



DATE: July 14, 2026

SUBJECT: Letter of Clarification

RE: Hotel Lobby Design Services RFQ

TO: All Prospective Respondents

Houston First Holdings LLC (“HFH”) issues this Letter of Clarification regarding the referenced Hotel Lobby Design Services RFQ to answer questions timely received in the manner set forth below:

Question 1: What is the expected schedule for bidding and construction?

Answer: HFH intends to develop a detailed project schedule, including contracting opportunities and the construction start date, once the architect has been engaged. As noted in the RFQ, HFH expects the first phase of construction work to be completed by May 2028, and several project construction phases are anticipated subsequently.

Question 2: What is the diversity goal?

Answer: As noted in the RFQ, a specific diversity goal may be included in an agreement resulting from the selection process, in the manner and to the extent allowed under applicable law; any such goal will be based on a mutually agreed percentage of the total value of the services to be performed.

Question 3: What is the actual area of scope for this RFQ (e.g., lobby only, upper levels, back-of-house, courtyards, exterior spaces)?

Answer: The best information available at this stage of the process is as provided in the RFQ: The scope includes the redesign and renovation of the of the ground floor lobby (and, potentially, associated elements) of the Hilton Americas-Houston Hotel, located at 1600 Lamar St., Houston, Texas 77010.

Question 4: Will the proposed design team help and assist in the schedule and budget for this project?

Answer: The Respondent selected as a result of this process is expected to provide reasonable assistance with estimated costs and scheduling, subject to direction from HFH.

Question 5: Is this hotel project and funding part of the expansion of the George R. Brown Convention Center?

Answer: Houston First Corporation, as the sole member of HFH, is integral to both the redesign and renovation of the Hilton Americas-Houston Hotel and the expansion of the George R. Brown Convention Center.

Question 6: What consultants have been engaged on this project?

Answer: Hines has consulted with HFH on the project in connection with the wider Convention District redevelopment.

Question 7: Will the selected teams be interviewed in person or via virtual?

Answer: Interviews, if held, would be in person.

Question 8: Should the 24th Floor Rooftop Lounge be used as a reference for finishes and style?

Answer: Finishes and styles will need to be discussed and refined with the architect selected as a result of this RFQ.

Question 9: What is the goal of the guest arrival experience and what are the greatest functional challenges/successes at the hotel?

Answer: The best information available at this stage of the process is as provided in the RFQ: HFH seeks to enhance, modernize and ensure the most efficient use of the Hotel lobby, including registration, concierge, retail, food service, ingress/egress, and communal spaces. An ideal design will complement and serve to develop greater connectivity with the Convention District to progressively refine the aesthetic and functional appeal of the Hotel as a vibrant and iconic destination.

Question 10: Will the project include full design and build-out of the space, such as foodservice, retail, and flexible business huddle spaces, or be limited to programming/planning?

Answer: As noted in the RFQ, HFH seeks to enhance, modernize and ensure the most efficient use of the lobby, including registration, concierge, retail, food service, ingress/egress, and communal spaces. HFH is open to considering additional amenities, and effectuating build-out as part of an approved design by the architectural firm selected as a result of this RFQ.

Question 11: Are guests drawn to existing dining options and what is the preference for the guest dining experience (e.g., a full-service restaurant/bar, grab-and-go, coffee counter)?

Answer: An existing Mexican restaurant and coffee franchise are located in the hotel lobby and are quite popular. HFH will consider additional foodservice options as part of an approved design by the architectural firm selected as a result of this RFQ.

Question 12: Does HFH want to see an organizational chart for the design team?

Answer: Respondents are welcome to provide an organizational chart as part of their SOQ. Relatedly, Respondents should carefully review the "Team" criterion in the SOQ Format section of the RFQ, which provides as follows: Introduce the essential architectural services and interior design personnel who would be assigned to provide services under any resulting agreement, explain their respective functions, and include a summary of their

qualifications. (Respondents are not expected to know or be able to present the remainder of their consultant team at this time.)

Question 13: Because this project will be completed in multiple phases, will the Respondent selected be awarded all future phases of the project as well?

Answer: Subject to the content of the SOQs received, and the Evaluation section of the RFQ, including the weighted criteria, criteria, HFH expects to select the top-ranked Respondent on the basis of demonstrated competence and qualification, subject to negotiation of fair and reasonable compensation.

This Letter of Clarification becomes part of the referenced RFQ automatically upon issuance and shall supersede any previous specifications and/or provisions in conflict therewith. By submitting their SOQ, Respondents are deemed to have reviewed this Letter of Clarification and incorporated its content into their submission.