Evaluation Criteria

The SFPUC evaluated all responses to the Sunol Valley Golf Course Request for Interest using the evaluation criteria described below. However, the SFPUC will not rank responses, nor will the SFPUC use responses to create a pool for potential future solicitations.

FEASIBILITY:

Is the proposed use legally permitted, financially feasible, and consistent with the SFPUC’s Land Use Policies and Objectives for the Property, including the Alameda Watershed Management Plan and local zoning ordinances such as Alameda County Measure D?

The score for FEASIBILITY is binary with respect to all elements listed above except for financial feasibility. A proposal is financially feasible if it is financially self-sustaining. Financial feasibility is not required but preferred. A proposal is disqualified if the proposed use is illegal, or inconsistent with SFPUC policies and objectives.

Score 5 = Proposal is financially feasible, legally permitted, and consistent with SFPUC Policies and Objectives.
Score 3 = Proposal is not financially feasible, but is legally permitted, and consistent with SFPUC Policies and Objectives.
Score 0 = Proposal is not financially feasible, nor legally permitted, and inconsistent with SFPUC Policies and Objectives.

COMPATIBILITY:

Is the proposed use compatible with the SFPUC’s proposed utility uses? Does the proposed use interfere or hinder the SFPUC’s proposed utility use?

Refer to RFI Appendix A: Potential Utility Uses

Score 5 = Compatible with all potential utility uses.
Score 3 = Compatible with most potential utility uses.
Score 1 = Compatible with one or two potential utility uses.
Score 0 = Incompatible with all potential utility uses.

UTILITY BENEFIT: Does the proposed use provide a utility benefit (e.g. uses that generate fair market rents and/or defray the cost of property improvements, repairs, and maintenance)?

Score 5 = Proposed use provides a significant utility benefit.
Score 3 = Proposed use provides a moderate utility benefit.
Score 1 = Proposed use provides a minimal utility benefit.
Score 0 = Proposed use provides no utility benefit.
COMMUNITY BENEFIT:

Is the proposed use consistent with the agency’s Environmental Justice and Community Benefits policies? E.g. does the proposed use serve the local community, if so, how? Does the use result in facilities that are available for public use? Does the proposed use serve an educational function? Does the proposed use support environmental justice outcomes (no disproportionate impacts)?

Score 5 = Proposed use provides a significant community benefit.
Score 3 = Proposed use provides a moderate community benefit.
Score 1 = Proposed use provides a minimal community benefit.
Score 0 = Proposed use provides no community benefit.