer indicates the availability of technical rooms in the proposed permanent premises. The offer does not provide information on the availability of technical rooms for the backup premises.
1.3.4 A telecommunications network with high capacity digital network and with high-speed connectivity	"The Netherlands is a veritable front-runner in Europe when it comes to digital infrastructure. It is home to the world's largest data transport hub: Amsterdam Internet Exchange (AMS-IX). The Netherlands is renowned for having one of the fastest average broadband speeds in the world, as well as having one of the highest levels of broadband penetration in Europe. Additionally, the Netherlands is home to some of the world's most reliable broadband and telecom providers. The Netherlands currently ranks 6th for best ICT infrastructure worldwide. The Netherlands is a frontrunner in mobile connectivity with a coverage of 98% for 4G network ." (p. 34)	The offer provides general information on the ICT infrastructure and mobile connectivity in the Netherlands.
1.3.5 High-performing data storage networks		The offer does not provide information on the availability of data storage networks.

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<b>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</b>	<p>"The CGREA has entered into lease and service-level maintenance contracts with the aforementioned EU agencies, in The Hague. These organisations are currently investigating whether closer cooperation with regard to sharing services (such as cleaning) could lead to cost reductions. Furthermore, they are investigating whether it is feasible to create a so-called 'hotspot', which could function as a backup data centre for disaster recovery, including full IT backup facilities in the event of a malfunction at their main offices. Depending on its requirements, EMA could participate in this existing cooperation or, alternatively, request CGREA to help establish its own, independent facility ." (p. 23)</p>	<p>The offer provides general information on the availability of backup data centres for disaster recovery.</p>
<b>1.4 Availability</b>	<p>1) "The tendering procedure is fully aimed at the delivery of the conference centre, as well as some of the workplaces, by April 1st 2019, to ensure business continuity for EMA. Consecutive office floors will become available in the subsequent weeks and up to 6 months ." (p. 25)</p> <p>2) The offer indicates that the temporary building will be available as of 1 January 2019 or earlier if required by EMA. (p. 1 cover letter from the Minister of Health)</p> <p>"In order to safeguard and facilitate the business operations of the Agency a complete temporary office backup facility in close proximity to the new premises, with ample capacity for the remaining workstations, will be made available at January 1st 2019 ." (p. 25)</p> <p>"The temporary facility will be available to the Agency from the 1st of January 2019 until all EMA staff has moved to the Vivaldi Building ." (p. 40)</p>	<p>The offer indicates a planned delivery of the conference centre as well as some of the workplaces by 1 April 2019, with consecutive office floors becoming available up to 6 months later.</p> <p>The offer indicates that the temporary backup premises will be available as of 1 January 2019 or earlier if required by EMA.</p>
<b>1.5 Other</b>	<p>1) "The plot is next to railway/metro station RAI with a direct connection to Amsterdam Airport Schiphol and to Highway A10. The train station is within five minutes walking distance, with regular, direct connection to Amsterdam Airport Schiphol (10-minute ride). The subway and tram system supply a finely meshed network into the city. The bicycle can get you everywhere. The building will have an indoor bicycle parking for over 750 bicycles as well as parking for 104 cars ." (p. 72)</p>	<p>The offer provides additional information on the situation of the offered premises and the availability of a parking.</p>
<b>GENERAL ASSESSMENT OF CRITERION 1</b>		<p>The offer indicates one proposed building, the <i>Vivaldi Building</i> (31,855 m<sup>2</sup>), which according to the offer, will be built to meet EMA's requirements, providing general information on offices and workstations, meeting rooms, lounges, an auditorium and a reception area, off-site archiving, telecommunications and back up data centres. The offer does not provide information on on-site archive, physical security and IT systems. The offer indicates a planned delivery of the conference centre as well as some of the workplaces by 1 April 2019, with consecutive office floors becoming available up to 6 months later. The offer also indicates temporary back up premises to be used as of 1st January 2019 until all EMA staff has moved to the Vivaldi Building, with a detailed layout to be agreed with the Agency.</p>

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<b>2) The accessibility of the location</b> <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>		
<b>2.1 Flight connections from the capitals of all EU Member States to the airports close to the location</b>		
<b>2.1.1 Availability</b>	The offer indicates direct flights to all European capitals, except Bratislava, from Amsterdam Airport Schiphol (p. 31).	The offer indicates direct flights between Amsterdam and all EU capitals, except Bratislava.
