



October 28, 2011

Chancellor Bill Goetz
NDUS
600 E. Boulevard Ave. Dept 215
Bismarck, ND 58505-0230

Dear Bill,

Please consider the enclosed application request regarding the prepayment of consulting and planning fees from Bismarck State College. We are requesting funds for the preliminary planning of a Center for Creativity and Communications on our campus.

If you have any questions, please contact me at 224.5430 or Larry.Skogen@bismarckstate.edu.

Warmest regards,

A handwritten signature in blue ink that reads 'Larry'.

Larry C. Skogen, Ph.D.
President

A handwritten note in blue ink that reads 'Thanks!!'.

rv
enclosures
c: Laura Glatt

**Application for
Prepayment of Consulting and Planning Fees
Bismarck State College
Center for Creativity and Communications**

Bismarck State College has increased enrollments by 38% in the past ten years. The result of this increase has been the addition of a number of new or improved facilities to meet the growing educational needs on our campus and in the community. Reflective of these growing needs, our March 2010 Master Plan called for the new construction of a Center for Creativity and Communications (labeled a "Fine Arts Center" on the Master Plan—hereafter called "Center") and the renovation of the BSC Library. However, due to the continued deterioration of the Library, and the growing influence of technology on services previously under the purview of libraries, we believe that it is prudent to combine these two projects into one. A recent structural analysis of our library has driven our decision to request preplanning funds for the purposes of further analyzing the need to demolish the Library and to preplan replacing it with a Center that will be all inclusive. To establish the most complete scope of work and budget for these combined two projects, BSC anticipates approximately \$100,000 in total preplanning costs.

BSC is requesting \$100,000 from the preliminary planning revolving fund as per NDCC 54-27-22. The funds will be used to pay consulting fees and other sundry planning services required for site selection, preliminary design, and project cost estimates for the demolition of the Library and the construction of the Center. BSC will be contributing significant in-kind contribution through the dedication of salaried staff time to this project.

External Mandates

- Health, life safety, building code concerns

In September 2011 BSC contracted with CWStructural Engineers to evaluate the library "to identify possible signs of distress in building finishes and visible areas of the building structure that may indicate structural problems." The entire report is attached, but below are representative statements:

1. "The interior slabs-on-grade in both the basement and on the main floor are showing significant to severe signs of crowning."
2. "There is severe cracking in the finishes of the interior walls throughout the building."
3. "The interior slabs are separating vertically and horizontally at the construction joints."
4. "There is some evidence of movement in the exterior walls of the building which is visible from the building exterior such as cracks in the top of the foundation wall along the west side of the building."
5. "Movement of the building's floor slabs are resulting in potential hazards to general movement within the building due to vertical separations in the floor slab across construction joints. Movement of the building foundation has resulted in cracking and distress in the building structure or exterior envelop and this movement can lead to further structural damage and distress as well as life safety issues such as egress."

6. "Mitigating the effects of further movement is often times completely disruptive to the use of the building and is very evasive and subsequently costly."

The report concludes with a recommendation to perform further soil testing to determine the potential for further destructive movement of the subsoils. We envision a portion of this preplanning grant will be expended on verifying the potential for future damage to the building which is becoming increasingly unsafe for students and employees.

Program Needs

- Demographic shifts

The current BSC Library was constructed in 1968 to serve a student population of about 1000. Today nearly 4,400 students are enrolled at BSC with 3,500 of those using our campus facilities. Additionally, partnerships with the local community, such as the Bismarck Public School District, increase traffic on our campus by over 1,000 students per day. Moreover, state agency partnerships such as the four-year and graduate degrees offered on our campus by Dickinson State University, Minot State University, and University of North Dakota all increase student pressures on our facilities. We envision our new Center will serve all these populations. The continued population increases in the Bismarck-Mandan area will only serve to increase those student populations and, thus, pressures on our facilities.

- Replacement or renovation of obsolete facilities
- Improvement of delivery of educational services
- Long term needs and potentials from changing delivery methods

As mentioned above, the BSC Library was constructed over 40 years ago to serve a very different student population in a very different technological world. Not only is the facility extremely structurally stressed, as indicated by the attached structural evaluation, but the dedication of space designed to house stacks of library books is simply antiquated in the 21st century. Our discussions about this project have highlighted the need to move from a traditional library to a technologically enhanced "Learning Commons" where students access electronic resources and interact in learning groups. The failing infrastructure of the current library, along with the desire to establish a Center where creativity and communications (visual, performing, thinking, and so forth) serving the entire community, off and on-campus, leads the intellectual development of this project.

