

Criteria Definitions and Scoring Standards

Overarching Criteria

Major project proposals in Growth, Renovation, Replacement and Research categories.

SCORING CRITERION	STANDARD	POINTS
Integral to achieving statewide policy goals (9 points possible) Last updated: May 2022	The project enables improvement on 2020-21 academic year totals recorded in the OFM Statewide Public Four-Year Dashboard and projected 2023 targets. Use Degree Totals and Targets Template for scoring.	
	Increases number of bachelor's degrees awarded beyond the number of degrees expected in 2023 as a result of this project. Number of projected degrees with building project = (a); number of degrees expected in 2023 = (b).	Up to 3
	If $b/a \geq 100\%$	0
	If $75\% \leq b/a < 100\%$	1
	If $50\% \leq b/a < 75\%$	2
	If $b/a < 50\%$	3
	Increases number of bachelor's degrees awarded in high-demand fields beyond the number of degrees expected in 2023 as a result of this project. Number of projected degrees with building project = (a); number of degrees expected in 2023 = (b).	Up to 3
	If $b/a \geq 100\%$	0
	If $75\% \leq b/a < 100\%$	1
	If $50\% \leq b/a < 75\%$	2
	If $b/a < 50\%$	3
	Increases number of advanced degrees awarded beyond the number of degrees expected in 2023 because of this project. Number of projected degrees with building project = (a); number of degrees expected in 2023 = (b).	Up to 3
	If $b/a \geq 100\%$	0
	If $75\% \leq b/a < 100\%$	1
	If $50\% \leq b/a < 75\%$	2
	If $b/a < 50\%$	3

Overarching Criteria

Integral to institutional planning and goals (8 points possible)	Achieves institutional planning goals and objectives.	Additive
	Integral to campus/facilities master plan or applicable strategic plan. Project must be initiated soon to sustain institutional program(s) and meet current demand for those program(s).	Up to 4:
	<ul style="list-style-type: none"> Has the project been identified in the most recent campus/ facilities master plan or strategic plan? 	Up to 2
	<ul style="list-style-type: none"> Does the project following the sequencing or strategy laid out in official planning documents? If not, explain why it is being requested now. 	Up to 2
	Integral to institution’s academic programs plan. Project must be initiated soon to implement successive measures of the academic plan to meet projected program requirements, growth of existing programs or demand for new programs.	Up to 4:
	<ul style="list-style-type: none"> Must the project be initiated soon to meet academic certification requirements? 	Up to 2
	<ul style="list-style-type: none"> To permit enrollment growth and/or specific quality improvements in current programs? 	Up to 1
	<ul style="list-style-type: none"> To permit initiation of new programs? 	Up to 1

Growth Category Criteria

Access-related projects to accommodate enrollment growth.

SCORING CRITERION	STANDARD	POINTS
Access (4 points possible)	Promotes access for underserved regions and place-bound adults through distance learning and/or university centers.	Additive Up to 4 points maximum
	Is distance learning or a university center a large and significant component of the total project scope?	0 - 2
	Is the project likely to enroll a significant number of place-bound students or residents of underserved regions?	0 - 2
Enrollment growth (20 points possible)	Project adds capacity for state-supported enrollment growth. Points calculated according to the following equation, with maximum points given to a project providing capacity for 300 or more additional FTEs: (# of projected FTEs)/300 x 15 = total number of points.	Proportional; up to 15 points
	Growth is in one of the high-demand fields identified in Statewide Public Four Year Dashboard.	Up to 5
Availability of space (10 points possible)	Addresses insufficient space on campus to accommodate projected enrollment growth. Use Availability of Space/Campus Utilization template for scoring.	Select one
	Adds classroom space on a campus that currently exceeds the 22-hour per classroom seat HECB utilization standard and adds class laboratory space to a campus that exceeds the 16-hour per station HECB utilization standard.	1-2
	Adds classroom space on a campus that does not exceed the 22-hour per classroom seat HECB utilization standard and project improves the utilization of classroom space.	Up to 5
	Adds class laboratory space on a campus that does not exceed the 16-hour per station HECB utilization standard and project improves the utilization of class laboratories.	Up to 5
	Adds space on a campus that does not meet HECB utilization standards and has no plan to achieve them and/or project has no impact on classroom or class laboratory utilization standards.	0

