

**KANSAS STATE UNIVERSITY
FY 2021 HOUSING AND FOOD SERVICE RATES
NOVEMBER 2019**

I. DESCRIPTION OF RATE ADJUSTMENT**Residence halls – Manhattan campus** ^{1,2,3}

Rates are listed per person for both Fall and Spring semesters

Effective July 1, 2020

	<u>2019-2020</u>	<u>2020-2021</u>	<u>% Change</u>
Traditional Rooms			
Traditional small single <i>Boyd, Putnam</i>	\$5,700	\$5,950	4.4%
Traditional small single <i>Haymaker, Moore</i>	\$5,740	\$5,940	3.5%
Traditional private single <i>Wefald</i>	\$8,750	\$9,000	2.9%
Traditional double <i>Boyd, Ford, Haymaker, Moore, Putnam</i>	\$5,080	\$5,200	2.4%
Traditional double <i>Goodnow, Marlatt</i>	\$5,250	\$5,200	-1.0%
Traditional private double <i>West</i>	\$5,900	\$6,000	1.7%
Traditional private double <i>Wefald</i>	\$7,250	\$7,550	4.1%
Traditional triple <i>Boyd, Putnam</i>	\$4,950	\$5,050	2.0%
Traditional quad <i>Ford</i>	\$5,080	\$5,080	0.0%
Suites			
1 person private suite <i>Boyd, Putnam, Van Zile</i>	\$8,000	\$8,350	4.4%
1 person private suite <i>Marlatt</i>	\$8,200	\$8,350	1.8%
1 person by 1 person suite <i>Van Zile</i>	\$7,400	\$7,450	0.7%
1 person by 2 person suite (1 person side) <i>Van Zile</i>	\$7,300	\$7,350	0.7%
2 person private suite <i>Ford, Haymaker, Van Zile</i>	\$7,500	\$7,750	3.3%
2 person private suite <i>Goodnow, Marlatt</i>	\$7,650	\$7,850	2.6%
2 person private suite <i>West</i>	\$7,980	\$7,750	-2.9%
2 person by 1 person suite (2 person side) <i>Van Zile</i>	\$7,000	\$7,050	0.7%
2 person by 2 person suite <i>Ford, Haymaker, Van Zile</i>	\$7,200	\$7,400	2.8%
2 person by 2 person suite <i>Goodnow, Marlatt</i>	\$7,300	\$7,450	2.1%
3 person room with private unattached bathroom <i>Ford, Haymaker</i>	\$6,000	\$6,200	3.3%
3 person room with private unattached bathroom <i>Goodnow, Marlatt</i>	\$6,250	\$6,400	2.4%
3 person private suite <i>Boyd, Putnam</i>	\$7,150	\$7,300	2.1%
3 person private suite <i>Goodnow, Marlatt</i>	\$7,470	\$7,670	2.7%
3 person private suite <i>Haymaker</i>	\$7,700	\$7,950	3.2%
3 person private suite <i>West</i>	\$7,790	\$7,950	2.1%
4 person private suite <i>Ford, Haymaker</i>	\$6,650	\$6,800	2.3%
4 person private suite <i>Goodnow, Marlatt</i>	\$6,850	\$7,050	2.9%
Clusters			
1 person inside cluster suite <i>Boyd, Putnam</i>	\$7,450	\$7,600	2.0%
2 person inside cluster suite <i>Boyd, Putnam</i>	\$7,050	\$7,100	0.7%
3 person inside cluster suite <i>Boyd, Putnam</i>	\$6,800	\$6,850	0.7%

	<u>2019-2020</u>	<u>2020-2021</u>	<u>% Change</u>
Honors House	\$5,720	\$5,800	1.4%
Cooperative House <i>Smirthwaite</i> ⁴	\$7,990	\$8,130	1.8%

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

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

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

Residence halls – Polytechnic campus ⁵

Rates are listed per person for both Fall and Spring semesters
Effective July 1, 2020

