



**Division of Facilities Management, Design & Construction /
ACEC/MO / AIA/MO Liaison Committee Meeting
October 12, 2023**

MEETING MINUTES

Attendees for the meeting included:

ACEC/MO

Tom Cissell
Trey Coad
Bruce Dawson
Dennis Heckman (*for Vicki LaRose*)
Alicia Kamischke
John Neyens, Cmte. Chair
Dick Scott

AIA

Sue Pruchnicki

FMDC

Andy Carroll
Bryan Chinn
Frank Cunningham
Paul Vassos
Brian Yansen

Topics for Discussion:

1. FMDC Staff Changes

- Andy Carroll is a new Section Leader.
- Phil Akin and Fred Decker are new project managers.
- FMDC has added internal project and interior design units for simple and straightforward projects.

2. ARPA Project Designer Selection Updates

- ALL ARPA selections have been made and are in the design phase. Several ARPA projects are bidding in the spring of 2024.
- FMDC has notice some decline in the ability to get bids due to project volume. FMDC is watching this closely to avoid saturation of the market.

3. Future Appropriations and Funding

- PACE has been eliminated. Internal design groups will complete some of the work previously completed under the PACE arrangement.
- FY 2024: Projects are being broken up into (4) different issuances with a total project value of approximately \$200 million. State Parks and National Guard will also have projects. Approximately 40 projects will be in each issuance. Some of these projects will be completed by the FMDC internal design groups.
- FY 2025: Normal project and budget load is expected. Planning unit is working with agencies to define projects.
- Large Projects Under Discussion: Discussion continues within FMDC on the “Capitol Masterplan”. Anticipated scope of project is \$800 million. A \$300 million project in the Kansas City area is under discussion. These larger project will utilize a more formal RFP process for consultant selection. CMR project delivery is being considered for these projects.

4. Designer/FMDC Roundtable Discussion

- EBuilder is causing some issues and reducing efficiency during construction for the Design community. The submittal process seems to be the most challenging aspect of EBuilder. The Pay

Application approval process was also noted to be more complicated since the implementation of EBuilder.

- It was concluded that a Virtual Meeting hosted by FMDC to provide live training and interaction between FMDC, Designers, and Contractor on the various EBuilder processes would be very beneficial.
- It was noted that training support documents already exist within EBuilder.
- As EBuilder seems to be the biggest challenge for the Design community at the present moment, the Roundtable Discussion will be postponed until after the virtual meeting on EBuilder.

5. Discuss Ways to Improve Design Quality

- FMDC has not noticed any particular quality issues but has noticed that the design community is busier than historical averages. Design times seem to be taking longer and it seems that existing conditions are not being investigated as thoroughly in some instances.
- Virtual review meetings have been utilized with some success but are not as effective as in-person meeting in all circumstances.
- FMDC has noticed some consultants declining work because of workload. FMDC indicated that project schedules are generally negotiable and recommended that consultants discuss schedules with the project manager before declining work.

6. A/E RFP's and Scope Definition in General

- On larger projects national firms have marked up the terms and conditions. FMDC is considering changes to the terms and conditions based on some of these comments and current AIA language.
- FMDC would like to have consultant input on the scopes of work that are issued with the RFP.
- FMDC would like to have consultant input on construction cost estimate during the proposal period.
- Design firms should register in ACE database.
- DBE participation is not required for Designers.

7. Design/Build CM at Risk Legislation that September 1, 2026 – Feedback on Removing the Sunset Provision

- Health Lab is FMDC's first CMR project. FMDC is looking at using CMR for other projects. CMR was selected for Health Lab due to time constraints imposed by ARPA requirements. FMDC believes CMR allows for better understanding of construction costs earlier in the project.
- FMDC is looking at using Design/Build for a project with the RFP issued soon. (3) more projects are under consideration.
- FMDC does not have a strong opinion on the sunset provision at this time. FMDC will not have fully completed a project by the sunset date.
- FMDC is still developing its opinion on the construction cost amounts that make sense for Design/Build and CMR.

8. Performance Contracting Concerns

- FMDC is not currently utilizing energy performance contracting.

9. Open Items from Committee Members

- None.

10. Next Meeting.

- Proposed 2024 meeting dates will be distributed by the end of November.