

Loker Student Union Strategic Planning

CALIFORNIA STATE UNIVERSITY,
DOMINGUEZ HILLS

SURVEY & DEMAND REVIEW

1/31/23



**LOKER
STUDENT
UNION**



Next Steps

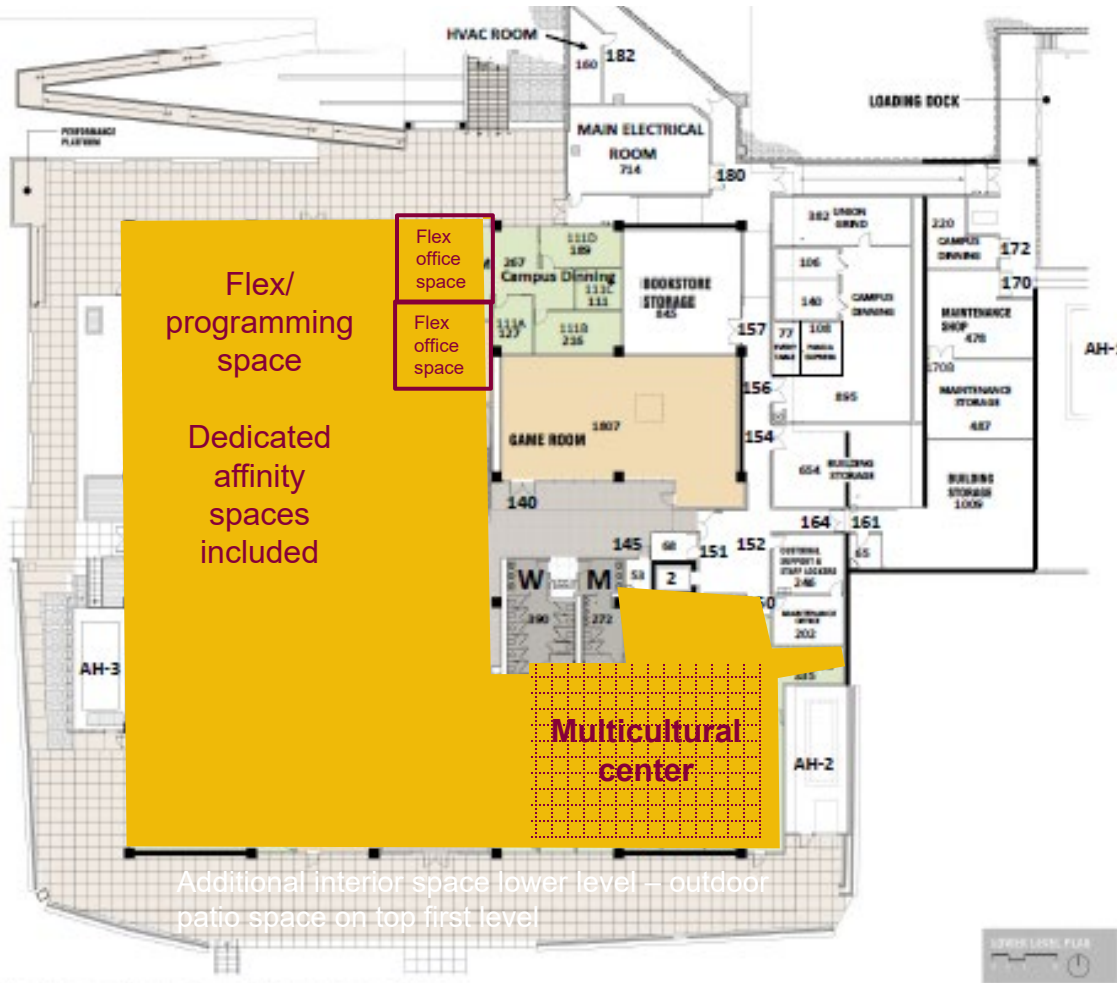
CONCEPT DEVELOPMENT & TESTING

- **Scenario #1:**
 - Limited infrastructure improvements
 - Limited outdoor investment
- **Scenario #2:**
 - Limited infrastructure improvements
 - Improved dining areas
 - Improved outdoor areas
 - Additional quiet study spaces
- **Scenario #3**
 - Moderate infrastructure improvements
 - Improved dining areas
 - Improved outdoor areas
 - Additional quiet study spaces
 - Cultural Center development / enhancement
- **Scenario #4**
 - Extensive infrastructure improvements (only difference from Scenario #3)
 - Improved dining areas
 - Improved outdoor areas
 - Additional quiet study spaces
 - Cultural Center development / enhancement