Funding

We anticipate the funding for this project to come from multiple sources. We have had discussions with officials from the local community, including school districts, government entities, and civic local and state humanities agencies. The consensus is that this project meets a much broader need and will, therefore, receive financial support from all these sources. Bismarck State College will be requesting the funding for this capital project as part of our 2013-15 budget request. It will be our number 1 priority request.

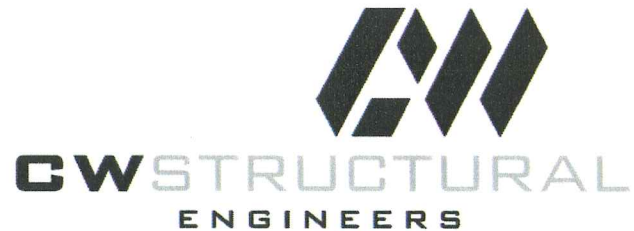
Scope

The preliminary estimate of project cost is in the area of \$20-25 million. This preplanning grant will, among other things, help develop a more exacting estimate. Our discussions thus far have been that we would request funding from the state, and raise the rest through community and state partnerships, and private and corporate participation raised through the BSC Foundation.

State Board of Higher Education Criteria

- a) Life, health and safety issues were addressed earlier in the application under External Mandates
- b) Not applicable
- c) If the library becomes part of a Center for Creativity and Communications there will be \$440,000 of deferred maintenance eliminated
- d) This criterion is addressed in the CWStructural Engineers request which is attached.
- e) Program needs are addressed earlier in the application under Program Needs
- f) Not applicable
- g) This project will have considerable outside funding. Project partners to include the City of Bismarck, Bismarck Public Schools and corporate participation
- h) Not applicable
- i) This criteria was personally addressed earlier in the application under External Mandates and Program Needs
- j) This project combines two projects referenced in our last campus master plan in March of 2010. In our last master plan we identified a Fine Arts Center as new construction and Library renovation as future projects. These two projects are combined into the Center for Creativity and Communications which will be our number 1 priority capital project request to the 2013-15 legislature
- k) See CWStructural Engineering's report
- l) This criteria was previously addressed earlier in the application under Program Needs
- m) This criteria was previously addressed earlier in the application under External Mandates and Program Needs

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BISMARCK, NORTH DAKOTA 58501
(P) 701.221.3286
(F) 701.221.3287
CWSTRUCTURAL.NET



October 10th, 2011

Mr. Dave Clark
Executive Vice President
Bismarck State College
PO Box 5587
Bismarck, ND 58506

Re: Bismarck State College Library Building – Structural Inspection and Evaluation

Dear Mr. Clark:

Thank you for contacting CWSTRUCTURAL Engineers regarding our expertise relative to significant signs of distress in the existing Library building on campus. We visited the Library building per your request on the afternoon of September 8th and revisited on the afternoon of October 6th for further inspection. The purpose of our visits was to generally inspect the condition of the building, in particular, to identify possible signs of distress in building finishes and visible areas of the building structure that may indicate structural problems. During our visit we observed some signs of significant movement in the building foundation resulting in damage to building finishes and possibly inducing stresses in the building structure.

Site Observations:

The interior slabs-on-grade in both the basement and on the main floor are showing significant to severe signs of crowning. There are numerous cracks in the exposed concrete slabs of the basement (see attached **Photos #16 and #17**). These cracks are relatively random in nature but appear to be more prevalent in the interior of the building footprint and radiate outward toward the exterior walls. The floor slabs also appear to be humped or crowned upward on the interior of the building relative to the building perimeter.

The main floor slab-on-grade is also showing significant to severe signs of crowning. This crowning in the floor slab is common throughout the entire building but is particularly noticeable along all of the perimeter main floor walls. The slab on grade in the library stack areas and perimeter rooms to the north and west of the stack area are severely crowned upward with the interior areas higher than the exterior. For example, the floor slab in Conference Room 101D is out of level by 2 9/16" over a 6 foot length perpendicular to the west wall of the room with the slab sloping downward sharply from the interior of the room west to the exterior wall. Also, the slab in the CCTV Typing Room is out of level by 1 7/8" over a 6 foot length perpendicular to the west wall of the room also sloping downward sharply from the interior of the room to the exterior wall. This slope is evident by the lean of counters and bookcases adjacent to the exterior wall in the attached photos (see attached **Photos #13 and #14**).

There is severe cracking in the finishes of the interior walls throughout the building. There are cracks in the wall finishes of the rooms along the west side of the stack area (see attached **Photo #12**) as well as in the classrooms on the north side of the building (see attached **Photos #8 and #9**).

