

**KANSAS STATE UNIVERSITY  
HOUSING AND FOOD SERVICE RATES  
NOVEMBER 2018 (Revised)**

**I. DESCRIPTION OF RATE ADJUSTMENT**

**Manhattan Campus Academic Year**<sup>1, 2, 3, 4</sup>  
**Effective July 1, 2019**

Rates listed for both Fall and Spring Semester

<u>Single Students Per Person</u>	<u>2018-2019</u>	<u>Room Rate</u> <u>2019-2020</u>	<u>% Change</u>
<b>Traditional Rooms</b>			
Traditional small single <i>Boyd, Putnam</i>	\$5,700	\$5,700	0.0%
Traditional small single <i>Haymaker, Moore</i>	\$5,540	\$5,740	3.6%
Traditional private single <i>Wefald</i>	\$8,400	\$8,750	4.2%
Traditional double <i>Boyd, Ford, Haymaker, Moore, Putnam</i>	\$4,950	\$5,080	2.6%
Traditional double <i>Goodnow</i>	\$5,150	\$5,250	1.9%
Traditional double <i>Marlatt</i>	\$5,250	\$5,250	0.0%
Traditional private double <i>West</i>	\$5,800	\$5,900	1.7%
Traditional private double <i>Wefald</i>	\$7,000	\$7,250	3.6%
Traditional triple <i>Boyd, Putnam</i>	\$4,900	\$4,950	1.0%
Traditional quad <i>Ford</i>	\$4,950	\$5,080	2.6%
<b>Suites</b>			
1 person private suite <i>Boyd, Putnam, Van Zile</i>	\$7,800	\$8,000	2.6%
1 person private suite <i>Marlatt</i>	\$8,000	\$8,200	2.5%
1 person by 1 person suite <i>Van Zile</i>	\$7,400	\$7,400	0.0%
1 person by 2 person suite (1 person side) <i>Van Zile</i>	\$7,300	\$7,300	0.0%
2 person private suite <i>Ford, Haymaker, Van Zile</i>	\$7,300	\$7,500	2.7%
2 person private suite <i>Goodnow, Marlatt</i>	\$7,450	\$7,650	2.7%
2 person private suite <i>West</i>	\$7,980	\$7,980	0.0%
2 person by 1 person suite (2 person side) <i>Van Zile</i>	\$7,000	\$7,000	0.0%
2 person by 2 person suite <i>Ford, Haymaker, Van Zile</i>	\$6,950	\$7,200	3.6%
2 person by 2 person suite <i>Goodnow, Marlatt</i>	\$7,130	\$7,300	2.4%
3 person room with private unattached bathroom <i>Ford, Haymaker</i>	\$5,900	\$6,000	1.7%
3 person room with private unattached bathroom <i>Goodnow, Marlatt</i>	\$6,100	\$6,250	2.5%
3 person private suite <i>Boyd, Putnam</i>	\$7,000	\$7,150	2.1%
3 person private suite <i>Goodnow, Marlatt</i>	\$7,300	\$7,470	2.3%
3 person private suite <i>Haymaker</i>	\$7,500	\$7,700	2.7%
3 person private suite <i>West</i>	\$7,730	\$7,790	0.8%
4 person private suite <i>Ford, Haymaker</i>	\$6,450	\$6,650	3.1%
4 person private suite <i>Goodnow, Marlatt</i>	\$6,690	\$6,850	2.4%

Clusters			
1 person inside cluster suite <i>Boyd, Putnam</i>	\$7,300	\$7,450	2.1%
2 person inside cluster suite <i>Boyd, Putnam</i>	\$7,050	\$7,050	0.0%
3 person inside cluster suite <i>Boyd, Putnam</i>	\$6,800	\$6,800	0.0%
Honors House	\$5,600	\$5,720	2.1%
Cooperative House <sup>5</sup>	\$7,820	\$7,990	2.2%

<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 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> 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.