Growth Category Criteria

Efficiency of space allocation (5 points possible)	Proposed space allocations are consistent with FEPG benchmarks or other appropriate benchmark.	Select one
	Project is consistent with FEPG space standards.	3
	Project is not consistent with FEPG benchmarks, but: (1) proposes alternative standards; (2) makes a compelling case why those standards are more applicable to the proposed project than former HECB space standards; and (3) documents proposed space use against those standards.	Up to 3
	Project is not consistent with FEPG or other benchmarks.	0
	Proposed space allocations are consistent with building efficiency guidelines (ASF/GSF).	Select one
	More than 65% (science building more than 60%)	2
	60% – 65% (science building 55% – 60%)	1
	Less than 60% (science building less than 55%)	0
Reasonableness of cost (10 points possible) Last updated: April 2020	Consistency with OFM cost standards. Use Reasonableness of Cost template for scoring.	Points
	The maximum allowable construction cost is less than or equal to the expected MACC per square foot for the facility type, escalated to the construction mid-point.	10
	MACC is between 100% and 105% of expected cost.	9
	MACC is between 106% and 110% of expected cost.	8
	MACC is between 111% and 115% of expected cost.	7
	MACC is between 116% and 120% of expected cost.	6
	MACC is between 121% and 125% of expected cost.	5
	MACC is between 126% and 130% of expected cost.	4
	MACC is between 131% and 135% of expected cost.	3
	MACC is between 136% and 140% of expected cost.	2
	MACC is between 141% and 145% of expected cost.	1
	MACC is more than 146% of expected cost.	0
Additional cost considerations (applies only if project cost exceeds OFM cost standards)	Additive points Not to exceed 10 points total when combined with points above.	

Growth Category Criteria

	Demonstrates that MACC is outside OFM standards due to exigent circumstances (such as extensive site work), the inclusion of highly specialized equipment or design features necessary to the programmatic purpose of the facility, or selected systems alternates with significantly lower-than-baseline life cycle costs over 50 years in terms of net present savings.	1-5
	The MACC is not affected by exigent circumstances, programmatic needs, or selection of energy efficient systems alternates.	0

Program-related space allocation (weighted average, 10 points possible)	Assignable square feet. Percentage of total x points – score. Use Program-related Space Allocation template for scoring.	Points
Last updated: April 2020	Instructional space (classroom, laboratories)	10
	Research space	2
	Office space	4
	Library and study collaborative space	10
	Other non-residential space	8
	Support and physical plant space	6
		= Total Score

Renovation Category Criteria

Projects that renovate buildings (or distinct portions of buildings) to extend facility life and upgrade space for program requirements.

SCORING CRITERION	STANDARD	POINTS
Age of building since last major remodel (6 points possible)	Age of building or portion proposed for renovation since last major remodel. For renovation projects with areas of differing ages, calculate a weighted average age based on square feet.	Select one
	More than 40 years	6
	31 – 40 years	4
	20 – 30 years	2
	Less than 20 years	0
Availability of space (10 points possible)	Project renovates space on campus that meets or exceeds HECB utilization standards. Use Availability of Space/Campus Utilization template for scoring.	Select one
	Renovates classroom space on a campus that currently exceeds the 22-hour per classroom seat HECB utilization standard, and renovates class laboratory space to a campus that exceeds the 16-hour per station HECB utilization standard.	1 – 2
	Renovates classroom space on a campus that does not exceed the 22-hour per classroom seat HECB utilization standard and project improves the utilization of classroom space.	Up to 5
	Renovates class laboratory space on a campus that does not exceed the 16-hour per station HECB utilization standard and project improves the utilization of class laboratories.	Up to 5
	Renovates space on a campus that does not meet HECB utilization standards and has no plan to achieve them and/or project has no impact on classroom or class laboratory utilization standards.	0
Condition of building or portion proposed for renovation (10 points possible)	Building condition per 2016 comparable framework.	Select one
	Superior (condition score 1)	0
	Adequate (condition score 2)	4
	Fair (condition score 3)	8
	Needs Improvement — Limited Functionality (condition score 4)	6
	Needs Improvement — Marginal Functionality (condition score 5)	2
	Buildings of historic significance listed on Washington Heritage Register, with condition scores 3, 4 or 5	Additional 2