The interior concrete slabs are crowned upward around the interior steel column bases of the library stack area. There is horizontal and vertical separation between the two slabs across the slab construction joints adjacent to the interior column bases (see attached **Photo # 3**). The slab is separated at the joint by approximately 3/4" horizontally and as much as 1/2" vertically in some cases. There is also air movement coming upward out of the cracks in the floor slab at these locations possibly from the ventilation tunnel extending around the perimeter of and in some cases in the interior of the building footprint.

The interior slabs are separating vertically and horizontally at the construction joints. The vertical separation is as much as 1/2" and the horizontal separation as much as 3/4" in some areas. The slab joint in the main floor corridor on the north side of the building is showing such signs of separation (see attached **Photo #11**). The slab joint beneath the carpet in the library stack area near the emergency exit door is also showing signs of separation (see attached **Photo #6**).

There are particular signs of distress along the exterior walls of the building on the main floor such as cracked drywall and CMU as well as separation of drywall at the intersection of interior and exterior walls. The interior walls intersecting the exterior walls appear to have translated upward and rotated outward from the exterior walls at their bases (see attached **Photo #1**). The same interior walls have also been pushed into the exterior walls at their tops (see attached **Photo #2**) crushing the drywall at the top of the wall. The vertical separation between the interior and exterior walls is evident in joints in the trim, ceiling tile, etc. (see attached **Photos #1, #2 and #8**).

Joints between the slab-on-grade and the exterior foundation wall are showing signs of movement as the finishes on the exterior wall are buckling. This is evident along the west wall of the library stack area (see attached **Photo #4**). There is also evidence of movement between the slab-on-grade and the exterior wall along the north side of the building at the exterior walls of the classrooms (see attached **Photos #7 and #10**).

There are also signs of distress in exterior wall finishes such as cracks in the precast concrete exterior wall panels (see attached **Photo #5**). These cracks are present in the library stack area; the rooms on the west side of the stack area and in the classrooms on the north side of the building.

There is some evidence of movement in the exterior walls of the building which is visible from the building exterior such as cracks in the top of the foundation wall along the west side of the building (see attached **Photo #15**).

The steel roof joists spanning east-west in the library stack area, particularly adjacent to the interior steel columns, are out of level. The joist ends supported by the north-south interior beam line appear to be higher than the ends supported by the exterior walls. The interior columns also appear to be slightly out of plumb as some of the columns were approximately 1/4" out of plumb in 6 feet of height. However, this may not be due to heave of the soils as the out of plumb measurement may only be present in the finishes encasing the columns or the columns may have been constructed slightly out of plumb.

It is also understood from maintenance personnel that the metal flashing along the roof edge has leaked in the past due to gaps that have opened up allowing air and moisture infiltration.

Analysis:

The exposed slabs in the basement mechanical and archive rooms are crowned or humped upward on the interior of the building relative to the exterior wall lines with crack patterns indicative of the effects of swelling or heave associated with highly expansive clay soils (see attached **Photos #16 and #17**).

The interior slab is being pushed upward more severely near the interior of the building than around the perimeter. This is commonly the case with expansive clay soils as the exterior walls are typically bearing walls and are also inherently heavier, thereby, they are providing more resistance to the upward push of the

expansive soils. The interior slabs and the interior partition walls placed on them are relatively light and therefore highly effected by the expansive clay soil heave. This is evident by the buckling of finishes along the exterior walls (see attached **Photos #4, #7 and #10**). This differential movement is also evident in the severe slab slope downward toward the exterior walls in the rooms on the west side of the library stack area (see attached **Photos #13 and #14**).

Also, as the interior portion of the slab-on-grade is being heaved upward the resulting crowned shape they obtain is very noticeable particularly at openings or penetrations in the slab. This is evident in the library stack area at the interior steel column bases. The small squares of slab cast around the column bases are cast separately of the remaining interior slab-on-grade. These small sections of slab appear to be relatively unaffected by the soils swelling as they are bonded to the column bases and their foundation, however, the relatively light slab around them is being pushed upward severely. As the interior surrounding slab is being pushed upward it separates vertically and horizontally at the slab surface along construction joints. This is evident by the severe horizontal and vertical separation between the two slabs adjacent to the column interior column bases (see attached **Photo # 3**).

The signs of distress in interior wall finishes, such as torn and compressed drywall at intersecting wall joints at both interior and exterior walls, are also indicative of the effects highly expansive clay soils. The intersecting line between the interior partition walls and the exterior walls are telegraphing the movement of the interior slabs-on-grade. The interior partition walls intersecting the exterior walls are being pushed upward on their interior ends relative to their ends adjoining the exterior walls. The taped drywall joints and wall finishes at the base of the interior walls intersecting the exterior walls are tearing as the interior wall moves upward and inward relative to the exterior wall construction at the bottom of the walls (see attached **Photo #1**). The drywall joints on the same walls are being torn and compressed as the top of the interior walls move upward and inward relative to the exterior walls (see attached **Photo #2**).

