

## Issue Paper # 15: Bond Project Rating Criteria

### 1. *Background*

Qualitative rating criteria reflecting the BSD's overall needs have been identified and used to rate the candidate projects in priority order. The definition of those criteria and their application to the projects is described in this Issue Paper.

### 2. *Why this is Relevant to the 2014 Bond*

Project needs are currently more than can be sustained by bonding capacity that can fit under the current taxing rate that BSD has committed not exceed. As a result, projects will be prioritized in accordance with these ratings criteria and the sustainable capital sourcing limit will be imposed on the list of projects to determine which will fit within the allowed capital limit.

### 3. *Conclusions*

The rating criteria are listed below, along with a concise description of how the criteria will be applied to evaluate and score each project:

- A. **Safety:** an assessment that captures the degree of need to increase student and staff safety through the project being evaluated. This factor is intended to cover day to day operations safety as students and staff follow their daily routine in classrooms, entering and leaving the school, theater and gymnasium activities. It also covers the facility security environment in avoiding/discouraging threats to students and staff from other students or outside individuals.
- B. **Compliance:** an assessment that captures the degree of need to increase adherence to local codes/ordinances, state law or national regulations through the project being evaluated. Examples include Federal Title IX regulations and State standards for seismic resistant design in buildings.
- C. **Growth:** an assessment that captures the degree of need to accommodate students and staff in classroom and administrative space environments adequate to house them in a way that allows the education process to occur in a good functional manner through the project being evaluated.
- D. **Achievement Gap:** an assessment that captures the degree of need to increase student performance on standard achievement testing reflecting the effectiveness of the education process they have experienced, through the project being evaluated.

- E. **Does Not Meet Educational Spatial Requirements:** an assessment that captures the degree of need to increase adherence to the Education Specifications that define the shaping of facilities required to properly support the current education curriculum and methodology, through the project being evaluated.
- F. **Efficiency/Cost Savings:** an assessment that captures the degree of need to increase operational costs savings or BSD capital investment cost savings through the project being evaluated.

Certain projects are almost impossible to defer due to student population growth, facilities entering their physical life phase where rapid deterioration will begin soon, safety has become a serious issue, statutory requirements demand that the project be done, or the physical configuration of the facility cannot meet the current education functionality to deliver quality educational content. Where deterioration or configuration is a serious issue, facilities typically have been in use 50 years or more, and the rate of investment in maintenance and year by year equipment and envelope replacement creates a much larger investment on a year by year basis than replacing the facilities. Recognizing these factors has resulted in the BSD staff believe that the following projects are not deferrable and must be accomplished in this capital cycle:

- Aloha HS synthetic turf replacement
- Sunset HS synthetic turf replacement
- Sunset HS roof replacement
- High School Title IX Compliance; Sunset HS and Aloha HS
- Green Energy Technology (mandated by Oregon law as a percent of new facilities construction value)
- Unified Communication System (Emergency communications systems)
- Learning Technology; Classroom Systems
- New High School
- New Middle School (Timberland site)
- Equipment Purchases (buses, copiers, printers)

Based on the noted BSD staff determination, these projects were assigned a criteria total rating of 4, so that when sorted, they are prioritized as the top ten candidates and selected for implementation under each scenario.

