

**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.

**Regular Semester
Effective July 1, 2015**

<u>Single Students Per Person</u> ³⁾	Room & Meals ¹⁾	
	<u>Present</u>	<u>Recommended</u> ²⁾
Residence Halls - 20 Meal Plan ⁴⁾ Double Room	\$4,030.00	\$4,190.00
Residence Halls - 15 Meal Plan (any 15 per week) ⁴⁾ Double Room	\$3,955.00	\$4,115.00
Residence Halls - 10 Meal Plan (any 10 per week) ⁴⁾ Double Room	\$3,920.00	\$4,080.00
Cooperative House - 20 Meal Plan ⁵⁾ Double Room	\$3,465.00	\$3,605.00
Suite Options priced by semester		
1 Person Private Apartment	\$1,360.00	\$1,430.00
1 Person Private	\$1,150.00	\$1,210.00
1 Person by 1 Person (bath between)	\$1,040.00	\$1,090.00
1 Person side of a 1 by 2 (bath between)	\$990.00	\$1,035.00
2 Person side of a 1 by 2 (bath between)	\$870.00	\$910.00
2 Person Private	\$955.00	\$995.00
3 Person Private	\$855.00	\$890.00
2 Person by 2 Person (bath between)	\$790.00	\$855.00
4 Person Private	\$590.00	\$645.00
Unattached Triple	\$365.00	\$400.00
1 Person Private Inside Cluster	\$990.00	\$1,030.00
2 Person Private Inside Cluster	\$910.00	\$945.00
3 Person Private Inside Cluster	\$830.00	\$865.00
Single room with community bath additional rate	\$220.00	\$230.00

- 1) Includes housekeeping service other than within rooms. Sunday evening meals are not served.
- 2) Plus a non-refundable application fee of \$30.00 per academic year, from which a sum not to exceed \$25.00 may be deducted as a recreational and social fee. Plus a \$25 iSIS Processing fee that is credited if full payment is made at the beginning of the semester.
- 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 JPs Restaurant, Cornerstone Coffee Shop, Derby Bakery, All 5 Quick Cats C-Stores, Rec Center C Store Operation 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.

**Salina Campus Regular Semester ^{1), 2), 3)}
Effective July 1, 2015**

<u>Single Students Per Person</u>	Room & Meals	
	<u>Present</u>	<u>Recommended</u>
Residence Halls - 14 Meal Plan		
Double Room	\$3,104.00	\$3,147.00
Single Room	\$4,972.00	\$5,058.00
Residence Halls - 19 Meal Plan		
Double Room	\$3,320.00	\$3,363.00
Single Room	\$5,188.00	\$5,274.00
Other Salina Campus Housing Fees		
Application Fee	\$30.00	\$30.00

- 1) Plus a non-refundable application fee of \$30 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), 2), 3)}
Effective July 1, 2015
Rate Per Month**

<u>Traditional Rate Per Apartment ^{1), 2)}</u>	<u>Present</u>	<u>Recommended</u>
One Bedroom Unfurnished	\$435.00	\$455.00
Two Bedroom Unfurnished	\$515.00	\$535.00
<u>Renovated Rate Per Apartment ^{1), 2)}</u>		
One Bedroom Unfurnished	\$505.00	\$525.00
Two Bedroom Unfurnished	\$575.00	\$600.00
<u>Highly Renovated Rate Per Apartment ^{1), 2), 3)}</u>		
One Bedroom Unfurnished	\$545.00	\$565.00
Two Bedroom Unfurnished	\$655.00	\$680.00
Three Bedroom Unfurnished	\$755.00	\$785.00
<u>New Construction Rate Per Person ^{1), 2), 3)}</u>		
One Bedroom Unfurnished	\$630.00	\$655.00
Two Bedroom Unfurnished	\$535.00	\$555.00
Three Bedroom Unfurnished	\$470.00	\$490.00
Four Bedroom Unfurnished	\$435.00	\$450.00
Studio Unfurnished	\$575.00	\$600.00
Town House Unfurnished	\$998.00	\$998.00
Studio Loft Unfurnished	\$625.00	\$650.00

- 1) In addition to the monthly rates, a refundable deposit of \$400.00 is required at time of application and a non-refundable application fee of \$30.00 for each application from which a sum not to exceed \$25.00 may be

deducted as a recreational and social fee. Plus a \$25 iSIS Processing fee that is credited if full payment is made at the beginning of the semester. A late payment fee of \$10.00 will be charged for apartment rent not paid when due. Students provide linen, dishes, telephone and electricity.

2) Furniture is available for rent on a limited basis.

