

**CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS
DONALD P. AND KATHERINE B. LOKER UNIVERSITY STUDENT UNION, INC.
BOARD OF DIRECTORS SPECIAL MEETING**

March 23, 2023, 4:00 p.m.-5:00 p.m.

Location: Zoom Conference or LSU Conference Room 131

Join from PC, Mac, Linux, IOS, or Android: <https://csudh.zoom.us/j/89769230353>

SPECIAL MEETING AGENDA

1) Land Acknowledgement

2) Roll Call

3) Approval of Agenda

4) Public Comment- Agenda Items

Each guest has a two-minute opportunity to address the board about any agenda item.

5) Old Business

a. **LSU NXT30 Update**

Discussion on LSU NXT30 Project

b. **Cost of Living Adjustment- Personnel Committee**

Board to consider approving cost of living increase for eligible staff members.

6) Adjournment

**DONALD P. & KATHERINE B. LOKER STUDENT UNION, INC.
CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS
BOARD OF DIRECTORS MEETING**

AGENDA ITEM REPORT

Presented to: Board of Directors Date: 2/22/2023

Subject: Cost of Living Adjustment - Salaried Employees
(Updated) Attachments: No

Prepared by: Melissa Bancroft Item Type
(Select One): Action

Committee: Personnel

BACKGROUND:

A cost of living adjustment (or COLA) is an increase in income that keeps up with the cost of living. The LSU BOD will consider approving a cost of living increase for eligible staff members.

Benefits of this recommendation include:

- Addresses inflation issues
- Supports Staff Morale & Retention
- Helps LSU to remain a competitive employer

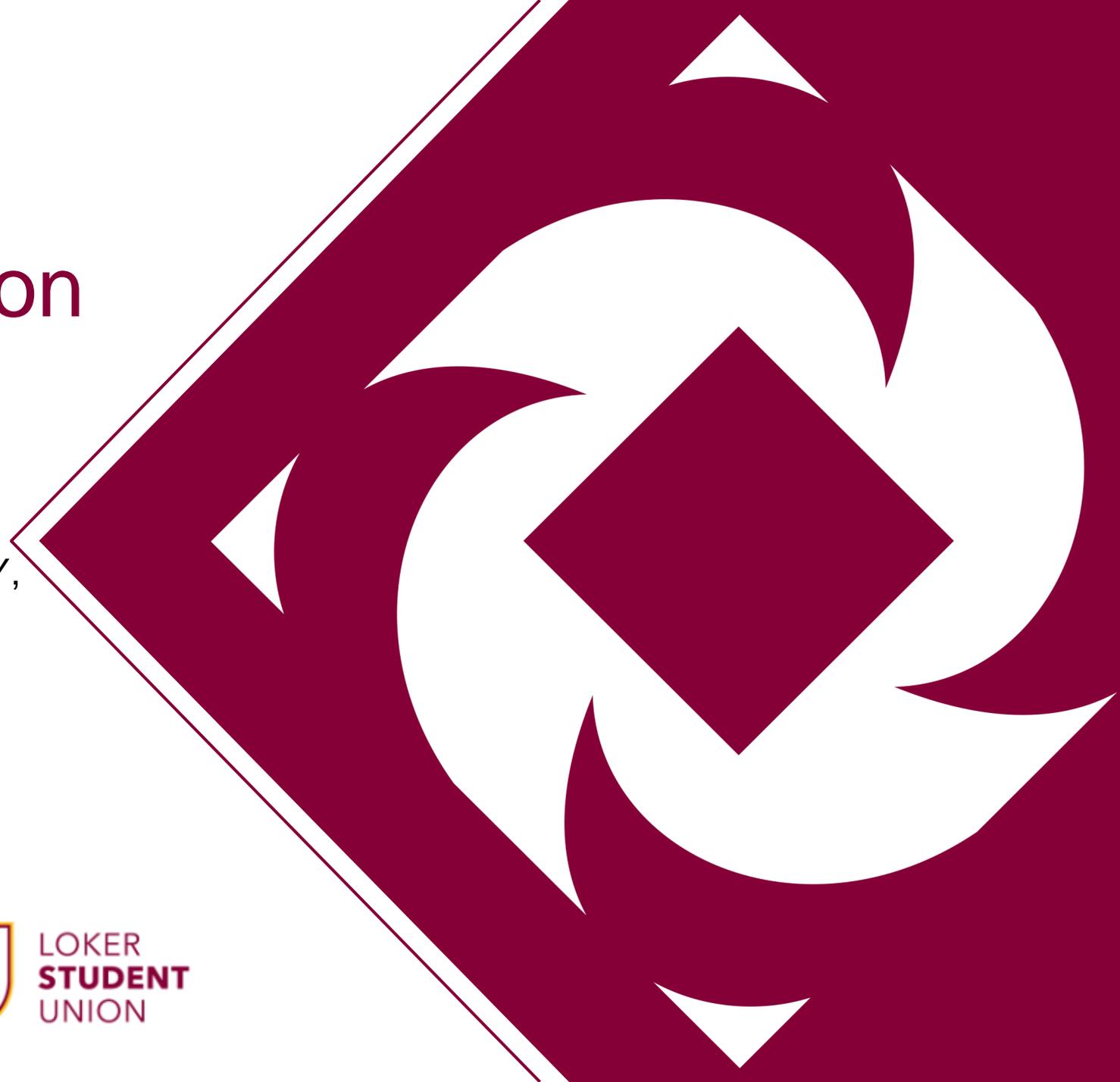
RECOMMENDATION:

Approve a 3% cost of living adjustment for all LSU professional staff employed since July 1, 2021, effective July 1, 2022.