#### **4. Attachments**

Bond Scenarios A, B, C

Scenario A - \$680M Program with One Election

1 Election		must be included		red text= project name has changed	
SCENARIO A: 8-year Bond Scenario, 10-year build-out		Estimated Cost	Program Cumulative Cost	Total Qualitative Rating	Notes
Project	Category	Millions	Millions	Rating	
Aloha HS Synthetic Turf Replacement	Modernization: Regulatory Compliance	\$1.0	\$1.0	4.00	
Sunset HS Synthetic Turf Replacement	Modernization: Regulatory Compliance	\$1.0	\$2.1	4.00	
Sunset HS Roof Replacement	Modernization: Renovation Projects	\$3.4	\$5.5	4.00	
Green Energy Technology	Modernization: Regulatory Compliance	\$4.5	\$10.0	4.00	
High School Title IX Compliance; SHS and AHS	Modernization: Regulatory Compliance	\$4.0	\$14.0	4.00	
Unified Communication System	Technology: Facility Technology	\$6.2	\$20.2	4.00	
Learning Technology: Classroom Systems	Technology: Learning Technology	\$48.0	\$68.2	4.00	
New High School	Capacity-New	\$120.0	\$188.2	4.00	
New Middle School on Timberland Site	Capacity-New	\$50.5	\$238.7	4.00	
Critical Equipment Purchases @ 3 million/yr	Modernization: Renovation Projects	\$24.0	\$262.7	4.00	
Vose K-5	Modernization: Replacement Projects	\$24.8	\$287.5	2.88	
William Walker K-5	Modernization: Replacement Projects	\$24.6	\$312.1	2.75	
McKay ADA Upgrades	Modernization: Regulatory Compliance	\$0.4	\$312.5	1.88	
Domestic and Fire Protection Separation	Modernization: Regulatory Compliance	\$0.8	\$313.3	1.88	
Hazeldale K-5	Modernization: Replacement Projects	\$24.6	\$337.9	1.88	
Maintenance Facility Improvements	Modernization: Renovation Projects	\$10.0	\$347.9	1.75	
Five Oaks	Modernization: Renovation Projects	\$21.1	\$369.0	1.63	
Arts and Communication Magnet Academy (ACMA)	Modernization: Replacement Projects	\$6.4	\$375.4	1.50	Improvements only: replacement deferred
New Elementary School Site, Land Acquisition	Capacity-New	\$3.0	\$378.4	1.50	
IT Data Center at Capital Center	Technology: Facility Technology	\$2.9	\$381.3	1.50	
Security Upgrades	Modernization: Regulatory Compliance	\$10.0	\$391.3	1.38	
Seismic Upgrades	Modernization: Regulatory Compliance	\$4.1	\$395.4	1.25	
Districtwide ADA Compliance	Modernization: Regulatory Compliance	\$2.0	\$397.4	1.25	Reduced to 25%
HVAC Control System Upgrade	Technology: Facility Technology	\$0.8	\$398.2	1.13	
School Kitchen Improvements	Modernization: Renovation Projects	\$0.7	\$398.9	1.00	
Capital Center Improvements	Modernization: Renovation Projects	\$5.0	\$403.9	1.00	Interior remodeling eliminated
Springville Expansion	Capacity-New	\$4.2	\$408.1	0.75	
Physical Facility Improvements	Modernization: Renovation Projects	\$110.0	\$518.1	0.75	Reduced from \$155M <b>FUNDING CUTOFF</b>
Furniture Replacements	Modernization: Renovation Projects	\$16.0	\$534.1	0.75	Deferred to respective school budgets
Raleigh Hills K-8	Modernization: Renovation Projects	\$10.2	\$544.3	0.75	
Transportation, 5th Street Redevelopment	Modernization: Renovation Projects	\$17.0	\$561.3	0.50	
Purchase High School Property North of Hwy 26 (\$400k/acre)	Capacity-New	\$18.0	\$579.3	0.38	
International School of Beaverton (ISB)	Modernization: Renovation Projects	\$20.4	\$599.7	0.25	
Education Facility Improvements	Modernization: Renovation Projects	\$10.0	\$609.7	0.13	
New K-5 in North Bethany	Capacity-New	\$25.0	\$634.7		
<b>Selected Program Base Cost Cutoff</b>					
Prebond planning reimbursement	Program Implementation Requirements			\$518	
Program Contingency @ 10% of Total Project Value				\$1	
Cost Inflation @ 3.0%/ year of Total Project Value				\$52	
Bond Implementation/Management Costs @ \$2.5 million/year				\$83	
<b>Subtotal</b>				<b>\$155</b>	
Bond Issuance Services @ 1% of Bond Value	Program Implementation Requirements			<b>\$7</b>	
<b>Grand Total</b>				<b>\$680</b>	