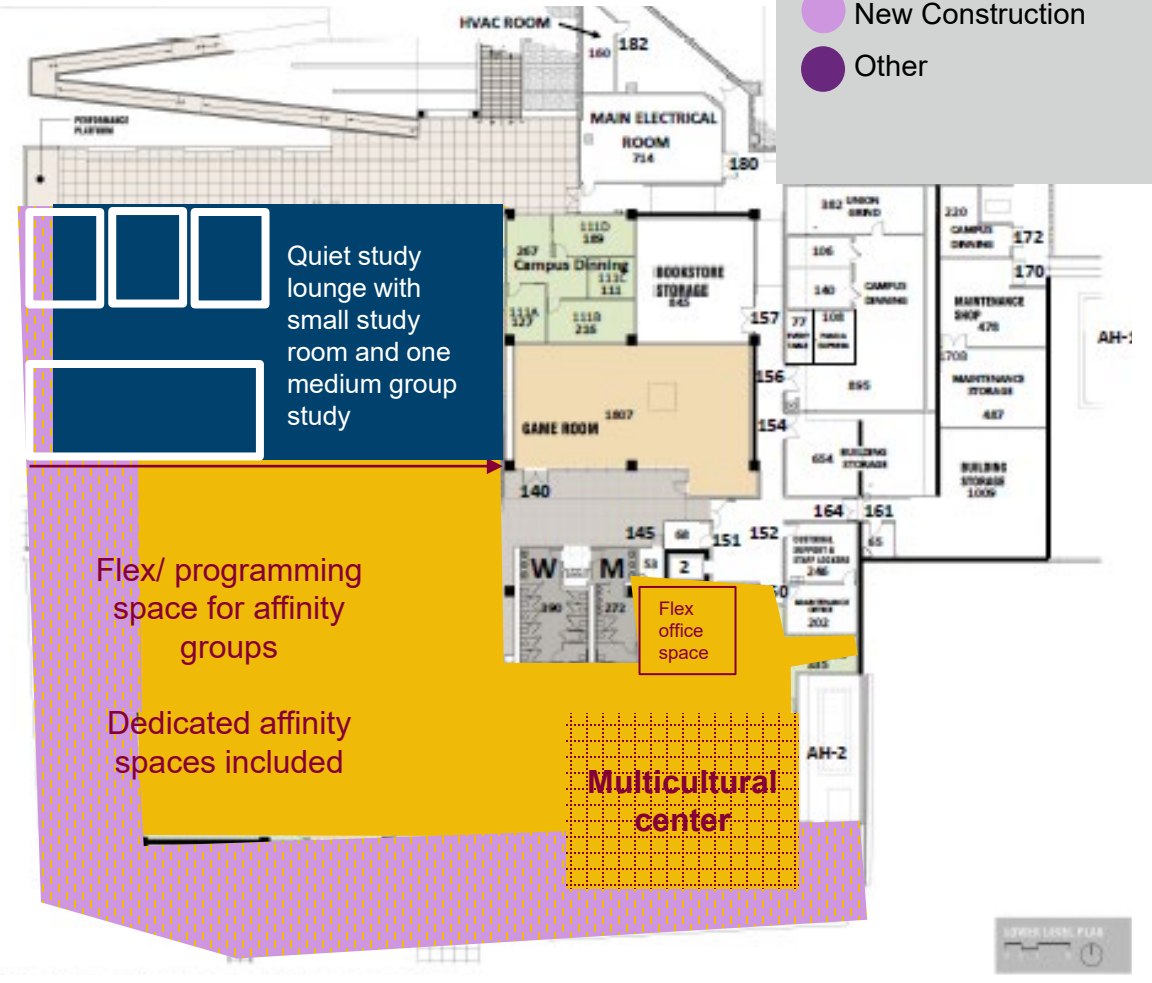
IDEA #1 – Lower Level

- Administrative
- Student – designated
- Student – general
- Exterior
- New Construction
- Other