<b>2.1.2 Frequency</b>	The offer indicates the frequency of flights between Amsterdam and EU capitals per day. The range of frequency of direct flights varies from 1 flight per day to Larnaca, Ljubljana, Sofia, Vilnius and Valetta to 13 flights per day to Paris. (p. 31)	The offer indicates the frequency of flights per day between Amsterdam and EU capitals, varying between 1 flight and 13 flights per connection.
<b>2.1.3 Duration</b>	The offer indicates the duration of all flights between Amsterdam and EU capitals. (p. 31)	The offer indicates the range of duration of flights between Dublin and EU capitals, varying from 50 minutes to 4h35 per connection.
<b>2.2 Public transportation connections from these airports to the location</b>		
<b>2.2.1 Availability</b>	<p>1. "Upon arrival at Schiphol, efficient and highly frequent and direct ground transportation runs to the EMA headquarters, literally minutes away ." (p. 6)</p> <p>"The rail network operating from Amsterdam Airport Schiphol has high frequency services (8-12 connections per hour) to the future EMA premises ." (p. 33)</p> <p>2. [confidential]</p>	The offer indicates the availability of public transportation from the Amsterdam Airport Schiphol to the permanent premises offered and [confidential] .
<b>2.2.2 Frequency</b>	See 2.2.1	The offer indicates a frequency of public transportation from the Amsterdam Airport Schiphol to the offered permanent premises of 8-12 connections per hour.
<b>2.2.3 Duration</b>	"The plot is next to the railway/metro station Amsterdam RAI with a direct connection to Amsterdam Airport Schiphol (10-minute connection) ." (p. 20)	The offer indicates a duration of public transportation connections from the Amsterdam Airport Schiphol to the offered permanent [confidential] of 10 minutes.
<b>2.3 Accommodation facilities</b>	"The Amsterdam Metropolitan Area houses 650 hotels (2015), with a total of 41,000 hotel rooms in various price ranges. By 2020, hotel capacity will have been expanded by an additional 11,000 rooms. Approximately 29,150 rooms are located in the city of Amsterdam, with a large selection in the 3- and 4-star range. There are some 48 hotels, including global chains, in the 3- and 4-star range located at Amsterdam Zuidas, offering a total of 3,775 rooms. By 2020, this local capacity will increase to over 5,250 rooms. At walking distance from the proposed new EMA headquarters, the Vivaldi Building, there are several hotels in different price ranges [...]" (p. 19)	
<b>2.3.1 Quality</b>	See 2.3	The offer indicates accommodation of different quality, ranging from five-star hotels to budget accommodation.

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<b>2.3.2 Quantity (daily peak hotel capacity needed of 350 rooms)</b>	See 2.3	The offer indicates the capacity of Amsterdam Metropolitan Area to offer 41,000 hotel rooms, with that quantity expected to grow in the future.
<b>2.4 Other</b>	<i>"With 4,861 direct flight connections per week, [Amsterdam Airport Schiphol] has the highest number of direct flight connections in comparison with other airports in Europe. It is one of the most efficient single terminal airports in the world. The ground connections to-and-from Amsterdam Airport Schiphol are excellent. The airport is connected to one of the most high frequency domestic rail networks in Europe and has direct High-Speed rail connections to Brussels, Paris, Frankfurt, and London. Furthermore, several airports with European and International flight connections can also be reached within one to two hours travelling time, including Rotterdam-The Hague Airport and Brussels-Zaventem Airport respectively ."</i> (p. 30)	The offer provides additional information on Amsterdam Airport Schiphol and on the availability of other international airports.
