

**Kansas State University  
Housing and Food Service Rate Requests  
FY 2022**

**I. FY 2021 OCCUPANCY AND IMPACT OF PANDEMIC**

**Manhattan**

Fall 2020 holds a dim comparison to Fall 2019 in the sense that occupancy plummeted by more than 600 residents in the halls alone which led to a devastating drop of close to \$6 million in room, board and other direct spending and approximately another \$1 million in associated spending in the convenience stores and on campus restaurants. Coupled with the huge outlay in refunds for Spring 2020, housing and dining is operating on a comparative shoestring in FY 2021. Over one-fifth of the full-time staff positions in dining and similar numbers elsewhere in the organization have been cut from the budget or left unfilled. Despite the lower occupancy, pandemic induced distancing requirements have negated any opportunity to close buildings and consolidate operations, further increasing the strains on resources. We are closely monitoring cash flow and tightly reining expenses in order to conclude the fiscal year at a break-even level.

**Polytechnic**

Although Polytechnic had a slight increase in students in Fall 2019, due to the pandemic, it was by a smaller margin than anticipated. We expect some students who did not matriculate this fall to enroll for the spring semester; however, numbers will depend on how seriously the pandemic impacts their individual situations. The pandemic also disrupted normal cafeteria procedures. Our food service provider, Aladdin, now serves all meals on disposable paper products, which most students take back to their dorm rooms. The dining room was reorganized to socially-distance patrons, resulting in a 70-75% decrease in seating capacity and mealtime socialization. Mitigating the spread of this virus has been an expensive proposition, but a necessary tool to keep our students, faculty, and staff safe.

**II. DESCRIPTION OF RATE ADJUSTMENT**

**Residence halls – Manhattan campus** <sup>1, 2, 3</sup>

Rates are listed per person for both Fall and Spring semesters  
Effective July 1, 2021

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
<b>Traditional Rooms</b>			
Traditional small single <i>Boyd, Putnam</i>	\$5,950	\$5,950	0.0%
Traditional small single <i>Haymaker, Moore</i>	\$5,940	\$5,940	0.0%
Traditional private single <i>Wefald</i>	\$9,000	\$9,000	0.0%
Traditional double <i>Boyd, Ford, Haymaker, Moore, Putnam</i>	\$5,200	\$5,200	0.0%
Traditional double <i>Goodnow, Marlatt</i>	\$5,200	\$5,200	0.0%
Traditional private double <i>West</i>	\$6,000	\$6,000	0.0%
Traditional private double <i>Wefald</i>	\$7,550	\$7,550	0.0%
Traditional triple <i>Boyd, Putnam</i>	\$5,050	\$5,050	0.0%
Traditional quad <i>Ford</i>	\$5,080	\$5,080	0.0%
<b>Suites</b>			
1 person private suite <i>Boyd, Putnam, Van Zile</i>	\$8,350	\$8,350	0.0%
1 person private suite <i>Marlatt</i>	\$8,350	\$8,350	0.0%
1 person by 1 person suite <i>Van Zile</i>	\$7,450	\$7,450	0.0%