There are also signs of possible distress in the building "shell" or exterior envelope and structure due to the effects of expansive clay soils. The cracks in the exterior wall finishes attached to the exterior wall construction and cracks in the precast concrete exterior wall panels may be the result of differential movement due to expansive clay soils (see attached **Photo #5**). Differential movement of the exterior walls can also result in cracks in the foundation walls which can transcend into the exterior wall envelope (see attached **Photo #15**). This differential movement may lead to cracks in and separation between the exterior precast wall panels and masonry wall construction that can result in moisture infiltration causing further structural damage due to the effects of freeze-thaw and general deterioration due to moisture.

The interior column pad footings may be experiencing upward pressures from expansive clay soils in excess of the vertical loads applied to them by the building structure. These pressures may push the column upward causing it to rotate out of plumb. The upward movement of the columns could push the supporting beams upward as well as the steel roof joist ends they support. This would cause the joists to be out of level as well as possibly warping the roof structure. Warping and twisting of the roof structure could cause added stresses on the building structure connections, in particular, bolts and welds.

Conclusions:

Our experience as the Structural Engineer of Record on construction projects in the immediate area has indicated the presence of highly expansive clay soils. It is our opinion that the library building is built on similarly highly expansive clay soils. These soils have been relatively dry and have subsequently been exposed to increased moisture. The moisture is causing the soils to swell and push upward differentially on the interior and exterior walls of the building and possibly the building structure.

Signs of distress in the building finishes are indicative of the presence and effects of these highly expansive clay soils. The effects of the expansive clay soils are very prevalent in and are causing significant damage to the building finishes. Movement of the building's floor slabs are resulting in potential hazards to general movement within the building due to vertical separations in the floor slab across construction joints. Movement

of the building foundation has resulted in cracking and distress in the building structure or exterior envelop and this movement can lead to further structural damage and distress as well as life safety issues such as egress. Differential movement of the building foundations due to expansive clay soils may induce added stresses in building structural components such as steel roof beams, columns and joists. These added stress, if severe enough, may overload structural components and their bolted or welded connections. For example, if interior column pad footings are heaved upward relative to the exterior foundation walls the result is upward movement of the steel column supporting the steel roof beams and joists causing the roof framing to warp or distort upward on the interior of the building relative to their exterior wall supports. This warping or distortion, if severe enough, can induce added stresses and ultimately result in tearing of welds and shearing of bolts.

Recommendations:

We recommend performing a soils investigation including soil sampling and testing to determine the remaining swell potential of the existing subgrade soils. This potential is based on the current moisture content present. If the existing soils can take on more moisture the added moisture will result in further expansion. The expansive soils can also be tested to determine the potential swell pressures and movement they can induce on the building foundations. Based on this information the building foundations can be further evaluated to determine the general effect this may have on building movement. Also, based on the possible amount of foundation movement, in particular differential movement, the building structure can be further evaluated for potential distress and the possibility for failure in extreme cases.

If significant potential for further swelling of the expansive clay soils is identified, we recommend evaluating measures to mitigate the movement effects on the building structure to avoid future distress and added stresses on the building structural components and their connections. Mitigating the effects of further movement is often times completely disruptive to the use of the building and is very evasive and subsequently costly. The associated demolition and construction costs in severe cases can be economically prohibitive.

We also recommend conducting a more thorough and comprehensive analysis of the existing building structure to further determine the extent of the soil swelling effects on the building structure particularly if significant potential for further swelling is discovered. The building structural components should be measured and evaluated for warping and distortion and their connections should be assessed for subsequently induced stresses.

If potential for further swelling of expansive clay soils is identified but limited, we recommend performing an analysis of the existing grading around the building to minimize the introduction of water to the subgrade soils around and beneath the building. That is, diverting exterior surface runoff and downspouts away from the building as quickly and as far as possible. Joints in exterior concrete sidewalks and driveways should be sealed and maintained. Sprinkler lines should be checked for leaks and should not be allowed to spray on or near the building perimeter. Any possible leaks in water supply or sewer lines should be identified and sealed if present.