<b>GENERAL ASSESSMENT OF CRITERION 2</b>		The offer indicates direct flights between Amsterdam and all EU capitals, except Bratislava, with a frequency ranging from 1 to 13 flights per day and a duration ranging from 50 min. to 4h35min. The offer indicates the availability of public transportation connections between the proposed location and the airport, with a duration of 10 minutes, without providing specific information on the frequency of these connections. The offer also indicates the availability of 41,000 hotel rooms of different quality.
<b>3) The existence of adequate education facilities for the children of agency staff</b> <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>		

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<p><b>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...</b></p>	<p>The offer indicates thirty-six international primary and secondary schools in the Netherlands offering schooling under European national curricula from, for example, the UK, France and Germany; the offer includes information on their capacity for 2016-2021. The offer also indicates that there are British Schools located in Amsterdam and The Hague. (p. 57)</p> <p><i>"The two European Schools, in The Hague and Bergen, offer the European Bacculaureate curriculum with specific emphasis on EU languages. [...]The European School in Bergen now has capacity for 600 extra pupils. The European School in The Hague will expand its capacity by 500 extra places in 2018. [...] [ EMA staff children] have guaranteed access to the European Schools at any time during the school year ."</i> (p. 57-58)</p> <p><i>"Enrolment in international schools requires advance planning to avoid waiting lists and to allow schools to plan their capacity well ahead." The Netherlands will study the needs of children of EMA staff and contact international schools in the region "so that a match can be made with the available capacity in individual schools ."</i> (p. 43)</p> <p>The offer indicates an investment of 10.7 million euros into further expansion of the current capacity of international schools before the beginning of the school year 2017/18, creating an extra 1,150 available places. (p. 56)</p> <p><i>"Within the next few years, the capacity of international education in Amsterdam will increase with several thousands of new places. [...] As a result of the aforementioned plans for the expansion of capacity at international schools, the Netherlands can guarantee ready access to international education for children of EMA employees. "</i> (p. 57)</p> <p>The offer indicates that several Dutch regular schools offer the possibility of bilingual education. (p. 56-60), including a primary school offering bilingual education in English/Dutch (p. 20).</p>	
<p><b>3.1.1 ... 117 in nursery/day care; 96 in pre-school; 231 in primary school;</b></p>	<p>See 3.1</p> <p><i>"There are dozens of English speaking day nurseries, pre-school nurseries and after school clubs in the Amsterdam Metropolitan Area ."</i> (p. 57)</p>	<p>The offer indicates the existence of English-speaking nurseries and pre-school nurseries in the Amsterdam Metropolitan Area, without providing specific information on the availability of places.</p> <p>The offer indicates the existence of two European Schools that now have a capacity for 600 extra pupils and will expand their capacity by 500 extra places in 2018, without specifying the linguistic offer. The offer also indicates the existence of a bilingual (Dutch/English) primary school.</p>
<p><b>3.1.2 ... 149 in second level;</b></p>	<p>See 3.1</p>	<p>The offer indicates the existence of two European Schools that now have a capacity for 600 extra pupils and will expand their capacity by 500 extra places in 2018, without specifying the linguistic offer. The offer also indicates the existence of bilingual schools and international schools offering the British, French and German curriculum, together with their capacity for 2016-2021. The offer indicates a general commitment to expand the current capacity of international schools before the beginning of the school year 2017/18, creating an extra 1,150 available places.</p>

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<b>3.1.3 ... 55 in third level/university</b>	The offer indicates universities and higher level educational facilities in the Netherlands. " <i>Dutch universities offer over 2,100 study programmes in the English language, the largest number in continental Europe.</i> " (p. 61)	The offer indicates the existence of universities and higher level educational facilities in the Netherlands, with an indication of programmes in English.