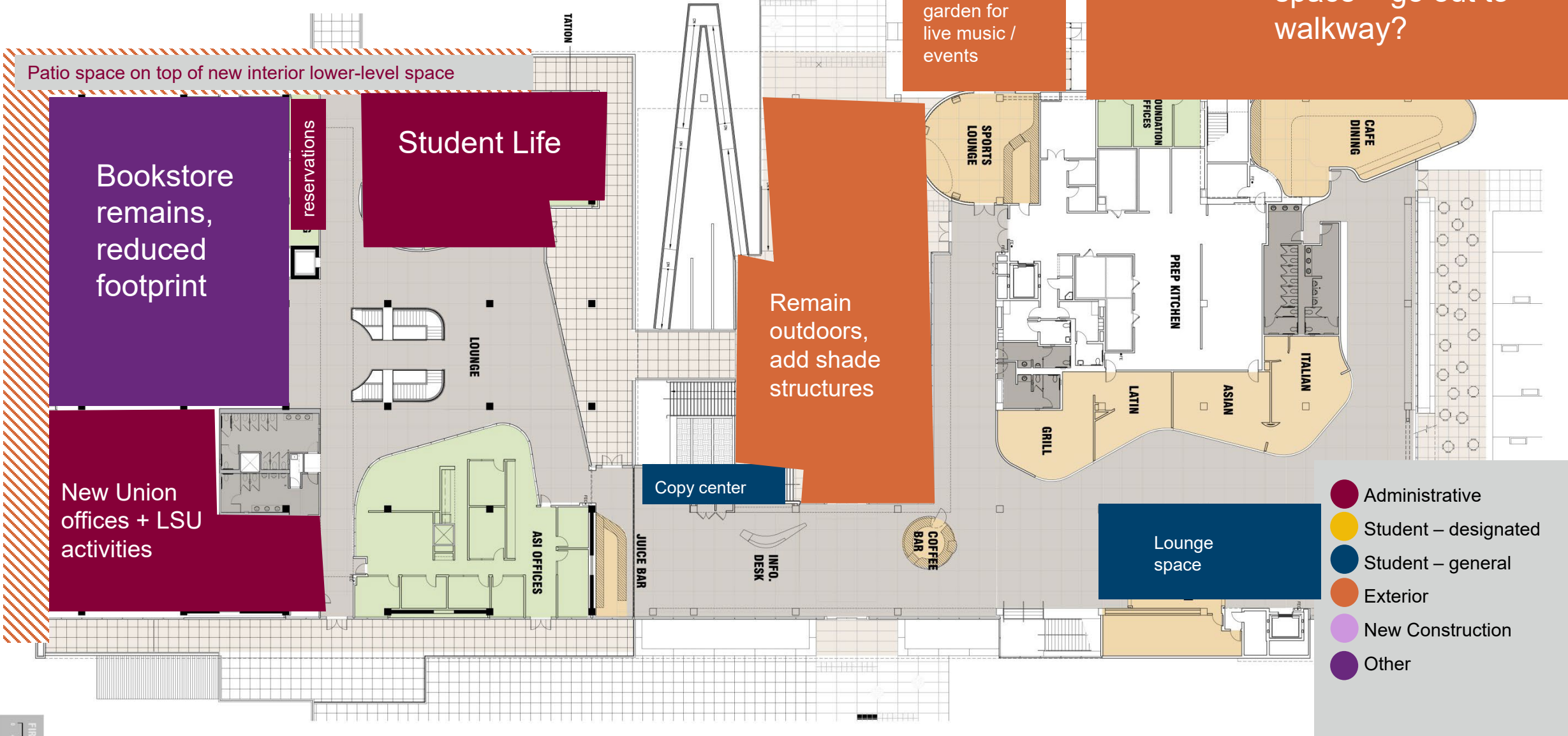
1A: Lower Investment



1B: Higher Investment



IDEA #1 – Main Level



- Administrative
- Student – designated
- Student – general
- Exterior
- New Construction
- Other

IDEA #1 – Upper Level

- Administrative
- Student – designated
- Student – general
- Exterior
- New Construction
- Other

Outdoor programming rooftop terrace, outdoor movies?

