

**KANSAS STATE UNIVERSITY
HOUSING AND FOOD SERVICE RATES**

I. PROPOSED RATES (Room and Board)

These rates have been reviewed by staff and supported by the Association of Residence Halls.

**Manhattan Campus Regular Semester^{1, 2, 3, 4}
Effective July 1, 2017**

<u>Single Students Per Person</u>	Room Rate (per semester)		
	<u>2016-2017</u>	<u>2017-2018</u>	<u>% Change</u>
Traditional Rooms			
Traditional small single <i>Boyd, Putnam</i>	\$2,590.00	\$2,770.00	6.9%
Traditional small single <i>Haymaker, Moore</i>	\$2,590.00	\$2,695.00	4.1%
Traditional private single	\$3,600.00	\$3,925.00	9.0%
Traditional double <i>Boyd, Ford, Haymaker, Moore, Putnam</i>	\$2,350.00	\$2,415.00	2.8%
Traditional double <i>Goodnow</i>	\$2,450.00	\$2,510.00	2.4%
Traditional double <i>Marlatt</i>	\$2,450.00	\$2,550.00	4.1%
Traditional private double <i>West</i>	\$2,800.00	\$2,830.00	1.1%
Traditional private double <i>Wefald</i>	\$3,200.00	\$3,360.00	5.0%
Traditional triple	\$2,350.00	\$2,400.00	2.1%
Traditional quad	\$2,350.00	\$2,430.00	3.4%
Suites			
1 person private suite <i>Van Zile</i>	\$3,610.00	\$3,755.00	4.0%
1 person private suite <i>Marlatt</i>	\$3,710.00	\$3,860.00	4.0%
1 person by 1 person suite	\$3,485.00	\$3,590.00	3.0%
1 person by 2 person suite (1 person side)	\$3,425.00	\$3,530.00	3.1%
2 person private suite <i>Ford, Haymaker, Van Zile</i>	\$3,385.00	\$3,555.00	5.0%
2 person private suite <i>Goodnow, Marlatt</i>	\$3,485.00	\$3,625.00	4.0%
2 person private suite <i>West</i>	\$3,835.00	\$3,990.00	4.0%
2 person by 1 person suite (2 person side)	\$3,295.00	\$3,395.00	3.0%
2 person by 2 person suite <i>Ford, Haymaker, Van Zile</i>	\$3,240.00	\$3,370.00	4.0%
2 person by 2 person suite <i>Goodnow, Marlatt</i>	\$3,340.00	\$3,465.00	3.7%
3 person room with private unattached bathroom <i>Ford, Haymaker</i>	\$2,765.00	\$2,870.00	3.8%
3 person room with private unattached bathroom <i>Goodnow, Marlatt</i>	\$2,865.00	\$2,975.00	3.8%
3 person private suite <i>Boyd, Haymaker, Putnam</i>	\$3,275.00	\$3,415.00	4.3%
3 person private suite <i>Goodnow, Marlatt</i>	\$3,375.00	\$3,510.00	4.0%
3 person private suite <i>West</i>	\$3,725.00	\$3,865.00	3.8%
4 person private suite <i>Ford, Haymaker</i>	\$3,020.00	\$3,140.00	4.0%
4 person private suite <i>Goodnow, Marlatt</i>	\$3,120.00	\$3,245.00	4.0%

Clusters

1 person inside cluster suite	\$3,420.00	\$3,540.00	3.5%
2 person inside cluster suite	\$3,335.00	\$3,435.00	3.0%
3 person inside cluster suite	\$3,250.00	\$3,350.00	3.1%
Honors House	\$2,600.00	\$2,750.00	5.8%
Cooperative House ⁵	\$3,650.00	\$3,725.00	2.1%
Living Community			
2 bedroom 1 bath apartment (4 person)	\$2,800.00	\$2,910.00	3.9%
2 bedroom 2 bath apartment (4 person)	\$3,200.00	\$3,345.00	4.5%
3 bedroom 2 bath apartment (6 person)	\$2,600.00	\$2,710.00	4.2%
4 bedroom 2 bath apartment (8 person)	\$2,450.00	\$2,550.00	4.1%