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
1 person by 2 person suite (1 person side) <i>Van Zile</i>	\$7,350	\$7,350	0.0%
2 person private suite <i>Ford, Haymaker, Van Zile</i>	\$7,750	\$7,750	0.0%
2 person private suite <i>Goodnow, Marlatt</i>	\$7,850	\$7,850	0.0%
2 person private suite <i>West</i>	\$7,750	\$7,750	0.0%
2 person by 1 person suite (2 person side) <i>Van Zile</i>	\$7,050	\$7,050	0.0%
2 person by 2 person suite <i>Ford, Haymaker, Van Zile</i>	\$7,400	\$7,400	0.0%
2 person by 2 person suite <i>Goodnow, Marlatt</i>	\$7,450	\$7,450	0.0%
3 person room with private unattached bathroom <i>Ford, Haymaker</i>	\$6,200	\$6,200	0.0%
3 person room with private unattached bathroom <i>Goodnow, Marlatt</i>	\$6,400	\$6,400	0.0%
3 person private suite <i>Boyd, Putnam</i>	\$7,300	\$7,300	0.0%
3 person private suite <i>Goodnow, Marlatt</i>	\$7,670	\$7,670	0.0%
3 person private suite <i>Haymaker</i>	\$7,950	\$7,950	0.0%
3 person private suite <i>West</i>	\$7,950	\$7,950	0.0%
4 person private suite <i>Ford, Haymaker</i>	\$6,800	\$6,800	0.0%
4 person private suite <i>Goodnow, Marlatt</i>	\$7,050	\$7,050	0.0%
Clusters			
1 person inside cluster suite <i>Boyd, Putnam</i>	\$7,600	\$7,600	0.0%
2 person inside cluster suite <i>Boyd, Putnam</i>	\$7,100	\$7,100	0.0%
3 person inside cluster suite <i>Boyd, Putnam</i>	\$6,850	\$6,850	0.0%
Honors House	\$5,800	\$5,800	0.0%
Cooperative House <i>Smirthwaite</i> <sup>4</sup>	\$8,130	\$8,130	0.0%

<sup>1</sup> Includes housekeeping service other than within rooms.

<sup>2</sup> 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 KSU’s Student Information System (KSIS). All charges will be billed by Cashiers and Student Accounts and subject to their terms and conditions.

<sup>3</sup> For payment due dates, cancellation dates and charges, please refer to “Student Housing Contract Terms.”

<sup>4</sup> Rate includes meals plus assisting with house and food service operations on an average of one hour per day.

**Residence halls – Polytechnic campus** <sup>5</sup>

Rates are listed per person for both Fall and Spring semesters  
Effective July 1, 2021

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
Single room			
14 meal plan	\$11,240	\$12,140	8.0%
19 meal plan	\$11,732	\$12,670	8.0%
Double room			
14 meal plan	\$7,114	\$7,684	8.0%
19 meal plan	\$7,606	\$8,214	8.0%

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
Polytechnic campus housing fees			
Application fee	\$35	\$35	0.0%
Contract fee	\$75	\$75	0.0%

<sup>5</sup> For dates, misuse fees, locking in returner rates and more, refer to “Student Housing Contract Terms.”

**Residence halls – Summer session**

Rates listed per week

Effective May 2021

	<b>Double Room as Single</b>			<b>Double Room</b>		
	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
Manhattan campus						
Room and 14 meals	\$425	\$425	0.0%	\$295	\$295	0.0%
Room and 20 meals	\$450	\$450	0.0%	\$310	\$310	0.0%
Polytechnic campus						
Room and 10 meals	\$419	\$434	3.5%	\$244	\$259	6.2%
Room and 15 meals	\$446	\$466	4.3%	\$271	\$291	7.4%

**Apartments – Manhattan campus** <sup>6,7</sup>

Effective July 1, 2021

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
Traditional (12-month rate per apartment)			
1 bedroom unfurnished	\$6,480	\$6,480	0.0%
2 bedroom unfurnished	\$7,500	\$7,500	0.0%
Renovated (12-month rate per apartment)			
1 bedroom unfurnished	\$7,320	\$7,320	0.0%
2 bedroom unfurnished	\$8,460	\$8,460	0.0%
Highly Renovated (12-month rate per apartment)			
1 bedroom unfurnished	\$7,980	\$7,980	0.0%
2 bedroom unfurnished	\$9,840	\$9,840	0.0%
3 bedroom unfurnished	\$10,200	\$10,200	0.0%
Modern Construction (12-month rate per person, unless otherwise noted)			
1 bedroom unfurnished	\$9,540	\$9,540	0.0%
2 bedroom 1 bath unfurnished-dormered ceilings	\$6,780	\$6,780	0.0%
2 bedroom 1 bath unfurnished	\$7,320	\$7,320	0.0%
2 bedroom 2 bath unfurnished	\$7,920	\$7,920	0.0%
3 bedroom unfurnished	\$6,120	\$6,120	0.0%
4 bedroom unfurnished	\$5,520	\$5,520	0.0%
Studio unfurnished	\$8,520	\$8,520	0.0%
Studio loft unfurnished	\$9,300	\$9,300	0.0%
Town house unfurnished	\$12,060	\$12,060	0.0%
2 bedroom 1 bath furnished-hybrid apartment <sup>8</sup>	\$7,150	\$7,150	0.0%