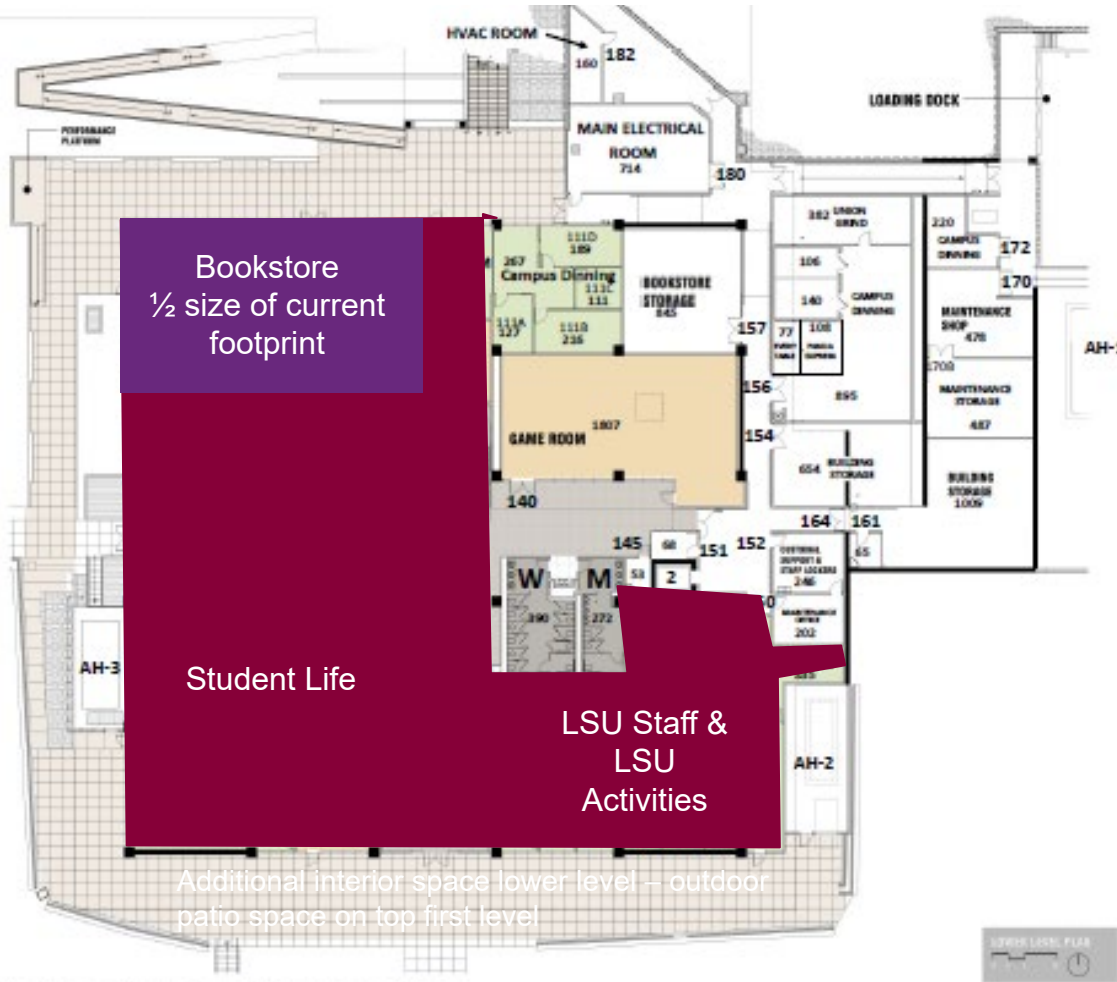


What type of needs did the conference area have? Tech? paint? Furniture? I remember the conference space needs a facelift but nothing major