**Meal plans for residence hall and Honors House residents <sup>6</sup>**

Rates listed per academic year

	<u>2018-2019</u>	<u>2019-2020</u>	<u>% Change</u>
All Access (unlimited access)	\$4,730	\$4,790	1.3%
Any 14 (14 swipes per week)	\$4,020	\$4,190	4.2%

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

**Polytechnic Campus Academic Year <sup>7</sup>**

*Effective July 1, 2019*

Rates listed for both Fall and Spring Semester

<u>Single Students Per Person</u>	<b>Rooms and Meals</b>		
	<u>2018-2019</u>	<u>2019-2020</u>	<u>% Change</u>
Residence halls - 14 meal plan			
Double room	\$6,706	\$6,974	4.0%
Single room	\$10,596	\$11,020	4.0%
Residence halls - 19 meal plan			
Double room	\$7,170	\$7,456	4.0%
Single room	\$11,060	\$11,502	4.0%

Other Polytechnic campus housing fees			
Application fee	\$35	\$35	0.0%
Contract fee	\$75	\$75	0.0%

<sup>7</sup> For dates, misuse fees, locking in returner rates and more, refer to “Student Housing Contract Terms.”

**Manhattan Campus Apartments** <sup>8,9</sup>  
*Effective July 1, 2019*

	<u>2018-2019</u>	<u>2019-2020</u>	<u>% Change</u>
Traditional (12-month rate per apartment)			
1 bedroom unfurnished	\$6,120	\$6,300	2.9%
2 bedroom unfurnished	\$7,140	\$7,320	2.5%
Renovated (12-month rate per apartment)			
1 bedroom unfurnished	\$7,020	\$7,260	3.4%
2 bedroom unfurnished	\$8,100	\$8,340	3.0%
Highly Renovated (12-month rate per apartment)			
1 bedroom unfurnished	\$7,500	\$7,860	4.8%
2 bedroom unfurnished	\$9,060	\$9,480	4.6%
3 bedroom unfurnished	\$9,600	\$10,020	4.4%
Modern Construction (12-month rate per person)			
1 bedroom unfurnished	\$8,760	\$9,180	4.8%
2 bedroom 1 bath unfurnished	\$6,960	\$7,200	3.4%
2 bedroom 2 bath unfurnished	\$7,320	\$7,620	4.1%
3 bedroom unfurnished	\$6,060	\$6,120	1.0%
4 bedroom unfurnished	\$5,460	\$5,520	1.1%
Studio unfurnished	\$7,800	\$8,160	4.6%
Studio loft unfurnished	\$8,460	\$8,880	5.0%
Town house unfurnished	\$11,976	\$11,976	0.0%
2 bedroom 1 bath furnished-hybrid apartment <sup>10</sup>	\$6,800	\$7,150	5.1%
2 bedroom 2 bath furnished-hybrid apartment <sup>10</sup>	\$7,100	\$7,500	5.6%
3 bedroom furnished-hybrid studio <sup>10</sup>	\$6,050	\$6,350	5.0%
4 bedroom furnished-community studio <sup>10</sup>	\$5,550	\$5,850	5.4%

<sup>8</sup> In addition to the monthly rates, a refundable deposit of \$400.00 is required at time of application. A non-refundable application fee of \$30.00 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 Cashiers and Student Accounts and subject to their terms and conditions. A late payment fee of \$10.00 will be charged for apartment rent not paid when due.

<sup>9</sup> Students provide linen, dishes, telephone and electricity.

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

**Summer Session**  
**Effective May 2019**  
Rates listed per week

	<b>Double Room as Single</b>		<b>Double Room</b>	
	<b><u>2018-2019</u></b>	<b><u>2019-2020</u></b>	<b><u>2018-2019</u></b>	<b><u>2019-2020</u></b>
<b>Manhattan campus</b>				
Room and 14 meals	\$400	\$415	\$270	\$285
Room and 20 meals	\$415	\$430	\$280	\$295
<b>Polytechnic campus</b>				
Room and 10 meals	\$417	\$419	\$242	\$244
Room and 15 meals	\$443	\$446	\$268	\$271