<b>3.2 Other</b>		
<b>GENERAL ASSESSMENT OF CRITERION 3</b>		<p>The offer indicates the existence of English-speaking nurseries and pre-school nurseries in the Amsterdam Metropolitan Area, without providing specific information on the availability of places.</p> <p>The offer indicates the existence of two European Schools that now have a capacity for 600 extra pupils and will expand their capacity by 500 extra places in 2018, without specifying the linguistic offer. The offer also indicates the existence of bilingual schools, including a primary bilingual in Dutch/English school, and international schools offering the British, French and German curriculum, together with their capacity for 2016-2021. The offer indicates a general commitment to expand the current capacity of international schools before the beginning of the school year 2017/18, creating an extra 1,150 available places. The offer indicates the existence of universities and higher level educational facilities in the Netherlands, with an indication of programmes in English.</p>
<b>4) Appropriate access to the labour market, social security and medical care for both children and spouses</b> <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>		
<b>4.1 Capacity to meet the needs of the children and spouses of the current as well as of future staff as regards...</b>	<p>The offer provides general information on the Dutch social security and medical care systems, including on rules concerning access (p. 56). "<i>There are some exceptions regarding the legal obligation to take out health insurance. This is the case when an international organisation and the Government have concluded a Host Agreement in which the staff members and/or the employees working for the organisation are exempted from the social security legislation in the Netherlands, including health insurance, or when social security is offered to personnel working for the EU on the basis of an EU-Regulation, offering sufficient social security protection (including healthcare).</i>" (p. 56)</p> <p>"<i>The Seat Agreement that will be established between the Netherlands and the EMA will include the principles of the social security provisions that are included in the Europol, Eurojust and GRC seat agreements, and therefore EMA staff and their families will be ensured access to all essential medical care according to the JSIS.</i>" (p. 56)</p>	
<b>4.1.1 ... social security</b>	See 4.1	The offer indicates that children and spouses of EMA staff have access to social security.

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4.1.2 ... medical care	See 4.1	The offer indicates that children and spouses of EMA staff have access to medical care.
4.2 Job opportunities for children and spouses of current and future staff	<p>The offer indicates a "Dutch governmental programme for attracting 'highly skilled migrants' " to companies and organisations located in the Netherlands. "This may be of particular interest to partners of EMA staff who are non-EU citizens ." (p. 55)</p> <p>"With unemployment in the Netherlands amongst the lowest in the EU, there are ample possibilities for partners of EMA staff to find employment. The business ecosystem is a potential source of work opportunities, with start-ups, scale-ups and global corporations alike. More than 3,000 international companies have invested in the Amsterdam Metropolitan Area, and there are currently more than 465 global and European business headquarters in the Amsterdam Metropolitan Area. [...] on average, the Amsterdam Metropolitan Area attracts between 130 and 170 new international companies each year. Amsterdam has its own job portal detailing thousands of non-Dutch speaking jobs in and around Amsterdam, with new opportunities added all the time. Many potential international job opportunities for partners of EMA staff may also exist within the significant number of embassies located in The Hague or within the more than 200 International Governmental Organisations that are situated in the city ." (p. 63-64)</p>	The offer indicates a Dutch governmental programme for attracting 'highly skilled migrants' to companies and organisations located in the Netherlands and a job portal for non-Dutch speaking jobs in and around Amsterdam, with new opportunities added all the time. The offer indicates the presence of numerous international companies in the Amsterdam Metropolitan Area.
4.3 Other		
<b>GENERAL ASSESSMENT OF CRITERION 4</b>		<p>The offer indicates that children and spouses of EMA staff have access to social security and medical care.</p> <p>The offer indicates a Dutch governmental programme for attracting 'highly skilled migrants' to companies and organisations located in the Netherlands and a job portal for non-Dutch speaking jobs in and around Amsterdam, with new opportunities added all the time. The offer provides general information on the presence of numerous international companies in the Amsterdam Metropolitan Area.</p>
<p><b>5) Business continuity</b></p> <p>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.</p>	<p>"Business continuity is ensured by offering a custom designed, new build headquarters at a high-end location, supported by a fully-fledged transition plan ." (p. 6)</p>	



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5.1 Timeframe required to fulfil the four criteria above	The offer presents a relocation plan starting in Q3/2017 and ending in Q3/2019 and involving both the building and staff and including services to be provided to EMA staff, spouses and children . (p. 38-41, 44-45)	The offer indicates a relocation plan concerning both the building and EMA staff, spouses and children, starting in Q3/2017 and ending in Q3/2019.