Renovation Category Criteria

Significant health, safety, and code issues (10 points possible) Last updated: April 2022	Project improves one or more of the following areas by bringing it within current standards or applicable codes (provide supporting documentation).	Additive Up to 10 points maximum
	Life safety (cite applicable code and issue), including seismic and ADA issues	0 - 8
	Energy code and greenhouse gas emissions compliance	0 - 2

Reasonableness of cost (10 points possible) Last updated: April 2022	Consistency with OFM cost standards. Use Reasonableness of Cost template for scoring.	Points
	The maximum allowable construction cost is less than or equal to the expected MACC per square foot for the facility type, escalated to the construction mid-point.	10
	MACC is between 100% and 105% of expected cost.	9
	MACC is between 106% and 110% of expected cost.	8
	MACC is between 111% and 115% of expected cost.	7
	MACC is between 116% and 120% of expected cost.	6
	MACC is between 121% and 125% of expected cost.	5
	MACC is between 126% and 130% of expected cost.	4
	MACC is between 131% and 135% of expected cost.	3
	MACC is between 136% and 140% of expected cost.	2
	MACC is between 141% and 145% of expected cost.	1
	MACC is more than 146% of expected cost.	0
	Additional cost considerations (applies only if project cost exceeds expected cost standards)	Additive points Not to exceed 10 points total when combined with points above.
Demonstrates that MACC is outside OFM cost standards due to exigent circumstances (such as extensive site work), the inclusion of highly specialized equipment or design features necessary to the programmatic purpose of the facility, or selected systems alternates with significantly lower-than-baseline life cycle costs over 50 years in terms of net present savings.	1-5	
The MACC is not affected by exigent circumstances, programmatic needs, or selection of energy efficient systems alternates.	0	

Renovation Category Criteria

Efficiency of space allocation (5 points possible)	Proposed space allocations are consistent with FEPG benchmarks or sufficient explanation is provided.	Select one
	Project demonstrates consistency with space standards in FEPG benchmark.	3
	Project is not consistent with FEPG benchmarks, but: (1) proposes alternative standards; (2) makes a compelling case why those standards are more applicable to the proposed project than HECB space standards; and (3) documents proposed space use against those standards.	Up to 3
	Project is not consistent with FEPG or other benchmarks.	0
	Proposed space allocations are consistent with building efficiency guidelines (ASF/GSF).	Select one
	More than 65% (science building more than 60%)	2
	60% – 65% (science building 55% – 60%)	1
Less than 60% (science building less than 55%)	0	
Adequacy of space (5 points possible)	Addresses adequacy of space issues.	Additive Up to 5 points maximum
	Space upgrades needed to meet modern pedagogical standards.	0 - 3
	Improves program space configuration.	0 - 2
Program-related space allocation (weighted average, 10 points possible) Last updated: April 2020	Assignable square feet. Percentage of total x points – score. Use Program-related Space Allocation template for scoring.	Points
	Instructional space (classroom, laboratories)	10
	Research space	2
	Office space	4
	Library and study collaborative space	10
	Other non-residential space	8
	Support and physical plant space	6
		= Total score

Replacement Category Criteria

Projects that replace failing permanent buildings to restore building life and upgrade space for program requirements.

SCORING CRITERION	STANDARD	POINTS
Age of building since last major remodel (6 points possible)	Provide documentation to verify age of building or portion proposed for replacement. For replacement projects with areas of differing ages, calculate a weighted average age based on square feet.	Select one
	More than 40 years	6
	31 – 40 years	4
	20 – 30 years	2
	Less than 20 years	0
Condition of building or portion proposed for replacement (10 points possible)	Building condition per 2016 comparable framework.	Select one
	Superior (condition score 1)	0
	Adequate (condition score 2)	2
	Fair (condition score 3)	4
	Needs Improvement—Limited Functionality (condition score 4)	8
Needs Improvement—Marginal Functionality (condition score 5)	10	
Significant health, safety, and code issues (10 points possible)	Project addresses conditions in the following areas through replacement (provide supporting documentation of existing conditions).	Additive Up to 10 points maximum
	Life safety (cite applicable code and issue), including seismic and ADA issues	0 - 8
	Energy code and greenhouse gas emissions compliance	0 - 2
Last update: May 2022		

