

PROPOSED

W
HOUSTON



Proposed W Hotel - Houston

W Hotel Developer & Proposed Team

- Developer: Texas Hospitality Partners, LLC
- Design Team: Kirksey Architecture & One Design
- Construction Team: Joint Venture -
Clark Construction &
Horizon Group International

Hotel will be owned, financed, constructed and operated by the developer at its own cost and expense.

Proposed W Hotel Design Features

- 308 Rooms
- 16 Floors on top of Partnership Tower
- Ground floor small lobby and guest drop-off area
- 12th floor (Hotel's main lobby floor):
 - Main lobby and guest registration
 - Outdoor swimming pool
 - Indoor/outdoor restaurant with retractable roof
- Additional Hotel Amenities:
 - 12,000 square foot function space (13th floor)
 - Spa and fitness center (14th floor)

Proposed Project Schedule

- 2020 (1st Q) Pre-Development & Pre-Construction
- 2020 (4th Q) Start Construction
- 2022 - 2023 Hotel Open

Proposed Project Budget

- \$130 million

Houston First's Role

Entering into multiple agreements with Developer:

- Air rights lease
- Approval of construction documents, site logistics, staging
- Continuous operation of office building and parking garage
- Access to building and garage
- Adherence at all times to approved plans, documents, understandings

Houston First's Representative Services

Pre – Development Advice on:

- Design and construction documents
- Site Logistics
- Construction staging plans
- Other development aspects

Construction Monitoring

- Hotel Developer's performance under the final agreements
- Frequent interaction with the Developer
- Periodic meetings with Houston First Representatives
- Monthly, in-person updates by a Senior Representative to HFC's Executive Team and/or Board
- Weekly look-ahead reports

Houston First's Representative Services

By Others:

- Developer –
 - Architectural and engineering services
 - Budget control
 - Monitoring of payroll
- Houston First –
 - Approval of design plans (separate A/E Peer Review)