Texas Higher Education Coordinating Board
Revised August 2010

TUITION REVENUE BOND PROJECTS EVALUATION METHODOLOGY

Used for the 83rd Legislature

EVALUATION CRITERIA

Measure 1 Extraordinary Circumstances

10 Points Maximum - for all New Construction and Repair and Renovation projects**.**

Points for extraordinary circumstances are awarded to applications that addressed issues critical to the state, such as:

- Exceptional opportunities for outside funding of important projects.
- The impact of natural disasters on Texas colleges and universities.
- Recently constructed colleges or universities in high growth regions, including areas with large numbers of potential first-generation students, identified in *Closing the Gaps* (state higher education plan).
- Accreditation or reaffirmation requirements.

Measure 2 Efficiency

5 Points Maximum - for GAIs and HRIs New Construction projects only.
10 Points Maximum - for MITCs, New Construction projects only.

- Points are assigned by comparing a building's projected total space with its usable space, as measured by the ratio of Net Assignable Square Feet to Gross Square Feet of space. Net Assignable Square Feet is the sum of all areas within the interior walls of rooms on all floors of a building assigned to or available to an occupant or use, excluding unassigned space. Gross Square Feet refers to the sum of the square feet of space of all floor areas within the outside faces of a building's exterior walls.

- The intent of this measure is to ensure that institutions are constructing and renovating buildings in a manner that maximizes available space.

  GAI and HRI Universities
  5.0 Points The ratio of NASF to GSF meets the THECB standard
  2.5 Points The ratio of NASF to GSF is zero to 10 percent below the THECB standard
  0.0 Points The ratio of NASF to GSF is less than 10 percent below the THECB standard

MITC

10 Points	Space efficiency campus-wide is more than 10 percent above the Coordinating Board's standard
5 Points	Space efficiency campus-wide meets the Coordinating Board's standard (plus or minus 10 percent)
0 Points	Space efficiency campus-wide is more than 10 percent below the Coordinating Board's standard

Measure 3 <u>Space Need</u>

10 Points Maximum - for GAIs and HRIs, New Construction only
0 Points for MITCs

- Points are assigned based on an institution's need for space as determined by a Coordinating Board space model. The space model assesses whether an institution has appropriate amounts of Education and General space to adequately accommodate students and research activities at the institution. Education and General space refers to a net-assignable area that is used for academic instruction, research, and support of the institution's mission. It does not include auxiliary space, or space which is permanently unassigned.

- This is a campus-wide rating.

GAI and HRI Universities

10 Points	Space deficit is greater than 75 percent of total Education and General space on campus
7 Points	Space deficit is between 51 percent and 75 percent of total Education and General space on campus
5 Points	Space deficit is between 26 percent and 50 percent of total Education and General space on campus
3 Points	Space deficit is between one percent and 25 percent of total Education and General space on campus
0 Points	Campus has a space surplus

Measure 4 <u>Planned Projects</u>

10 Points Maximum - for GAIs and HRIs, New Construction and Repair and Renovation projects**.**
0 Points for MITCs

- Points are assigned based on the project's rank in the institution's Campus Master Plan, which is an institution's long-range plan for institutional physical plant needs, including facilities construction and/or development, land acquisitions, and campus facilities infrastructure. Each Master Plan has two parts, MP1 and MP2. MP1 is a detailed report of institutional capital projects for the next five years. MP2 is an institution's assessment of the amount of Deferred Maintenance (DM), including Critical Deferred Maintenance (CDM), on the campus. DM refers to the accumulation of facility components in need of repair as a result of age, use, or damage and for which remedies are postponed or considered backlogged. CDM refers to DM that places occupants at risk, or places the facility at risk of not fulfilling its functions.

- This measure ensures an institution is proposing projects that fit into the overall vision of its campus as laid out in its master plan, which provides long-range and strategic analyses of facilities development for the campus.

10 Points	Project ranked above 75th percentile of MP1/2
8 Points	Project ranked above 50th percentile of MP1/2
6 Points	Project ranked above 25th percentile of MP1/2
4 Points	Project ranked above 10th percentile of MP1/2
2 Points	Project ranked below 10th percentile of MP1/2
0 Points	Project is not ranked on MP1/2

Measure 5 **<u>Cost Standard</u>**

5 Points Maximum - GAIs and HRIs, New Construction and Repair and Renovation projects.
10 Points Maximum - for MITCs, New Construction and Repair and Renovation projects.

