

Project Update

**Board Retreat**  
**January 26, 2018**

Project Update

# **Residence Hall**

# Options to Consider

## 1. State of Wyoming Public Purpose Investment Fund

Possibility of a low interest, simple interest loan

If possible, project may become viable, depending on interest rate & terms

Joe is working to determine process

## 2. RFP to Banking Industry for Straight-up Loan

Prospects of bank interest looks viable

May be cheaper than lease revenue bonds

LCCC would pledge rental income as collateral

## 3. Extend Debt Cycle to 30 Years

Currently have a viable model out to 30 years using lease revenue bonds

Length of debt service may be uncomfortable

Bond interest in later years rises as high as ~4.5%

## 4. Public, Private Partnership (P3)

RFI submissions being evaluated now

1-2 entities will be brought to campus for presentations

Further debate and assessment can occur after presentations

Project Update

# **Ludden Library & Learning Commons**

# History of the Project

Sept. 2013 – Learning Commons Prospectus Completed







May 2014 – Level I Plan Completed/Approved

March 2016 – \$2.5 Million Contingent State Appropriation

Aug 2017 – LCCC Foundation Reaches \$2.5 Million Goal

Dec 2017 – State Authorizes LCCC to Proceed



- | ADDITION  |                        | RENOVATION  |                        |
|---|------------------------|---|------------------------|
|  | AFTER HOURS FACILITIES |  | AFTER HOURS FACILITIES |
|  | LEARNING COMMONS       |  | LEARNING COMMONS       |
|  | LIBRARY (ADDITION)     |  | LIBRARY (RENOVATION)   |
|  | SHARED FACILITIES      |  | SHARED FACILITIES      |



# Current Status

- MOU in place between State CMD & LCCC
- Utilizing the “Construction Manager at Risk (CMAR) delivery method
  - In the process of selecting contractor
- First design meetings underway



# Project Funding

State of Wyoming	\$2,500,000	(LCCC must spend it's portion first)
Foundation Fund Raising	\$2,000,000	
Major Maintenance	\$500,000	
One Mill Fund Balance	\$500,000	(Budget amendment to the Board Feb 28th)
Ludden Donation	\$500,000	
Library Endowment	\$100,000	
John Clay Gift	<u>\$100,000</u>	
<b>Total Project Cost</b>	<b>\$6,200,000</b>	<b>(not to exceed)</b>





# Project Timeline

- **Completion of Design Charrettes** January 26, 2018
- **Schematic Design/Approval BOT** February 28, 2018
- **Finalization of Costing** April 17, 2018
- **Construction Bidding** May 1, 2018
- **Ground Breaking** June 4, 2018
- **Move-In** December 21, 2018

