

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – R

DATE: March 28-30, 2017

SUBJECT: FY18 Housing and Food Service Rates

Residence Hall Rates

The residence hall rates are charged on a per semester basis to fund the ongoing operations of the residence halls as well as major repairs, renovations, and debt service. The proposed increase for FY18 is the Consumer Price Index (CPI) of .67% which will provide the necessary funds needed to cover the health care increase and inflation on operating expenses (OE). Attachment I provides the recommended rates for FY18. New rates and increases above inflation are highlighted below.

Dakota State University

At the December 2015 Board meeting, the Board approved DSU’s Facility Program Plan to renovate the Community Hospital into a residence hall and student services. The approval included a 4% increase above inflation for the residence hall rates for FY17 and FY18 to support maintenance and repair needs. DSU rates for FY18 will increase a total of 4.67%.

DSU is requesting a new rate for single occupancy at the existing leased apartments. The proposed new apartment single occupancy rate of \$2,500 will allow DSU the flexibility to assess an appropriate fee in the event a student chooses to have a bedroom within the apartments assigned as a single occupancy. It is the intent of the university to fill these as double occupancy unless circumstances allow for single occupancy bedrooms within the apartments.

DSU is also requesting approval of the FY18 rates for the new Courtyard Residence Hall.

	Courtyard
Courtyard Single Occupancy - New rate	\$2,389.80 / Semester
Courtyard Double Occupancy - New rate	\$1,928.75 / Semester
Courtyard Single Suite - New rate	\$2,425.00 / Semester
Courtyard Double Suite - New rate	\$2,150.00 / Semester

The single and double occupancy rates for the Courtyard would be set at an amount \$100.00 higher than the existing DSU residence halls. This rate is intended to support the bonding and annual expenditure costs associated with operating this new facility. The new hall also includes amenities not found in the other halls which support a higher rate.

(Continued)

DRAFT MOTION 20170328_7-R: I move approval of the FY18 Housing and Food Service Plan rates as presented in Attachments I & II.

The Courtyard single suite rate gives DSU the flexibility to assess an appropriate fee in the event the two bedroom suites are assigned as single occupancy units. It is the intent of the university to fill these as double occupancy unless circumstances allow for single occupancy bedrooms within the suites. This room rate is intentionally \$75.00 less than the apartment single room rate because the suites do not contain a kitchen component found in the apartment style housing option.

The Courtyard suite double rate is intended to support the bonding and annual expenditure costs associated with operating this hall. The new hall also includes amenities not found in the other halls which support a higher rate. This rate is intentionally \$62.55 less than an apartment double because the suites do not contain a kitchen component found in the apartment style housing option.

Northern State University

At the December 2015 Board meeting, the Board approved NSU’s Facility Program Plan for the Wolves Memorial Suites. The approval included a 5% increase above inflation on all rent revenues for FY17 and FY18. NSU rates on existing residence halls for FY18 will increase a total of 5.67%.

NSU brings forward the FY18 rates for the new Wolves Memorial Suites.

Wolves Memorial Suites	
Wolves Memorial 2 Person Suite	\$2,950.00 / Semester
Wolves Memorial 4 Person Suite	\$2,850.00 / Semester
Wolves Memorial 4 Person Semi-Suite	\$2,550.00 / Semester

South Dakota School of Mines and Technology

SDSM&T requests an increase above inflation to all the residence hall rates except for the upperclassmen and graduate single rate. The increases range from 2.72% to 9.77%. Over the past three years, freshmen housing has had substantial improvements that now justify a slightly higher rate. Improvements include: electronic door access to all rooms, all new flooring, all new lounge furniture, an ongoing upgraded LED lighting project, and an ongoing shower upgrade project.

Rate	FY17 Rate	% Increase	Proposed Rate	Increase for Student /Semester
Single Occupancy	\$1,950.50	9.77%	\$2,141.00	\$190.50
Double or Triple Occupancy	\$1,742.82	5.17%	\$1,833.00	\$90.15
Quad Occupancy	\$1,982.50	3.40%	\$2,050.00	\$67.50
Deluxe/Study Quad	\$2,141.80	2.72%	\$2,200.00	\$58.20

This small increase will also lower the gap between freshmen and sophomore housing options. As an example: a student can start in a traditional double at \$1,833.00 per semester, then enter into a Placer double suite at a rate of \$2,365.70 per semester, and then finally move to a single-bedroom apartment at a rate of \$2,833.90 per semester. Each year, a student does not have

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more than a \$550 increase in housing per semester while receiving improved housing and housing options.