- Points are assigned based on estimated project costs per square foot not to exceed one standard deviation above the mean of similar projects approved by the Board within the last seven years, adjusted for inflation. The estimated construction cost of the project will be adjusted by the future inflation factor based on the projected timeline of the construction midpoint. This measure ensures institutions are constructing and renovating buildings in a cost-efficient manner.

GAI and HRI Universities

5 Points	Cost per square foot is greater than 10 percent less than the standard
4 Points	Cost per square foot is within six percent to 10 percent of the standard
3 Points	Cost per square foot is within zero percent to five percent of the standard
0 Points	Cost per square foot exceeds the standard

MITC

10 Points	Cost per square foot is greater than 10 percent less than the standard
6 Points	Cost per square foot is within six percent to 10 percent of the standard
3 Points	Cost per square foot is within zero percent to five percent of the standard
0 Points	Cost per square foot exceeds the standard

Measure 6 **<u>Matching Funds</u>**

10 Points Maximum - for GAIs and HRIs, New Construction projects only.
15 Points Maximum - for MITCs, New Construction and Repair and Renovation projects.

- Points are assigned based on the percentage of non-TRB funding identified by the institution for the project. The intent is to measure the importance an institution places on the project by comparing the amount of non-TRB funding that the institution is willing to provide to the amount of TRB funding requested.

GAI and HRI Universities

10 Points	Project funding includes 51 percent or more funds other than TRB
5 Points	Project funding includes 26 percent to 50 percent funds other than TRB
3 Points	Project funding includes 10 percent to 25 percent funds other than TRB
0 Points	Less than 10 percent or no funds other than TRB

MITC

15 Points	Project funding includes more than 50 percent of funds other than TRB
10 Points	Project funding includes 26 percent to 50 percent funds of other than TRB
5 Points	Project funding includes 10 percent to 25 percent funds of other than TRB
0 Points	Less than 10 percent or no funds other than TRB

Measure 7 <u>Deferred Maintenance</u>

15 Points Maximum - for GAIs and HRIs, Repair and Renovation projects only.
10 Points Maximum - for MITCs, Repair and Renovation projects only.

- Points are assigned to a project based on the percentage of the project's cost that addresses identified DM items. DM refers to the accumulation of facility components in need of repair brought about by age, use, or damage and for which remedies are postponed or considered backlogged. CDM refers to DM that places occupants at risk, or places the facility at risk of not fulfilling its functions.

GAI and HRI Universities

15 Points	More than 50 percent of the project cost addresses CDM and DM
8 Points	Between 25 percent to 50 percent of project costs addresses CDM and DM
5 Points	Less than 25 percent of the project cost addresses CDM and DM
0 Points	Project cost does not address CDM or DM

MITC

10 Points	More than 50 percent of the project cost addresses CDM and DM
6 Points	Between 25 percent to 50 percent of project costs addresses CDM and DM
3 Points	Less than 25 percent of the project cost addresses CDM and DM
0 Points	Project cost does not address CDM or DM

Measure 8 <u>Space Usage Efficiency (SUE)</u> For Colleges and Universities or Campus-wide Efficiency for Health-Related Institutions.

10 Points Maximum - GAIs and HRIs, New Construction and Repair and Renovation projects**.**
15 Points Maximum - for MITCs, New Construction and Repair and Renovation projects**.**

- For universities, points are assigned based on a comparison of an institution's use of its classroom and class lab space to Coordinating Board guidelines. This campus-wide measure is designed to ensure that institutions are using their classroom and class labs efficiently. For health-related institutions, a similar usage measurement does not exist. Their evaluation is based on campus-wide efficiency.