Loker Student Union Strategic Planning

CALIFORNIA STATE UNIVERSITY,
DOMINGUEZ HILLS

3/3/23



Agenda

MARCH 3, 2023

1

Review of Process-to-Date

2

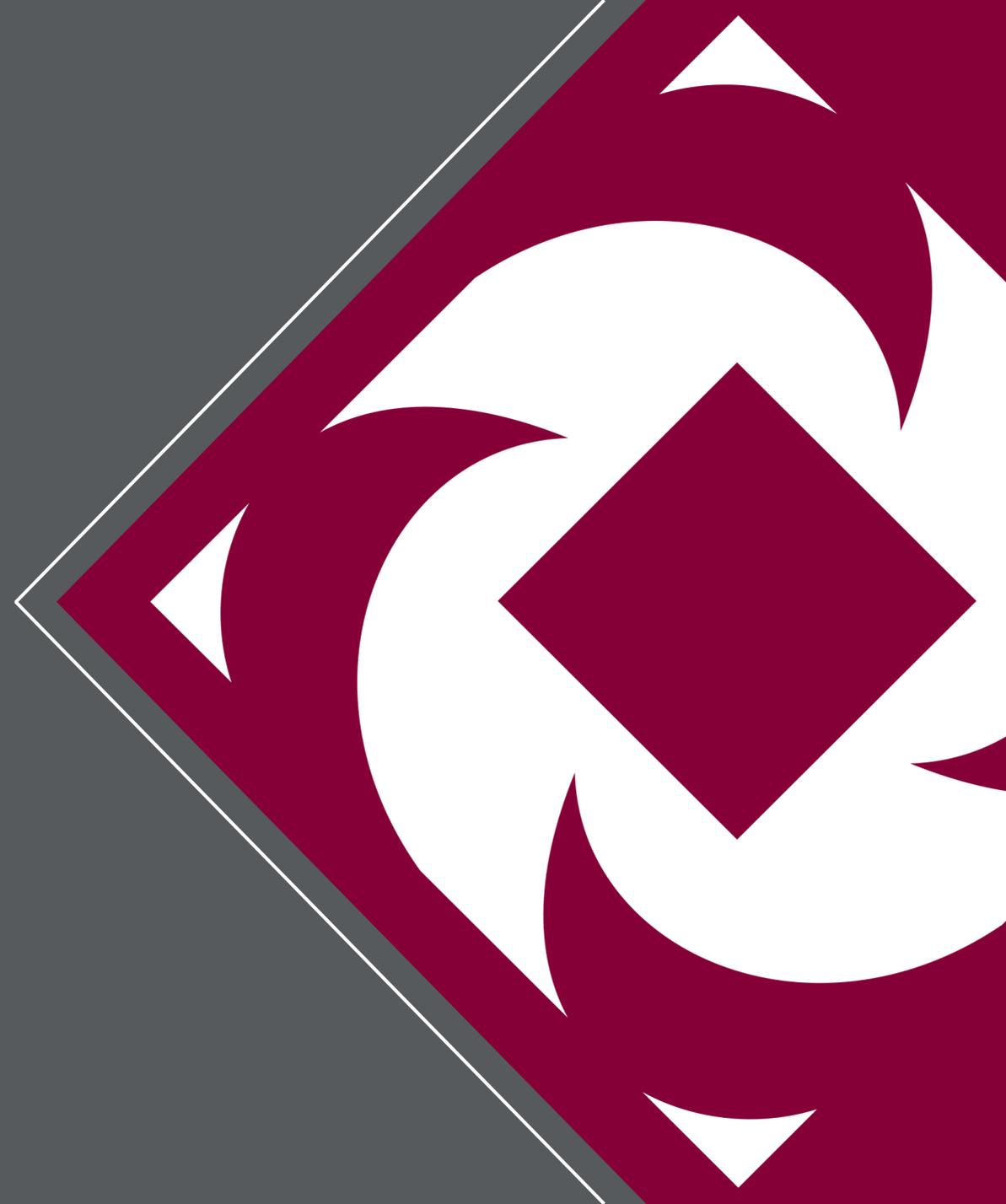
Project Concept Options

3

Discussion

1

Process-to-Date

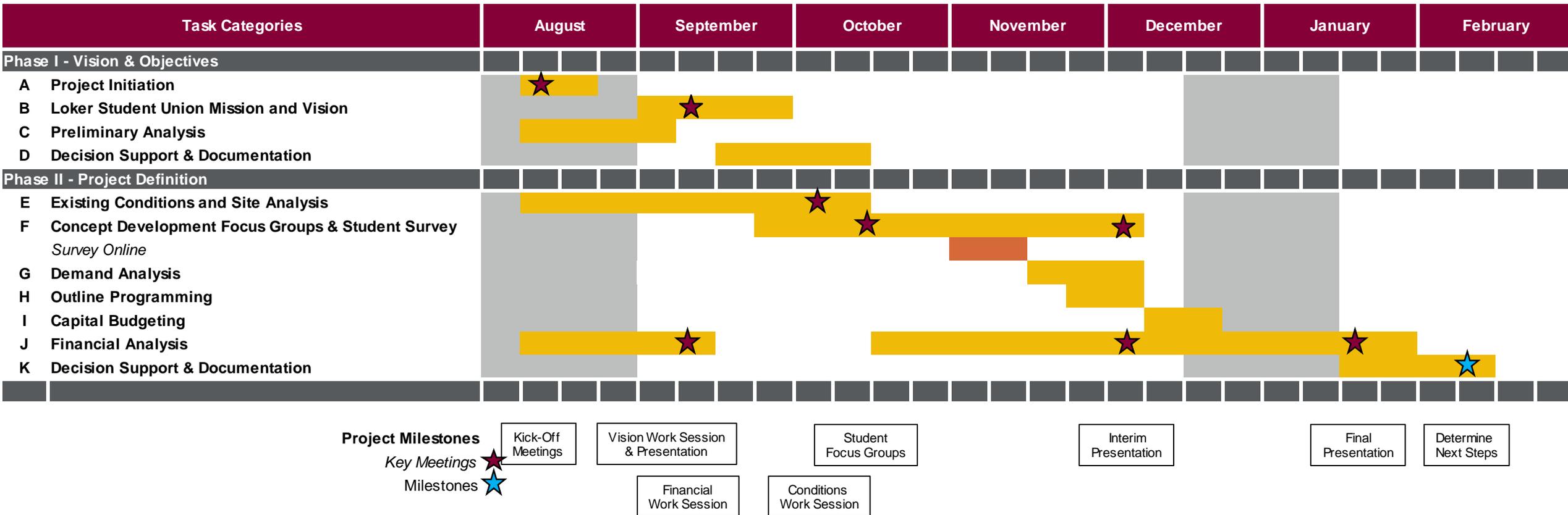


Key Questions

- › What is the mission and vision of the Loker Student Union?
- › How well does the LSU achieve strategic objectives?
- › What levels of demand are present for expanded programs and services from CSUDH students?
- › What are the long-term facility priorities of the LSU?
- › What are the capital and on-going costs for an expanded LSU?
- › How can deferred maintenance be addressed in a viable financial plan?
- › What level of student fees are necessary to support the project and deferred maintenance planning?

Our Process

LOKER STUDENT UNION STRATEGIC PLAN



Strategic Asset Value Exercise



Strategic Objectives	Outcome Categories	Priority Level
Cultural / Identity Student Support Leadership Development Out-of-Classroom Experience	Campus Community Educational Outcomes Educational Outcomes	PRIMARY
Campus Programming Community Interaction Retention Student Employment	Campus Community Campus Community Enrollment Management Educational Outcomes	SECONDARY
Recruitment Gathering Place	Enrollment Management Campus Community	TERTIARY

	Student / Life Center
Emphasis	Student Development (learning, engagement, socialization, etc.)
Policies	May favor students, organizations, and activity
Governance	Heavy deference to student involvement
Financial	Low fees for students, higher for others, often student fee dependent
Spaces	Casual, flexible, youthful, lounges, student offices, amenities
Activity	Social learning, meeting oriented, flexible, last-minute
Usage	Heavy evenings/weekends, late nights, closed breaks/holidays
Brand	Student voice, edgy, social

LSU Priorities

SUMMARY

- › Greater variety and quality of services
- › Comfortable places to relax
- › More visible marketing of programs and activities
 - Live entertainment (indoors & outdoors)
 - Movie theatre
- › Group seating areas
- › Outdoor social and restorative spaces
 - Balcony/rooftop seating
 - Shaded small group lounge areas
 - Amenities needed (lighting, power)
- › Cultural / identity spaces central to LSU mission
 - Equity in identity-based spaces
 - Focus on meeting varied needs of each group

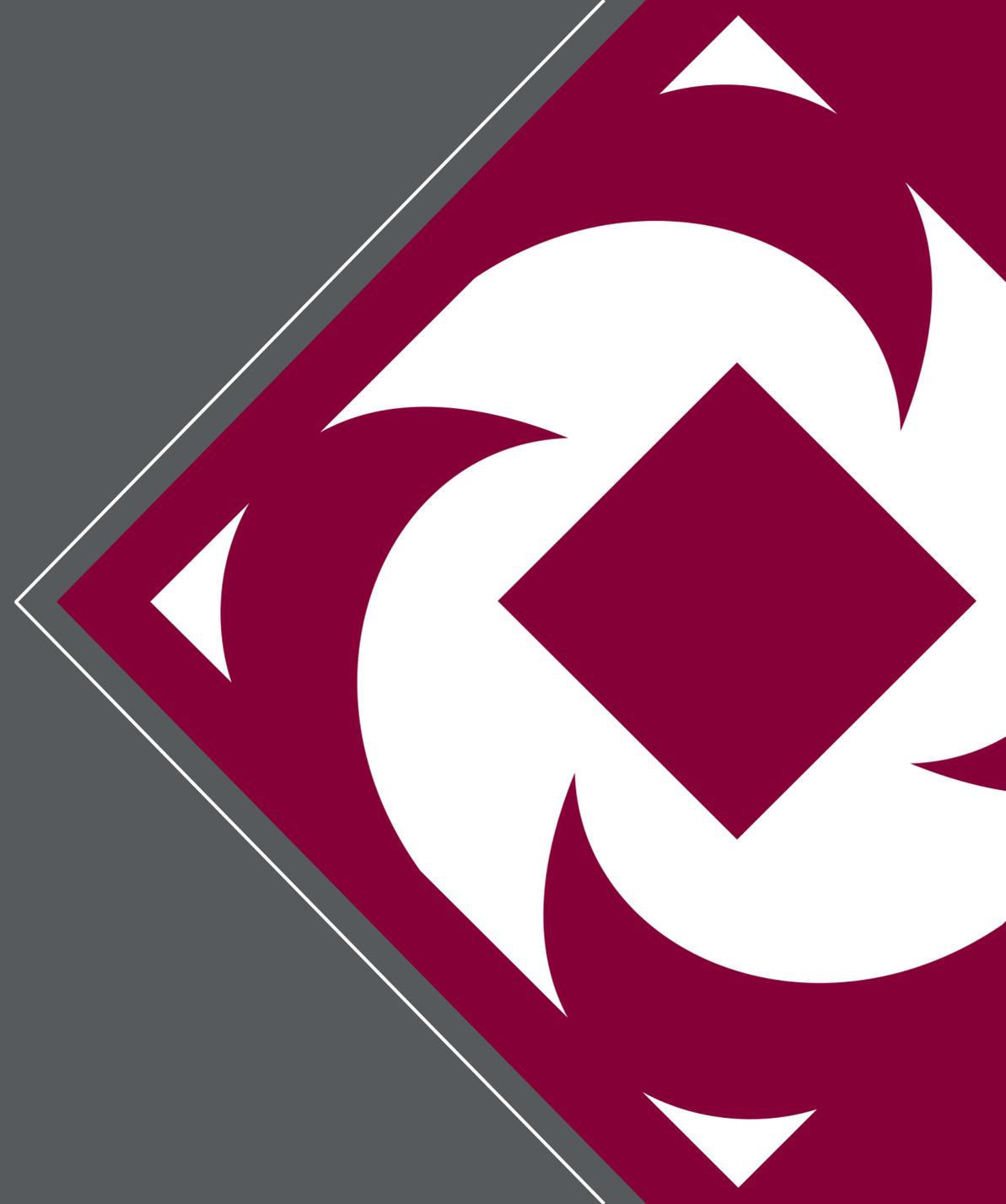
- › **69% report very high + high priority to improve LSU**
 - 42% of respondents expressed a lack of clarity on how they would be impacted by improvements
 - *How does this impact my financial aid?*
 - *“Will I even see any of the improvements in my time at CSUDH?”*



CURRENT	WITH IMPROVEMENTS
2.43 visits / week	3.71 visits / week
49.45 minutes	91.18 minutes

2

Project Concept Options



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

Modeling Assumptions

RENOVATION CATEGORIES & COSTS

LIGHT: 25% of New Construction Costs

E.g., new finishes, lighting, minimal wall movement

MEDIUM: 50% of New Construction Costs

E.g., Some wall movement to create new spaces, keeping MEP equipment in place

HEAVY: 75% of New Construction Costs

E.g., Gut building interior, new wall layouts, MEP systems, and windows

Unknown factors impacting actual cost:

- Enrollment trends
- Code impacts
- Construction escalation
- Interest rate fluctuations

Other Assumptions:

- Projecting steady enrollment
- Soft Cost Multiplier: 40%
- Interest Rate: 6.50%
- 30-year Term (straight amortization)
- Add'l. Financing Costs: 1.50%

CONCEPT #1: *Lower Investment*

Priorities: Activate & Co-Locate, Identity-Based Support, Enhanced Programming Spaces (Interior & Exterior)

- › **\$52.3 Million Total Project Cost**
- › **AY 28-29 Project Opening**
- › **\$144 Increase / Semester**
 - \$315 / semester total

- › **Development of “Inclusion Zone”**
 - Affinity group spaces relocated to main level in existing Bookstore footprint
 - Group-specific spaces, flexible programming spaces, lounge spaces
 - Private/semi-private campus resources space for hoteling
- › **General student lounges space near food court**
 - In Subway footprint, comfortable seating options for small to medium sized groups
- › **Co-Locate Student Support Staff & Services**
 - Locate Student Life & Leadership, LSU Staff / Activities Staff (and any others to consider?) to lower level near bookstore
- › **Relocate & Right-Size Bookstore**
 - Move the bookstore to the lower level
 - Reduce size and focus more on “campus store” model (reduce textbook “stacks”)

Concept #1 – Lower Investment

MAIN LEVEL



- Administrative
- Student – Designated
- Student – General
- Exterior
- New Construction
- Other



CONCEPT #2: *Higher Investment*

Priorities: Activate & Co-Locate, Identity-Based Support, Activate, Programming Space (Indoor & Outdoor), Revenue Generation

- › **\$137.2 Million Total Project Cost**
- › **AY 28-29 Project Opening**
- › **\$375 Increase / Semester**
 - \$519 / semester total

