

Overview of Facilities Review Process

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December 11, 2019



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The Coordinating Board reviews facilities projects

- Project application is submitted by the institution
- SPF staff:
 - evaluates the project based on the project standards
 - prepares the project briefing sheet
 - routes the briefing sheet for Assistant Commissioner review
 - prepares the board documents listing the project, including the project's total cost and if applicable project standards have been met
- Facilities project review is included on CAAP and Board agendas unless no projects were received in time for inclusion



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New projects, renovations, and purchases are reviewed for Space Usage, Need, Cost, and Building Efficiency

New Construction and Addition	Space Usage Efficiency (SUE) score of: <ul style="list-style-type: none"> 75 points in the classroom score for classroom type facilities 75 points in the class laboratory score for lab type facilities 150 points overall for all others 	Does not create nor add to a surplus as predicted in the space projection model	Does not exceed the annually published cost standard	The ratio of net assignable square feet (NASF) to gross square feet (GSF) shall not exceed: <ul style="list-style-type: none"> Classroom and general – 0.60 Office – 0.65 Clinical, diagnostic support labs, and technical research – 0.50 For parking structures: <ul style="list-style-type: none"> Automobile – 400 SF per space Boathouses – 500 SF per space Airplanes – 3,000 SF per space
Repair and Renovation (including repairs and renovations as part of a real property purchase)	Not applicable	Does not create nor add to a surplus as predicted in the space projection model	Does not exceed the annually published cost standard	Does not reduce existing ratio of NASF to GSF more than ten percent
Real Property Purchases	Not applicable	Does not create nor add to a surplus as predicted in the space projection model	Should not exceed the higher of two appraisals. If the cost exceeds this amount, institution must demonstrate the need to purchase at the higher price	Not applicable

The THECB retained authority to approve Energy Savings Performance Contracts

- Statutory changes in the capital project approval process did not impact Energy Savings Performance Contracts (ESPC)
- Texas Education Code (TEC) 51.927 (i) requires the Board to, in consultation with the State Energy Conservation Office (SECO), "establish guidelines and an approval process for awarding energy savings performance contracts."

A matrix for approval authority outlines the delegation process based on the cost and term of the contract

The Board delegates authority for approval of ESPC as described in the table below:

Delegation Matrix for Energy Savings Performance Contracts

		<u>Payback Period</u>		
		10 years or less	Greater than 10 to 15 years	Greater than 15 to 20 years ¹
Cost	\$10 million or less	Asst. Commissioner for Strategic Planning and Funding	Asst. Commissioner for Strategic Planning and Funding	Committee on Affordability, Accountability and Planning
	Greater than \$10 million to \$20 million	Asst. Commissioner for Strategic Planning and Funding	Committee on Affordability, Accountability and Planning	Committee on Affordability, Accountability and Planning
	Greater than \$20 million	Committee on Affordability, Accountability and Planning	Committee on Affordability, Accountability and Planning	Board of the THECB

Note 1 – ESPC may not exceed 20 years (TEC 51.927).