Meal plans for residence hall and Living Community residents (rate per semester) ⁶

	<u>2016-2017</u>	<u>2017-2018</u>	<u>% Change</u>
All Access (unlimited access)	\$2,225.00	\$2,300.00	3.4%
Any 14 (14 swipes per week)	\$1,910.00	\$1,950.00	2.1%
Basic 7 (7 swipes per week) <i>Limited to Living Community</i>	\$1,225.00	\$1,250.00	2.0%

¹ Includes housekeeping service other than within rooms.

² Application fee of \$30 (non-refundable) is assessed each academic year and is due before the contract will be processed. Up to \$25 of each application fee is transferred to the recreational and social use fund. If the full contract amount is not paid prior to July 1 for the fall semester and December 1 for the spring semester, all charges will be posted to the University Tuition and Fee account accessible within KSIS. All charges will be billed by the university Cashier's Office and subject to their terms and conditions.

³ For payment due dates, cancellation dates and charges, please refer to "Student Housing Contract Terms".

⁴ Students may deposit funds into Cat Cash to be used in all Housing and Dining Services retail options, including JP's Sports Grill, Cornerstone Coffee and Bakery, Derby Bakery, all five Quick Cats convenience stores, and Housing laundry facilities. Students will have unlimited Grab and Go meals with all meal plans.

⁵ Plus assisting with house and food service operations on an average of one hour per day. Rate includes meals.

⁶ Sunday evening meals are not served.

Polytechnic Campus Regular Semester ^{1, 2, 3}
Effective July 1, 2017

<u>Single Students Per Person</u>	<u>Rooms and Meals</u>		
	<u>2016-2017</u>	<u>2017-2018</u>	<u>% Change</u>
Residence halls - 14 meal plan			
Double room	\$3,211.00	\$3,243.00	1.0%
Single room	\$5,156.00	\$5,188.00	0.6%
Residence halls - 19 meal plan			
Double room	\$3,432.00	\$3,469.00	1.1%
Single room	\$5,377.00	\$5,414.00	0.7%
Other Polytechnic campus housing fees			
Application fee	\$30.00	\$30.00	0.0%

¹ Plus a non-refundable application fee of \$30.00 per contract from which a sum not to exceed \$25.00 may be used as a recreational and social fee.

² For payment due dates, cancellation dates and charges, please refer to “Student Housing Contract Terms.”

³ Residents may lock-in their starting residence hall rate for a maximum of five years if fall contracts are turned in no later than the first Friday in May each year.

Manhattan Campus Apartments ¹
Effective July 1, 2017

	<u>2016-2017</u>	<u>2017-2018</u>	<u>% Change</u>
Traditional (rate per apartment per month)			
1 bedroom unfurnished	\$475.00	\$495.00	4.2%
2 bedroom unfurnished	\$555.00	\$575.00	3.6%
Renovated (rate per apartment per month)			
1 bedroom unfurnished	\$545.00	\$565.00	3.7%
2 bedroom unfurnished	\$625.00	\$650.00	4.0%
Highly Renovated ² (rate per apartment per month)			
1 bedroom unfurnished	\$585.00	\$605.00	3.4%
2 bedroom unfurnished	\$705.00	\$730.00	3.5%
3 bedroom unfurnished	\$790.00	\$795.00	0.6%
Modern Construction ² (rate per person per month)			
1 bedroom unfurnished	\$680.00	\$705.00	3.7%
2 bedroom 1 bath unfurnished	\$575.00	\$575.00	0.0%
2 bedroom 2 bath unfurnished	\$575.00	\$595.00	3.5%
3 bedroom unfurnished	\$495.00	\$500.00	1.0%
4 bedroom unfurnished	\$450.00	\$450.00	0.0%
4 bedroom furnished-community studio ³	New	\$540.00	n/a
Studio unfurnished	\$620.00	\$640.00	3.2%
Town house unfurnished	\$998.00	\$998.00	0.0%
Studio loft unfurnished	\$675.00	\$695.00	3.0%