- › **Create new rooftop deck on older union portion**
 - Social / lounge space for general student usage
 - Large-scale programs / events
 - Revenue generating for off-campus clients
- › **Expand lower level to enhance size of student service office suite and provide more general student social / collaboration space**
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Concept #2 – Higher Investment

LOWER LEVEL



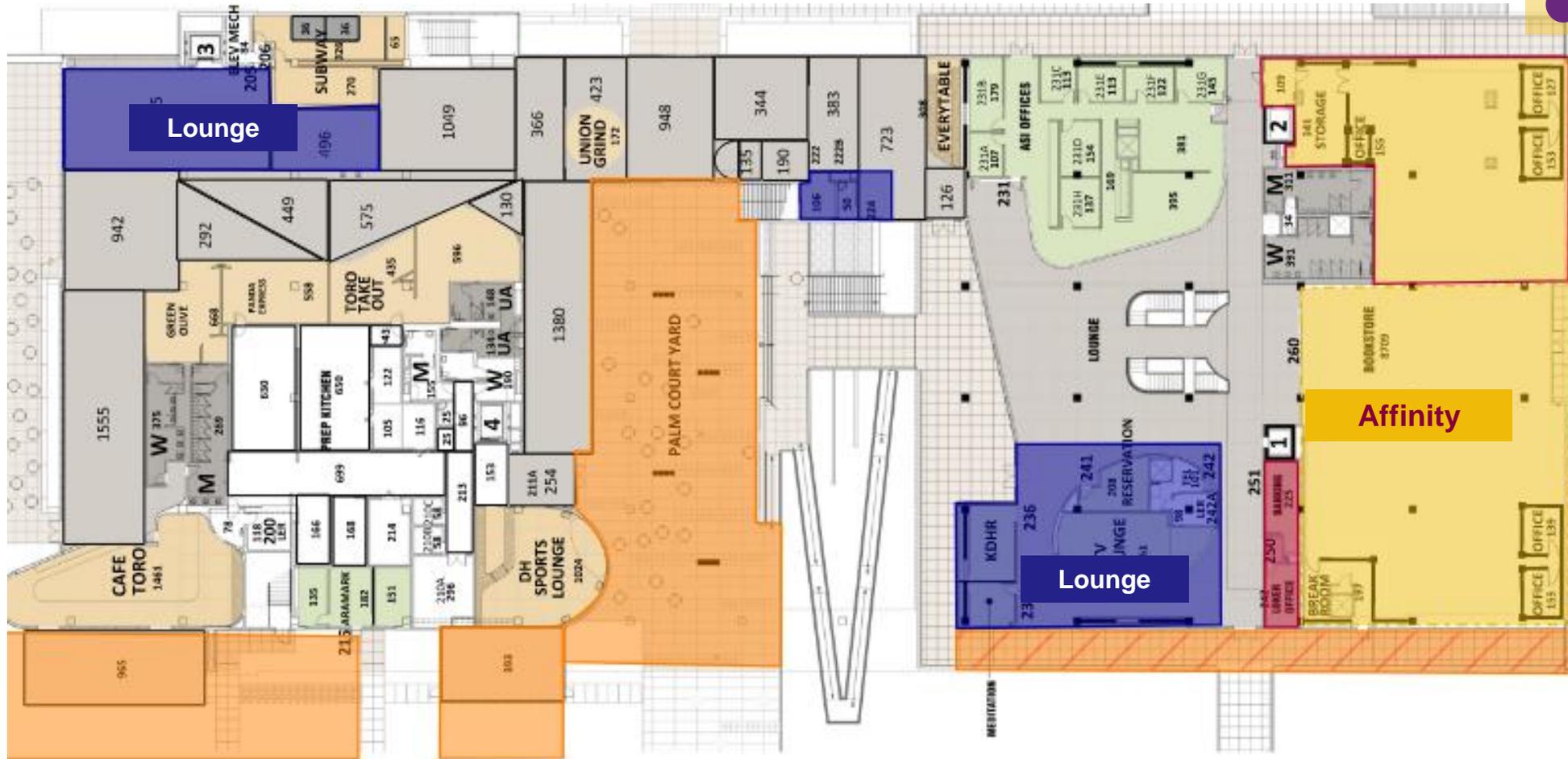
- Administrative
- Student – Designated
- Student – General
- Exterior
- New Construction
- Other



Concept #2 – Higher Investment

MAIN LEVEL

- Administrative
- Student – Designated
- Student – General
- Exterior
- New Construction
- Other



Concept #2 – Higher Investment

UPPER LEVEL



- Administrative
- Student – Designated
- Student – General
- Exterior
- New Construction
- Other



Concept Comparison

Concept #1: Lower Investment

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CSU Fee Comparison

Ranked by Union + Rec Fees	(Union + Rec) Student Center	Total Mandatory Fees	Total Enrollment (2021)
\$1060 - \$1522			
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

Ranked by Total Fees	(Union + Rec) Student Center	Total Mandatory Fees	Total Enrollment (2021)
CONCEPT 2 → 1 San Luis Obispo	\$813	\$4,890	22,028
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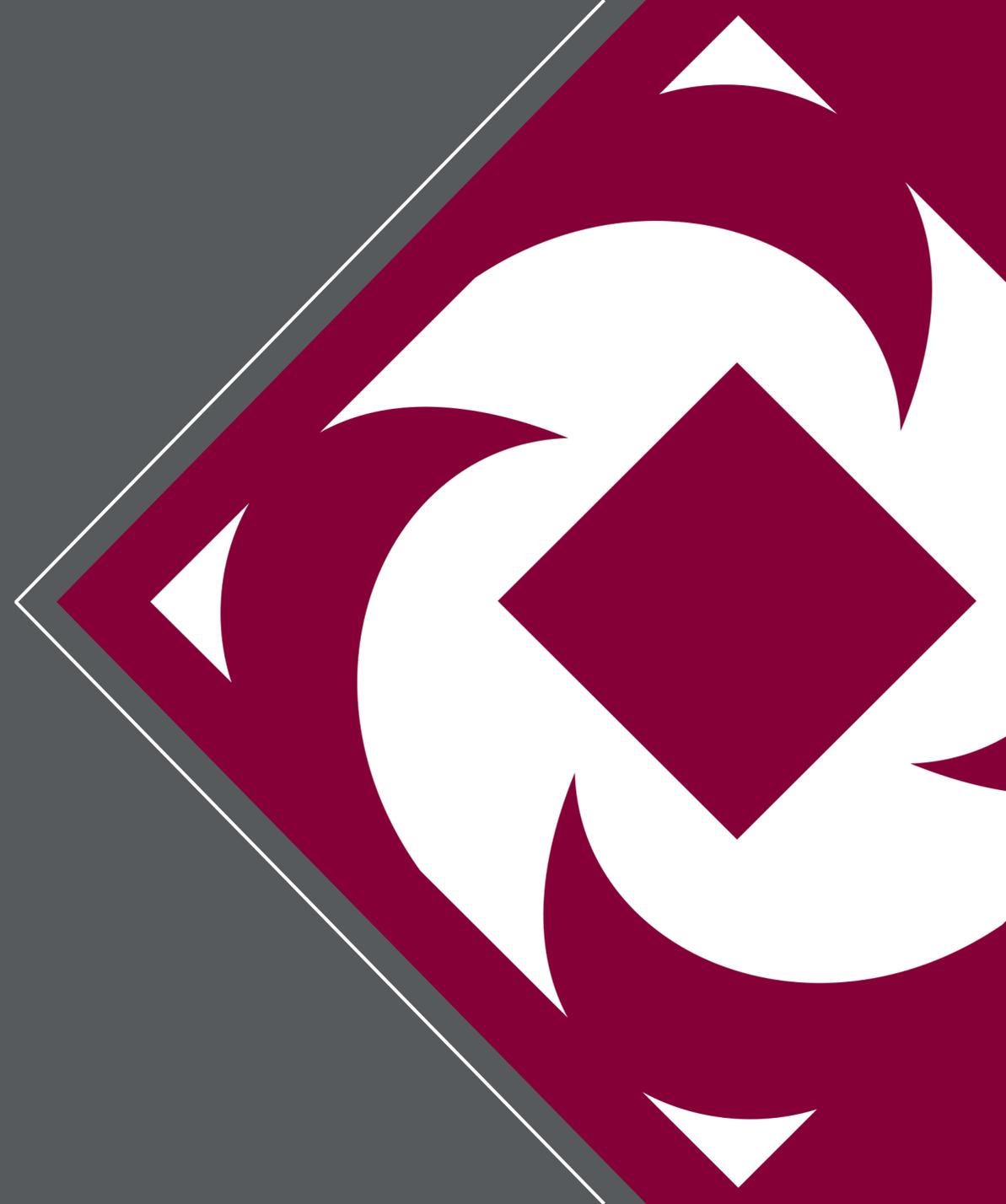
*San Francisco and Maritime Rec Center Fees have been removed from Materials Service and Facilities to Student Center for comparison purposes.