	<u>2019-2020</u>	<u>2020-2021</u>	<u>% Change</u>
Single room			
14 meal plan	\$11,020	\$11,240	2.0%
19 meal plan	\$11,502	\$11,732	2.0%
Double room			
14 meal plan	\$6,974	\$7,114	2.0%
19 meal plan	\$7,456	\$7,606	2.0%
Polytechnic campus housing fees			
Application fee	\$35	\$35	0.0%
Contract fee	\$75	\$75	0.0%

⁵ 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 2020

	<u>Double Room as Single</u>			<u>Double Room</u>		
	<u>2019-2020</u>	<u>2020-2021</u>	<u>% Change</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>% Change</u>
Manhattan campus						
Room and 14 meals	\$415	\$425	2.4%	\$285	\$295	3.5%
Room and 20 meals	\$430	\$450	4.7%	\$295	\$310	5.1%
Polytechnic campus						
Room and 10 meals	\$419	\$419	0.0%	\$244	\$244	0.0%
Room and 15 meals	\$446	\$446	0.0%	\$271	\$271	0.0%

Apartments – Manhattan campus ^{6,7}

Effective July 1, 2020

	<u>2019-2020</u>	<u>2020-2021</u>	<u>% Change</u>
Traditional (12-month rate per apartment)			
1 bedroom unfurnished	\$6,300	\$6,480	2.9%
2 bedroom unfurnished	\$7,320	\$7,500	2.5%
Renovated (12-month rate per apartment)			
1 bedroom unfurnished	\$7,260	\$7,320	0.8%
2 bedroom unfurnished	\$8,340	\$8,460	1.4%
Highly Renovated (12-month rate per apartment)			
1 bedroom unfurnished	\$7,860	\$7,980	1.5%
2 bedroom unfurnished	\$9,480	\$9,840	3.8%
3 bedroom unfurnished	\$10,020	\$10,200	1.8%
Modern Construction (12-month rate per person, unless otherwise noted)			
1 bedroom unfurnished	\$9,180	\$9,540	3.9%
2 bedroom 1 bath unfurnished-dormered ceilings	\$7,200	\$6,780	-5.8%
2 bedroom 1 bath unfurnished	\$7,200	\$7,320	1.7%
2 bedroom 2 bath unfurnished	\$7,620	\$7,920	3.9%
3 bedroom unfurnished	\$6,120	\$6,120	0.0%
4 bedroom unfurnished	\$5,520	\$5,520	0.0%
Studio unfurnished	\$8,160	\$8,520	4.4%
Studio loft unfurnished	\$8,880	\$9,300	4.7%
Town house unfurnished	\$11,976	\$12,060	0.7%
2 bedroom 1 bath furnished-hybrid apartment ⁸	\$7,150	\$7,150	0.0%
2 bedroom 2 bath furnished-hybrid apartment ⁸	\$7,500	\$7,500	0.0%
3 bedroom furnished-hybrid studio ⁸	\$6,350	\$6,500	2.4%
4 bedroom furnished-community studio ⁸	\$5,850	\$6,200	6.0%

⁶ In addition to the monthly rates, a refundable deposit of \$400 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.

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

⁸ 10-month room contract. Furniture is provided and rate includes electricity.

MEAL PLANS

Residence hall and honors house residents – Manhattan campus^{9, 10}

Rates listed per academic year

	<u>2019-2020</u>	<u>2020-2021</u>	<u>% Change</u>
All Access (unlimited access)	\$4,790	\$4,900	2.3%
Any 14 (14 swipes per week)	\$4,190	\$4,280	2.1%
Flex 12 (12 swipes per week + \$150 Dining Dollars per semester) ¹¹	New	\$4,280	n/a

⁹ Sunday evening meals are not served.

¹⁰ 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.

¹¹ Flex dollars may be used at all Housing and Dining Services retail operations, including JP’s Sports Grill, Union Station by JP’s, Cornerstone Coffee and Bakery shops, Derby Bakery, Quik Cats convenience stores, Cliffside Rec Center convenience store and other participating restaurants in the K-State Student Union.