GAI Universities

5 points	Classroom SUE is more than 10 percent above the Board's standard
2.5 points	Classroom SUE meets the Board's standard (plus or minus 10 percent)
0 points	Classroom SUE is more than 10 percent below the Board's standard
5 Points	Class Laboratory SUE is more than 10 percent above the Board's standard
2.5 Points	Class Laboratory SUE meets the Board's standard (plus or minus 10 percent)
0 Points	Class Laboratory SUE is more than 10 percent below the Board's standard

MITC

15 Points	Classroom SUE is more than 10 percent above the Board's standard
10 Points	Classroom SUE meets the Board's standard (plus or minus 10 percent)
0 Points	Classroom SUE is more than 10 percent below the Board's standard

- Points are assigned based on the percentage of Gross Square Feet of space attributable to Net Assignable Square Feet. Net Assignable Square Feet is the sum of all areas within the interior walls of rooms on all floors of a building assigned to or available to an occupant or use, excluding unassigned space. Gross Square Feet refers to the sum of the square feet of space of all floor areas within the outside faces of a building's exterior walls. This measure shows how efficiently institutions are utilizing their space.

HRI'S

10 Points	Space efficiency campus-wide is more than 10 percent above the Board's standard
5 Points	Space efficiency campus-wide meets the Board's standard (plus or minus 10 percent)
0 Points	Space efficiency campus-wide is more than 10 percent below the Board's standard

Measure 9 ***Closing the Gaps*- Participation**

6 Points Maximum - for GAIs and HRIs
16 Points Maximum - for MITCs, New Construction and Repair and Renovation projects.

- Participation - By 2015, close the gaps in participation rates to add 630,000 more students.
- GAI & HRI- Maximum of 6 points
- MITC-Maximum of 16 points

Measure 10 ***Closing the Gaps* Indices-Participation 1**

2 Points Maximum - for GAIs and HRIs
5 Points Maximum - for MITCs, New Construction and Repair and Renovation projects.

- Points are awarded for progress toward *Closing the Gaps* goals and for improvement on Accountability System elements that measure institutions' progress toward *Closing the Gaps* goals.

- Participation (Enrollment of underrepresented minorities and improvement in their percentage of the student body from underrepresented minorities over the past five years).

  GAI and HRI
  Percent change of underrepresented minority enrollment

  2.0 Points for six percent or greater
  1.5 Points for three percent to less than six percent
  1.0 Points for two percent to less than three percent
  0.5 Points for 0.5 percent to less than two percent
  0.0 Points for less than 0.5 percent

  MITC
  Percentage of growth in FTSE in the last 5 years.

  5.0 Points for growth over 25 percent
  4.0 Points for growth between 21 percent to 25 percent
  3.0 Points for growth between 16 percent to 20 percent
  2.0 Points for growth between 11 percent to 15 percent
  1.0 points for growth between greater than zero percent to 10 percent
  0.0 Points for no growth

Measure 11 *Closing the Gaps* Indices-Participation 2

3 Points Maximum - for GAIs and HRIs
5 Points Maximum - for MITCs, New Construction and Repair and Renovation projects.

- Points are awarded for progress toward *Closing the Gaps* goals and for improvement on Accountability System elements that measure institutions' progress toward *Closing the Gaps* goals.
- Participation (Enrollment of underrepresented minorities and improvement in their percentage of the student body from underrepresented minorities over the past five years).

  GAI and HRI
  Underrepresented minority enrollment change (points given for sustained high rate of underrepresented minority enrollment):

  3.0 Points For 2000 or more
  2.5 Points For 1,500 to less than 2,000
  2.0 Points For 1,000 to less than 1,500
  1.5 Points For 500 to less than 1,000
  1.0 Points For 50 to less than 500
  0.0 Points For less than 50

MITC
Total number of FTSE

5.0 Points	Over 2,000 FTES in most recent fall semester
4.0 Points	Between 1,500 to 2,000 FTES, recent fall semester
3.0 Points	Between 1,000 to 1,499 FTES, recent fall semester
2.0 Points	Between 700 to 999 FTES, recent fall semester
1.0 points	Between 500 to 699 FTES, recent fall semester
0.0 Points	Less than 500 FTES, recent fall semester

Measure 12 *Closing the Gaps*- Success

6 Points Maximum - for GAIs and HRIs
10 Points Maximum - for MITCs, New Construction and Repair and Renovation projects**.**

- Success - By 2015, award 210,000 undergraduate degrees, certificates and other identifiable student successes from high quality programs.
- GAI & HRI- Maximum of 6 points
- MITC-Maximum of 10 points

Measure 13 *Closing the Gaps* Indices-Success 1

2 Points Maximum - for GAIs and HRIs
0 Points for MITCs (Degrees awarded are reported under the parent institution)

- Success (Six-year graduation rate of first-time, full-time students in the most recent year and improvement in this over the past five years) – Maximum of 2 points

