

EXHIBIT G - PROPOSAL EVALUATION CRITERIA MATRIX

Criteria	Maximum Points	Points Received
<p>1. Consistency with the City’s Project Goals as Outlined in Part 1.B</p> <ul style="list-style-type: none"> • Proposal provides an iconic and skyline defining building of high quality design to be constructed on the Subject Site(s) and contribute to the continued growth and activity of Downtown Albuquerque. • Building height is a minimum of 360 feet. *If the height is not a minimum of 360 feet, zero points will be awarded. • Evaluation of whether the proposal will add vitality to the area. • Potential of proposal to catalyze further redevelopment in the area. • Contribution to the goals of the Downtown Plan. • Past performance of individuals or project team on similar projects. • Proposed project provides adequate parking to meet increased demand as described in the project goal for parking. 	<p>40</p> <p>20</p> <p>20</p> <p>20</p> <p>20</p> <p>20</p> <p>20</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>2. Benefit to the Surrounding Community</p> <ul style="list-style-type: none"> • Proposed benefit to the community, as compared to the City’s investment in the project. (Removal of blight, creation of jobs, promotion of economic development, creation of housing, etc.) 	<p>10</p>	<p>_____</p>
<p>3. Financial Structure</p> <ul style="list-style-type: none"> • Evaluation of project budget, including (but not limited to) construction, soft costs, developer fee, initial reserve amounts and financial feasibility. • Evaluation of operating pro-forma, including income expenses, reserve contributions, debt payments, etc. 	<p>20</p> <p>20</p>	<p>_____</p> <p>_____</p>
<p>4. Financial Capacity</p> <ul style="list-style-type: none"> • Provided adequate information showing evidence of interest from all proposed financial sources for the Proposer’s redevelopment. • Proposer demonstrates adequate financial risk in the Project. • Proposer demonstrates adequate financial capacity to develop the proposed Project (evaluated through information provided in response to Other Financial Obligations, Financing References, and Financial Statements) 	<p>10</p> <p>15</p> <p>15</p>	<p>_____</p> <p>_____</p> <p>_____</p>
<p>5. City Assistance</p> <ul style="list-style-type: none"> • Feasibility of financial assistance to be provided by the City. 	<p>30</p>	<p>_____</p>
<p>6. Project Details</p> <ul style="list-style-type: none"> • Evaluation of the achievability of the Proposer’s time schedule and the Proposer’s ability to complete the project satisfactorily in a timely manner. • Feasibility of any proposed variances, changes to existing zoning or design constraints. *If variances are required, they should be readily achievable. If not, points will be reduced. 	<p>10</p> <p>10</p>	<p>_____</p> <p>_____</p>
TOTAL POINTS	300	_____

Completeness of the proposal will be evaluated within all of the above criteria.