**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.

3

Discussion & Next Steps



Discussion

QUESTIONS / REACTIONS / COMMENTS

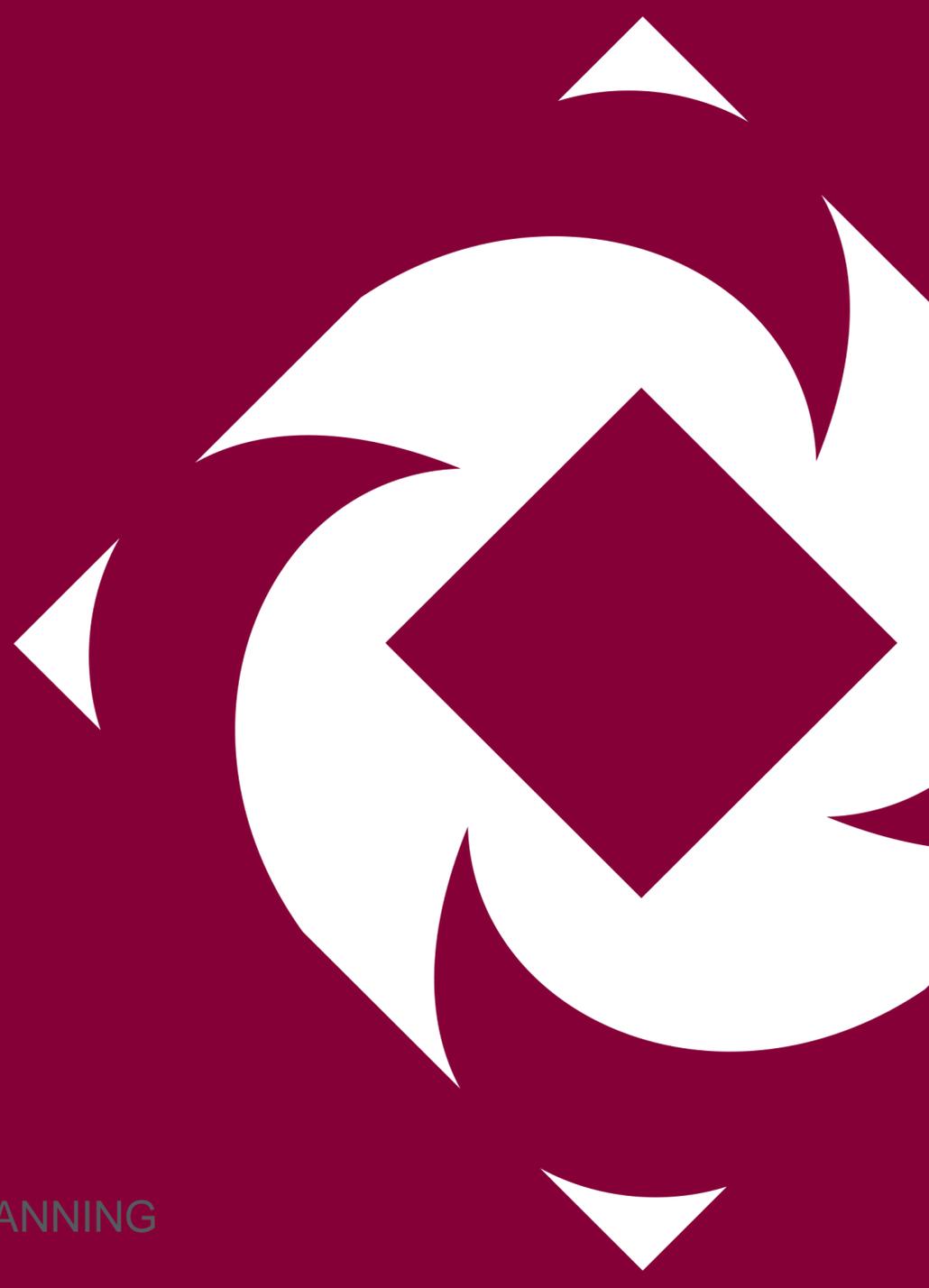
- Favorite change? Least favorite change?
- Something missing? More we should consider / discuss?
- Reactions to the different concepts – does one resonate with you more than the other?
- Thoughts on the potential fee increase?
- What's still “muddy” and needs clarification?

Next Steps

LSU NXT30

- **Concept Refinement**
- **Follow-up with stakeholders**
 - ASI
 - Affinity Center Student Leaders
 - Other suggestions?
- **Final Recommendations regarding campaign**

Thank You





Loker Student Union Board of Directors Meeting

University Master Plan Presentation

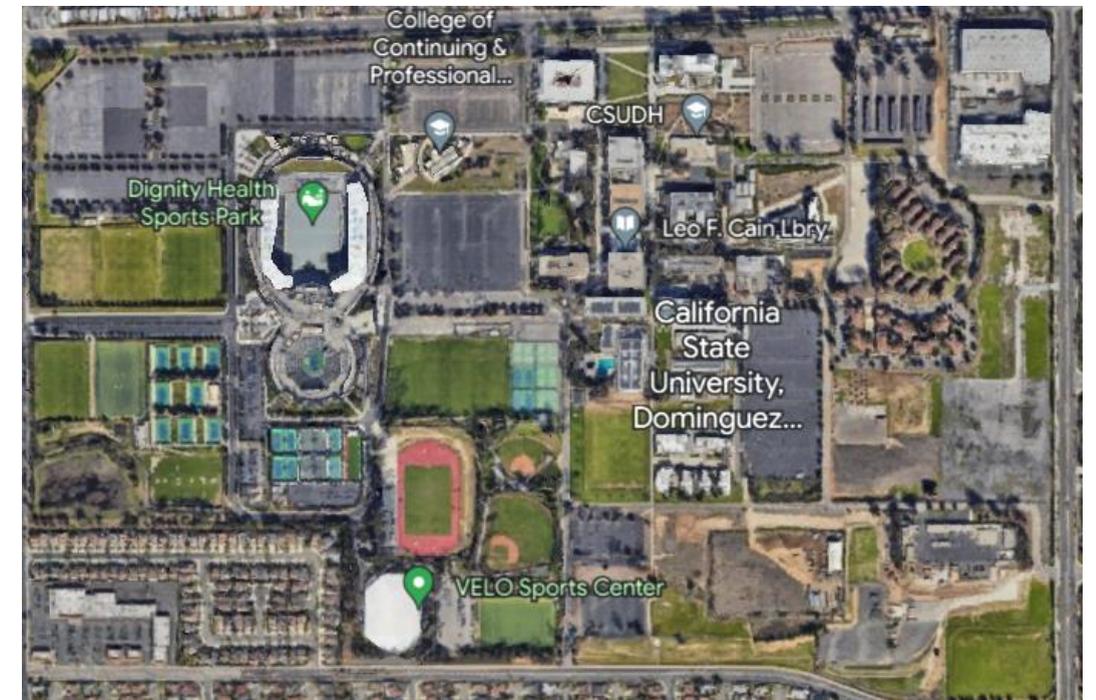
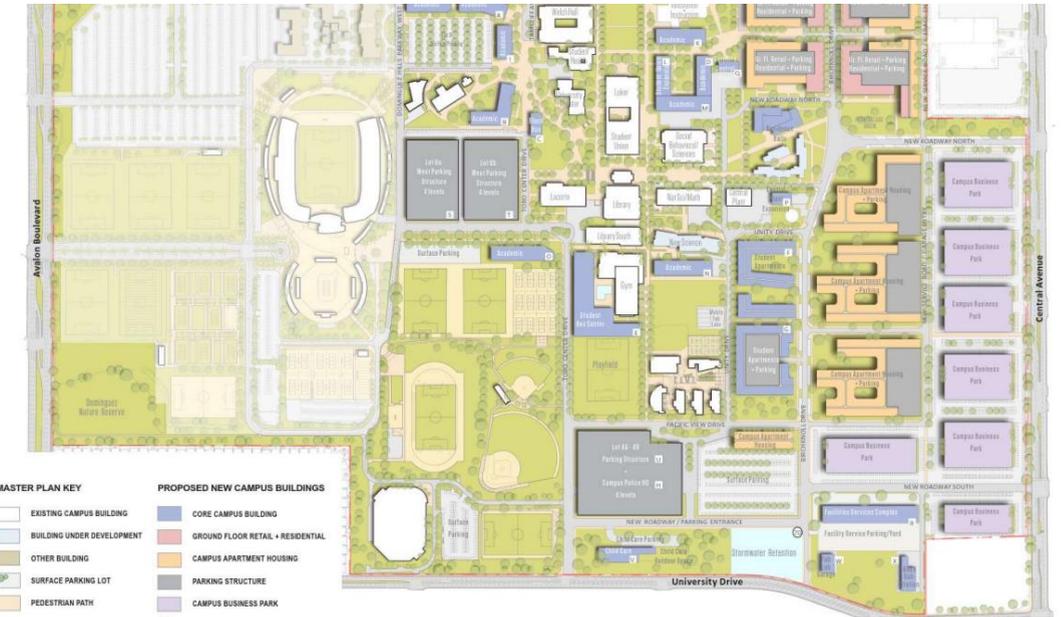
**Friday, March 3, 2023
10:00 am – 12:00 pm**

**Presented by: Deborah Wallace
Vice President, Administration & Finance/CFO**



Agenda

- ❑ Campus Master Plan
- ❑ CSUDH is Transforming
 - Current Projects
- ❑ Future Projects
- ❑ Questions