5.2 Ability to allow EMA to maintain and attract highly qualified staff from the relevant sectors	<p>"[...] the Dutch government wishes to support the Agency in retaining essential staff by providing support throughout the entire relocation process and by unburdening families through a tailored relocation process ." (p. 42)</p> <p>More specifically, the offer refers to:</p> <ul style="list-style-type: none"> <li>- "Establishment of a service desk at the current EMA premises in London [...] to inform and educate employees and their families well in advance about moving to and living in the Netherlands [...]"</li> <li>- Monthly information sessions for EMA employees and families in London [...][on inter alia] Housing; Schools &amp; daycare; Explanation of the Dutch healthcare system; Procedures [...]; Partner career advice [...]"</li> <li>- Dedicated and personal transition support for employees and families [...] with finding accommodation and schooling, municipality registration, permits, applications for government incentives and taxation. The logistics regarding official government formalities and procedures will be taken care of and monitored.</li> <li>- Support when living in the Netherlands and settling in [...] For partners, personal advice will be given on how to find employment, setting up a company or finding suitable training or education[...]"</li> <li>- Access to international schools [...][an inventory of educational needs and preferences among the EMA families [...]" (p. 42-43)</li> </ul> <p>The offer indicates the Netherlands' high concentrations of Life Sciences &amp; Health activities, offering EMA access to a highly skilled workforce, strong research institutes and world-class universities. (p. 66-67)</p>	<p>The offer indicates the Dutch authorities' intention to support EMA by providing support to essential staff throughout the entire relocation process and by unburdening families through a tailored relocation process.</p> <p>The offer indicates the Netherlands' Life Sciences &amp; Health activities, offering EMA access to a highly skilled workforce.</p>
5.3 Smooth transition to the new locations - EMA can remain operational during the transition	<p>"[...]the new headquarters will be established in full partnership with EMA, facilitating continuity and efficient, secure, and effective business operations." (p. 6)</p> <p>"In order to safeguard and facilitate the business operations of the Agency a complete temporary office backup facility in close proximity to the new premises, with ample capacity for the remaining workstations, will be made available at January 1st 2019. In this manner, the EMA will be able to continue its working processes with a minimum of interruption following its relocation from London to Amsterdam." (p. 25)</p> <p>"[...]in order to guarantee the uninterrupted continuation of EMA's business, the Dutch government is already progressing the pre-design of the building, streamlining tendering procedures and optimising planning procedures. [...] the Dutch Government will provide EMA with comprehensive support in preparing and implementing the transition to the new headquarters. An all-encompassing and personalised expatriation programme will be provided for the relocation of all EMA staff and their families [...].</p> <p>[...] allocating the sum of 10 million euros to increase the capacity of the Dutch Medicines Evaluation Board (MEB) [...] to provide a similar level of scientific support to EMA as it currently enjoys from the National Competent Authorities in the UK." (p. 7 &amp; 49)</p>	<p>The offer indicates the Dutch authorities' intention to allow EMA to remain operational during the transition, thanks to:</p> <ul style="list-style-type: none"> <li>- the availability of EMA premises, both the temporary office and the permanent premises, which according to the offer, will be able to meet all EMA requirements;</li> <li>- a transition plan;</li> <li>- pre and post relocation services to the Agency and its staff; and</li> <li>- enhancing the Dutch Medicines Evaluation Board's resources so that it provides services to EMA.</li> </ul>
5.4 Other	<p>"In addition to the dedicated EMA relocation programme aimed at supporting and unburdening the relocation of the Agency's staff and their families, expatriation services are also available following the relocation period. To help expats to assimilate swiftly into Dutch society, Expat Centres have been set up across the Netherlands. They function as a one-stop-shop for international employees living and working in the Netherlands [...] For partners of EMA staff with non-EU nationality, the Expat Centres will be able to assist in obtaining the necessary residence permits and/or arranging formalities ." (p. 54)</p>	<p>The offer provides additional information on post-relocation services to be offered to EMA staff, spouses and children.</p>

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<b>GENERAL ASSESSMENT OF CRITERION 5</b>		<p>The offer indicates a relocation plan of EMA building and staff, which would allow the fulfilment of criteria to host the agency, starting in Q3/2017 and ending in Q3/2019.</p> <p>The offer indicates the intention of the Dutch authorities to allow EMA to maintain and attract staff, by referring respectively to services to be provided to current staff and the Dutch Life Sciences &amp; Health sector from which EMA can recruit.</p> <p>The offer also indicates a transition plan that would allow for the Agency to remain operational and which includes the availability of a temporary backup building in addition to permanent premises and reinforcement of the Dutch Medicines Board in order to assist EMA.</p> <p>The offer indicates the availability of pre and post relocation services to EMA staff, spouses and children.</p>
<b>6) Geographical spread</b> 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	"The Seat Agreement that will be established between the Netherlands and the EMA will include the principles of the social security provisions that are included in the Europol, Eurojust and GRC seat agreements, and therefore EMA staff and their families will be ensured access to all essential medical care according to the JSIS ." (p. 56)	The Netherlands hosts 2 EU decentralised agencies, namely the European Police Office (EUROPOL) and the European Union's Judicial Cooperation Unit (EUROJUST), both in The Hague.