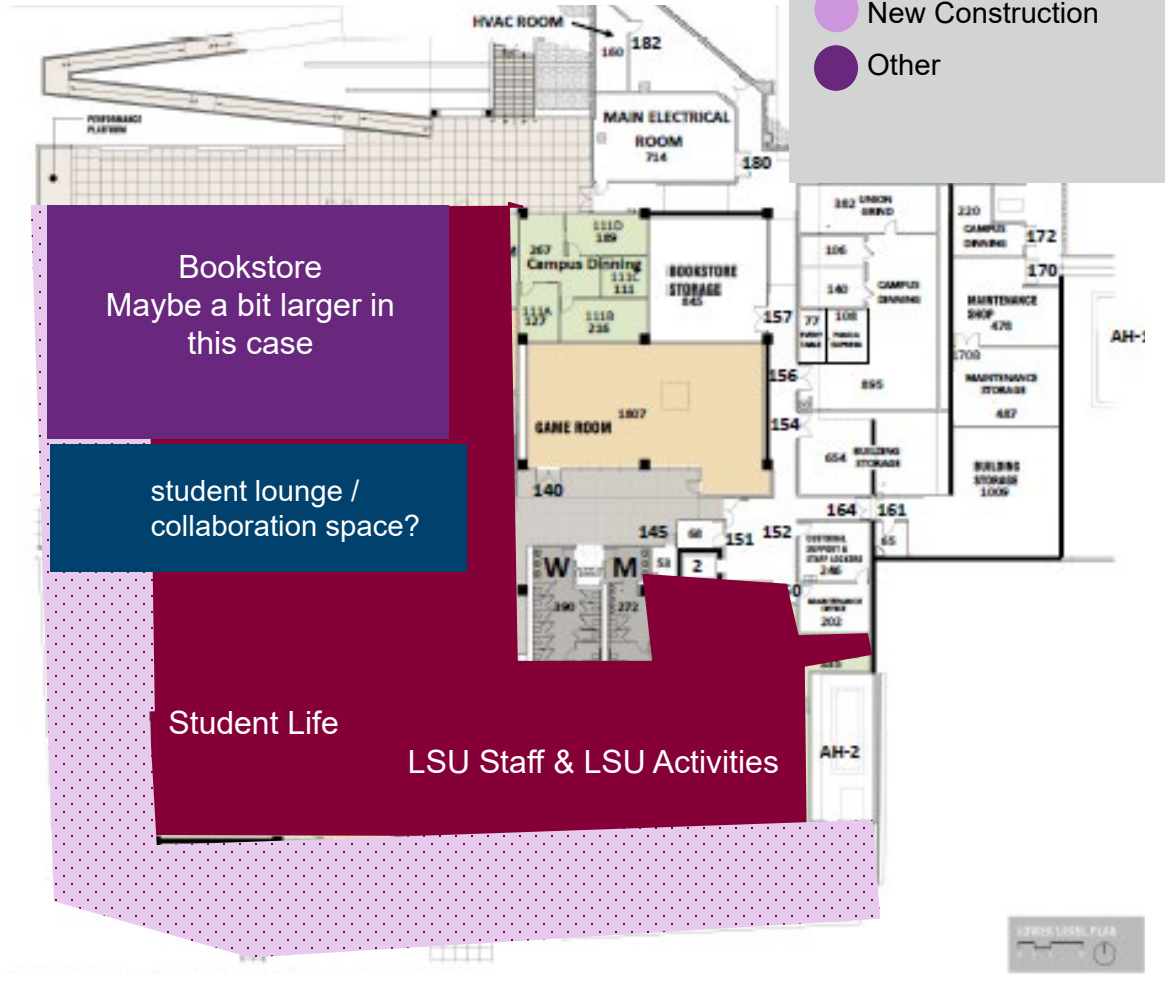
IDEA #2 – Lower Level

- Administrative
- Student – designated
- Student – general
- Exterior
- New Construction
- Other