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
2 bedroom 2 bath furnished-hybrid apartment <sup>8</sup>	\$7,500	\$7,500	0.0%
3 bedroom furnished-hybrid studio <sup>8</sup>	\$6,500	\$6,500	0.0%
4 bedroom furnished-community studio <sup>8</sup>	\$6,200	\$6,200	0.0%

<sup>6</sup> In addition to the monthly rates, a refundable deposit of \$200 is required at time of application. 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 the K-State Student Information System (KSIS). All charges will be billed by Cashiers and Student Accounts and subject to their terms and conditions. A late payment fee of \$10 will be charged for apartment rent not paid when due.

<sup>7</sup> Students provide linen, dishes, telephone and electricity. Electricity is included for hybrid apartments.

<sup>8</sup> 10-month room contract. Furniture is provided and rate includes electricity.

**MEAL PLANS**

**Residence hall and honors house residents – Manhattan campus <sup>9, 10</sup>**

Rates listed per academic year

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
All Access (unlimited access)	\$4,900	\$4,900	0.0%
Any 14 (14 swipes per week)	\$4,280	\$4,280	0.0%

<sup>9</sup> Sunday evening meals are not served.

<sup>10</sup> Students may deposit funds into Cat Cash to be used in all K-State Student Union and Housing and Dining Services retail options, including JP’s Sports Grill, Union Station by JP’s, Cornerstone Coffee and Bakery, Derby Bakery, Quik Cats convenience stores, Cliffside Rec Center convenience store and Housing laundry facilities. Students will have limited Grab and Go meals with all residential meal plans.

**Optional meal plans – Jardine Apartments residents, off-campus students and faculty/staff**

Rates listed per academic year

	<u>2020-2021</u>	<u>2021-2022</u>	<u>% Change</u>
Manhattan campus			
Optional Jardine resident 50 meal plan (50 entrances)	\$1,190	\$1,190	0.0%
Optional Jardine resident 100 meal plan (100 entrances)	\$2,260	\$2,260	0.0%
Optional Jardine resident all access meal plan <sup>11</sup>	\$4,900	\$4,900	0.0%
Optional faculty/staff 25 breakfast/lunch meal plan (25 entrances)	\$520	\$520	0.0%
Optional faculty/staff 50 breakfast/lunch meal plan (50 entrances)	\$1,040	\$1,040	0.0%
Optional faculty/staff 100 any meal plan (100 entrances)	\$2,340	\$2,340	0.0%
Optional off-campus student 50 breakfast/lunch meal plan (50 entrances)	\$1,060	\$1,060	0.0%
Optional off-campus student 100 any meal plan (100 entrances)	\$2,510	\$2,510	0.0%
Optional off-campus student 150 any meal plan (150 entrances)	\$3,580	\$3,580	0.0%

Polytechnic campus			
Optional 5 meal plan (lunch, M-F)	\$898	\$1,002	11.6%
<sup>11</sup> Must buy full year plan.			

**III. JUSTIFICATION FOR RATE ADJUSTMENT**

No housing or dining rate increases are requested for the Manhattan campus given the financial impact the COVID-19 pandemic has had on many students and families. Due to the current housing market and increased competition in the Manhattan community, it is critical the university is able to maintain competitive rates in order to attract and retain students. Keeping rates flat will require even tighter fiscal management and oversight in order to breakeven financially.

