

WEST END *St. Pete*

A NEW VISION FOR DOWNTOWN



Hines

Cover Letter

Proposal Form

I Vision

- 5 Vision Statement
- 6 Executive Summary

II Project

- 9 Development Team
- 10 Financial Offer
- 12 Financial Capability
- 14 Project Details
- 32 Proposed Development Schedule
- 33 Guarantees
- 34 Economic Impacts
- 38 Construction Matrix Valuation & Equity Investment
 - 20 yr. Cash Flow Directive
- 40 Hines \$500 Million+ Projects
- 42 Hines LEED Experience
- 46 Taubman Letter of Interest

III Community

- 47 Responsive
- 57 Unifying
- 59 Accountable

IV Team

- 65 Define Team
- 68 Hines Projects
- 82 Hines LEED Buildings
- 86 EDAW Projects
- 90 Strategic Advisory Group Projects
- 94 RCLCO Projects
- 96 Team Bios
- 105 Hines Reference Letters