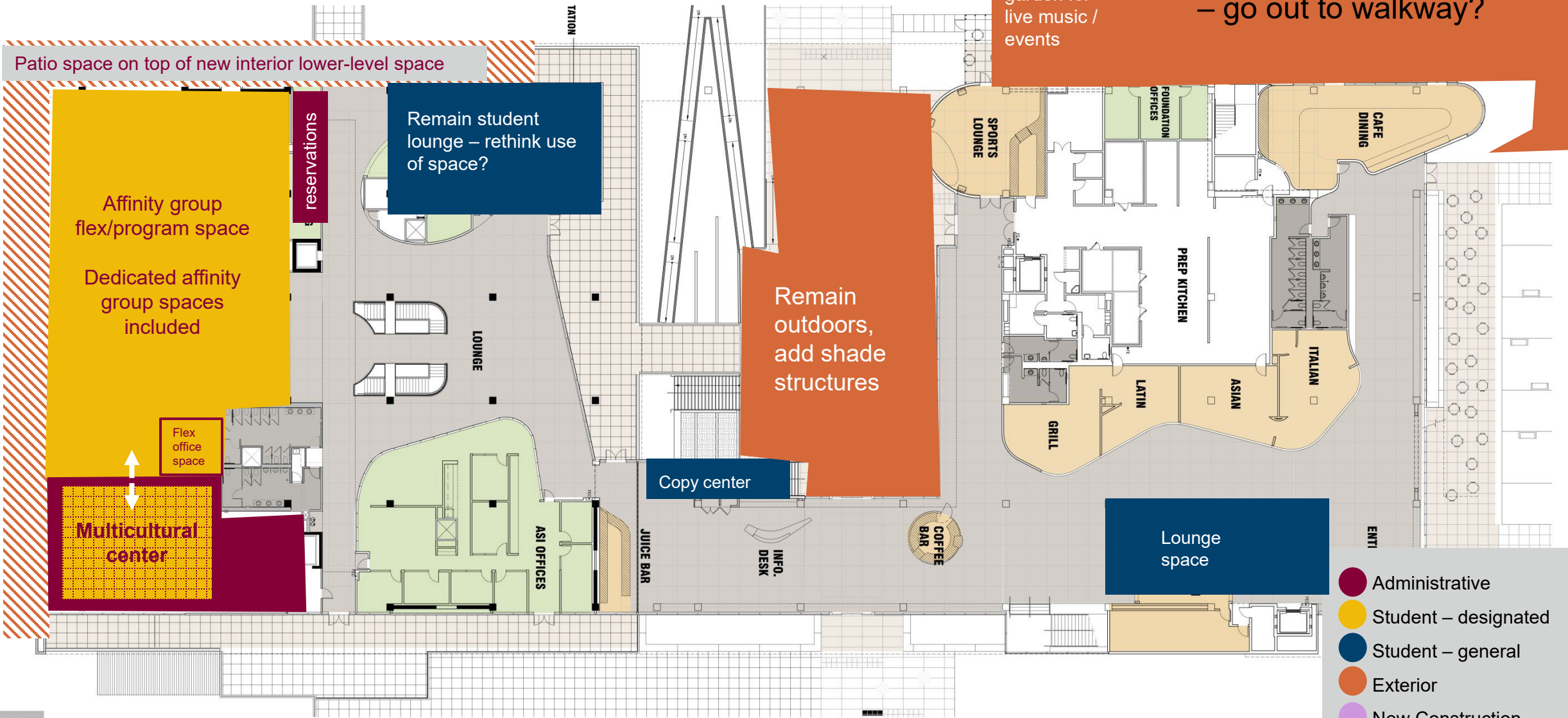
1A: Lower Investment



1B: Higher Investment



IDEA #2 – Main Level



- Administrative
- Student – designated
- Student – general
- Exterior
- New Construction
- Other

IDEA #2 – Upper Level

- Administrative
- Student – designated
- Student – general
- Exterior
- New Construction
- Other

Outdoor programming rooftop terrace, outdoor movies?