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

Rates listed per academic year

	<u>2019-2020</u>	<u>2020-2021</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 ¹²	\$4,790	\$4,900	2.0%
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	\$898	0.0%

¹² Must buy full year plan.

II. JUSTIFICATION FOR RATE ADJUSTMENT

The traditional residence hall double room rate with the 14 meal plan used by half of students results in a 2.3% rate increase for the Manhattan campus. The proposed rates are recommended to cover increased operational costs within the Housing and Dining auxiliary. Increased expenditures for salaries and benefits due to the effects of market rate escalation in the building trades positions and the resulting compression in those areas has led to significant cost increases. 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. Energy prices, led by rising local water and Evergy electricity rates, will result in higher utility costs. Budgets have been reduced drastically to offset these increased costs but the rate increase is still needed to maintain needed services. Capital improvement projects are expected to be \$1,400,000 including self-funded/reserve improvements as the Goodnow portion of the Marlatt/Goodnow Hall renovations are finished, the Van Zile roof is replaced and a majority of main structural beams in the Jardine Apartment balconies are repaired.

Salaries and fringe benefit increases	\$330,154
Other Operating Expenditures:	
Debt increase as Derby renovation bond payments begin	\$992,000
Contracted Services Increase for Simplex Grinnell, Johnson Controls, Inc., elevator maintenance, etc.	\$205,000
Continued cost of Housing Scholarship	\$685,500

III. STUDENT REVIEW OF FEE ADJUSTMENT

On the Manhattan campus, the Director of Housing and Dining Services and Associate Vice President of Student Life 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 2021.

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 self-supporting units, 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 generate an additional \$1,119,934 in revenue with \$886,934 from the Manhattan campus and \$233,000 from the Polytechnic campus. Since we now project a flat to only slight increase in residence hall occupancy, the revenue generation will be substantially lower than what would otherwise have been expected and is reflected herein. Hybrid options continue to be popular options among students and help maintain strong occupancy totals in Jardine Apartment complex. 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 2020 occupancy to stay flat or slightly increase in accordance with enrollment projections. As part of the University Strategic Enrollment Management efforts to reverse the recent enrollment decline, Housing and Dining Services offers a \$3,000 per year scholarship to assist economically-challenged students with on-campus housing costs. One cohort of students has proven to be strongly incentivized to attend K-State as a result of the scholarship. Retention of this cohort of students has also been very positive.

**Kansas State University
FY 2021 Rate Increase Request
Supplemental Financial Information**

	Projected FY 2021	Projected FY 2020	Actual FY 2019	Actual FY 2018
Gross Operating Revenue	\$49,164,000	\$48,245,000	\$46,750,000	\$46,335,000
Gross Operating Expense	\$38,329,000	\$37,769,000	\$35,406,000	\$33,424,000
Gross Operating Revenue ¹ Gain/(Loss)	\$10,835,000	\$10,476,000	\$11,344,000	\$12,911,000
Capital Improvements Expenditures*	\$1,000,000	\$1,400,000	\$3,292,000	\$4,428,000
Annual Debt Service	\$9,525,000	\$9,643,000	\$8,897,000	\$8,871,000
Other Capital Expenditures	<u>\$0</u>	<u>\$50,000</u>	<u>\$148,000</u>	<u>\$175,000</u>
Net Operating Revenue/(Loss)	\$310,000	(\$617,000)	(\$993,000)	(\$563,000)
Housing System Earned Fund Balance	\$14,171,000	\$13,861,000	\$14,478,000	\$15,471,000
L/T Debt Outstanding	\$126,440,000	\$130,855,000	\$121,165,000	\$124,900,000
Occupancy Rate	76.8%	76.6%	77.6%	82.6%

*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 2020: \$1,000,000 - 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 walkway(s) in older Jardine Apartments (depending on engineer’s directive)

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.