¹ In addition to the monthly rates, a refundable deposit of \$400 is required at time of application and a non-refundable application fee of \$30 is assessed each academic year and is due before the contract will be processed. Up to \$25 of each application fee is transferred to the recreational and social use fund. If the full contract amount is not paid prior to July 1 for the fall semester and December 1 for the spring semester, all charges will be posted to the University Tuition and Fee account accessible within KSIS. All charges will be billed by the university Cashier's Office and subject to their terms and conditions. Students provide linen, dishes, telephone and electricity.

² Furniture is available for rent on a limited basis.

³ 10-month room contract

**Summer Session
Effective May 2017**

	Double Room as Single		Double Room	
	<u>2016-2017</u>	<u>2017-2018</u>	<u>2016-2017</u>	<u>2017-2018</u>
Manhattan campus (rate per week)				
Room and 10 meals	\$376.00	\$380.00	\$249.00	\$255.00
Room and 15 meals	\$380.00	\$385.00	\$250.00	\$260.00
Room and 20 meals	\$385.00	\$395.00	\$255.00	\$265.00
Polytechnic campus (rate per week)				
Room and 10 meals	\$206.00	\$302.00	\$164.00	\$183.00
Room and 15 meals	\$229.00	\$327.00	\$187.00	\$208.00

**Optional meal plans for residents of Housing and Dining Services
Apartments, faculty/staff and off-campus students**

	<u>2016-2017</u>	<u>2017-2018</u>
Manhattan Campus (rate per semester)		
Optional Jardine resident 50 meal plan (50 entrances)	\$585.00	\$595.00
Optional Jardine resident 100 meal plan (100 entrances)	\$1,105.00	\$1,130.00
Optional Jardine resident all-access meal plan ¹	\$2,225.00	\$2,300.00
Optional faculty/staff 50 lunch/breakfast meal plan (50 entrances)	\$520.00	\$530.00
Optional faculty/staff 100 any meal plan (100 entrances)	\$1,170.00	\$1,195.00
Optional off-campus student 50 lunch/breakfast meal plan (50 entrances)	New	\$530.00
Optional off-campus student 100 any meal plan (100 entrances)	\$1,230.00	\$1,255.00
Optional off-campus student 150 any meal plan (150 entrances)	\$1,755.00	\$1,790.00
Polytechnic Campus (rate per semester)		
Optional 5 meal plan (lunch, M-F)	\$428.00	\$449.00

¹ Must buy full year plan.

II. Expenditure Impact of Proposal

The proposed rates are recommended to cover increased operational costs. Expenditures for salaries and benefits, including health plan increases and the effects of changes to the FLSA overtime eligibility definition, facility maintenance, food, utilities, and other operational categories such as technology are expected to rise at least 3% collectively. Normal capital improvement projects are expected to be \$3.7 million including continued self-funded/reserve improvements as part of the Goodnow and Marlatt Hall renovations, Kramer Phase III renovation

and the repair of the Food Stores mass storage freezer. Because K-State does not require any student to live in university owned residence halls or apartments, we provide excellent facilities and exemplary service to maintain the optimal number of residents.

Salaries and KPERS increase	\$355,000	Student Labor	\$105,000
Utilities increase	\$100,000	Other operating expense increase	\$130,000
Food increase	\$125,000		

III. Revenue Impact of Proposal

Our housing system operates as an auxiliary unit so all projected revenue is deposited to auxiliary funds. The estimated additional revenue of approximately \$1.6 million is an increase of about 3.3% over FY 2017 residence hall, apartment and dining projected totals.