Replacement Category Criteria

Reasonableness of cost (10 points possible) Last updated: April 2020	Consistency with OFM cost standards. Use Reasonableness of Cost template for scoring.	Select one
	The maximum allowable construction cost is less than or equal to expected MACC per square foot for facility type, escalated to the construction mid-point.	10
	MACC is between 100% and 105% of expected cost.	8
	MACC is between 106% and 110% of expected cost.	6
	MACC is between 111% and 115% of expected cost.	7
	MACC is between 116% and 120% of expected cost.	6
	MACC is between 121% and 125% of expected cost.	5
	MACC is between 126% and 130% of expected cost.	4
	MACC is between 131% and 135% of expected cost.	3
	MACC is between 136% and 140% of expected cost.	2
	MACC is between 141% and 145% of expected cost.	1
	Project cost is more than 146% of expected cost.	0
	Additional cost considerations (applies only if project cost exceeds OFM cost standards)	Additive Not to exceed 10 points total when combined with points above.
Demonstrates that MACC is outside OFM cost standards due to exigent circumstances (such as extensive site work), the inclusion of highly-specialized equipment or design features necessary to the programmatic purpose of the facility, or selected systems alternates with significantly lower-than-baseline life cycle costs over 50 years in terms of net present savings.	1 - 5	
The MACC is not affected by exigent circumstances, programmatic needs, or selection of energy efficient systems alternates.	0	
Availability of space (10 points possible)	Addresses insufficient space on campus to accommodate projected enrollment growth. Use Availability of Space/Campus Utilization template for scoring.	Select one
Replaces classroom space on a campus that currently exceeds the 22-hour per classroom seat HECB utilization standard, and replaces class laboratory space to a campus that exceeds the 16-hour per station HECB utilization standard.	1 – 2	
Replaces classroom space on a campus that does not exceed the 22-hour per classroom seat HECB utilization standard and project improves the utilization of classroom space.	0 - 5	

Replacement Category Criteria

	Replaces class laboratory space on a campus that does not exceed the 16-hour per station HECB utilization standard and project improves the utilization of class laboratories.	0 - 5
	Replaces space on a campus that does not meet HECB utilization standards and has no plan to achieve them and/or project has no impact on classroom or class laboratory utilization standards.	0
Efficiency of space allocation (5 points possible)	Proposed space allocations are consistent with FEPG benchmarks or sufficient explanation is provided.	Select one
	Project demonstrates consistency with space standards in FEPG benchmark.	3
	Project is not consistent with FEPG benchmarks but makes a compelling case and provides documentation why benchmarks are not applicable.	Up to 3
	Project is not consistent with FEPG or other benchmarks.	0
	Proposed space allocations are consistent with building efficiency guidelines (ASF/GSF).	Select one
	More than 65% (science building more than 60%)	2
	60% – 65% (science building 55% - 60%)	1
	Less than 60% (science building less than 55%)	0
Adequacy of space (5 points possible)	Addresses adequacy of space issues.	Additive: Up to 5 points maximum
	Space upgrades needed to meet modern pedagogical standards.	0 - 3
	Improves program space configuration.	0 - 2
Program-related space allocation (weighted average, 10 points possible) Last updated: April 2020	Assignable square feet. Percentage of total x points – score. Use Program-related Space Allocation template for scoring.	Points
	Instructional space (classroom, laboratories)	10
	Research space	2
	Office space	4
	Library and study collaborative space	10
	Other non-residential space	8
	Support and physical plant space	6
		= Total score

Research Category Criteria

Projects that promote economic growth and innovation through expanded research activity; equipment may be included.

SCORING CRITERION	STANDARD	POINTS
Impact on economic development (15 points possible)		Additive: Up to 15 points maximum
	Demonstrates that project is a critical component of an articulated state, regional or local comprehensive economic development plan.	0 - 5
	Provides documentation of federal or private funding available for research supported by project.	0 - 5
	Demonstrates economic impact benefits of project to the region through an economic impact study.	0 - 5
Impact on innovation (10 points possible)	Demonstrates research activities proposed for the project will.	Additive: Up to 10 points maximum
	Advance areas of existing preeminence.	0 - 10
	Position the institution for preeminence in a field or area of research.	0 - 7
Availability of research space (5 points possible)	Project addresses insufficient space on campus to accommodate research needs.	Proportional
	Adds research space to a campus in need of additional research facilities.	0 - 5
Adequacy of research space (5 points possible)	Addresses suitability of existing space for research needs.	Additive: Up to 5 points maximum
	Space upgrades needed to meet current research standards or needs.	0 - 5
	Space upgrades needed to meet future research standards or needs.	0 - 2