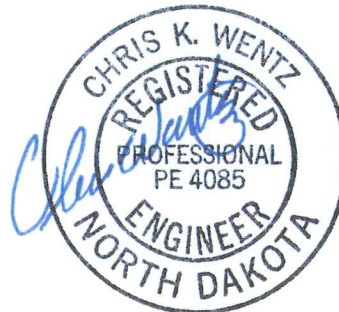
Please do not hesitate to contact me if you have any questions or concerns regarding our understanding of the desired scope of work or our associated proposal.

Sincerely,



Chris Wentz, P.E. – President
CWSTRUCTURAL Engineers, Inc.

cc: File



10-10-2011



Photo #1: Separation of interior wall and finishes from the west exterior wall (base of wall).

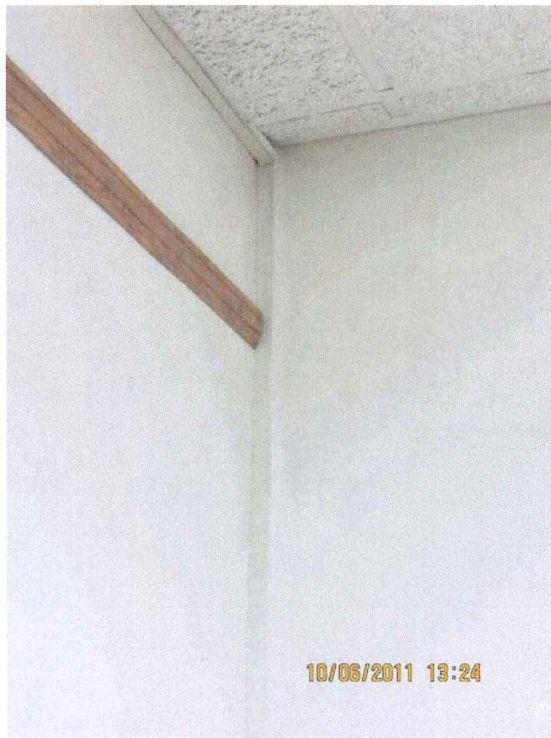


Photo #2: Separation of interior wall and finishes from the west exterior wall (top of wall).



Photo #3: Separation of the slab-on-grade construction joint at the interior steel column locations.



Photo #4: Buckling of wall finishes at west exterior wall.



Photo #5: Distress at exterior precast concrete wall panels – north exterior wall.

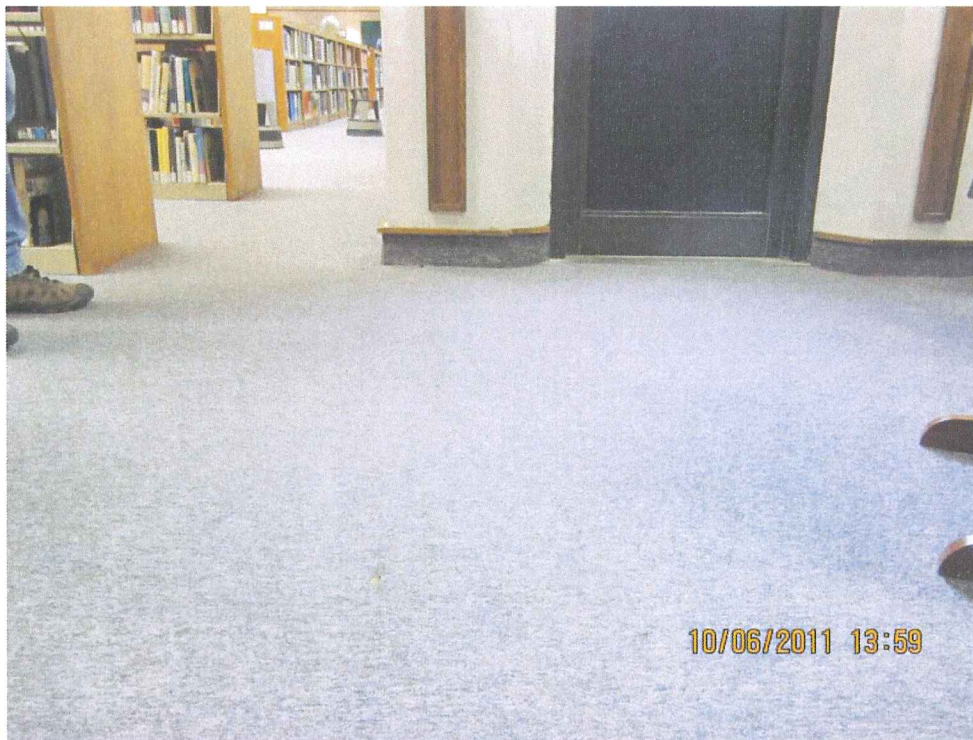


Photo #6: Separation of interior slab-on-grade at construction joints near emergency exit door.