2019 Approved Campus Master Plan

CSUDH Campus Master Plan in 2018, revised EIR in September 2019 by CSU BOT

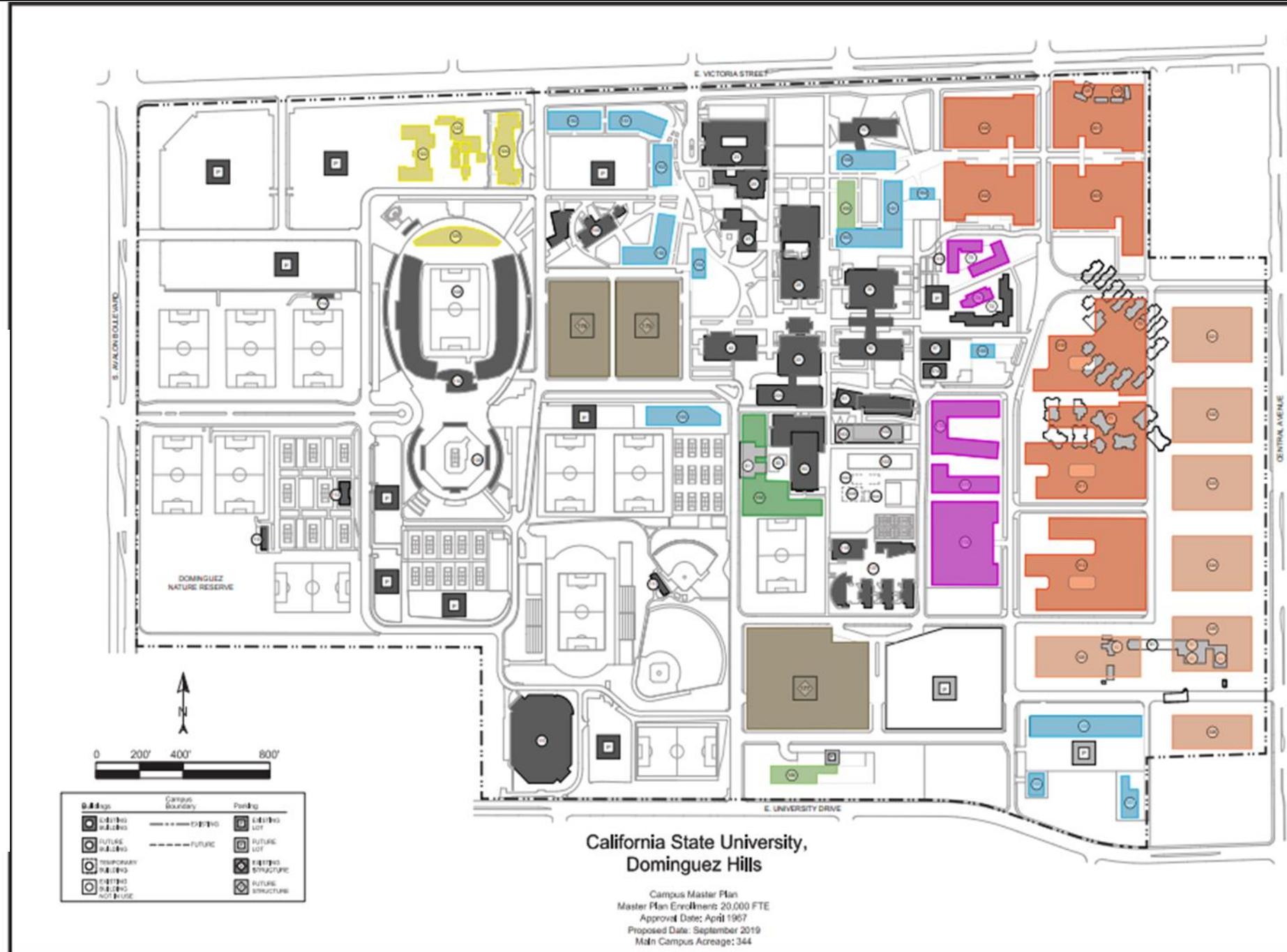
AGENDA

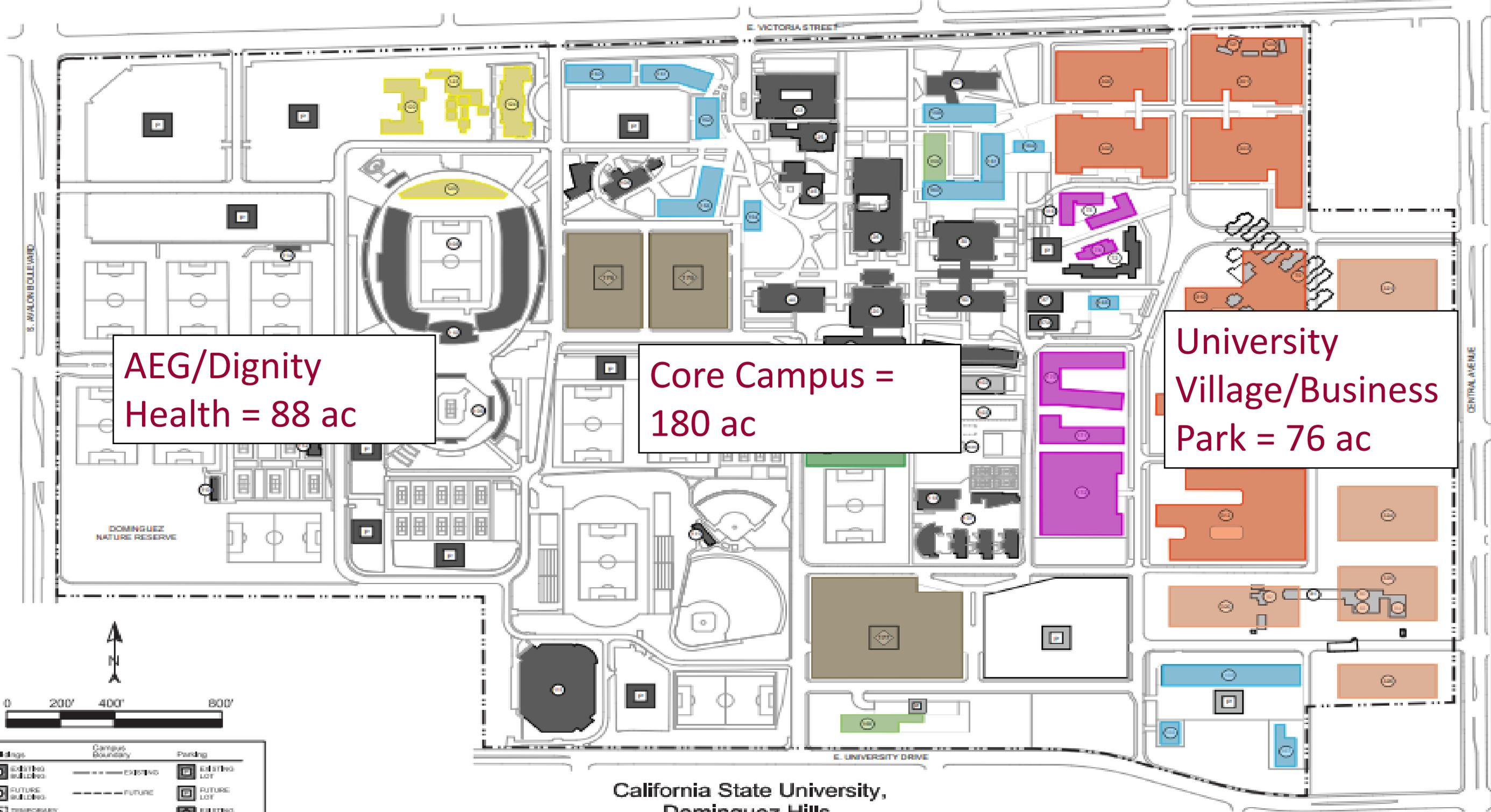
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:45 p.m., Tuesday, September 24, 2019
Glenn S. Dumke Auditorium

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Larry L. Adamson
Jane W. Carney
Wenda Fong
Jack McGrory
Thelma Meléndez de Santa Ana
Peter J. Taylor

- Consent Discussion
1. Approval of Minutes of the Meeting of July 23, 2019, *Action*
 2. California State University, **Dominguez Hills** Master Plan Revision, *Action*
 3. Preliminary 2020-2021 through 2024-2025 Five-Year Plan, *Information*

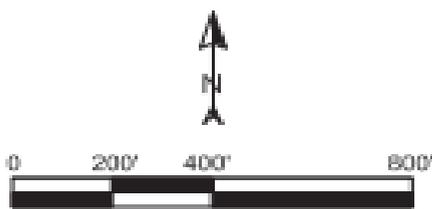




AEG/Dignity
Health = 88 ac

Core Campus =
180 ac

University
Village/Business
Park = 76 ac



Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

**California State University,
Dominguez Hills**

Campus Master Plan
Master Plan Enrollment: 20,000 FTE
Approval Date: April 1967
Proposed Date: September 2019
Main Campus Acreage: 344

**AEG/Dignity
Health = 88 ac**

Dignity Health
Sports Park

College of
Continuing &
Professional...

CSUDH

CSUDH University
Housing, Apartments

Leo F. Cain Libry

**Core Campus =
180 ac**

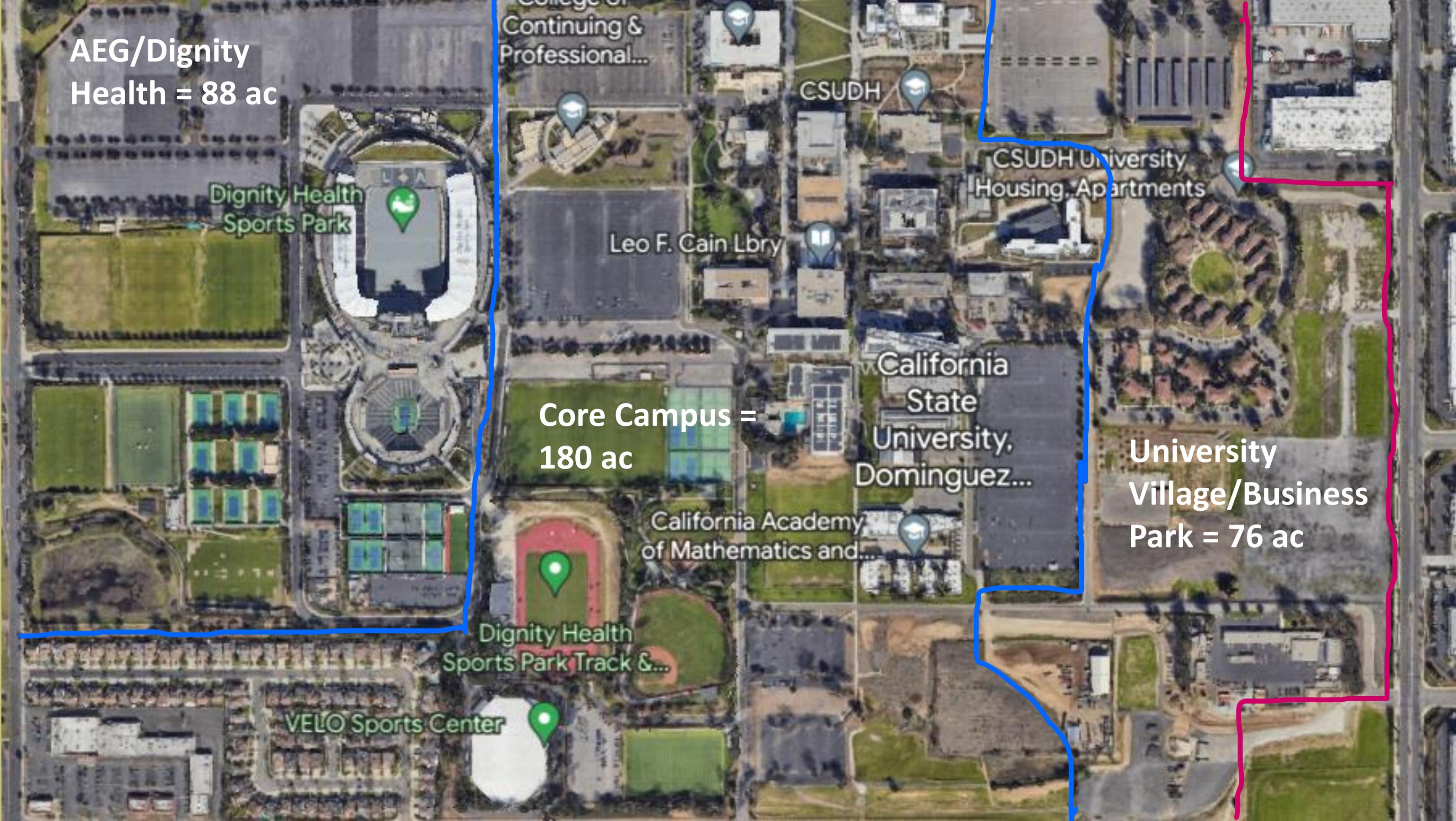
California
State
University,
Dominguez...