<b>Specific issues</b>		
<b>a) The Member State's plan for...</b>		
<b>... when would the relocation take place</b>	<p>"The tendering procedure is fully aimed at the delivery of the conference centre, as well as some of the workplaces, by April 1st 2019, to ensure business continuity for EMA. Consecutive office floors will become available in the subsequent weeks and months ." (p. 25)</p> <p>The offer presents a relocation plan starting in Q3/2017, indicating Q1/2019 as EMA relocation deadline and ending in Q3/2019 and involving both the building and staff. (p. 38-41, 44-47)</p>	The offer indicates a relocation plan spread over Q3/2017 - Q3/2019 with Q1/2019 as EMA relocation deadline.
<b>... how would the relocation take place</b>	<p>The offer presents a relocation plan starting in Q3/2017 and ending in Q3/2019 and involving both the building and staff. (p. 38-41, 44-45)</p> <p>Moreover, "the Dutch government and the City of Amsterdam are committed to ensuring business continuity to EMA by presenting a comprehensive relocation programme for EMA headquarters, as well as for the Agency's employees and their families. This will be achieved via two defined trajectories. The first, is aimed at fully supporting the preparation, relocation and after-care of the relocation of EMA's headquarters from London to Amsterdam. The second, concerns the complete support and unburdening of the relocation of EMA staff and their families. A dedicated team of experts, covering all aspects of the potential relocation, has already been assembled. [...] This EMA Transition Team (ETT) will be coordinated by the Ministry of Health and will act as the focal point for EMA regarding all aspects of the transition process ." (p. 38)</p>	The offer sets out a relocation plan concerning the building and staff and indicates a dedicated team of experts to cover all aspects of the relocation.

Criterion	Information provided in the Offer	Commission assessment
<b>How would this plan ensure that the Agency remains operational?</b>	See Section 5.3  "In order to safeguard and facilitate the business operations of the Agency a complete temporary office backup facility in close proximity to the new premises, with ample capacity for the remaining workstations, will be made available at January 1st 2019. In this manner, the EMA will be able to continue its working processes with a minimum of interruption following its relocation from London to Amsterdam. The costs of the temporary office location will be borne by the Dutch government ." (p. 25)	The offer indicates the availability of a temporary office backup facility as of 1 January 2019.
<b>GENERAL CONCLUSION on a)</b>		The offer indicates a relocation plan spread over Q3/2017 - Q3/2019 with Q1/2019 as EMA relocation deadline. The offer provides information on a dedicated team of experts to cover all aspects of the relocation. The offer indicates the availability of a temporary office backup facility as of 1 January 2019.
<b>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</b>	"With the Vivaldi Building, the Netherlands provides a complete turnkey accommodation; designed as a purpose-built and/or fully-fitted and furnished operational workplace, based on the specific requirements of EMA and guaranteeing unfettered business continuity for the Agency ." (p. 22)  "In order to safeguard and facilitate the business operations of the Agency a complete temporary office backup facility in close proximity to the new premises, with ample capacity for the remaining workstations, will be made available at January 1st 2019 ." (p. 25)	The offer indicates the <i>Vivaldi Building</i> as the proposed permanent premises and two temporary back up premises [confidential] as the location for the temporary back up premises.