In addition, these proposed rates align well with other BOR universities. With the proposed increases, SDSM&T's rates still fall near or below other Regental housing rates. The proposed increase will more closely align the rates at SDSM&T with housing at other South Dakota universities. The cost to a student is \$156.95 more a year for a double occupancy room than it would have been with inflation only.

	Single	Double (Freshmen)	Single Suite	Double Suite	Single Apt
SDSM&T W/O AdjustmentFY18	\$1,963.55	\$1,754.53	\$2,718.10	\$2,365.70	\$2,833.90
SDSM&T Proposed FY18	\$2,141.00	\$1,833.00	\$2,718.10	\$2,365.70	\$2,833.90
BHSU Proposed FY18	\$2,264.40	\$1,733.85	\$3,508.30	\$2,476.50	\$2,940.95
SDSU Proposed FY18	\$2,474.85	\$1,854.65	\$3,239.05	\$2,742.00	--
USD Proposed FY18	\$2,504.05	\$2,056.75	\$2,982.85	--	\$3,042.25

Food Service Plans

Food Service rates are charged on a per semester basis to cover the costs of administering the food service plans on the university campus through contracted food service providers. There are numerous food service plans available to students.

In FY06, the Board approved the guidelines of applying the “Meals Away From Home” CPI, used by the food service industry, when determining the rate increase for food service plans. The 3.15% CPI has been applied to all meal plan rates.

Freshman students are required to carry specific plans at some of the schools. The institutions have identified the minimum level meal plan all freshmen living on campus must purchase their first semester.

	<u>FY17 Required Plans</u>		<u>FY18 Required Plans</u>	
BHSU	Yellow Jacket	\$1,625.15	Yellow Jacket	\$1,676.35
DSU	Dakota 125	\$1,458.45	Dakota 145	\$1,531.00
NSU	Wolf 150	\$1,769.60	Wolf 150	\$1,825.35
SDSM&T	Hardrocker 125	\$1,624.00	Hardrocker 125	\$1,672.80
SDSU	150 Block	\$1,627.10	100 Block	\$1,678.35
USD	Yote Pack 70	\$1,724.70	Yote Pack 70	\$1,779.00

Attachment II provides the recommended food service plan rates for FY18. New rates and increases above inflation are highlighted below.

Dakota State University

DSU and Sodexo have evaluated the current meal plan structure and are proposing four new plans while deleting five existing plans. Dakota 150, Dakota 125, Trojan Advance, Trojan

Flex, and University Apt will all be terminated. With the new Trojan Center kitchen and serving area being completed this spring, which includes new equipment and increased serving space, Sodexo will be able to provide additional options and more variety. This will offer a better value for students on the DSU campus. Below is a summary of each proposed new plan:

Dakota 225 Plan is a new plan to the structure as there was no comparable plan previously. This plan provides an average of 14 meals per week and fills a gap between the Big Blue and the next largest plan which is the Dakota 145. There is flex dollars of \$150 available with this plan.

Dakota 145 Plan would replace the former Dakota 125. The average meals per week increases slightly from eight to nine meals per week. With the new kitchen and serving area, the additional block meals provide a better value to students. Flex dollars of \$250 is also included in this plan and this will be the minimum required plan for all freshmen living in the residence halls.

The Trojan Upper-class Plan is a new proposed plan that is an option for 3rd year students and older, which provides an average of three meals per week and \$500 in flex.

The Little Blue Plan replaces the former Trojan Apartment Plan. This plan increases from \$161 (all flex) to \$350 (all flex). This is a required minimum plan for apartment residents. Many of the current apartment residents are upper classmen and have opted into a larger plan.

South Dakota School of Mines and Technology

In order to keep costs for meal plans as affordable as possible, SDSM&T requests no increase in the Rocker Square Flex rates for FY18. The food service plan is available to only the Rocker Square apartment residents.

South Dakota State University

SDSU is dropping three meal plan options and adding a new plan, the 100 Block. The feedback from families selecting meal plans is that there were too many choices to make efficient decisions regarding their students' meal plans. Students and families asked for simplified meal plan configurations to permit more streamlined selections. In response, choices will be consolidated and have the increments between meal plans be more uniform (e.g. 50 and 100 instead of 50, 75, and 150). The gold flex plan was dropped for this same rationale and also for low usage with fewer than 40 students on this plan.

Total Cost Increase

The overall cost increase to a student will range from 1.6% to 3.6% if this proposal and the recommended approval for tuition and fees are approved. Housing rates were increased by .67% the CPI for inflation, and room rates were increased by 3.2% the CPI for Meals Away from Home. SDSM&T requested increases above inflation for housing that ranged from 2.72 to 9.77%. NSU and DSU both had increases approved last year as part of their housing improvement plans. Finally, DSU is changing meals plans which will cost a student about \$53.00 more per year above inflation.