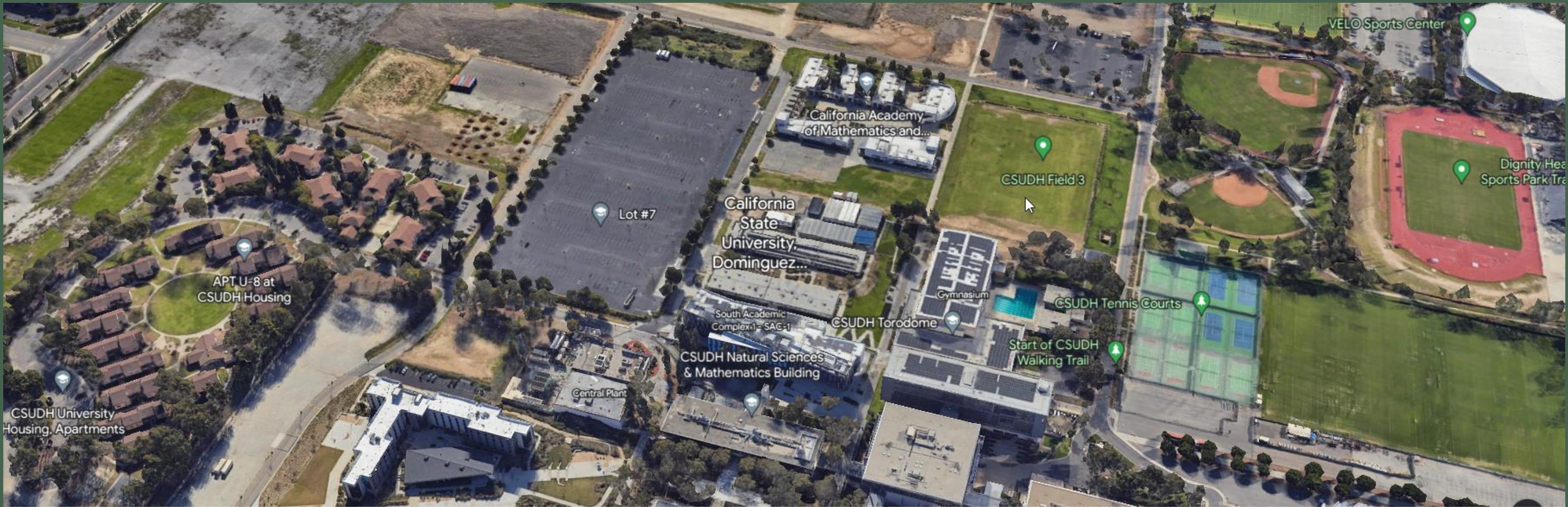
**University
Village/Business
Park = 76 ac**

California Academy
of Mathematics and...

Dignity Health
Sports Park Track &...

VELO Sports Center





CSUDH IS TRANSFORMING



Campus Transformation



Innovation & Instruction Building



University Housing



Science & Innovation Building



3 New Capital Projects



Student Health, Wellness & Recreation Center (HWRC)



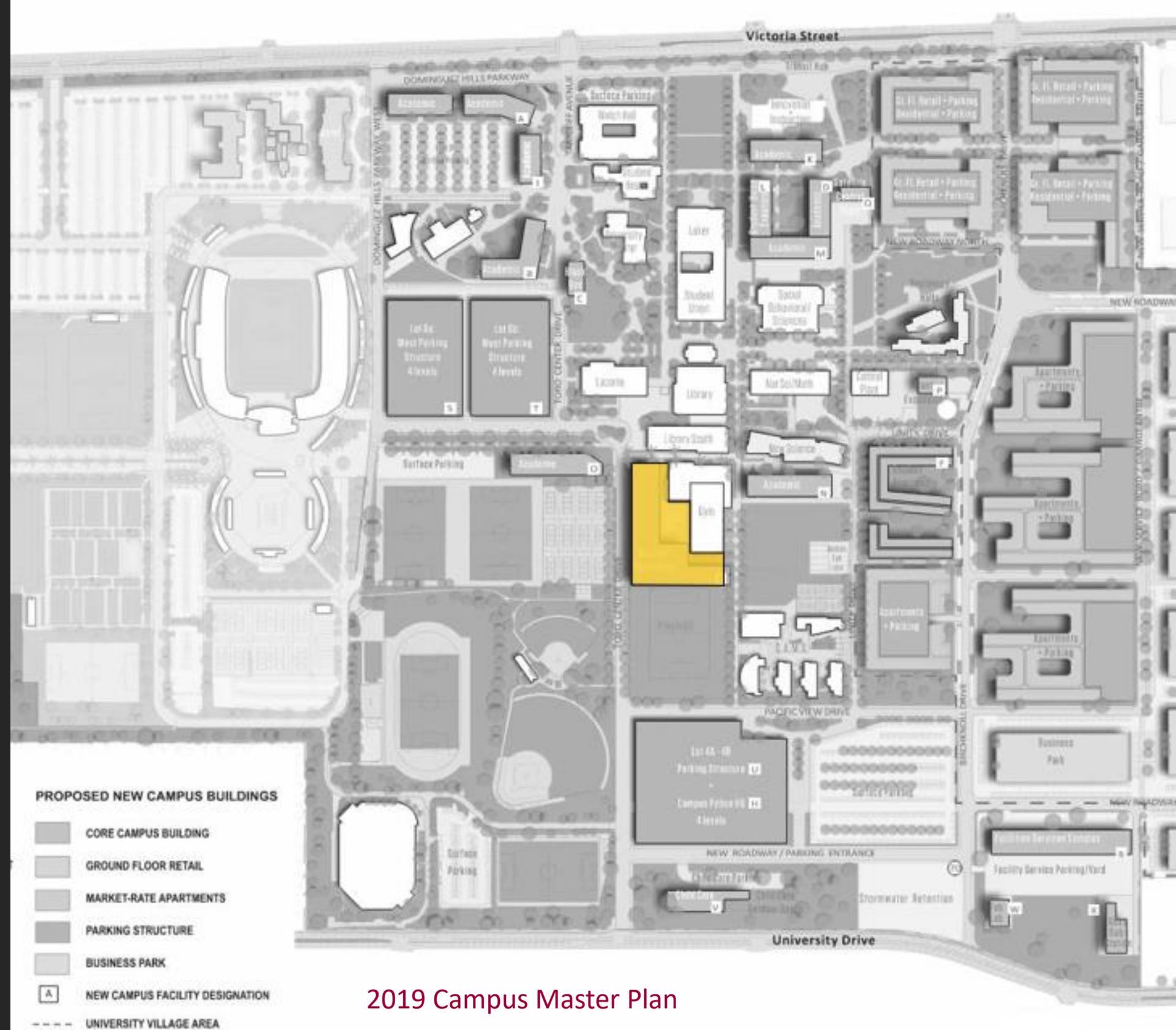
Student Housing Phase IV and Dining Commons



Campus Switchyard Project Phase 1

Student Health Wellness & Recreation Center (HWRC)

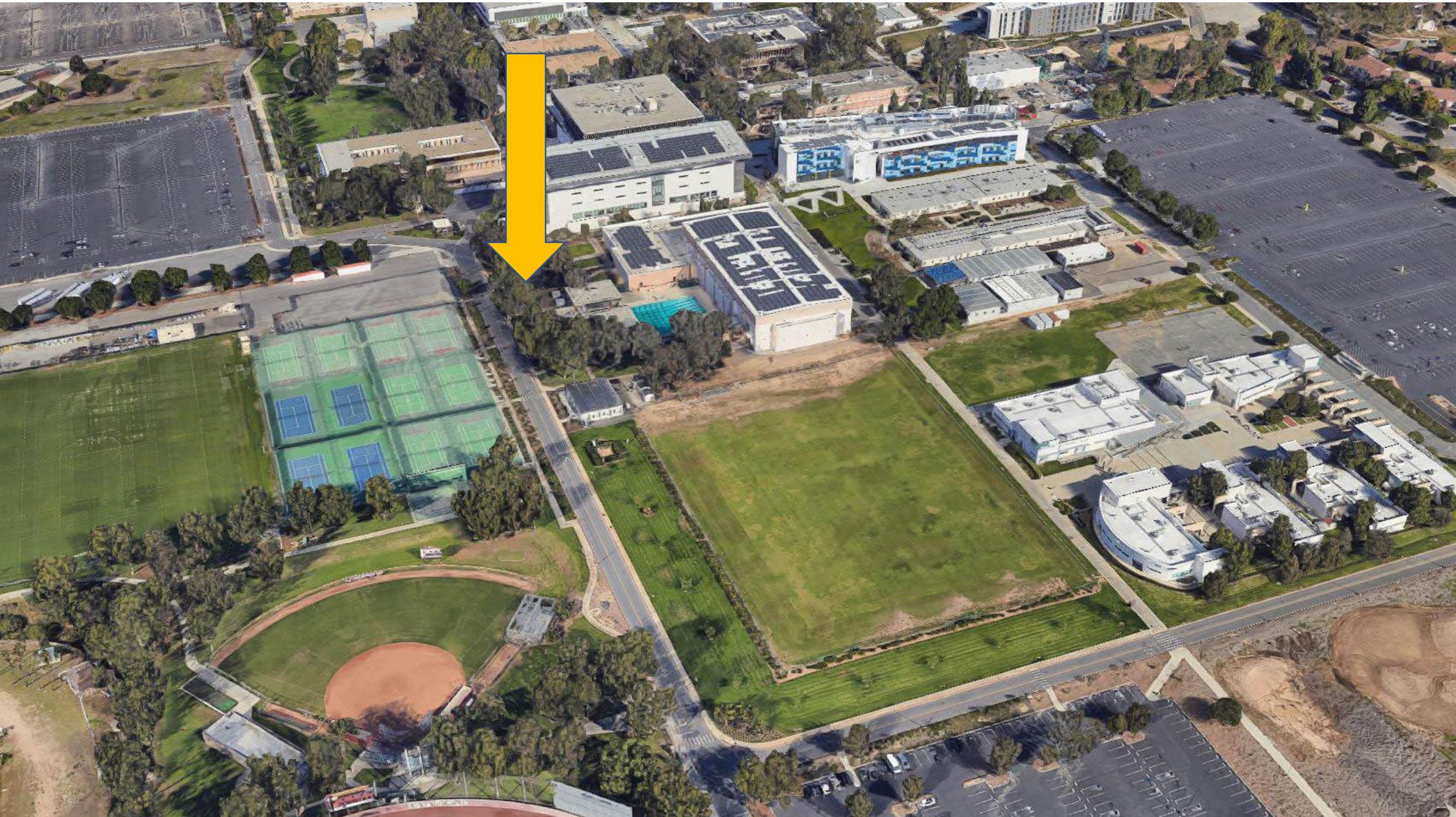
- \$84m Project
- 65k GSF
- Running Track
- Wellness Center
- 2 Courts
- New Recreational Pool
- Field House Demo
- Construction: 3/24 – 12/25