Research Category Criteria

Availability of instructional space (10 points possible)	Addresses insufficient space on campus to accommodate projected enrollment growth.	Select one:
	Adds/renovates classroom space on a campus that currently exceeds the 22-hour per classroom seat HECB utilization standard, and adds/renovates class laboratory space to a campus that exceeds the 16-hour per station HECB utilization standard.	1 - 2
	Adds/renovates classroom space on a campus that does not exceed the 22-hour per classroom seat HECB utilization standard and project improves the utilization of classroom space.	0 - 5
	Adds/renovates class laboratory space on a campus that does not exceed the 16-hour per station HECB utilization standard and project improves the utilization of class laboratories.	0 - 5
	Adds/renovates space on a campus that does not meet HECB utilization standards and has no plan to achieve them and/or project has no impact on classroom or class laboratory utilization standards.	0

Reasonableness of cost (10 points possible)	Consistency with OFM cost standards. Use Reasonableness of Cost template for scoring.	Select one
	The maximum allowable construction cost is less than or equal to expected MACC per square foot for facility type, escalated to the construction mid-point.	10
	MACC is between 100% and 105% of expected cost.	8
	MACC is between 106% and 110% of expected cost.	6
	MACC is between 111% and 115% of expected cost.	7
	MACC is between 116% and 120% of expected cost.	6
	MACC is between 121% and 125% of expected cost.	5
	MACC is between 126% and 130% of expected cost.	4
	MACC is between 131% and 135% of expected cost.	3
	MACC is between 136% and 140% of expected cost.	2
	MACC is between 141% and 145% of expected cost.	1
Project cost is more than 146% of expected cost.	0	
Additional cost considerations (applies only if project cost exceeds OFM cost standards)	Additive points Not to exceed 10 points total when combined with points above.	

Research Category Criteria

	Demonstrates that MACC is outside OFM cost standards due to exigent circumstances (such as extensive site work), the inclusion of highly-specialized equipment or design features necessary to the programmatic purpose of the facility, or selected systems alternates with significantly lower-than- baseline life cycle costs over 50 years in terms of net present savings.	1-5
	The MACC is not affected by exigent circumstances, programmatic needs, or selection of energy efficient systems alternates.	0

Contribution of other funding sources (10 points possible)	Percent of project funded by sources other than state appropriations or building fund (projects with 50% or more of their funding coming from outside sources get maximum points).	Proportional
	(Percent of project funded by non-state sources) x 20 = total points.	0 - 10

Integral to achieving statewide policy goals (4 points possible)	Increases economic development through theoretical or applied research.	Additive Up to 4 points maximum
	Is the proposed project necessary to conduct the proposed research?	0 - 1
	Is there clear and compelling evidence that the proposed research is likely to create or retain high-paying jobs?	0 - 1
	Is there clear and compelling evidence that the proposed research is likely to contribute to the solution of significant regional, national, or global challenges?	0 - 1
	Is there clear and compelling evidence that the proposed research is likely to increase the stability or competitiveness of the local or regional economy through the creation or retention of high-growth, high-paying companies?	0 - 1

Infrastructure Category Criteria

Major stand-alone infrastructure projects.