Project Update

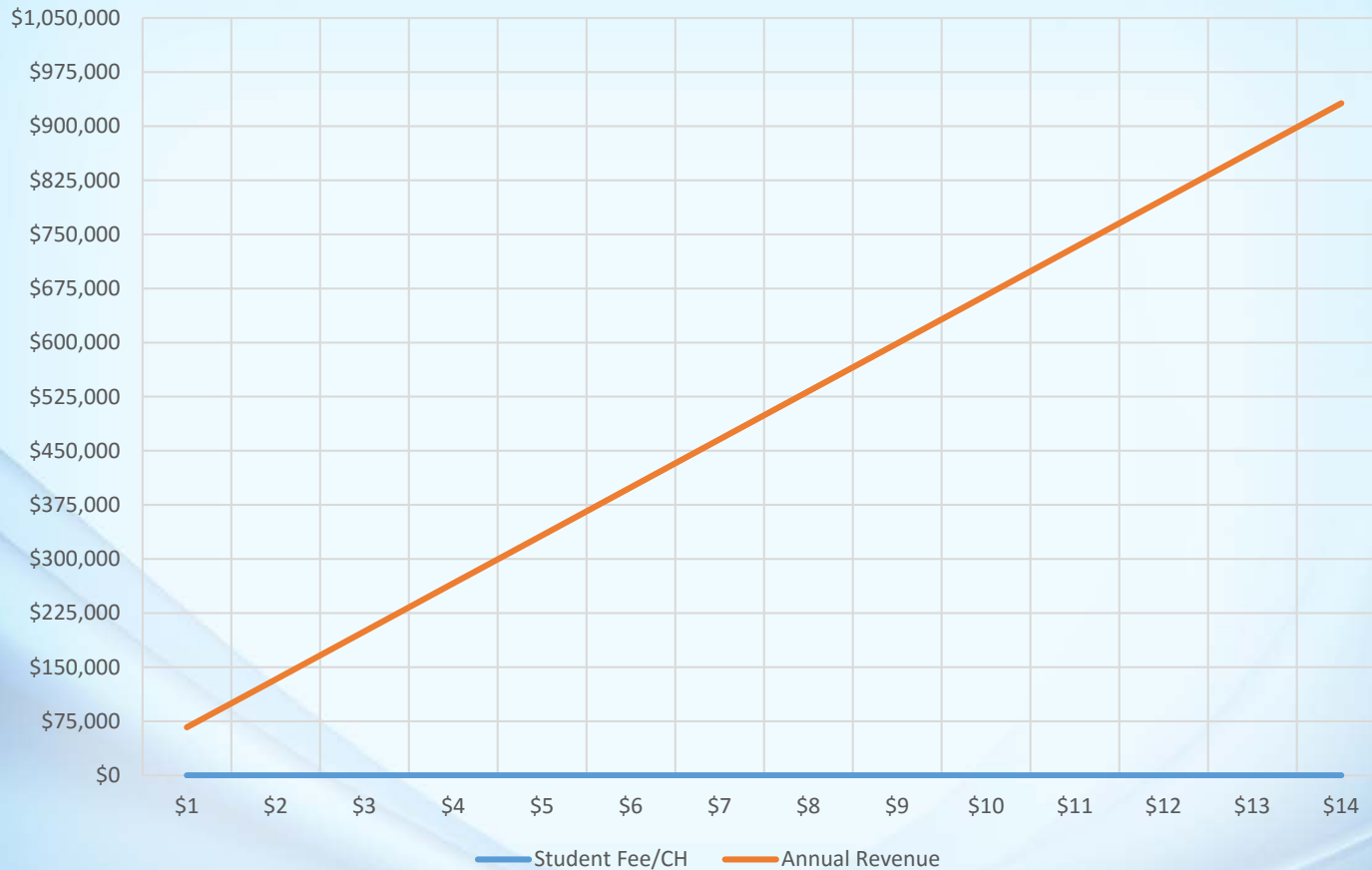
# **Plan B Funding Options for RAC**

# Community College Fee Comparisons

	Casper College	Central Wy College	Eastern WY College	LCCC	Northern WY District	Northwest College	Western WY College
<b>Per Credit Hour Fees</b>							
Student Fees			5.00	8.00	10.00	9.00	
Wellness				2.00			
Athletics	0.46	2.00		5.50			0.75
Technology Infrastructure Fee	2.00		8.00	9.00	4.00		4.50
Student Technology Fee				14.00		9.00	
Facilities Fee	8.33	5.00		10.25	4.00	5.00	2.00
Academic Support			9.00			2.00	10.00
General Course fee	1.67						
Institutional Fee					18.00		
Administrative Records	0.75	0.50					0.75
Advising Program							4.50
Assessment							0.75
Counseling/Testing		0.50					0.25
Game Room							0.50
Intramural Program	1.25	0.75					0.25
Student Activities	0.67		6.00				
Orientation							0.50
Student Computer Operations							3.50
Student Government	0.75	5.25					1.00
Student Health	3.08					7.00	
Student Newspaper/Publication	0.17						0.25
Student Recognition							0.50
Swimming Pool							1.00
Theatre	0.21						0.25
Campus Improvement		1.00					
Distance Ed		2.50					
Center	1.33						
Computer Support/Supplemental Technology	11.33	14.50					
<b>Total Per Credit Hour</b>	<b>32.00</b>	<b>32.00</b>	<b>28.00</b>	<b>48.75</b>	<b>36.00</b>	<b>32.00</b>	<b>31.25</b>

# Relationship of Student Fees to Annual Revenue Generation

(Based on FY16/17 Avg Net CH generation)



# Dining Center/West Hall Remodel Annual Debt Schedule

Paid From Student Facilities Fee of \$10.25/Credit Hour(CH)

(\$8.91 Cheyenne, \$1.34 ACC)

FY17	\$516,750
FY18	\$562,650
FY19	\$557,900
FY20	\$577,400
FY21	\$595,837
FY22	\$588,137
FY23	\$579,612
FY24	\$590,734

In FY17, the \$8.91/ch generated \$592,324  
(66,479 net ch's generated)



After FY24, this revenue stream is available

# Options

1	<b>Students Cover Entire Cost of \$14.5M (20 yrs deferred)</b>	~ Annual Debt Payment on \$14.5M	FY16/17 CH's Generated	Fee Per CH Req'd
	First 6 Fiscal Years	\$800,000	66,479	<b>\$12.03</b>
	Remaining 14 Fiscal Years	\$1,120,000	66,479	<b>\$16.85</b>
2	<b>Students Cover \$12.5M, Fund Raise \$2.0M (20 yrs deferred)</b>	~ Annual Debt Payment on \$12.5M	FY16/17 CH's Generated	Fee Per CH Req'd
	First 6 Fiscal Years	\$655,000	66,479	<b>\$9.85</b>
	Remaining 14 Fiscal Years	\$975,000	66,479	<b>\$14.67</b>
3	<b>Students Cover \$10.5M, Fund Raise \$4.0M (20 yrs deferred)</b>	~ Annual Debt Payment on \$10.5M	FY16/17 CH's Generated	Fee Per CH Req'd
	First 6 Fiscal Years	\$580,000	66,479	<b>\$8.72</b>
	Remaining 14 Fiscal Years	\$820,000	66,479	<b>\$12.33</b>