Scenario B - \$680M Program with Two Elections

SCENARIO B: \$680M program; two elections	Category	must be included			Total Qualitative Rating	Notes
		2014-2018 Bond Cycle	2019-2022 Bond Cycle	2019-2022 Cumulative Millions		
	Project	Cost In Millions	Cost In Millions	Cost In Millions		
	Aloha HS Synthetic Turf Replacement	\$1.0	\$1.0	\$1.0	4.00	
	Sunset HS Synthetic Turf Replacement	\$1.0	\$2.1	\$2.1	4.00	
	Sunset HS Roof Replacement	\$3.4	\$5.5	\$5.5	4.00	
	Green Energy Technology	\$4.5	\$10.0	\$10.0	4.00	
	High School Title IX Compliance; SHS and AHS	\$4.0	\$14.0	\$14.0	4.00	
	Unified Communication System	\$6.2	\$20.2	\$20.2	4.00	
	Learning Technology: Classroom Systems	\$24.0	\$44.2	\$24.0	4.00	
	New High School	\$120.0	\$164.2	\$24.0	4.00	
	New Middle School on Timberland Site	\$50.5	\$214.7	\$24.0	4.00	
	Critical Equipment Purchases @ 3 million/yr	\$12.0	\$226.7	\$36.0	4.00	
	Vose K-5		\$226.7	\$60.8	2.88	Split 50/50
	William Walker K-5		\$226.7	\$60.8	2.88	Bond #2
	McKay ADA Upgrades	\$0.4	\$227.1	\$85.4	2.75	Bond #2
	Domestic and Fire Protection Separation	\$0.4	\$227.5	\$85.8	1.88	
	Hazeldale K-5	\$10.0	\$237.5	\$110.4	1.88	Split 50/50
	Maintenance Facility Improvements	\$21.1	\$258.6	\$110.4	1.75	Bond #2
	Five Oaks	\$6.4	\$265.0	\$110.4	1.63	
	Arts and Communication Magnet Academy (ACMA)	\$3.0	\$268.0	\$110.4	1.50	Improvements only, replacement deferred
	New Elementary School Site, Land Acquisition	\$2.9	\$270.9	\$110.4	1.50	
	IT Data Center at Capital Center	\$10.0	\$280.9	\$110.4	1.38	
	Security Upgrades	\$1.1	\$282.0	\$111.4	1.25	
	Seismic Upgrades	\$2.0	\$284.0	\$111.4	1.25	Reduced to 25%
	Districtwide ADA Compliance	\$0.8	\$284.8	\$111.4	1.13	
	HVAC Control System Upgrade	\$0.7	\$285.5	\$111.4	1.00	
	School Kitchen Improvements	\$5.0	\$290.5	\$111.4	1.00	Interior remodeling eliminated
	Capital Center Improvements	\$6.0	\$296.5	\$115.6	0.75	
	Springville Expansion	\$6.0	\$302.5	\$121.6	0.75	Reduced from \$ 155M & split 50/50
	Physical Facility Improvements	\$8.0	\$310.5	\$130.6	0.75	FUNDING CUTOFF
	Furniture Replacements	\$0.0	\$354.5	\$178.6	0.75	Deferred to respective school budgets
	Raleigh Hills K-8	\$0.0	\$354.5	\$188.8	0.75	
	Transportation, 5th Street Redevelopment	\$0.0	\$354.5	\$205.8	0.50	
	Purchase High School Property North of Hwy 26 (\$400k/acre)	\$0.0	\$354.5	\$223.8	0.38	
	International School of Beaverton (ISB)	\$0.0	\$354.5	\$244.2	0.25	
	Education Facility Improvements	\$0.0	\$354.5	\$254.2	0.13	
	New K-5 in North Bethany	\$0.0	\$354.5	\$279.2		
	<b>Selected Program Base Cost Cutoff</b>		<b>\$347</b>	<b>\$171</b>		
	Prebond planning reimbursement		\$1	\$17		
	Program Contingency @ 10% of Total Project Value		\$55	\$27		
	Cost Inflation @ 3.0%/year of Total Project Value		\$10	\$10		
	Bond Implementation/Management Costs @ \$2.5 million/year		\$101	\$54		
	<b>Subtotal</b>		<b>\$680</b>	<b>\$227</b>		
	Bond Issuance Services @ 1% of Bond Value			\$22		
	<b>Grand Total</b>			<b>\$227</b>		