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

Rates listed per academic year

	<b><u>2018-2019</u></b>	<b><u>2019-2020</u></b>
<b>Manhattan Campus</b>		
Optional Jardine resident 50 meal plan (50 entrances)	\$1,190	\$1,190
Optional Jardine resident 100 meal plan (100 entrances)	\$2,260	\$2,260
Optional Jardine resident all-access meal plan <sup>11</sup>	\$4,730	\$4,790
Optional faculty/staff 25 breakfast/lunch meal plan (25 entrances)	\$520	\$520
Optional faculty/staff 50 breakfast/lunch meal plan (50 entrances)	\$1,040	\$1,040
Optional faculty/staff 100 any meal plan (100 entrances)	\$2,340	\$2,340
Optional off-campus student 50 breakfast/lunch meal plan (50 entrances)	\$1,060	\$1,060
Optional off-campus student 100 any meal plan (100 entrances)	\$2,510	\$2,510
Optional off-campus student 150 any meal plan (150 entrances)	\$3,580	\$3,580
<b>Polytechnic Campus</b>		
Optional 5 meal plan (lunch, M-F)	\$898	\$898

<sup>11</sup> Must buy full year plan.

**II. JUSTIFICATION FOR RATE ADJUSTMENT**

The traditional double room rate with the 14 meal plan used by half of students results in a 3.3% rate increase for the Manhattan campus. The proposed rates are recommended to cover anticipated increased operational costs within the Housing and Dining auxiliary. Increased expenditures for salaries and benefits are expected due to increasing KPERs and health insurance rates. In addition, there is more competition in the markets for building trades positions resulting in higher salary increases to recruit and retain these positions. Facility maintenance and repair costs continue escalating and building supplies costs are increasing due to the strong economy and real and perceived tariff effects. Contracted services, such as elevator maintenance, have had steep increases due to skilled labor shortages. Although food prices have held steady overall during the past year, recent weather-related catastrophes may have impact in coming months. Technology costs have increased in the wake of the Hale Library fire as hardware and software have been replaced or adjusted. Capital improvement projects are expected to be \$1,755,000 including Haymaker Hall roof replacement and eyebrow renovations and the second phase of asbestos abatement in Moore Hall. If Legislative and Board of Regents approval is received, \$15 million will be borrowed

in FY 2020 for life and safety improvements to Derby Dining Center and added to the long term debt outstanding principal amount. The annual debt service costs are increased by \$1 million for the Derby Dining Center construction project.

Salaries and fringe benefit increases	- \$1,346,000
Other Operating Expenditures:	
Contracted Services Increase for Simplex Grinnell, elevator maintenance, etc.	-\$411,000
Scholarships	-\$879,000
Other increases including food and technology costs	-\$188,000
Capital Improvement projects and maintenance and renovations	-\$1,755,000

**III. STUDENT REVIEW OF FEE ADJUSTMENT**

On the Manhattan campus, the Associate Vice President for Housing and Dining met with the Executive Board of the Association of Residence Halls, comprised of residence hall students, and reviewed the proposed rate increases. Students had the opportunity to ask questions and provide feedback before the rates were finalized and submitted to the Board of Regents.

The Polytechnic campus senior administration met with the Student Auxiliary Committee in early October to begin discussion on the room and board rates for Fiscal Year 2020. The Student Governing Association (SGA) Vice President was included in all of the discussions and agreed to request a 5.0% rate increase to the Board of Regents. After bringing the proposed rate increase to the full SGA board, the students asked that the rate increase be reduced. After discussion, the Student Auxiliary Committee decided to reduce the rate to 4.0% and administration concurred.

**IV. ALTERNATIVES TO PROPOSAL**

Housing and Dining Services on both campuses are self-supporting auxiliary units. Their operations are managed effectively and efficiently to keep rate increases low. As a self-supporting unit, they are responsible for funding all of their cost increases 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. Therefore, it is necessary to request rate increases. No other alternatives were identified to replace the fee adjustments.

**V. PROJECTION OF REVENUE FROM AND NUMBER OF STUDENTS AFFECTED BY FEE ADJUSTMENT**

The proposed rate increases and an estimated increase of 100 new students generates an additional \$2,821,000 in revenue with \$2,596,000 from the Manhattan campus and \$225,000 from the Polytechnic campus. Approximately 5,000 students living in residence halls, the cooperative house, the honors house and apartments will be affected by the rate increase.

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

The rate increase is not projected to have a negative impact on student occupancy. We are projecting the Fall 2018 increase of 85 new freshmen in the residence halls to continue in Fall 2019, with an additional 100 new students living in the residence halls.