Photo #7: Buckling of wall finishes at classrooms on north exterior wall.

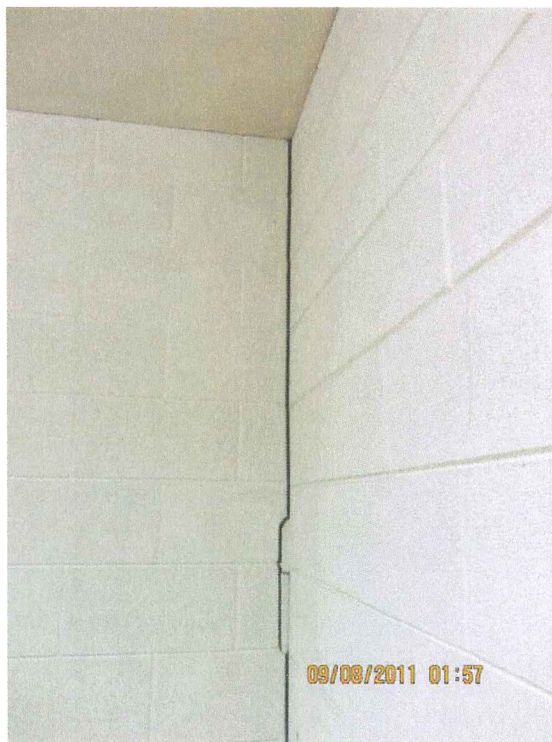


Photo #8: Vertical and horizontal separation of interior CMU wall at classrooms on north side of building.

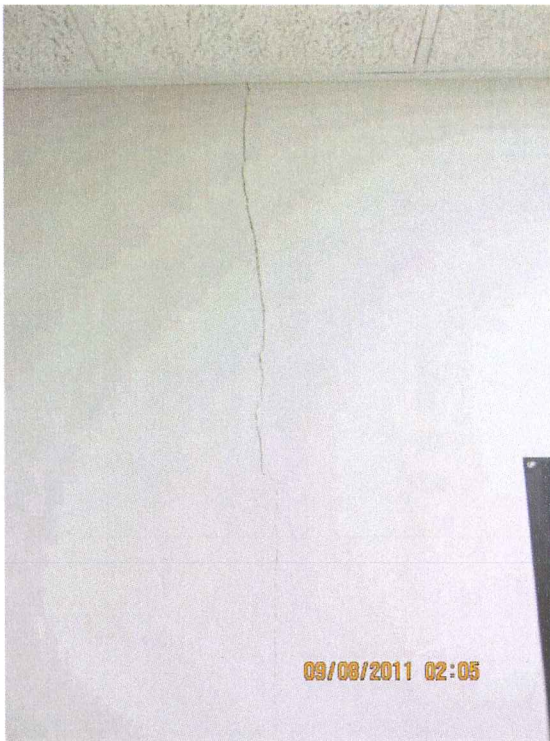


Photo #9: Cracking of interior wall finishes in classroom on north side of building.



Photo #10: Buckling of floor and wall finishes on north exterior wall of classroom.



Photo #11: Movement and vertical separation in slab joint in classroom corridor on north side of the building.



Photo #12: Cracking of interior wall finishes on west side of library.



Photo #13: Leaning counter due to sloping floor in CCTV Room on west side of building.

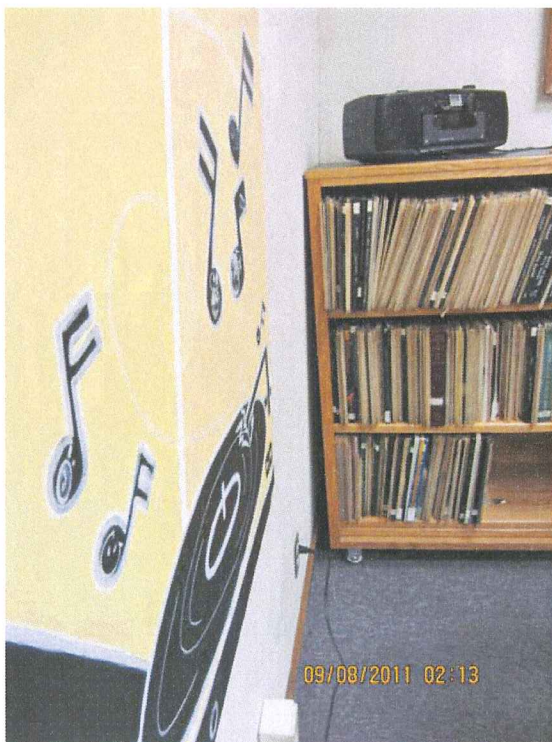


Photo #14: Leaning shelving unit in room on west exterior wall.