<b>How would these premises meet the specific needs of the Agency?</b>	The offer indicates "a new building that is built according to the Agency's specific requirements. This proposition fulfils the list of criteria for relocation of the European Medicines Agency [...] as well as additional requirements specified by EMA itself in published technical papers [...]" (p. 15)  "EMA will be able to choose from a full range of real estate services for the development and maintenance of the new premises, that can be tailored to the Agency's needs ." (p. 6)	The offer indicates that the proposed permanent premises will be built according to EMA specific requirements. The offer indicates that the layout of the temporary premises is to be agreed with the Agency.
<b>GENERAL CONCLUSION on b)</b>		The offer indicates the <i>Vivaldi Building</i> as the proposed premises, to be built according to EMA specific requirements and providing general information on individual technical requirements. The offer also indicates two temporary back up premises [confidential], the layout of which, according to the offer, is to be agreed with the Agency.
<b>c) The financial terms for the Agency's use of these premises</b>	1. "With the Vivaldi Building as the new headquarters of EMA, a lease agreement can be arranged for rent of the property and building-related maintenance costs, according to EMA's needs...Notwithstanding any additional requirements and fitting out of the building, which is to be specified by EMA, a price-per-square-metre net floor area of € 300,- to € 320,-per m2 is realistic in combination with a 20-year lease period. This rate includes: <ul style="list-style-type: none"> <li>• building- and land costs</li> <li>• a parking for 104 cars and 750 bicycles</li> <li>• building-related maintenance costs</li> </ul> Depending on EMA's requirements, additional fitting costs will be applicable to design and equip the office floors, workstations, conference centre, restaurant and other building facilities. As the building will be virtually an 'energy-neutral Financial terms, maintenance, and conditions offered building' (exceeding BREAAAM Excellence), the energy costs will be low. The formulation of requirements for the fitting out of the building will be done at an early stage in close collaboration between EMA and CGREA ." (p. 26)  2. "The costs of the temporary office location will be borne by the Dutch government ." (p. 25)	The offer indicates the rental of the offered premises concerning a price-per-square-metre net floor area of € 300 to EUR 320 per m <sup>2</sup> in combination with a 20-year lease period, notwithstanding any additional requirements and fitting out of the building, which is to be specified by EMA. The offer indicates that the cost of the temporary office will be borne by the Dutch government.

Criterion	Information provided in the Offer	Commission assessment
<b>Would the Member State pay the rent for a given period or indefinitely?</b>	<p>"In addition to the favourable conditions detailed in this bid, the Dutch government is willing to provide EMA with a one-off financial transition incentive, the conditions of which can be determined in the lease agreement between the Agency and the Dutch government. This may be used for a rent-free period, to cover a part of the fitting costs or to reduce the rental costs for the duration of the lease agreement ." (p. 26)</p> <p>"The costs of the temporary office location will be borne by the Dutch government ." (p. 25)</p>	The offer provides indication of the possibility of having a one-off financial transition incentive, to be determined in the lease agreement between the Agency and the Dutch government. The offer indicates that the cost of the temporary office will be borne by the Dutch government.
