



**Division of Facilities Management, Design & Construction /
ACEC/MO / AIA/MO Liaison Committee**

Wednesday, June 26, 2024

10:00 a.m. to 12:00 p.m.

Harry S. Truman State Office Building, Jefferson City, MO, and via [Webex](#)

Meeting Minutes

ACEC/MO

Trey Coad, Cmte. Chair
Jay Ellington
Vicki LaRose
Alicia Kamischke
Michael Puro
Steve Wise
Morgan Mundell, President
Dawn Danison, Staff

AIA

Curtis Goben
Brad Erwin
Sue Pruchnicki

FMDC

Dale Cassmeyer
Bryan Chinn
Frank Cunningham
Don Smith

1. FMDC Staff Changes.

- No new hires in Project Management, but has added to the support/administrative team.
- Looking to reestablish project planning group to promote longer term planning and interagency collaboration (e.g., DESI, parks, mental health, etc.). This will assist in project budgeting and evaluating the needs of various agencies.

2. ARPA Project Updates.

- \$300M has/is going to fund APRA projects (+/- 105 projects) with the new State Health Lab representing approx. 50% of those funds. More projects will be procured in Q2 & Q3 than in past two years.
- Quite a few water/wastewater projects are out to bid and will be awarded by end of 2025. These projects will be completed by end of 2026 and there are no current concerns on meeting deadlines.
- FMDC is seeing an increased interest in construction projects (i.e., 3-4 submittals for each project rather than 1-2 in more recent years).

3. Future Appropriations and Funding Updates.

- 75% of funding has not started design phase. Looking to make a push in Q2 to begin on new design projects.
- New State Hospital in Kansas City area is working on land acquisition through City of KC—studies have been completed on two locations and submitted to City for review. RFQ for

consulting-related disciplines will be released after site selection and the project will be then solicited as construction manager at risk (CMAR).

- The State recently acquired properties along Scruggs Station Road for warehouse consolidation. Improvements to this property will likely include a maintenance facility for fleet vehicles. Solicitations related to future improvement will be coming in 2024.
- Funding for the redevelopment of the Missouri State Penitentiary has not been approved.
- Projects coming within the next 24-36 months include; several for the Division of Youth Services (e.g. dorms in Poplar Bluff and treatment center in Bellefontaine), new additions to several State schools, a new State office building in Neosho that will house for agencies, and a new Readiness Center for the National Guard in Bellefontaine.
- Evaluating property lease agreements and benefits of long-term maintenance versus building facilities.
- Legal counsel for OA FMDC has capacity and is willing to reevaluate the terms and conditions (T&C) used to support design-related contracts...and looking for clarifying, updating, and replacing. ACEC OA FMDC Liaison committee will solicit feedback from industry and provide FMDC comments and suggestions to clarify and revise the T&C. The goal would be to update T&C with a document that is mutually beneficial and protects the engaged parties regardless of project scope and size.

4. Consultants Challenges During Design & Construction of Projects

- Leads times are getting better for project which require “standard” materials and equipment, however larger and more specialized equipment is taking longer or source and procure. General consensus is that it could be a few more years for the trades to catchup with the ongoing demand. Professional service firms seem to be staffed to meet current demands, apart from surveyors which is experiencing a shortage.

5. How Can Design Quality be Improved and What Can FMDC do to Help?

- Preplanning and gathering information predesign can help improve design quality.
- FMDC wants to have a partnership with contractors and is looking to provide designs that prevent/limit contract changes during the construction phase.
- FMDC has begun evaluating bidders’ schedules of values to identify potential oversight and to allow lower bidder(s) to retract bid rather than engaging the bid bond.
- It is important for design firms to understand the project goals before responding to ensure the proposed process aligns with the objective of the project team. An example would be not spending sufficient time on the site and providing a design that does not incorporate current conditions into the plan (e.g., existing utilities located above ceilings).
- Discussion was had on the potential value of having expanded design review meetings at certain project milestones, and including stakeholders, to ensure goals of the design are

maintained. This would not apply to all projects and would vary based on project size and scope.

6. Impact of the recent legislative session.

- HB2314 - Creates provisions for master agreements with OA for architecture, engineering, or land-surveying. Passed the House and Senate did not have time to evaluate this session. It will be presented next year.
- Design/Build CM at Risk Legislation – AIA planning on filing to remove sunset.
- Legislation to License Professional Interior Designers.
- Designers are looking to get state licensure which would allow for signing and sealing designs without a state-licensed engineer or architect review and approval. Some states have allowed similar legislation but varies widely from state-to-state AIA is obtaining similar legislation from other states and soliciting feedback related to licensure of interior designers. General opinion is that legislation would be supported if implemented correctly but concerns include what conditions would be in place to ensure protection of the public, as well as how decisions would overlap with other disciplines and associated liabilities (e.g., decisions related to structural, codes, etc.). Interior designers have a desire to move quickly and potential file during next session. It is the desire of other professionals to move a little slower to allow for thorough review and consideration.

7. Safe + Simpler Coalition and Simplifying Building Codes.

- Missouri is in the minority of states that does not have a statewide building code and much of State has no or very little building code. Additionally, some areas have substantial code programs and the codes in these areas can vary drastically from municipality to municipality. Bill was filed in the House but did not gain much traction. Development of this programs will be a long-term project and community outreach is ongoing. The opinion is that the design, construction, and insurance industries are interested having a minimum statewide standard which would provide clarity to developers, professionals, and municipalities. Management and enforcement is an issue that has prevented prior success of similar statewide initiatives.

8. FMDC/Designer/Contractor Training.

- FMDC has completed internal training and project management/construction administration teams will be able support designers and contractors in eBuilder FMDC is also able provide more formal training for designers/contractors if needed. FMDC will look into updating training guides.

9. Next Meeting Date – October 3, 2024 (in-person and virtual).