### Scenario C - \$350M Program

SCENARIO C: \$350M 4-Year Program		must be included		red text= project name has changed	
Project	Category	Estimated Cost Millions	Program Cumulative Cost Millions	Total Qualitative Rating	Notes
Aloha HS Synthetic Turf Replacement	Modernization: Regulatory Compliance	\$1.0	\$1.0	4.00	
Sunset HS Synthetic Turf Replacement	Modernization: Regulatory Compliance	\$1.0	\$2.1	4.00	
Sunset HS Roof Replacement	Modernization: Renovation Projects	\$3.4	\$5.5	4.00	
Green Energy Technology	Modernization: Regulatory Compliance	\$4.5	\$10.0	4.00	
High School Title IX Compliance; SHS and AHS	Modernization: Regulatory Compliance	\$4.0	\$14.0	4.00	
Unified Communication System	Technology: Facility Technology	\$6.2	\$20.2	4.00	
Learning Technology: Classroom Systems	Technology: Learning Technology	\$48.0	\$68.2	4.00	
New High School	Capacity-New	\$120.0	\$188.2	4.00	
New Middle School on Timberland Site	Capacity-New	\$50.5	\$238.7	4.00	
Critical Equipment Purchases @ 3 million/yr	Modernization: Renovation Projects	\$24.0	\$262.7	4.00	<b>\$350M FUNDING LIMIT</b>
Vose K-5	Modernization: Replacement Projects	\$24.8	\$287.5	2.88	
William Walker K-5	Modernization: Replacement Projects	\$24.6	\$312.1	2.75	
McKay ADA Upgrades	Modernization: Regulatory Compliance	\$0.4	\$312.5	1.88	
Domestic and Fire Protection Separation	Modernization: Regulatory Compliance	\$0.8	\$313.3	1.88	
Hazledale K-5	Modernization: Replacement Projects	\$24.6	\$337.9	1.88	
Maintenance Facility Improvements	Modernization: Renovation Projects	\$10.0	\$347.9	1.75	
Five Oaks	Modernization: Renovation Projects	\$21.1	\$369.0	1.63	
Arts and Communication Magnet Academy (ACMA)	Modernization: Replacement Projects	\$6.4	\$375.4	1.50	Improvements only; replacement deferred
New Elementary School Site, Land Acquisition	Capacity-New	\$3.0	\$378.4	1.50	
IT Data Center at Capital Center	Technology: Facility Technology	\$2.9	\$381.3	1.50	
Security Upgrades	Modernization: Regulatory Compliance	\$10.0	\$391.3	1.38	
Seismic Upgrades	Modernization: Regulatory Compliance	\$4.1	\$395.4	1.25	
Districtwide ADA Compliance	Modernization: Regulatory Compliance	\$2.0	\$397.4	1.25	Reduced to 25%
HVAC Control System Upgrade	Technology: Facility Technology	\$0.8	\$398.2	1.13	
School Kitchen Improvements	Modernization: Renovation Projects	\$0.7	\$398.9	1.00	
Capital Center Improvements	Modernization: Renovation Projects	\$5.0	\$403.9	1.00	Interior remodeling eliminated
Springville Expansion	Capacity-New	\$4.2	\$408.1	0.75	
Physical Facility Improvements	Modernization: Renovation Projects	\$110.0	\$518.1	0.75	Reduced from \$ 155M
Furniture Replacements	Modernization: Renovation Projects	\$8.0	\$526.1	0.75	
Raleigh Hills K-8	Modernization: Renovation Projects	\$10.2	\$536.3	0.75	
Transportation, 5th Street Redevelopment	Modernization: Renovation Projects	\$17.0	\$553.3	0.50	
Purchase High School Property North of Hwy 26 (\$400k/acre)	Capacity-New	\$18.0	\$571.3	0.38	
International School of Beaverton (ISB)	Modernization: Renovation Projects	\$20.4	\$591.7	0.25	
Education Facility Improvements	Modernization: Renovation Projects	\$10.0	\$601.7	0.13	
New K-5 in North Bethany	Capacity-New	\$25.0	\$626.7		
<b>Slected Program Base Cost Cutoff</b>					
Prebond planning reimbursement	Program Implementation Requirements		\$263		
Program Contingency @ 10% of Total Project Value			\$1		
Cost Inflation @ 3.0%/ year of Total Project Value			\$29		
Bond Implementation/Management Costs @ \$2.5 million/year			\$20		
<b>Subtotal</b>			<b>\$76</b>		
Bond Issuance Services @ 1% of Bond Value	Program Implementation Requirements		<b>\$3</b>		
<b>Grand Total</b>			<b>\$342</b>		