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Campus	FY17 Total Cost	FY18 Total Cost	\$ Increase	% Increase
Black Hills State University	\$14,699.00	\$14,927.83	\$228.83	1.6%
Dakota State University	\$15,337.70	\$15,695.50	\$357.80	2.3%
Northern State University	\$14,871.00	\$15,399.90	\$528.90	3.6%
South Dakota School of Mines & Technology	\$15,496.70	\$15,819.60	\$322.90	2.1%
South Dakota State University	\$15,110.90	\$15,448.00	\$337.10	2.2%
University of South Dakota	\$15,992.50	\$16,443.50	\$451.00	2.8%

FY18 Proposed Housing Rates

	FY17 Rate	\$ Incr.	% Incr.	FY18 Rate
<u>BHSU</u>				
Traditional Halls				
Single	\$2,249.30	\$15.10	0.67%	\$2,264.40
Double Occupancy	\$1,722.35	\$11.50	0.67%	\$1,733.85
Double Room - Single Occupancy	\$2,517.95	\$16.90	0.67%	\$2,534.85
University Apartments				
Apartment - Single Occupancy	\$2,921.35	\$19.60	0.67%	\$2,940.95
Apartment - Double Occupancy	\$2,230.80	\$14.90	0.67%	\$2,245.70
Apartment- Suite Double - Single Occupancy	\$3,274.90	\$21.90	0.67%	\$3,296.80
Family 2BD/Month	\$743.40	\$5.00	0.67%	\$748.40
Crow Peak Hall				
Single	\$3,485.00	\$23.30	0.67%	\$3,508.30
Double Occupancy	\$2,460.00	\$16.50	0.67%	\$2,476.50
Summer				
Summer Double Occupancy- Week	\$111.55	\$0.70	0.63%	\$112.25
Summer Single Occupancy - Week	\$166.55	\$1.10	0.66%	\$167.65
<u>DSU</u>				
Traditional Halls				
Single	\$2,187.60	\$102.20	4.67%	\$2,289.80
Double Occupancy	\$1,747.15	\$81.60	4.67%	\$1,828.75
Triple Occupancy	\$1,450.70	\$67.70	4.67%	\$1,518.40
University Apartments				
University Apartments Single Occupancy - New rate				\$2,500.00
University Apartments Double Occupancy	\$2,113.85	\$98.70	4.67%	\$2,212.55
Summer				
Summer Double Occupancy- Week	\$77.00	\$3.60	4.68%	\$80.60
Summer Single Occupancy - Week	\$94.60	\$4.40	4.65%	\$99.00
Courtyard Single Occupancy - New rate				\$2,389.80
Courtyard Double Occupancy - New rate				\$1,928.75
Courtyard Single Suite Occupancy - New rate				\$2,425.00
Courtyard Double Suite Occupancy - New rate				\$2,150.00
<u>NSU</u>				
Traditional Halls				
Single	\$2,191.05	\$124.20	5.67%	\$2,315.25
Double Occupancy	\$1,722.40	\$97.70	5.67%	\$1,820.10
Suites				
Single	\$2,928.95	\$166.10	5.67%	\$3,095.05
Double Occupancy	\$2,314.45	\$131.20	5.67%	\$2,445.65
Semi Suite - Double Occupancy	\$2,203.80	\$125.00	5.67%	\$2,328.80
Summer				
Summer Double Occupancy- Week	\$97.80	\$5.50	5.62%	\$103.30
Summer Single Occupancy - Week	\$108.95	\$6.20	5.69%	\$115.15
Summer Double Occupancy - Suite - Week	\$131.40	\$7.50	5.71%	\$138.90
Summer Single Occupancy - Suite - Week	\$149.60	\$8.50	5.68%	\$158.10
Suites - Wolves Memorial Suites - New				
Wolves Memorial 2 Person Suite				\$2,950.00
Wolves Memorial 4 Person Suite				\$2,850.00
Wolves Memorial 4 Person Semi-Suite				\$2,550.00