Remain outdoors, add shade structures

What type of needs did the conference area have? Tech? paint? Furniture? I remember the conference space needs a facelift but nothing major

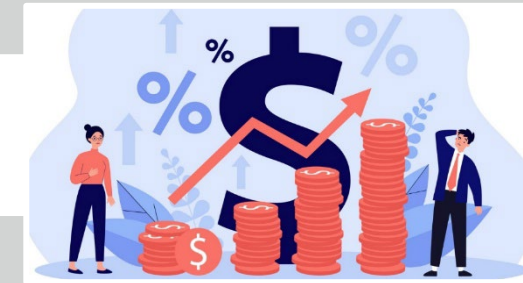
Project Considerations

WHAT IS INFORMING OUR DECISIONS?

- › **Evolving Needs of Students**
 - Post-pandemic considerations, generational shifts in needs
- › **Transparency with Campus Community**
 - Utilizing input from community stakeholders
 - Fee discussions to be comprehensive to account for variable external factors
- › **Debt Service Coverage Ratio**
 - Measure of cash flow available to pay current debt obligations
- › **External Factors**
 - Enrollment
 - Escalation Costs
 - Construction Concerns



Unprecedented increases in construction costs



Rising interest rates and inflation



Uncertainty in future college enrollment

CSU Fee Comparison

	(Union + Rec) Student Center	Total Mandatory Fees	Total Enrollment (2021)
1 San Bernardino	\$920	\$1,734	19,182
2 Sonoma	\$920	\$2,318	7,182
3 Chico	\$910	\$2,230	15,421
4 San Diego	\$864	\$2,432	35,732
5 Sacramento	\$838	\$1,742	31,573
6 San Luis Obispo	\$813	\$4,890	22,028
7 Pomona	\$808	\$1,696	29,103
8 San Jose	\$773	\$2,157	33,848
9 Monterey Bay	\$700	\$1,551	6,995
10 Stanislaus	\$648	\$1,994	10,028
11 Northridge**	\$632	\$1,322	38,551
12 San Marcos	\$630	\$1,986	14,503
13 Bakersfield	\$602	\$1,566	10,624
14 San Francisco*	\$508	\$1,562	26,620
15 Long Beach	\$440	\$1,146	39,434
16 East Bay	\$360	\$1,242	13,499
17 Dominguez Hills	\$342	\$1,322	16,916
18 Channel Islands	\$324	\$1,060	6,437
19 Fullerton	\$312	\$1,271	40,087
20 Los Angeles	\$275	\$1,057	27,029
21 Maritime*	\$250	\$1,378	880
22 Humbolt	\$246	\$2,122	5,739
23 Fresno	\$242	\$921	24,946

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*San Francisco and Maritime Rec Center Fees have been removed from Materials Service and Facilities to Student Center for comparison purposes.

**Northridge and Long Beach have anticipated fee increase. Long Beach is looking between \$200-\$250 per term.

***Dominguez Hills has recently approved \$430 increase to support a new recreation center.

Financial Conditions

TOTAL REPLACEMENT COST OLD BUILDING

› Replace the LSU

- Total Project Cost to Finance: **\$302,500,000**
- Annual Debt Service: **\$23,200,000**
- \$881 / semester increase

› \$200 / Semester Increase:

- Total Project Cost to Finance: \$64,700,000
- Annual Debt Service: \$4,900,000

› \$125 / Semester Increase:

- Total Project Cost to Finance: \$39,200,000
- Annual Debt Service: \$2,996,000

Financial Assumptions	
New Construction	\$1,600
Demolition	\$35
Light Renovation	\$560
Medium Renovation	\$800
Heavy Renovation	\$1,200
Soft Cost Multiplier	40%
Interest Rate	6.50%
Term	30
Financing Costs	1.50%

Replacement Cost	On
New Construction:	121,042
Demolition:	121,042
Light Renovation:	0
Medium Renovation:	0
Heavy Renovation:	0
Construction Cost:	\$197,903,670
Project Cost:	\$277,065,138
Reserve Contribution:	\$0
Fundraising:	\$0
Project Cost (after contribution):	\$277,065,138
Financing Cost:	\$4,155,977
Capitalized Interest:	\$21,216,940
Total Project Cost to Finance:	\$302,438,055
Annual Debt Service	\$23,159,933

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Discussion