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)**

- 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.

New Construction
- 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

Repair and Renovation
- 5.0 Points The project increases ratio of NASF to GSF
- 2.5 Points The project does not change the ratio of NASF to GSF
- 0.0 Points The project decreases the ratio of NASF to GSF
Measure 3  **Space Need (10 Point Maximum, GAI and HRI new construction only)**

- 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  **Planned Projects (10 Points Maximum)**

- Points are assigned based on the project’s rank in the institution’s Campus Master Plan \([\text{MP1}]\), 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; is a detailed report of institutional capital projects for the next five years.

- 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  **Cost Standard (10 Point Maximum)**

- 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.

  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  **Matching Funds (10 Point Maximum)**

- 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.

  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

Measure 7  **Deferred Maintenance (10 Points Maximum)**

- 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.

  10 Points  More than 10 percent of the project cost addresses CDM and DM
  8 Points  Between 10 percent to more than 8 percent of project costs addresses CDM and DM
  6 Points  Between 8 percent to more than 6 percent of project costs addresses CDM and DM
  4 Points  Between 6 percent to more than 4 percent of project costs addresses CDM and DM
  2 Points  Between 4 percent and more than 2 percent of project costs addresses CDM and DM
  1 Point  Between 2 percent and more than 0 percent of project costs addresses CDM and DM
  0 Points  Project cost does not address CDM or DM
Measure 8  **Space Usage Efficiency (SUE) For Colleges and Universities or Campus-wide Efficiency for Health-Related Institutions.** (10 Point Maximum)

- 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.

  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

- 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 Indices-Participation 1* (7.5 Points Maximum)

- 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

- 7.5 Points for six percent or greater
- 5.0 Points for three percent to less than six percent
- 3.0 Points for two percent to less than three percent
- 1.5 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.

- 7.5 Points for growth over 25 percent
- 6.0 Points for growth between 21 percent to 25 percent
- 4.0 Points for growth between 16 percent to 20 percent
- 2.5 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 10  *Closing the Gaps Indices-Participation 2* (7.5 Points Maximum)

- 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):

- 7.5 Points For 2000 or more
- 6.0 Points For 1,500 to less than 2,000
- 4.0 Points For 1,000 to less than 1,500
- 2.5 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

7.5 Points   Over 2,000 FTES in most recent fall semester
6.0 Points   Between 1,500 to 2,000 FTES, recent fall semester
4.0 Points   Between 1,000 to 1,499 FTES, recent fall semester
2.5 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 11  **Closing the Gaps Indices-Success 1** (5 Points Maximum, GAI and HRI only)

- 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):

5.0 Points   for 75 percent or greater graduation rate
3.5 Points   for 50 percent to less than 75 percent
2.5 Points   for 40 percent to less than 50 percent
1.0 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):

5.0 Points   for 200 or more additional degrees awarded
3.5 Points   for 100 to less than 200
2.5 Points   for 50 to less than 100
1.0 Points   for 20 to less than 50
0.0 Points   for Less than 20
Measure 12  *Closing the Gaps Indices-Success 2* (5 Points Maximum, GAI and HRI only)

- 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)

  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):

<table>
<thead>
<tr>
<th>Points</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.0</td>
<td>for 10 or more point change</td>
</tr>
<tr>
<td>3.5</td>
<td>for six to less than 10 point change</td>
</tr>
<tr>
<td>2.5</td>
<td>for four to less than 6 point change</td>
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<tr>
<td>1.0</td>
<td>for two to less than four point change</td>
</tr>
<tr>
<td>0.0</td>
<td>for Less than two points change</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Points</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.0</td>
<td>for 200 percent growth in academic degrees awarded</td>
</tr>
<tr>
<td>4.0</td>
<td>for 150 percent to less than 200 percent</td>
</tr>
<tr>
<td>3.0</td>
<td>for 100 percent to less than 150 percent</td>
</tr>
<tr>
<td>2.0</td>
<td>for 50 percent to less than 100 percent</td>
</tr>
<tr>
<td>1.0</td>
<td>for 30 percent to less than 50 percent</td>
</tr>
<tr>
<td>0.5</td>
<td>for 10 percent to less than 30 percent</td>
</tr>
<tr>
<td>0.0</td>
<td>for Less than 10 percent growth</td>
</tr>
</tbody>
</table>
Measure 13  *Closing the Gaps Indices-Research* (5 Points Maximum, GAI and HRI only)

- Research (Actual change in total research expenditures from all sources generated by an institution over the past five years)

  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

Measure 14  *Closing the Gaps Indices-Research 1* (5 Points Maximum, GAI and HRI only)

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

  5.0 Points for growth over 25%  
  4.0 Points for 21% but less than 25%  
  3.0 Points for 16% but less than 21%  
  2.0 Points for 11% but less than 16%  
  1.0 Points for greater than 0% but less than 11%  
  0.0 Points for 0% or less

Total possible points:

- GAI – 100 points for all project types.  
- HRI – 100 points for all project types.  
- MITC – 70 points for all project types. Aggregate MITC score is multiplied by 1.429 to provide equity between institutional project types for a total score of 100 points.