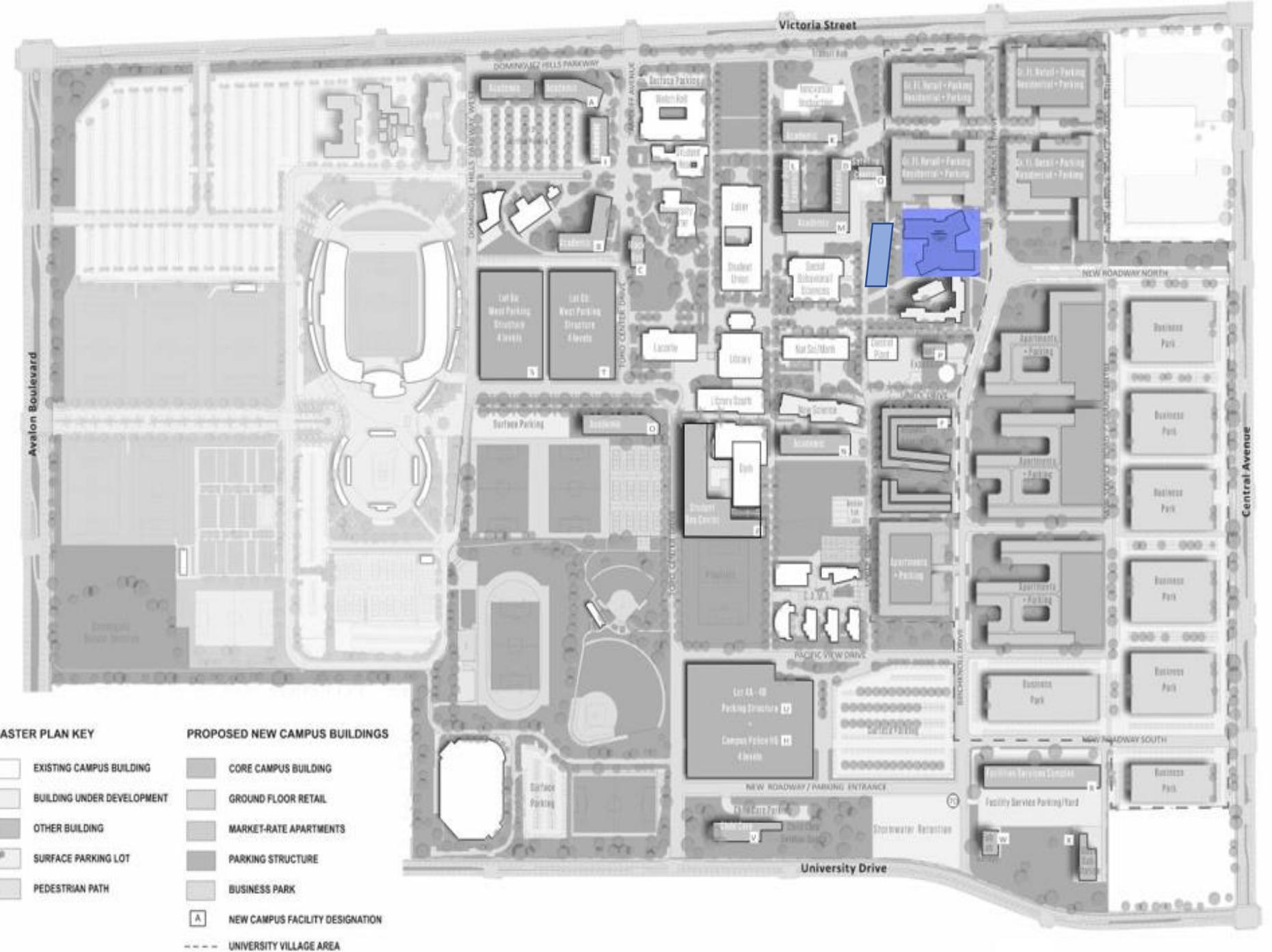
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CSUDH



Student Housing Phase IV & Dining Commons

- \$97m Total for Project
- 288 Beds
- Total Beds all Phases = ~1,439
- 315 Indoor Seating for Dining
- 50 Outdoor Dining Spaces
- East Academic Complex Demo
- Built w/ 65% Federal Infrastructure Funding/Affordable Student Housing
- Construction: 2/24 – 11/25



2019 Campus Master Plan

SITE PLAN

RESIDENCE HALL



California State University, Dominguez Hills
Transforming the Spaces Where Our Students Live and Thrive

CSUDH

CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS





CSUDH

CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS





Phase IV

APT U-8 at CSUDH Housing

Lot #7

California Academy of Mathematics and...

California State University, Dominguez...

CSUDH Field 3

Gymnasium

CSUDH Torodome

South Academic Complex 1 - SAC-1

CSUDH Natural Sciences & Mathematics Building

Central Plant

Social & Behavioral Sciences - SBS

EAC 500 OT Lab

CSUDH Tennis Courts

Start of CSUDH Walking Trail

CSUDH LaCorte Hall (LCH)