Photo #15: Signs of distress in the foundation wall on the west side of the building.



Photo #16: Hump and cracking in the basement floor slab.

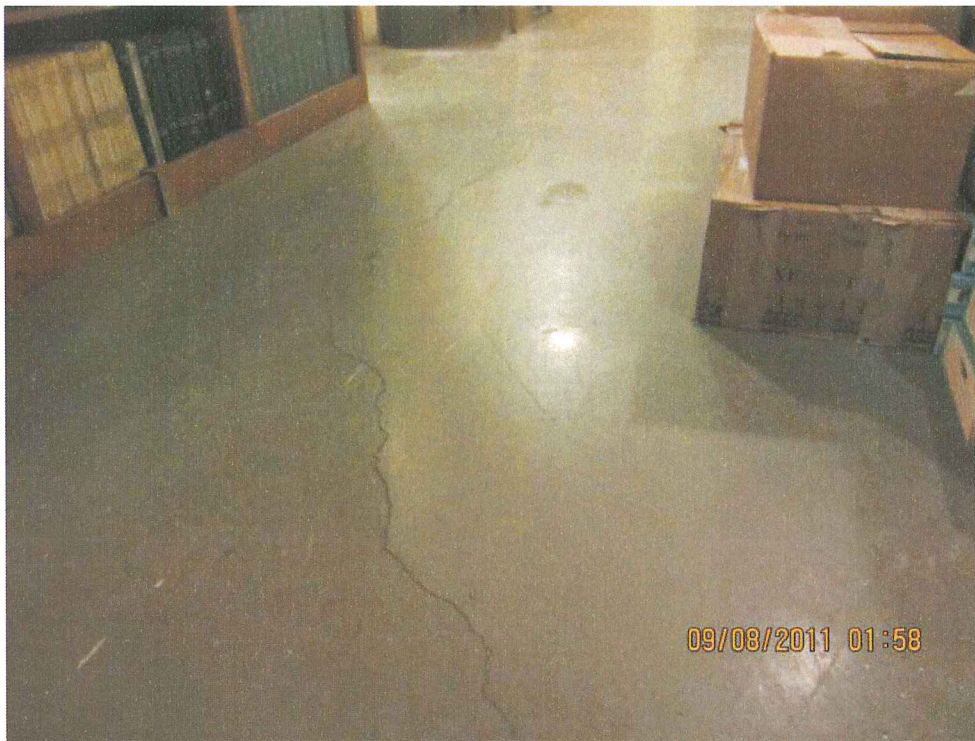


Photo #17: Hump and cracking in the basement floor slab.



November 1, 2011

Pam Sharp, Director
Office of Management and Budget
600 East Boulevard Avenue, Dept. 110
Bismarck, ND 58505-0400

RE: Application for Planning Funds

Ms. Sharp:

Per your memo of September 13, 2011, Valley City State University respectfully requests \$150,000 in planning funds for the renovation of Vangstad Hall. Built in 1907, Vangstad Hall houses the historic Vangstad Auditorium (an 800+ seat facility that is the site of many significant campus events and performances), IVN classrooms, VCSU's primary telecommunications hub and secondary data center, and several classrooms for the Division of Business and Information Technology.

Located in the heart of campus, a renovated Vangstad provides the opportunity to improve the services of multiple VCSU programs for the direct benefit of students, as well as preserve the character of the historic auditorium. With VCSU experiencing an all-time record enrollment in Fall 2011 (including 40% growth during the past four years), the timing is appropriate for investing in this critical campus project.

During the 09-11 biennium, VCSU received and expended a capital appropriation to complete a comprehensive campus Master Plan. The 2010 Master Plan identified the renovation and remodeling of Vangstad Hall as the #2 priority for state funding for the 2011-13 biennium. VCSU was fortunate to receive funding for its #1 project for 2011-13, the renovation and expansion of the Rhoades Science Center. The Vangstad project is now VCSU's #1 priority for state funding for the 2013-15 biennium. Along with the campus Master Plan, the 09-11 funding also supported a predesign report for the Vangstad project.

The scope of the Vangstad project is the renovation and remodeling of 22,525 square feet of space with an initial cost estimate of \$3.32 million (per the March 2010 predesign report by JLG Architects). The cost of the renovation is less than the cost of new construction. According to the 2010 Master Plan, there is approximately \$750,000 of deferred maintenance in Vangstad that would be addressed with this project.