SCORING CRITERION	STANDARD	POINTS
Significant life safety and code issues (14 points possible) Last revised: May 2022	Project improves one or more of the following areas by bringing it within current standards or applicable codes (provide supporting documentation).	Additive Up to 14 points maximum
	Life safety (cite applicable code and issue), including seismic and ADA issues	0 - 8
	Energy code and greenhouse gas emission reduction	0 - 2
	Utilities issues	0 - 2
	Transportation issues	0 - 2
Evidence of failure/ability to defer (6 points possible)	Provide documentation showing.	Select one
	Multiple repairs and/or service interruptions over past 5 years.	5 - 6
	Multiple repairs and/or service interruptions over past 2 years.	3 - 4
	Increasing utility or maintenance costs; system unreliable.	1 - 2
Impact on institution's operations without infrastructure project (6 points possible)	Provide documentation showing that without the infrastructure project there will be.	Select one:
	Serious impact on existing operations or programs.	5 - 6
	Serious impact on funded future construction projects.	2 - 4
	Serious impact on planned construction projects or future program needs.	0 - 1
Reasonable estimate (6 points possible)	Reliability of cost estimate.	Select one:
	A detailed cost estimate by applicable specialty professionals.	5 - 6
	A recent, detailed cost estimate by an experienced project manager.	2 - 4
	A brief cost estimate lacking specific detail.	0 - 1
Engineering study (6 points possible)	Level of study.	Select one:
	Comprehensive engineering study.	5 - 6
	Site survey and recommendations.	2 - 4
	Opinion letter.	0 - 1

Infrastructure Category Criteria

Supports facilities plan (6 points possible)	Level of support.	Additive Up to 6 points maximum
	Integral to Facilities or Campus Master Plan or other applicable strategic plan.	0 - 3
	Integral to ongoing academic and research program needs.	0 - 3
Resource efficiency and sustainability (10 points possible) Last updated: May 2022	Project provides documented benefits in the following areas.	Additive Up to 10 points maximum
	Incorporates low-impact stormwater management techniques.	0 – 3
	Improvements in energy and resource conservation.	0 – 3
	Incorporates use of alternative energy sources.	0 – 3
	Reduces greenhouse gas emissions	0 – 1

Acquisition Category Criteria

SCORING CRITERION	STANDARD	POINTS
Support by planning (15 points possible)	Level of support.	Additive Up to 15 points maximum
	Integral to Facilities or Campus Master Plan.	0 - 10
	Integral to Strategic Plan.	0 - 5
Reasonableness of cost (15 points possible)	Provides baseline comparison of costs per acre of 2 comparable properties in same region as proposed land acquisition.	Additive Up to 15 points maximum
	Cost per acre is less than or equal to 80% of average cost/acre of 2 comparables.	13 – 15
	Cost per acre is 81% – 100% of average cost/acres of 2 comparables.	10 – 12
	Cost per acre is 101% – 120% of average cost/acres of 2 comparables.	7 – 9
	Cost per acre is 121 % – 140% of average cost/acres of 2 comparables.	4 – 6
	Cost per acre is greater than 140% of average cost/acres of 2 comparables.	1 – 3
	No comparables provided.	0
Intended use (6 points possible)		Select one:
	Instructional building site.	6
	Non-instructional building site.	3
	Non-building site or no specific use determined at this time.	1
	No specific use determined at this time.	0
Land acquisition with non-usable buildings percentage of buildable area (8 points possible)	Indicate the percentage of total property suitable for development based on the results of an environmental review and engineering inspection of property.	Scoring range:
	At least 75% of site is buildable.	6 - 8
	50% – 74% of site is buildable.	3 - 5
	Less than 50% of site is buildable.	1 - 2
	No information provided.	0
	OR	

Acquisition Category Criteria

Facility acquisition or land acquisition with usable facilities (8 points possible)	Indicate the condition of the facility, using the methodology prescribed in the 2016 Comparable Framework study as evaluated by an architect or engineer.	Select one:
	Superior (condition score 1)	4
	Adequate (condition score 2)	3
	Fair (condition score 3)	2
	Needs Improvement – Limited Functionality (condition score 4)	1
	Needs Improvement – Marginal Functionality (condition score 5)	0
	AND	
	Capital Improvements required to adapt facility to proposed use.	Select one:
	Facility requires no funding to adapt facility to proposed use.	4
	Facility requires less than 10% of appraised value to adapt facility to proposed use.	3
	Facility requires between 10% and 30% of appraised value to adapt facility to proposed use.	1 - 2
	Facility requires 30% or more than appraised value to adapt facility to proposed use.	0
Savings to operating costs (8 points possible)	Submit calculations demonstrating any cost savings to operating costs due to the acquisition.	Scoring range:
	Estimated savings to operating costs will pay back the total cost of the acquisition in 10 years or less.	5 - 8
	Estimated savings to operating costs will pay back the total cost of the acquisition in 10-20 years.	2 - 4
	Estimated savings to operating costs will pay back the total cost of acquisition in more than 20 years.	0