VELO Sports Center

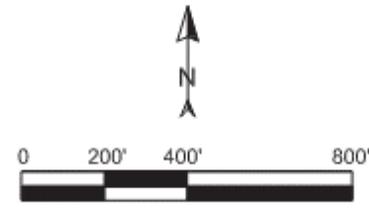
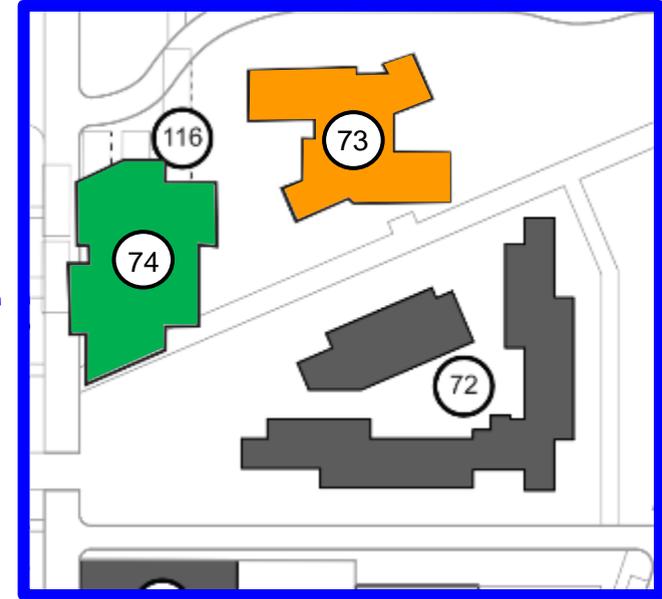
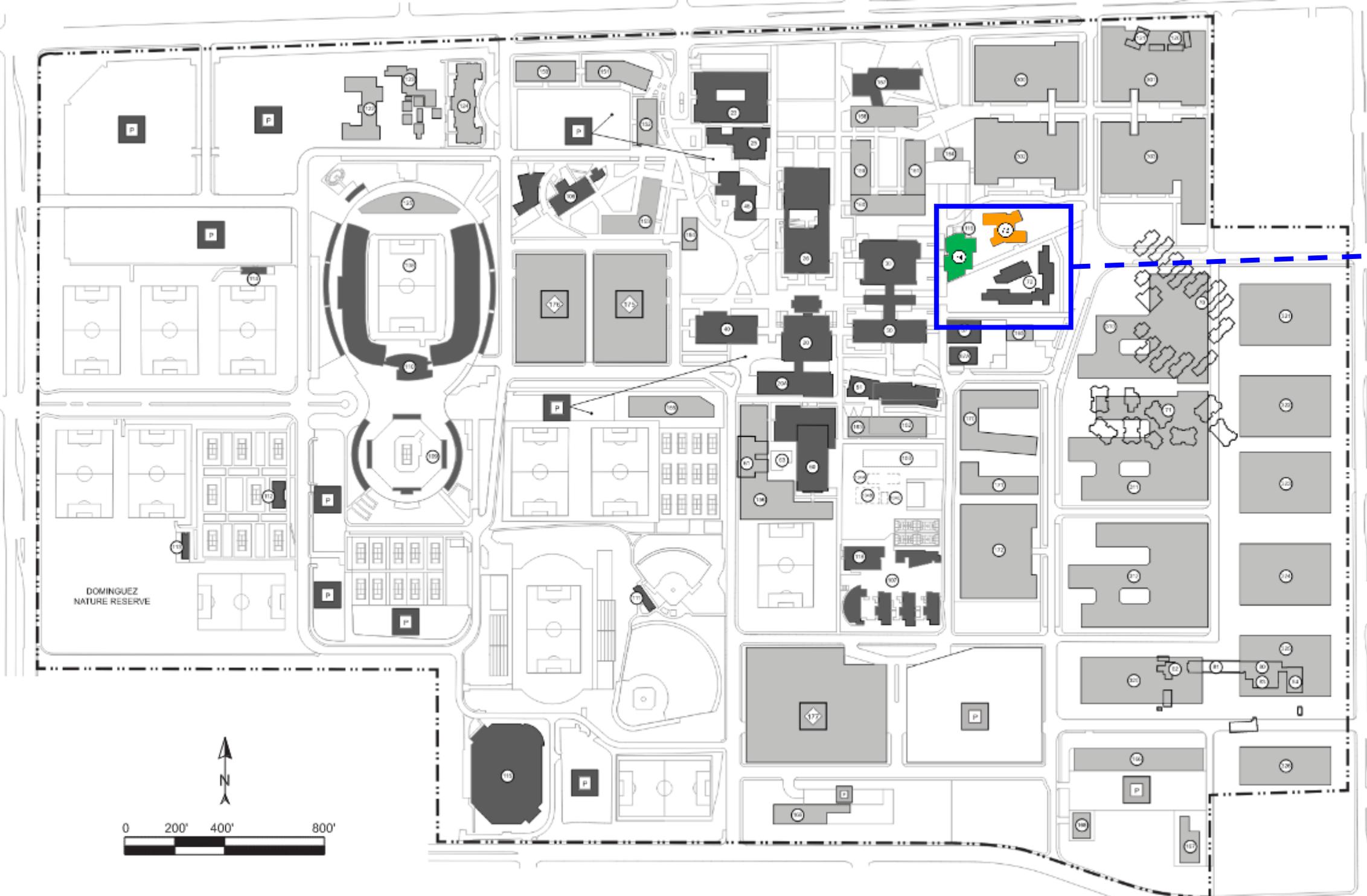
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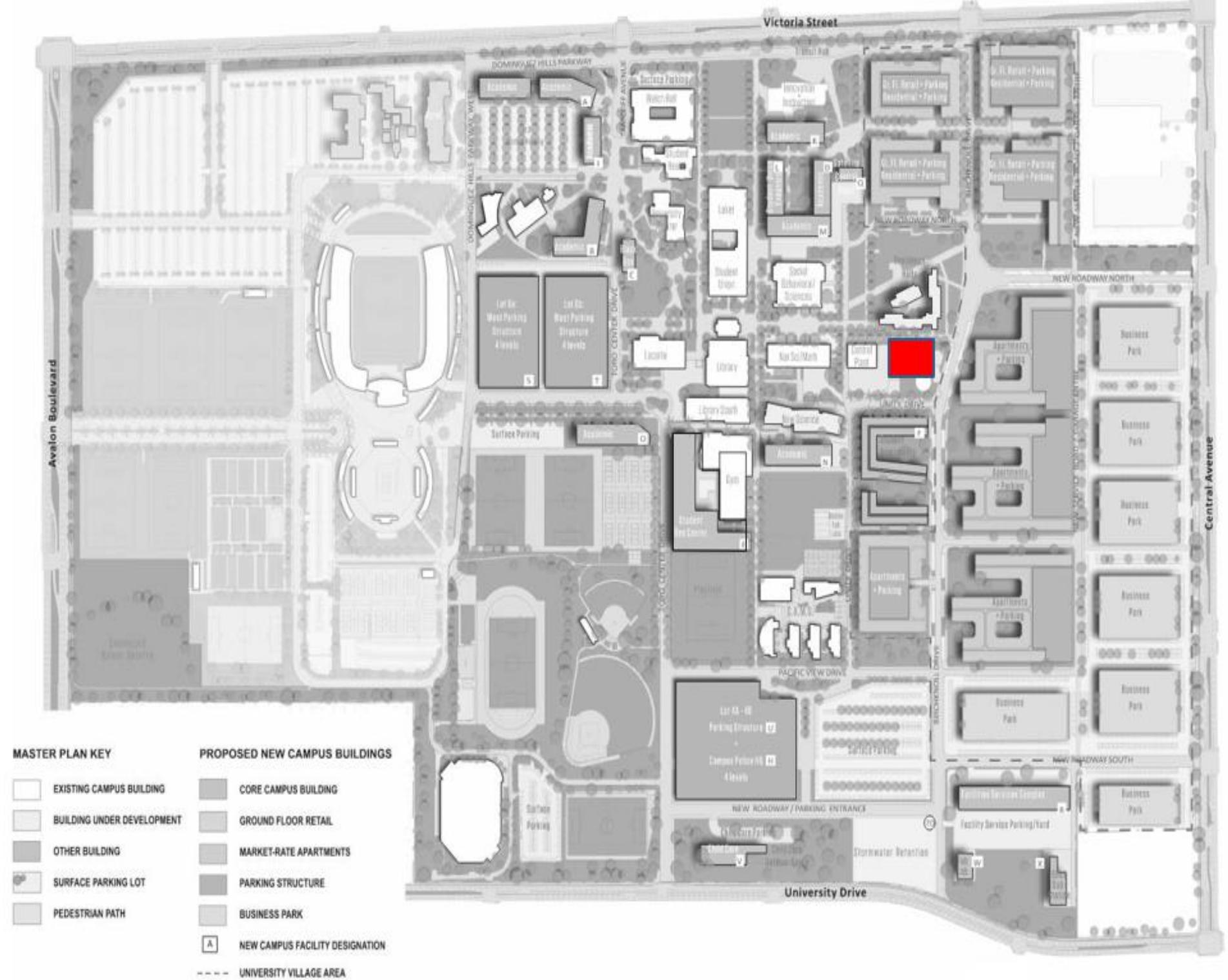


Campus Master Plan



Campus Switchyard Infrastructure Project

- \$33,381m Total for Project
- Just Phase 1 of a 2 Phase project
- 12kv throughout campus
- Helps close the infrastructure gap on 53-year-old equipment
- New heat pumps for the campus
- Construction: 10/23 – 2/25



2019 Campus Master Plan



VELO Sports Center

California Academy of Mathematics and...

CSUDH Field 3

California State University Dominguez...

Lot #7

Gymnasium

CSUDH Tennis Courts

APT U-8 at CSUDH Housing

CSUDH Torodome

South Academic Complex 1 - SAC-1

Start of CSUDH Walking Trail

CSUDH Natural Sciences & Mathematics Building

Central Plant

CSUDH LaCorte Hall (LCH)

Social & Behavioral Sciences - SBS

EAC 500 OT Lab

2D



FUTURE PROJECTS



Master Plan Revision

University Village

- Establishes campus as a leading urban comprehensive university
- Campus Business Park
 - Internships & Research Opportunities
 - Housing, Parking, Retail

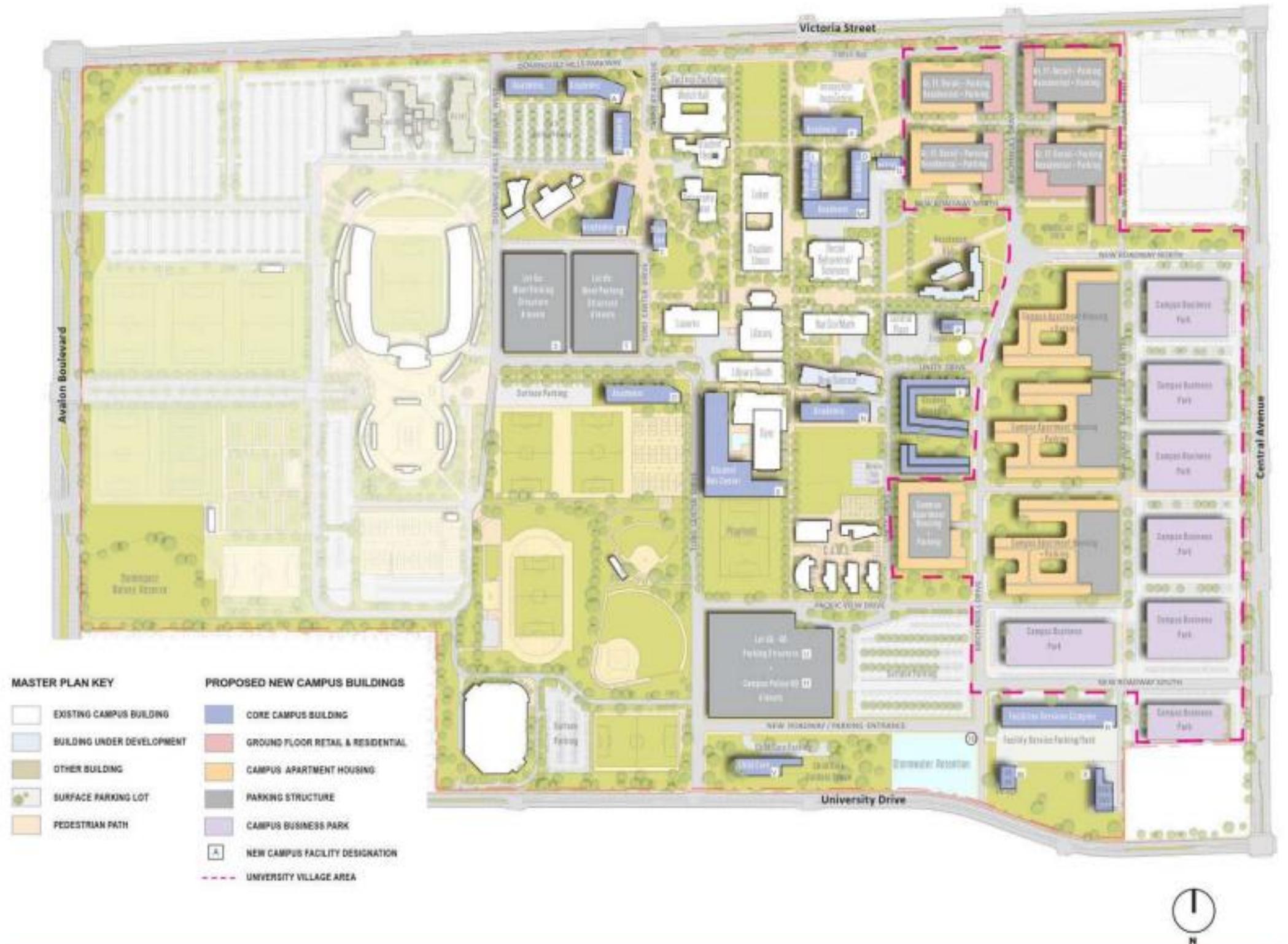


University Village

- Mixed use planned development
- 96k square feet of retail
- Housing Units for Faculty/Staff and Students
- 1.3-acre park for wellness
- Demo Phase 1 Housing

Medical Office Building

- 100k – 5 story Building – east of I&I
- Doctor's Park/non-ambulatory
- Orthotics & Prosthetics move to campus



Other considerations as we Transform:

- Access/Circulation
- Parking
- Transportation/Transit
- Environmental Impacts
- Landscape Changes



QUESTIONS?



CSUDH
CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS