

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

**I. PROPOSED RATES (Room and Board)**

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

**Manhattan Campus Regular Semester** <sup>1, 2, 3, 4</sup>  
**Effective July 1, 2018**

<u>Single Students Per Person</u>	<b>Room Rate (per semester)</b>		
	<u>2017-2018</u>	<u>2018-2019</u>	<u>% Change</u>
<b>Traditional Rooms</b>			
Traditional small single <i>Boyd, Putnam</i>	\$2,770	\$2,850	2.9%
Traditional small single <i>Haymaker, Moore</i>	\$2,695	\$2,770	2.8%
Traditional private single <i>Wefald</i>	\$3,925	\$4,200	7.0%
Traditional double <i>Boyd, Ford, Haymaker, Moore, Putnam</i>	\$2,415	\$2,475	2.5%
Traditional double <i>Goodnow</i>	\$2,510	\$2,575	2.6%
Traditional double <i>Marlatt</i>	\$2,550	\$2,625	2.9%
Traditional private double <i>West</i>	\$2,830	\$2,900	2.5%
Traditional private double <i>Wefald</i>	\$3,360	\$3,500	4.2%
Traditional triple	\$2,400	\$2,450	2.1%
Traditional quad	\$2,430	\$2,475	1.9%
<b>Suites</b>			
1 person private suite <i>Van Zile</i>	\$3,755	\$3,900	3.9%
1 person private suite <i>Marlatt</i>	\$3,860	\$4,000	3.6%
1 person by 1 person suite	\$3,590	\$3,700	3.1%
1 person by 2 person suite (1 person side)	\$3,530	\$3,650	3.4%
2 person private suite <i>Ford, Haymaker, Van Zile</i>	\$3,555	\$3,650	2.7%
2 person private suite <i>Goodnow, Marlatt</i>	\$3,625	\$3,725	2.8%
2 person private suite <i>West</i>	\$3,990	\$3,990	0.0%
2 person by 1 person suite (2 person side)	\$3,395	\$3,500	3.1%
2 person by 2 person suite <i>Ford, Haymaker, Van Zile</i>	\$3,370	\$3,475	3.1%
2 person by 2 person suite <i>Goodnow, Marlatt</i>	\$3,465	\$3,565	2.9%
3 person room with private unattached bathroom <i>Ford, Haymaker</i>	\$2,870	\$2,950	2.8%
3 person room with private unattached bathroom <i>Goodnow, Marlatt</i>	\$2,975	\$3,050	2.5%
3 person private suite <i>Boyd, Putnam</i>	\$3,415	\$3,500	2.5%
3 person private suite <i>Goodnow, Marlatt</i>	\$3,510	\$3,650	4.0%
3 person private suite <i>Haymaker</i>	\$3,415	\$3,750	9.8%
3 person private suite <i>West</i>	\$3,865	\$3,865	0.0%
4 person private suite <i>Ford, Haymaker</i>	\$3,140	\$3,225	2.7%
4 person private suite <i>Goodnow, Marlatt</i>	\$3,245	\$3,345	3.1%

	<b>Room Rate (per semester)</b>		
	<b><u>2017-2018</u></b>	<b><u>2018-2019</u></b>	<b><u>% Change</u></b>
Clusters			
1 person inside cluster suite	\$3,540	\$3,650	3.1%
2 person inside cluster suite	\$3,435	\$3,525	2.6%
3 person inside cluster suite	\$3,350	\$3,400	1.5%
Honors House	\$2,750	\$2,800	1.8%
Cooperative House <sup>5</sup>	\$3,725	\$3,910	5.0%
Living Community			
2 bedroom 1 bath apartment (4 person)	\$2,910	\$3,000	3.1%
2 bedroom 2 bath apartment (4 person)	\$3,345	\$3,450	3.1%
3 bedroom 2 bath apartment (6 person)	\$2,710	\$2,795	3.1%
4 bedroom 2 bath apartment (8 person)	\$2,550	\$2,625	2.9%

**Meal plans for residence hall and Living Community residents (rate per semester) <sup>6</sup>**

	<b><u>2017-2018</u></b>	<b><u>2018-2019</u></b>	<b><u>% Change</u></b>
All Access (unlimited access)	\$2,300	\$2,365	2.8%
Any 14 (14 swipes per week)	\$1,950	\$2,010	3.1%

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

<sup>2</sup> Application fee of \$30.00 (non-refundable) is assessed each academic year and is due before the contract will be processed. Up to \$25.00 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.

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

<sup>4</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, Cornerstone Coffee and Bakery, Derby Bakery, Quick 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.

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

<sup>6</sup> Sunday evening meals are not served.

**Polytechnic Campus Regular Semester**<sup>1, 2, 3</sup>  
*Effective July 1, 2018*

<b><u>Single Students Per Person</u></b>	<b>Rooms and Meals (rater per semester)</b>		
	<b><u>2017-2018</u></b>	<b><u>2018-2019</u></b>	<b><u>% Change</u></b>
Residence halls - 14 meal plan			
Double room	\$3,243	\$3,353	3.4%
Single room	\$5,188	\$5,298	2.1%
Residence halls - 19 meal plan			
Double room	\$3,469	\$3,585	3.3%
Single room	\$5,414	\$5,530	2.1%
Other Polytechnic campus housing fees			
Application fee	\$30	\$30	0.0%

<sup>1</sup> Plus a non-refundable application fee of \$30.00 per contract from which a sum not to exceed \$25 may be used as a recreational and social fee.

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

<sup>3</sup> 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**<sup>1, 2</sup>  
*Effective July 1, 2018*

	<b><u>2017-2018</u></b>	<b><u>2018-2019</u></b>	<b><u>% Change</u></b>
Traditional (rate per apartment per month)			
1 bedroom unfurnished	\$495	\$510	3.0%
2 bedroom unfurnished	\$575	\$595	3.5%
Renovated (rate per apartment per month)			
1 bedroom unfurnished	\$565	\$585	3.5%
2 bedroom unfurnished	\$650	\$675	3.8%
Highly Renovated <sup>3</sup> (rate per apartment per month)			
1 bedroom unfurnished	\$605	\$625	3.3%
2 bedroom unfurnished	\$730	\$755	3.4%
3 bedroom unfurnished	\$795	\$800	0.6%
Modern Construction <sup>3</sup> (rate per person per month)			
1 bedroom unfurnished	\$705	\$730	3.5%
2 bedroom 1 bath unfurnished	\$575	\$580	0.9%
2 bedroom 2 bath unfurnished	\$595	\$610	2.5%
3 bedroom unfurnished	\$500	\$505	1.0%
4 bedroom unfurnished	\$450	\$455	1.1%

	<b><u>2017-2018</u></b>	<b><u>2018-2019</u></b>	<b><u>% Change</u></b>
Studio unfurnished	\$640	\$650	1.6%
Studio loft unfurnished	\$695	\$705	1.4%
Town house unfurnished	\$998	\$998	0.0%
2 bedroom 1 bath furnished-hybrid apartment <sup>4</sup>	New	\$680	n/a
2 bedroom 2 bath furnished-hybrid apartment <sup>4</sup>	New	\$710	n/a
3 bedroom furnished-hybrid studio <sup>4</sup>	New	\$605	n/a
4 bedroom furnished-community studio <sup>4</sup>	\$540	\$555	2.8%

<sup>1</sup> 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. A late payment fee of \$10 will be charged for apartment rent not paid when due.

<sup>2</sup> Students provide linen, dishes, telephone and electricity for apartments. Electricity is included for hybrid apartments.

<sup>3</sup> Furniture is available for rent on a limited basis.

<sup>4</sup> 10-month room contract

**Summer Session**  
**Effective May 2018**

	<b>Double Room as Single</b>		<b>Double Room</b>	
	<b><u>2017-2018</u></b>	<b><u>2018-2019</u></b>	<b><u>2017-2018</u></b>	<b><u>2018-2019</u></b>
Manhattan campus (rate per week)				
Room and 14 meals	\$385	\$400	\$260	\$270
Room and 20 meals	\$395	\$415	\$265	\$280
Polytechnic campus (rate per week)				
Room and 10 meals	\$302	\$417	\$183	\$242
Room and 15 meals	\$327	\$443	\$208	\$268

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

	<u>2017-2018</u>	<u>2018-2019</u>
Manhattan Campus (rate per semester)		
Optional Jardine resident 50 meal plan (50 entrances)	\$595	\$595
Optional Jardine resident 100 meal plan (100 entrances)	\$1,130	\$1,130
Optional Jardine resident all-access meal plan <sup>1</sup>	\$2,300	\$2,365
Optional faculty/staff 25 breakfast/lunch meal plan (25 entrances)	New	\$260
Optional faculty/staff 50 breakfast/lunch meal plan (50 entrances)	\$530	\$520
Optional faculty/staff 100 any meal plan (100 entrances)	\$1,195	\$1,170
Optional off-campus student 50 breakfast/lunch meal plan (50 entrances)	\$530	\$530
Optional off-campus student 100 any meal plan (100 entrances)	\$1,255	\$1,255
Optional off-campus student 150 any meal plan (150 entrances)	\$1,790	\$1,790
Polytechnic Campus (rate per semester)		
Optional 5 meal plan (lunch, M-F)	\$449	\$489

<sup>1</sup> Must buy full year plan.