IV. Estimated Benefits from Proposal

Approximately 5,200 students living in residence halls, cooperative house, honors house and apartments will be affected by the rate increase. The proposed increases are primarily driven by inflationary increases in costs for labor, utilities, food and facility maintenance, as well as increased debt service and operating costs for the new dining center and residence hall. Additionally, planned upgrades to the existing Kramer building, infrastructure replacement of mass storage freezer components at Pittman Building food stores and dining equipment in the new restaurant located at Union Station by JPs. Even though it’s a challenge, we successfully maintain room and board rates that are below national and Big XII averages. We continue to remain competitive in the lower one-third of the Big XII universities.

V. Alternatives to Proposal

None identified. User fees must cover costs including maintenance of the residence hall buildings because Housing and Dining is entirely self-supporting.

VI. Impact of Not Implementing Proposal

The Housing and Dining Services annual operating budget is approximately \$49 million. The insured replacement value of the housing facilities is about \$477 million. Housing and Dining Services is a self-supporting auxiliary unit. Prudent management and legally binding bond covenants require a fiscally stable budget and a properly maintained physical plant with sufficient revenue to cover operating expenditures and facilities maintenance and renovations. Failure to properly plan, budget and operate would compromise our ability to meet core responsibilities to students. Additionally, it is prudent to have adequate reserves to fund debt service and finance future capital improvements during times of enrollment fluctuations. The rate proposal submitted was developed over the past year with input from the K-State Association of Residence Halls student leadership.

**Supplemental Financial Information
Manhattan and Polytechnic Campuses**

	Projected FY 2018	Projected FY 2017	Actual FY 2016	Actual FY 2015	Actual FY 2014
Gross Operating Revenue	\$51,107,000	\$49,477,000	\$44,317,000	\$46,165,000	\$43,997,000
Salaries and Wages	\$23,492,000	\$23,032,000	\$19,249,000	\$15,235,000	\$17,994,000
Other Operating Expenditures	<u>\$15,942,000</u>	<u>\$15,656,000</u>	<u>\$14,654,000</u>	<u>\$17,780,000</u>	<u>\$15,193,000</u>
Total Gross Operating Expense	\$39,434,000	\$38,688,000	\$33,903,000	\$33,015,000	\$33,187,000
Gross Operating Revenue (Loss) ¹	\$11,673,000	\$10,789,000	\$10,414,000	\$13,150,000	\$10,810,000
Capital Improvements Expense*	\$2,160,000	\$3,660,000	\$6,255,000	\$3,268,000	\$2,549,000
Annual Debt Service	\$8,734,000	\$8,731,000	\$7,492,000	\$7,047,000	\$5,310,000
Other Capital Expenditures	<u>\$370,000</u>	<u>\$355,000</u>	<u>\$324,000</u>	<u>\$238,000</u>	<u>\$118,000</u>
Net Revenue(Loss)	\$409,000	(\$1,957,000)	(\$3,657,000)	\$2,597,000	\$2,833,000
Occupancy Rate	87.5%	84.9%	93.7%	98.5%	97.7%
Housing System Earned Fund Balance ²	\$18,696,000	\$18,287,000	\$20,244,000	\$23,902,000	\$21,305,000
L/T Debt Outstanding	\$124,900,000	\$128,465,000	\$131,895,000	\$133,980,000	\$137,080,000

*Capital Improvements Planned:

FY 2017: \$3,660,000 (Rehab and Repair Renovations including Kramer Phase III completion, major infrastructure replacement of mass storage freezer components at Pittman Building Food Stores and Union Station by JP's dining equipment)

FY 2018: \$2,160,000 (Rehab and Repair Renovations including waste stacks in Strong Complex residence halls and Moore Hall asbestos abatement.

¹ The university continues to maintain the best practice of maintaining cash reserves equal to 1.25 times annual debt service even though the bond covenants no longer require it.

² Fund balance excludes unearned advance payments that have been collected for the upcoming academic year. The remaining fund balance is primarily in place for cash flow needs such as those associated with KSU's self-operated dining services, employment protection issues, reserves for capital projects (as noted above), and emergency equipment and building repairs. KSU's housing operations have buildings with replacement values in excess of \$477 million. Long term fiscal stability requires a properly maintained physical plant.