\* Above assumes no reduction in enrollment from FY16/17



# Cap Removal Re-Allocation

Fee	FY2017 Revenue	Current Student Fee	Credit Hours	Average Credit Hours	Additional Credit Hours with Cap Release**	Estimated Additional Revenue with Cap Release	Total Estimated Credit Hours for FY2019	Proposed New Student Fee	Estimated FY2019 Revenue	Proposed New Student Fee Rounded up or down
<b>Total Student Fee</b>		<b>\$8.00</b>						<b>\$7.32</b>		<b>7.35</b>
Cheyenne Campus	\$461,833	6.95	66,451	66,551	6,000	\$41,700	72,551	6.37	\$461,833	6.40
ACC	69,566	1.05	66,254	66,551	6,000	6,300	72,551	0.96	69,566	0.95
<b>Total Wellness Fee</b>		<b>\$2.00</b>						<b>\$1.83</b>		<b>1.85</b>
Wellness	42,761	0.64	66,814	66,551	6,000	3,840	72,551	0.59	42,761	0.60
Intramural	14,166	0.21	67,457	66,551	6,000	1,260	72,551	0.20	14,166	0.20
Health Education	50,288	0.76	66,168	66,551	6,000	4,560	72,551	0.69	50,288	0.70
ACC Wellness	25,878	0.39	66,354	66,551	6,000	2,340	72,551	0.36	25,878	0.35
<b>Total Facilities Fee</b>		<b>\$10.25</b>						<b>\$9.39</b>		<b>9.40</b>
Cheyenne Campus	592,324	8.91	66,479	66,551	6,000	53,460	72,551	8.16	592,324	8.15
ACC	89,247	1.34	66,602	66,551	6,000	8,040	72,551	1.23	89,247	1.25
<b>Athletic Fee</b>	365,580	<b>\$5.50</b>	66,469	66,551	6,000	33,000	72,551	<b>\$5.04</b>	365,580	<b>5.05</b>
TIF	598,685	<b>\$9.00</b>	66,521	66,551	6,000	54,000	72,551	<b>\$8.25</b>	598,685	<b>8.25</b>
STF	930,896	<b>\$14.00</b>	66,493	66,551	6,000	84,000	72,551	<b>\$12.83</b>	930,896	<b>12.85</b>
<b>RAC Fee</b>	0	<b>\$0.00</b>					72,551	<b>\$4.09</b>	296,734	<b>4.00</b>
<b>TOTAL</b>	<b>\$3,241,226</b>	<b>\$48.75</b>				<b>\$292,500</b>		<b>\$48.75</b>	<b>\$3,537,959</b>	<b>\$48.75</b>

An increase of 6,000 credit hours is a conservative estimate for FY2019. It is unknown how the students will react to having to pay for each credit hour.

Anticipated gains from the cap removal could be re-allocated to free up a RAC fee of \$4.09/CH.

Fee recipients see no reduction in their budgets. Assumes no reduction in enrollment.

# Fee Augmentations

## 1. Jayne's Cap Removal Re-Allocation to Gain \$4.09/CH

Resulting **Shortages/Overages** (assuming no enrollment fluctuations)

Option 1: Not Viable

Option 2:

1<sup>st</sup> 6 yrs     \$9.85 - \$4.09 = **\$5.76**

Next 14 yrs   \$14.67 - \$4.09 - \$8.91 = **\$1.67**

Option 3:

1<sup>st</sup> 6 yrs     \$8.72 - \$4.09 = **\$4.63**

Next 14 yrs   \$12.33 - \$4.09 - \$8.91 = **(\$.67)**

## 2. Acquire Additional Revenues from Existing Fee Streams ?

Project Update

# **Fine Arts**

Project Update

# **Administration Building Level 1**

# Projected Options & Costs

Two options for re-configuration of Administration Bldg & co-locating IE in the lower level of the EEC Building

In both options above, the Board Room expands in it's current location, to the west

~ \$4.7M (either configuration)

Option to build separate Board Room per Master Plan

~ \$950K

Further consideration here would require a Level 2 study

# Fund Source/Use Placeholders

## One Mill Fund Balance (~ \$2.1M)

- Library Renovation Match \$500K
- Swing Space for Library/Storage \$ 50K (rough estimate)
- Crossroads Top-Off \$163K

## Coal Lease Bonus Fund Balance (~ \$976K)

- ACC Classrooms Top-off \$350K
- Emporium Expansion \$100K (rough estimate)
- Pre-work on Emporium Expansion \$11K

## PF/FT Contingency Fund Balance (~ \$333K)

## Health Sciences Contingency Fund Balance (~ \$422K)