The Polytechnic campus requests an 8% increase to the housing and dining rate. Even though substantial strides have been made in renovating the residence halls, each hall is currently in need of a new roof. A portion of the additional revenue will target this need. Polytechnic is also changing food contractors to Sodexo. Sodexo is able to provide better quality food and additional services, but that comes with an increased cost. Additional revenue generated will be directed to yearly food inflation costs and the establishment of a kiosk in the Aviation Center to provide grab and go meals for students. Forty-eight percent of the Polytechnic student body are in the professional pilot program. Because flight times are scheduled from early morning to late in the evening, it is often difficult for students in the professional pilot program to meet the time schedules the cafeteria offers. Sodexo will operate the kiosk which will provide meals outside of the typical cafeteria hours to ensure students are able to eat at a convenient time and location.

**IV. STUDENT REVIEW OF FEE ADJUSTMENT**

The Student Auxiliary Services Work Group, which includes staff members from residence life, student services and fiscal services, provided input regarding Polytechnic’s housing and food service rates. The group reviewed current and projected housing system occupancy and expenses to determine appropriate rates. The Kansas State Polytechnic Student Governing Association passed a resolution in support of the proposed increases.

**V. ALTERNATIVES TO PROPOSAL**

Housing and Dining Services is a self-supporting auxiliary unit. Its operations are managed effectively and efficiently to keep rate increases low. As a self-supporting unit, they are responsible for funding all costs including maintaining and renovating the residence halls, dining centers and apartment buildings. It is necessary to have adequate reserves to fund debt service and finance future capital improvements during times of enrollment fluctuations. No other alternatives were identified.

**VI. PROJECTION OF REVENUE FROM AND NUMBER OF STUDENT AFFECTED BY FEE ADJUSTMENT**

The Polytechnic proposed rate increase is projected to generate an additional \$99,880 in revenue. Approximately 170 students living in the residence halls will be affected by the rate increase.

**VII. PROJECTED IMPACT OF RATE ADJUSTMENT ON STUDENT OCCUPANCY**

The Polytechnic rate increase is not projected to have a negative impact on student occupancy. Fall 2021 occupancy is projected to increase by 5% in accordance with enrollment projections.

**VIII. SUPPLEMENTAL FINANCIAL INFORMATION**

	<b>Projected FY 2022</b>	<b>Projected FY 2021</b>	<b>Actual FY 2020</b>	<b>Actual FY 2019</b>
Gross Operating Revenue	\$39,709,000	\$36,741,000	\$35,303,000	\$46,750,000
Gross Operating Expense	\$32,017,000	\$31,828,000	\$32,658,000	\$35,406,000
Gross Operating Revenue Gain/(Loss)	\$7,692,000	\$4,913,000	\$2,645,000	\$11,344,000
Capital Improvements Expenditures*	\$0	\$1,100,000	(\$282,000)	\$3,292,000
Annual Debt Service	\$9,524,000	\$9,525,000	\$9,554,000	\$8,897,000
Other Capital Expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$21,000</u>	<u>\$148,000</u>
<b>Net Operating Revenue/(Loss)</b>	<b>(\$1,832,000)</b>	<b>(\$5,712,000)</b>	<b>(\$6,648,000)</b>	<b>(\$993,000)</b>
<b>Housing System Earned Fund Balance</b>	\$287,000	\$2,118,000	\$7,829,000	\$14,478,000
<b>L/T Debt Outstanding</b>	\$121,805,000	\$126,440,000	\$130,855,000	\$121,165,000
<b>Occupancy Rate</b>	70.2%	63.3%	78.0%	82.9%

## \*Capital Improvements Planned:

FY 2019: \$1,400,000 – finish rehabilitation and repair renovations including Goodnow Hall, replacement of Van Zile roof, two freight elevator replacements for Derby Dining Center prior to renovations, repair/replace majority of balcony structural beams in Jardine Apartments

FY 2021: \$1,100,000 – finish life and safety rehabilitation and repair renovations for Derby Dining Center, repair/replace majority of balcony structural beams in Jardine Apartments as funds become available

FY 2022: \$100,000 – rehabilitation and repair of one or two of three chiller array in Strong Complex, several residential building concrete eyebrow repairs, possible replacement of suspended concrete walkways in older Jardine Apartments (depending on engineer's directive). All projects are subject to funds availability in FY 2022.