



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

Thursday, February 15, 2024

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

Location: Harry S. Truman State Office Building, Jefferson City & via Webex

Meeting Minutes

ACEC/MO

Tom Cissell (*Present*)
Trey Coad, Cmte. Chair (*Present*)
Bruce Dawson (*Present*)
Vicki LaRose (*Present*)
Alicia Kamischke
Steve Schultz (*Present*)
Dick Scott
Morgan Mundell, President (*Present*)
Dawn Danison (*Present*)

AIA

Larry Brandhorst
Brad Erwin (*Present*)
Robbie Price
Sue Pruchnicki (*Present*)
Deb Herrman

FMDC

Andy Carroll (*Present*)
Dale Cassmeyer
Bryan Chinn (*Present*)
Frank Cunningham (*Present*)
Paul Vassos
Don Smith (*Present*)

1. FMDC Staff Changes.
 - a. Scott Samuels and Don Smith have joined FMDC. Don will be working on bridging the planning/design and construction phases for both existing and new projects.
 - b. Operations has some opening, but Project Management is currently fully staffed.
2. ARPA Project Updates.
 - a. All projects are in design and bidding documents are in process as construction contracts must be signed by end of 2024;
 - b. The construction industry remains strong and receiving bids is a concern. FMDC may become flexible with schedules, extra contract days, etc. to attract bidders;
 - c. Tracking over 100 projects and there will be more of a push as the 2024 award and 2026 spending deadlines approach. Lots of water, sewer, broadband, HVAC projects. \$240M of projects are in construction now (about 4 times “typical”); and
 - d. Electrical and HVAC equipment is experiencing longer lead times. Panels and larger equipment is reported 1+ year. Water/wastewater projects may feel the impact of this as a result of quantity of municipal projects. Rural locations of projects also could be a challenge as contractor availability is typically more sparse. Discussion on outreaches to contractors and ways to attract those companies who haven’t historically pursued FMDC.
3. Future Appropriations and Funding Updates.
 - a. State has strong revenue. Funding is expected to be above the typical \$60M (last year was about \$100M more than a “typical” year.

- b. Facility consolidation and remodels are being considered in order to improve functionality moving forward.
- c. FMDC has a fair amount of FY24 projects that have not been bid but will be coming soon. Projects will include repairs/maintenance, roofing, parking lots and few if any new buildings (outside of lab/hospital/fleet building). HB19 captures some new construction including a youth center, state school additional along with some larger projects.

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

- a. Discussion was had on FMDC terms and conditions and concerns design/engineering firms have expressed. FMDC stated that exceptions to the terms and conditions are not frequent and seen more with larger design firms. Some items in the terms and conditions may be flexible but not many. FMDC shares concern and wants the terms to be fair between all parties and does not want them to be a barrier between the agency and designer/engineering firms.
- b. FMDC is open to revisiting their terms and conditions but any adjustments need to go through the legal and OA legal does not have the capacity at this time. In the interim, FMDC recommends the designer/engineer review the project request upfront and comment if the design and/or budget is a concern, but not to simply decline the request – there may be some flexibility at the RFP/RFQ phase that addresses the term and condition concern (e.g. design rework)
- c. FMDC/ACEC-MO/AIA-MO Liaison Committee will seek industry input on the FMDC terms and conditions and work with FMDC on next steps for legal review and updating. Don Smith will be the FMDC representative for this task.

5. House Bill No. 2314 Update

- a. Purpose of HB 2314 is to establish A/E master service agreements to replace the contract formerly known as the PACE contract. This was requested by FMDC when the agency could no longer use the PACE contracts. These agreements would not replace the current solicitation process but be used to support small/emergency projects that can be quickly supported by regional A/E firms. Projects under these agreements would have a \$100k threshold.
- b. Morgan will approach Rep Brown to discuss why all 4 “planks” of the Brooks Act, related to qualifying a consulting firm, are not included in Item 5 of the bill.

6. Update on Design/Build CM at Risk Legislation.

- a. Current sunset of 9/2026 and AIA-MO is hoping to remove sunset and leave bill “as is”. If FMDC wants to remove sunset the ACEC will support. A handful of projects are being considered for Design Build delivery. FMDC is evaluating the best use of D/B contract vehicle.

7. Safe + Simpler Coalition and Simplifying Building Codes.

- a. AIA-MO has joined a coalition to simplify county codes to streamline code process. The coalition is reaching out to get opinions on how other communities could be impacted if a more current, safe and clarified code framework is established and can be adopted by public

agencies. A bill has been written and circulated but not filed. This was presented/discussed by AIA-MO as an FYI and would unlikely have much impact on FMDC.

8. CAD Guidelines. (Using them in terms of line weights, etc. and if using Revit and converting is an issue for those in the vertical construction fields or if FMDC should provide Revit guidelines and files.)
 - a. FMDC uses CAD as database for future renovation and construction and asked conversion of Revit to CAD was a concern for design firms. Furthermore, is it reasonable for FMDC to expect files be submitted in CAD. CAD has been getting phased out over the past 10-12 years and depending on the project size/complexity may add additional time and fees to the contract, although not “significant”. It will start to be a challenge finding CAD proficient designers FMDC should consider making it standard practice to submit both CAD and Revit files, especially on larger projects, to begin building Revit database.
9. FMDC/Designer/Contractor Training.
 - a. Training within FMDC is a current focus and mostly related to the submittal module. FMDC supports training sessions upon request of the designer/engineer/contractor and can be conducted by the PMs at time of contract award. Detailed information/training is also available from eBuilder. A discussion was had on FMDC possibly uploading video(s) walking through the various processes.
10. Open items from committee members.
 - a. None
11. Next Meeting Date – June 26, 2024 (in-person and virtual).

End of Meeting