<b>GENERAL CONCLUSION on c)</b>		<p><b>The offer indicates the financial terms for EMA's use of the proposed building, with a lease duration of 20 years, monthly rent for offices of EUR 300-320 per m<sup>2</sup>, notwithstanding any additional fitting-out of the building. The offer indicates the Dutch government's intention to provide a one-off financial transition incentive, to be determined in the lease agreement.</b></p> <p><b>The offer indicates that the cost of the temporary offices will be borne by the Dutch government.</b></p>
<b>d) The terms concerning maintenance of the building</b>	<p>1. See Section c)  <i>"EMA will be able to choose from a full range of real estate services for the development and maintenance of the new premises, that can be tailored to the Agency's needs ."</i> (p. 6)</p> <p><i>"As the Vivaldi Building is a new development, the initial maintenance costs will be limited. As owner of the building, the Central Government Real Estate Agency will maintain the building so that the physical condition of the premises will be kept up to high standards. The design of the building has been based to a large extent on the requirements for the current EMA premises at Canary Wharf. As the building has a spacious lay out, it is unlikely that any extensions to the premises will be required in the near future. As indicated earlier in this bid, in addition to the lease agreement mentioned above, a service-level agreement can be offered for general maintenance and other services. These services can initially be made available for a period of 3-to-5 years so that EMA can completely settle in and obtain insights into local market conditions before tendering out services itself. The CGREA can offer the service level agreement and function as intermediary between the Agency and service provider s."</i> (p. 26)</p> <p>2.-</p>	<p>The offer provides information concerning the maintenance of the offered premises and indicates certain terms, to be finalised in a service-level agreement.</p> <p>The offer does not provide information about the terms concerning the maintenance of the temporary back up premises.</p>
<b>The terms concerning upgrading the building or future extensions of the building</b>		The offer does not provide information on the terms for upgrading or conducting future extensions of the <i>Vivaldi Building</i> .
<b>GENERAL CONCLUSION on d)</b>		<p><b>The offer provides information concerning the maintenance of the offered premises and indicates certain terms, to be finalised in a service-level agreement. The offer does not provide information about the terms concerning the maintenance of the temporary back up premises. The offer does not provide information on the terms for upgrading or conducting future extensions of the <i>Vivaldi Building</i> .</b></p>
<b>e) Any special conditions offered with regard to all costs and dedicated infrastructures</b>	<p>"In addition to the favourable conditions detailed in this bid, the Dutch government is willing to provide EMA with a one-off financial transition incentive, the conditions of which can be determined in the lease agreement between the Agency and the Dutch government. This may be used for a rent-free period, to cover a part of the fitting costs or to reduce the rental costs for the duration of the lease agreement ." (p. 26)</p> <p>"[...] the Netherlands is willing to offer the Agency a one-off financial incentive of € 18 million for its new headquarters ." (p. 1 cover letter from the Minister of Health)</p>	The offer indicates the Dutch government's intention to provide a one-off financial transition incentive of EUR 18 million, to be determined in the lease agreement.

Criterion	Information provided in the Offer	Commission assessment
<b>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)</b>	<i>"Apart from Privileges and Immunities that will be agreed on in the Seat Agreement between EMA and the Dutch government, The Netherlands also provides an attractive, special tax regime for expatriates. This so-called 30% ruling may be applicable for partners of EMA staff, but will be considered on a case-by-case basis and is subject to certain conditions. This tax ruling provides a substantial income tax exemption of up to 30% for a period of up to 96 months. It is viewed as a reimbursement for potential extra costs involved with living abroad. The employer may grant the employee a tax-free allowance of up to a maximum of 30% of his or her remuneration. The remuneration includes incidental and flexible forms of income such as bonus payments and stock options ."</i> (p. 46)	<b>The offers indicates a special tax regime for expatriates.</b>
<b>Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA</b>	<i>"The Netherlands offers EMA a Seat Agreement that includes the full privileges and immunities as stipulated by Protocol No.7 to the Treaty on the Functioning of the European Union, as well as additional privileges and immunities comparable to those enjoyed by the European organisations that are currently located in the Netherlands ."</i> (p. 46)	The offer indicates that a headquarters agreement will be concluded with EMA.
<i>OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER</i>		
<b>Housing</b>	<i>"Housing in different segments is readily available and priced competitively in comparison to other major European cities (e.g. London, Paris). And as distances in the Netherlands are comparatively short, it is possible to live in the countryside and still access the centre of a major city within 30 minutes".</i> (p. 62)	
<b>Quality of life</b>	<i>"An open and internationally oriented country, the Netherlands is a great place to work, live, and raise a family. The country tops many international surveys that evaluate qualityof- life, and Amsterdam is identified as one of the most desirable destinations for expats."</i> (p. 7)	