  Universities: Graduation rate (points given for high first time, full time undergraduate students' six-year graduation rate from same or another institution. This also applies to former upper-level institutions that are now four-year schools)

  Upper level: Percentage of undergraduate enrollments who are transfer students from Texas two-year colleges with a minimum of 30 semester credit hours in the six years prior to transferring and graduated from the same or another within four years (points given for high graduation rates):

  State Colleges: Total graduation and persistence rate (points given for high first time, full-time undergraduate students' 6-year graduation rate from same or another institution or persisting):

2.0 Points	for 75 percent or greater graduation rate
1.5 Points	for 50 percent to less than 75 percent
1.0 Points	for 40 percent to less than 50 percent
0.5 Points	for 30 percent to less than 40 percent
0.0 Points	for Less than 30 percent

HRI: Number of degrees awarded (points given for large increase in the total number of degrees):

2.0 Points for 200 or more additional degrees awarded
1.5 Points for 100 to less than 200
1.0 Points for 50 to less than 100
0.5 Points for 20 to less than 50
0.0 Points for Less than 20

Measure 14 ***Closing the Gaps*** **Indices-Success 2**

3 Points Maximum - for GAIs and HRIs
0 Points for MITCs (Degrees awarded are reported under the parent institution)

- Success (Six-year graduation rate of first-time, full-time students in the most recent year and improvement in this over the past five years) – Maximum of 3 points

Universities: Graduation rate improvement (points given for high rate of improvement in percentage of first time, full-time undergraduate students graduating within six years):

Upper level: Graduation rate improvement (points given for high rate of improvement in percentage of two-year college students who completed at least 30 semester credit hours before transferring to a university and graduated from the same or another within four years):

State Colleges: Graduation and persistence rate improvement (points given for high rate of improvement in percentage of first time, full-time undergraduate students graduating within six years or persisting):

3.0 Points for 10 or more point change
2.5 Points for six to less than 10 point change
2.0 Points for four to less than 6 point change
1.0 Points for two to less than four point change
0.0 Points for Less than two points change

HRI: Rate of change in the number of academic degrees awarded (points given for large increase in academic degrees awarded):

3.0 Points for 200 percent growth in academic degrees awarded
2.5 Points for 150 percent to less than 200 percent
2.0 Points for 100 percent to less than 150 percent
1.5 Points for 50 percent to less than 100 percent
1.0 Points for 30 percent to less than 50 percent
0.5 Points for 10 percent to less than 30 percent
0.0 Points for Less than 10 percent growth

Measure 15 ***Closing the Gaps*- Excellence**

7 Points Maximum - for GAIs and HRIs
4 Points Maximum - for MITCs, New Construction and Repair and Renovation projects.

- Excellence - By 2015, substantially increase the number of nationally recognized programs or services at colleges and universities.
- GAI & HRI- Maximum of 7 points
- MITC-Maximum of 4 points

Measure 16 ***Closing the Gaps*- Research**

6 Points Maximum - for GAIs and HRIs
0 Points for MITCs (Research expenditures are reported under the parent institution)

Research - By 2015, increase the level of federal science and engineering research and development obligations to Texas institutions to 6.5 percent of obligations to higher education institutions across the nation.

GAI & HRI- Maximum of 6 points
MITC- No points

Measure 17 ***Closing the Gaps* Indices-Research**

5 Points Maximum - for GAIs and HRIs
0 Points for MITCs (Research expenditures are reported under the parent institution)

- Research (Percentage change in total research expenditures from all sources generated by an institution over the past five years) – Maximum of 5 points

Universities:

5.0 Points	for $10 million or over
4.0 Points	for $3 million to less than $10 million
3.0 Points	for $1 million to less than $3 million
2.0 Points	for $500,000 to less than $1 million
1.0 Points	for $1 to $500,000
0.0 Points	for $0 or less

HRI's:

5.0 Points	for $100 million or over
4.0 Points	for $40 million to less than $100 million
3.0 Points	for $10 million to less than $40 million
2.0 Points	for $3 million to less than $10 million
1.0 Points	for $1 million to less than $3 million
0.0 Points	for less than $1 million