

Addendum: Responses to Questions

DESIGN SERVICES FOR NEW COMMUNITY HUB FOR DESIGN AND HOME FOR AIA AUSTIN

Issued 2026.03.10

- 1. What is missing in your current building that you have established work arounds for in your day to day? What friction exists in your current space that we can remove or reduce to make your day-to-day operations more effective and efficient?**
- 2. What staff growth do you see this new system supporting?**
- 3. How do you foresee the space to evolve over the next 10-20 years?**
- 4. What is something you will miss about working from the 12th street building?**
- 5. What would excite you to go to work in this new office space every day?**
- 6. What does a successful partnership look like?**
- 7. What does overall success look like?**
- 8. What are the top 3 priorities that aren't design or program related?**
- 9. What are your non-negotiables or non-starters other than a secure mailbox?**
- 10. When you are in the space once complete, what feeling or energy does it exude or provoke?**
- 11. If the design is visually successful, what makes the experience and energy of the space successful?**

Items 1 to 11 are questions for the programming/visioning sessions at the outset of the project. The Task Force feels it is in the best interest of the Project to wait to answer these questions until a full group of representative stakeholders can share their voices. The Task Force looks forward to learning about each Respondent's participatory design and engagement philosophy in their RFQ response.

12. Can we propose a slightly reduced fee to offer our margin as an in kind donation?

This is generous but to keep this fair and given the breadth of scope, it will not be considered. The winning candidate is certainly welcome to give back their "margin" after the completion.

13. Interior vs. Long-Term Vision - For Part 2, the exterior schematic vision, how ambitious would you like teams to be? Should we assume that the long-term concept could involve substantial facade intervention, or would you prefer proposals to remain grounded in likely near-term feasibility?

This is a two-part project. The successful budget-oriented project to get the Center for Design into the building and functioning is paramount. The building ownership will have to finance any concepts that change the building - creativity that meets their budget. There is a desire to make the building work more effectively and the idea of other creative groups that may occupy the building.

14. Landlord-Contractor Dynamic - Given that the landlord's construction team will execute the fit-out and requires limited drawings, I'm wondering how we could learn more specifics about their expectations for documentation depth and coordination. Are there examples, like documents from a prior tenant project, that might help us calibrate our approach?

This will be discussed with the Landlord at the outset of the building.

15. Budget Flexibility & In-Kind Donations - The \$739,000 interior budget excludes in-kind donations. Is there a target or expectation for how much of the project might realistically be offset through donations? Are there specific Allied Members or material categories already in conversation?

There is hope that there will be a robust response for in-kind materials, craftsmanship, and labor. There have been no discussions and all in-kind will be considered if it works for the project.

16. Exhibition & Public Programming - How often do you anticipate the gathering/exhibition area shifting configurations? Weekly vs monthly vs twice per year? Understanding the operational cadence would help us prioritize flexibility strategies. I also know this idea might be part of Programming & Visioning, so this might be more of a design question for later in the process.

Yes, this is programming and visioning. See response to Items 1-11.

17. Community Engagement During Design - Would you like the selected architect to facilitate broader member or committee engagement during programming and SD beyond the Design Review Team? If so, could designing & managing engagement events be offered as an additional service, and are there specific committees you envision playing an active role?

There will be presentations to the broader community. It is still not determined what community engagement programs will be part of the project. This will be negotiated as part of the contract. The Task Force looks forward to learning about each Respondent's participatory design and engagement philosophy in their RFQ response.

18. Historic Strategy & Funding - Regarding historic tax credit and grant research, is there an appetite from the building owner to pursue formal designation if needed, or should the research remain exploratory?

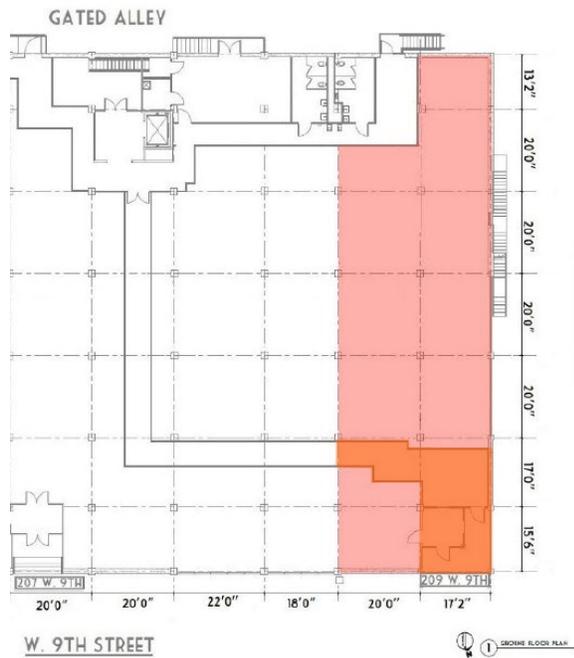
There has been discussion on tax credits and the owner of the building is interested. There is no predetermined approach to historic status or tax credits. This will be a discussion but may not be part of the project.

19. I understand the Landlord will also be the General Contractor and self-perform the Tenant Improvements for the interior work, at least, for this project. Can we get the name of the GC, or at least see examples of their work and capability? Would that be possible?

This will be discussed at the commencement of the project.

20. What appears to be the 5,500 leasable square feet includes the current common lobby space and corridor through the building (see below). Does any of that common space, highlighted in orange, need to be maintained, in effect separating that small rectangle of leasable space from the rest of it:

This configuration will change and the larger visioning project will be an exercise in the better performance of the building especially for organizations that augment the creative community that the Center may inspire.



21. Consultants - We see that MEP/Structural/AV-IT firms will be invited to work pro-bono on the project. How is that solicitation being handled? Do you have a separate RFQ process for consultants to express interest? Our understanding from the RFQ is that the selected architectural firm will not have any control over who the engineering consultants for the project will be - is that right? Will those consultants be contracted directly by AIA Austin?

We have not pre-determined that consultants will perform any pro-bono work. There is hope that there will be a consideration of lower fees and pro-bono for particular consultants. MEP will be required to carry Errors and Omissions coverage. It is not determined how the contracts for consultants will be held and the architect will participate in the selection.

22. Does AIA Austin have any specific insurance requirements for the project and what do they anticipate will be the contractual limitation of liability for the project?

The RFQ asked for one million/one million in coverage. During contract negotiation, the request can be made for a limitation of liability depending on the scope.