## **II. Expenditure Impact of Proposal**

The proposed rates are recommended to cover increased operational costs within the Housing and Dining auxiliary. Expenditures for salaries and benefits increases approximately 3% as a result of increasing group health insurance employer rates and KPERS retirement rate. Operating expenses are also expected to increase approximately 3.1% related to food, facility maintenance, and a utilities increase resulting from Westar electricity rate increases of 5-7%. Capital improvement projects are projected at \$2.2 million for fire/life safety and ADA renovations in Goodnow Hall. Because K-State does not require any student to live in university-owned residence halls or apartments, the university provides excellent facilities and exemplary service to maintain the optimal number of residents.

Salaries and KPERS increase	\$600,000	Student labor	\$65,000
Utilities increase	\$300,000	OOE increase	\$50,000
Food increase	\$138,000		

## **III. Revenue Impact of Proposal**

K-State's housing system operates as an auxiliary unit so all projected revenue is deposited to auxiliary funds. The estimated additional revenue of approximately \$1.0 million is an increase of about 2% over FY 2018 residence hall, apartment and dining projected totals.

## **IV. Estimated Benefits from Proposal**

Approximately 5,050 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. Additionally, the resources will be used to update the infrastructure in Goodnow Hall along with annual facilities maintenance in the residential buildings and dining service areas. Even though it is a challenge, the University successfully maintains room and board rates that are below national and Big XII averages. K-State continues to remain competitive in the lower one-third of the Big XII universities.

**V. Alternatives to Proposal**

None identified. User fees must cover all operating costs including maintenance and renovations of the residence hall, dining services and apartment buildings since Housing and Dining is a self-supporting enterprise.

**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 \$556 million. Housing and Dining Services is a self-supporting auxiliary unit. Prudent management requires 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 the University's 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**

	<b>Projected FY 2019</b>	<b>Projected FY 2018</b>	<b>Actual FY 2017</b>	<b>Actual FY 2016</b>	<b>Actual FY 2015</b>
<b>Gross Operating Revenue</b>	\$50,412,000	\$49,394,000	\$46,473,000	\$44,317,000	\$46,165,000
<b>Salaries and Wages</b>	\$22,926,000	\$22,261,000	\$20,544,000	\$19,249,000	\$15,235,000
<b>Other Operating Expenditures</b>	<u>\$16,184,000</u>	<u>\$15,696,000</u>	<u>\$16,169,000</u>	<u>\$14,654,000</u>	<u>\$17,780,000</u>
<b>Total Gross Operating Expense</b>	\$39,110,000	\$37,957,000	\$36,713,000	\$33,903,000	\$33,015,000
<b>Gross Operating Revenue (Loss) <sup>1</sup></b>	\$11,302,000	\$11,437,000	\$9,760,000	\$10,414,000	\$13,150,000
<b>Capital Improvements Expense*</b>	\$2,160,000	\$2,660,000	\$4,976,000	\$6,255,000	\$3,268,000
<b>Annual Debt Service</b>	\$8,899,000	\$8,898,000	\$8,833,000	\$7,492,000	\$7,047,000
<b>Other Capital Expenditures</b>	<u>\$150,000</u>	<u>\$150,000</u>	<u>\$162,000</u>	<u>\$324,000</u>	<u>\$238,000</u>
<b>Net Revenue (Loss)</b>	\$93,000	(\$271,000)	(\$4,211,000)	(\$3,657,000)	\$2,597,000
<b>Occupancy Rate – Fall 20<sup>th</sup> Day</b>	87.6%	87.3%	84.8%	93.7%	98.5%
<b>Housing System Earned Fund Balance <sup>2</sup></b>	\$15,900,000	\$15,807,000	\$16,034,000	\$20,244,000	\$23,902,000
<b>L/T Debt Outstanding</b>	\$123,017,000	\$126,853,000	\$130,515,000	\$131,895,000	\$133,980,000

\*Capital Improvements Planned:

- FY 2018: \$2,660,000 (rehabilitation and repair renovations including Kramer phase III completion, Goodnow phase I of Marlatt-Goodnow Renovation and Union Station by JP's dining equipment)
- FY 2019: \$2,160,000 (rehabilitation and repair renovations including Goodnow phase II of Marlatt-Goodnow Renovation, waste stacks in Strong Complex residence halls and Moore Hall asbestos abatement.)

<sup>1</sup> 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.

<sup>2</sup> 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 \$556 million. The long-term fiscal stability requires a properly maintained physical plant.