Summer Session
Effective May, 2015

	Double Room as Single		Double Room	
Room and 20 Meals Weekly	Present \$370.00	Recommended \$385.00	Present \$245.00	Recommended \$255.00
	Double Room as Single		Double Room	
Room and 15 Meals Weekly	Present \$365.00	Recommended \$380.00	Present \$242.00	Recommended \$250.00
	Double Room as Single		Double Room	
Room and 10 Meals Weekly	Present \$362.00	Recommended \$376.00	Present \$239.00	Recommended \$249.00

Salina Campus

	Single Room		Double Room	
Room and 15 Meals Weekly	Present \$218.00	Recommended \$227.00	Present \$179.00	Recommended \$185.00
	Single Room		Double Room	
Room and 10 Meals Weekly	Present \$195.00	Recommended \$204.00	Present \$156.00	Recommended \$162.00

Optional Meal Plans For Residents of Housing and Dining Services Apartments Per Semester

	Present	Recommended
Optional 5 Meal Plan (Lunch, M-F),	\$689.00	\$660.00
Optional 5 Dinner Plan (Dinner M-F)	\$880.00	\$880.00
Optional 10 Meal Plan	\$1,600.00	\$1,630.00
Optional 15 Meal Plan	\$1,817.00	\$1,890.00
Optional 20 Meal Plan	\$1,841.00	\$1,924.00

Salina Campus

Optional 5 Meal Plan (Lunch, M-F)	\$428.00	\$428.00
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II. Expenditure Impact of Proposal.

The proposed rates are recommended to cover increased operational costs. Expenditures for salaries and benefits, facility maintenance, food, utilities, and other operational categories such as technology are expected to rise about 3.7% collectively. Normal capital improvement projects are expected to be \$2,400,000 less in FY 2016, though self-funded/reserve improvements as part of the Goodnow and Marlatt Hall renovation will exceed \$1,500,000. Debt service also increases by \$1.7 million in FY 2015 as debt service payments begin for a new residence hall and dining center being constructed for occupancy by August, 2016.

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	\$358,000	Student Labor	\$150,000
Utilities Increase	\$192,000	Debt Service	\$566,100
Food and Supplies	\$585,000	(additional debt service)	

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 3.9% over FY 2015 Residence Hall and Apartment.

IV. Estimated Benefits from Proposal

Approximately 5,300 students living in Residence Halls, Cooperative 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, facility maintenance and increased debt service for the new dining center and residential hall. Additionally, planned upgrades to roofs, elevators, heating and cooling systems, dining service facilities and academic support facilities require resources. Even though it's a challenge, we successfully maintain room and board rates that are below national and Big XII averages. Within the Big XII, we continue to remain in the lower one-fourth.

V. Alternatives to Proposal

None Identified. Because Housing and Dining is entirely self-supporting, user fees must cover costs.

VI. Impact of Not Implementing Proposal

The Housing and Dining Services annual operating budget is approximately \$44 million. The insured replacement value of the housing facilities is about \$411 million. Prudent management and legally binding bond covenants require a fiscally stable budget and a properly maintained physical plant – in other words a stable future. Failure to properly plan, budget and operate would compromise our ability to meet core responsibilities to students. Additionally, failure to meet bond covenants would jeopardize any University efforts to finance future capital improvements.

VII. Supplemental Financial Information

Salina and Manhattan Campuses	Projected FY 2016	Projected FY 2015	Actual FY 2014	Actual FY 2013	Actual FY 2012
Gross Operating Revenue	\$47,281,000	\$45,675,000	\$43,997,000	\$43,038,000	\$38,186,000
Salaries and Wages	\$19,114,000	\$18,605,000	\$17,994,000	\$17,490,000	\$16,898,000
Other Operating Expenditures	<u>\$16,576,000</u>	<u>\$15,798,000</u>	<u>\$15,193,000</u>	<u>\$15,950,000</u>	<u>\$12,794,000</u>
Total Gross Operating Expense	\$35,690,000	\$34,403,000	\$33,187,000	\$33,440,000	\$29,692,000
Gross Operating Revenue(Loss) ⁽¹⁾	\$11,591,000	\$11,272,000	\$10,810,000	\$9,598,000	\$8,494,000
Capital Improvements Expense *	\$2,660,000	\$5,060,000	\$2,549,000	\$1,597,000	\$4,020,000
Annual Debt Service	\$7,575,000	\$7,008,000	\$5,310,000	\$5,920,000	\$5,055,000
Other Capital Expenditures	<u>\$655,000</u>	<u>\$425,000</u>	<u>\$118,000</u>	<u>\$188,000</u>	<u>\$192,000</u>
Net Revenue(Loss)	\$701,000	(\$1,221,000)	\$2,833,000	\$1,893,000	(\$773,000)
Occupancy Rate	99.0%	98.5%	97.7%	101.0%	101.6%
Housing System Earned Fund Balance⁽²⁾	\$15,865,000	\$15,163,000	\$16,305,000	\$13,472,000	\$11,579,000
L/T Debt Outstanding	\$132,715,000	\$134,805,000	\$137,080,000	\$74,470,000	\$76,425,000

*Capital Improvements Planned:

FY 2015 - \$5,060,000 (Rehab and Repair Renovations including HVAC repairs, roof replacements, Fire Suppression and \$2 million reserve for upgrade to Food Service Centers)

FY 2016 - \$2,660,000 (Rehab and Repair Renovations including roof replacements and Elevators and renovations to Goodnow and Marlatt)

- (1) Bond covenants require 1.25 times annual debt service. Failure to meet this requirement will jeopardize the university's financial rating.
- (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 \$411 million. Long term fiscal stability requires a properly maintained physical plant.