The rationale for this project is as follows:

- The Business and Information Technology Division is currently located in the basement of McFarland Hall. The McFarland basement does not meet the needs of the Division due to low hallway ceilings that are well below recommended ceiling heights and finishes that are showing age. The offices are non-accessible by ADA requirements and are spread throughout the basement. The proposed solution is to relocate the Business & Information Technology Division to the First Floor of the renovated Vangstad so as to create new, modern learning/teaching facilities and amenities to help attract new students to the Division. As a technology-enhanced campus with the laptop initiative providing laptops to all students, it makes sense that the Business and Information Technology Division is in a modern facility. Additionally, this solution would allow for the creation of an identity for the Division with consolidated office space for faculty and a student/faculty reception area.
- VCSU's Learning Center functions (tutoring, academic services, accommodations, etc) are currently located at various locations throughout campus that cause difficulty in providing services for student users and

leads to a lack of identity for these programs on campus. The proposed solution for the Learning Center is to provide a consolidated space on campus in the Lower Level of Vangstad to improve student support programs and educational services, thereby providing an identity on campus for the Learning Center.

- Vangstad Auditorium will continue to serve in its same capacity for hosting large campus gatherings, special events, lectures, fine arts performances, theatre, band, and chorale activities. However, the existing plaster, floors, seating, and ceilings are in great need of renovation to preserve and improve the historic venue for future VCSU students and faculty.
- Exterior elements are in need of repair and refurbishment. Proposed projects include rebuilding the north entrance with a ramp, installing new stairs and a plaza to provide a second ADA-accessible entry on the north side of the VCSU campus, bringing the stairs up to code and providing an inviting entry to the Lower Level. Additionally, updating the windows, installing perimeter drainage and refurbishing brick are upgrades and preventative measures that will extend the life of the building and increase energy efficiency.

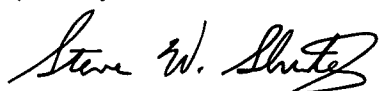
The condition assessment performed as part of the 2010 campus Master Plan identified the following existing issues in Vangstad Hall:

- Flooring in poor condition
- Wall and dome plaster with numerous cracks and water damage
- Wainscot with areas of water damage
- Acoustic ceiling with areas of sagging or damaged tiles and rust
- Ceiling plaster with areas of water damage and cracking
- Loose ceiling tiles
- Stairs with irregular riser heights and non-code compliant hand and guard rails
- Restrooms that do not meet ADA accessibility requirements
- Badly worn seats including some that are no longer functional
- Walls that are cracked and water-stained
- Badly worn wood flooring
- Non-compliant balcony rails
- Non ADA-accessible north entry
- Single glazed, non-energy efficient windows
- Poor weather sealants
- Areas of deteriorating mortar joints
- Deteriorating interior finishes
- No ventilation in the auditorium
- The air handler for the classroom areas is over 100 years old and is grossly inadequate
- The steam radiators and most of the piping is over 100 years old and in continual need of repair
- There is no central building air conditioning system
- Temperature controls consist of outdated technology
- Plumbing fixtures are in poor condition
- Water piping and drain piping are in poor condition

Because this project would provide a professional presence for the Division of Business and Information Technology, it is consistent with VCSU's mission that includes the role of partnering with local and regional economic development efforts to establish the area as a hub of economic growth.

Please accept this application to secure planning funds for the development of schematic designs and cost estimates related to the renovation of Vangstad Hall. Feel free to contact me with any questions or for additional information.

Respectfully,



Steven W. Shirley, PhD
President
Valley City State University

2011-2013 Preliminary Planning Fund Selection Criteria Outline

The projects will be evaluated based on the following criteria. Project descriptions should address these criteria to the extent applicable and/or possible.

External Mandates

- Compliance with a court order.
- Health, life safety, building code concerns.
- Accessibility.
- Emergency.

Program Needs

- Demographic shifts.
- Impact of facilities on achieving department goals or program requirements.
- Historical value.
- Replacement or renovation of obsolete facilities.
- Improvement of delivery of medical and educational services.
- Long term needs and potentials from changing delivery methods.

State Policy Direction

- Gubernatorial priorities.
- Legislative priorities.
- Economic development.
- Consolidation of state services.

Funding

- Funds available from sources other than the general fund.
- Operating efficiency: decrease costs, increase revenue, efficiencies in renting vs. owning, and new construction vs. renovation.

Scope

- Projects with probable construction costs over \$1,000,000 for remodeling/renovation and \$3,000,000 for new construction will generally be given higher consideration than projects below these values.
- Projects necessitating multiple phases will generally be given greater consideration than single-phase projects.

Agencies may contact the State Facility Planner prior to submission to review probable construction costs and/or the need for multiple phasing.