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Classroom and Class Lab Utilization

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Space Performance Scoring (SPS)

Current Guideline

- Classroom Use, 38 Hours per Week
- Class Lab Use, 25 Hours per Week
- Considers only the scheduled activities that occur in Classrooms or Class Labs
- Guideline is used with all projects

Proposed Standard

- Multiple measures to determine score
- Standard applies to only projects that contain Classrooms or Class Labs
- Overall score that can be considered for other projects



SPS Factors

- Utilization Rate
 - Identical to existing methodology
- Demand
 - Total hours of classroom-type activity/number of classrooms
 - Total hours of lab-type activity/number of class labs
- Percent Fill
 - Average percent fill of classrooms when in use
 - Average percent fill of class labs when in use



SPS Point Scale

- Each factor is assessed using a four-point scale
- Point structure determined using national data and historical mean data
- Factor scores are adjusted using a weighting factor to achieve a 100-point total
- A Classroom or Class Lab score of 75 or higher is considered as meeting the standard



SPS Summary

- Still in the process of review and assessment
- Does not require additional reporting
- Need to review included data
- Weighting factors can provide a strategic focus and long-term viability
- Focuses action plans for those not meeting the standard
- Adds resolution to the existing rate measure



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Construction Costs

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Proposed Changes to Construction Cost Standards

- Increase the number and accuracy of projects in the pool
- Calculate regional differences
- Incorporate construction timeline in project evaluation
- Set standard as mean plus one standard deviation



Construction Cost Standards

- Increase the number and accuracy of projects in the pool
 - Average over seven years
 - Replace cost estimates with actual costs
 - Add other projects built in Texas
- Replace current standard measurement
 - Calculate mean plus one standard deviation by building type
 - Require explanation of variances from Institution



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Facilities Inventory

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Summary of Key Changes

- Alignment with NCES manual
- Terminology
 - Room Type = Space Use Code
 - Usage Code = Functional Category Code
- Report Room Area not Dimensions
- Expanded Data Fields
 - Building number (6)
 - Room Number (16)
- Additional Information
 - Floor
 - Zip Code
- Eliminated Information
 - Capital investment
 - Building Perimeter
 - Building Construction



Issues

- Timeliness of Reporting and Certification
- Reopening Reports
- Room Capacity
- Annual Project Update
 - Companion report to the CBM 011 and CBM 014
 - Reconciliation of on-line projects and the facilities inventory
 - Gives progression along project timeline
 - Permits remediation with minimal impact on model timelines



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Energy Savings Performance Contracts

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Definition

Energy Performance contracting is a construction method that allows a facility to complete energy-saving improvements within an existing budget by financing them with money saved through reduced utility expenditures.



ESPC Procedures

- Pre-Submission Review
 - Contract must be reviewed by a licensed Professional Engineer prior to request for approval from the THECB
 - Reviewer must not be an officer or employee of the organization offering the contract, institution seeking approval, or otherwise associated with the contract
 - Contract review must be implemented in accordance with:
 - Federal Energy MGT Program's Measurement and Verification Protocol;
 - The North American Energy Measurement and Verification Protocol; and/or
 - The American Society of Heating, Refrigeration and Air-conditioning Engineer's (ASHRAE) Guidelines



ESPC Procedures (cont)

- Federal, State, and Local Statutory compliance
- Energy Assessment Report and measurement and verification plan
 - Current energy consumption
 - Detailed calculation of energy savings as a result of the project
 - Must demonstrate savings over a 20-year period will be equal to or greater than the project cost
- Contractor must provide a payment and performance bond to guarantee the amount of anticipated annual savings
- All costs associated with the contracted review, savings verification, provision of bonds, and other guarantees must be included in project cost



Energy Savings Performance Contracts

- The amendment of Chapter 17 of the THECB Rules is being proposed to address recommendations presented by the State Auditor's Office.



Energy Savings Performance Contracts

In addition to existing procedures found in 17.21 and 17.82(a), the proposal requires that:

- *“a statement shall be included with the application signed by the institution’s chief financial officer and general counsel that certifies that they have reviewed the contract and that the costs do not exceed the guaranteed savings and that other legal provisions are in compliance with applicable laws and statutes.”*



Energy Savings Performance Contracts

As for the THECB's function in this process, it stipulates that:

- *“additionally a review will be completed based on a set of guidelines to be developed in collaboration with the State Energy Conservation Office.”*



Energy Savings Performance Contracts

THECB analysis will include:

- reviewing third-party certifications
- comparing third-party reviewer reports to the proposed contract to ensure consistency with cost and savings information
- additional guidelines as established in joint efforts with the State Energy Conservation Office



Energy Savings Performance Contracts

As recommended, THECB will not approve project requests that:

- include a provision allowing the contractor to limit payment to the amount of debt service or guaranteed savings, whichever is less, when guaranteed energy saving is not achieved
- fail to include a requirement that contractors purchase and maintain payment and performance bonds as required by statute
- do not specify the type & amount of equipment to be installed