FY18 Proposed Housing Rates

	FY17 Rate	\$ Incr.	% Incr.	FY18 Rate
<u>SDSM&T</u>				
Traditional Halls				
Single	\$1,950.50	\$190.50	9.77%	\$2,141.00
Double Occupancy	\$1,742.85	\$90.15	5.17%	\$1,833.00
Triple Occupancy	\$1,742.85	\$90.15	5.17%	\$1,833.00
Quad	\$1,982.50	\$67.50	3.40%	\$2,050.00
Deluxe/Study Quad	\$2,141.80	\$58.20	2.72%	\$2,200.00
Connolly Upperclassmen & Graduate Single	\$2,422.85	\$16.20	0.67%	\$2,439.05
Rocker Square Apartments				
Rocker Square II Apartment Single - Semester	\$2,815.00	\$18.90	0.67%	\$2,833.90
Rocker Square I Apartment - Semester	\$2,919.00	\$19.60	0.67%	\$2,938.60
Placer Hall				
Placer Hall Single	\$2,700.00	\$18.10	0.67%	\$2,718.10
Placer Hall Double	\$2,350.00	\$15.70	0.67%	\$2,365.70
Summer				
Summer Double Occupancy- Week-New Location	\$123.55	\$14.45	11.70%	\$138.00
Summer Single Occupancy - Week-New Location	\$169.10	(\$9.10)	-5.38%	\$160.00
<u>SDSU</u>				
Traditional Halls				
Single - Tier One (Hansen, Waneta)	\$2,406.55	\$16.10	0.67%	\$2,422.65
Single - Tier One (Brown)	\$2,767.60	\$18.50	0.67%	\$2,786.10
Single - Tier Two (Binnewies, Pierson, Young)	\$2,458.35	\$16.50	0.67%	\$2,474.85
Single - Tier Three (Mathews)	\$2,628.55	\$17.60	0.67%	\$2,646.15
Single - Tier Four (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$3,248.00	\$21.80	0.67%	\$3,269.80
Single - Tier Five (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$3,217.45	\$21.60	0.67%	\$3,239.05
Designed Single - Tier Four (Jackrabbit Village)	\$2,797.40	\$18.70	0.67%	\$2,816.10
Double (Hansen, Waneta)	\$1,672.90	\$11.20	0.67%	\$1,684.10
Double (Brown)	\$2,200.00	\$14.70	0.67%	\$2,214.70
Double (Binnewies, Pierson, Young)	\$1,842.35	\$12.30	0.67%	\$1,854.65
Double (Mathews)	\$1,969.90	\$13.20	0.67%	\$1,983.10
Double (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$2,598.60	\$17.40	0.67%	\$2,616.00
Double (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$2,723.80	\$18.20	0.67%	\$2,742.00
University Apartments				
Meadows North & Meadows South	\$2,598.60	\$17.40	0.67%	\$2,616.00
State Village - Month (One Bedroom)	\$463.35	\$3.10	0.67%	\$466.45
State Village - Month (Two Bedroom)	\$552.00	\$3.70	0.67%	\$555.70
State Court - Month	\$349.70	\$2.30	0.66%	\$352.00
Family 1BD/Month	\$463.35	\$3.10	0.67%	\$466.45
Family 2BD/Month	\$552.00	\$3.70	0.67%	\$555.70
Summer				
Summer Double Occupancy- Week	\$69.00	\$0.50	0.72%	\$69.50
Summer Single Occupancy - Week	\$92.55	\$0.60	0.65%	\$93.15
Summer Apartment - Week	\$137.05	\$0.90	0.66%	\$137.95

FY18 Proposed Housing Rates

	<u>FY17 Rate</u>	<u>\$ Incr.</u>	<u>% Incr.</u>	<u>FY18 Rate</u>
<u>USD</u>				
Traditional Halls				
Single Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,487.35	\$16.70	0.67%	\$2,504.05
Double Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,043.05	\$13.70	0.67%	\$2,056.75
Triple Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$1,752.85	\$11.70	0.67%	\$1,764.55
Double Room - Single Occupancy (Brookman)	\$2,523.20	\$16.90	0.67%	\$2,540.10
Double Room - Single Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,656.15	\$17.80	0.67%	\$2,673.95
Triple Room - Double Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,278.65	\$15.30	0.67%	\$2,293.95
University Apartments				
Single (McFadden)	\$3,022.05	\$20.20	0.67%	\$3,042.25
Coyote Village Apartment 2BD	\$3,785.55	\$25.40	0.67%	\$3,810.95
Coyote Village Apartment 4BD	\$3,135.45	\$21.00	0.67%	\$3,156.45
Suites				
Single Suite 2BD - (Coyote Village Super Suite)	\$3,555.35	\$23.80	0.67%	\$3,579.15
Single Suite 4BD (Coyote Village Super Suite)	\$2,962.95	\$19.90	0.67%	\$2,982.85
Summer				
Summer Double Occupancy- Week	\$107.55	\$0.70	0.65%	\$108.25
Summer Single Occupancy - Week	\$130.55	\$0.90	0.69%	\$131.45
Summer - Single (Norton, Burgess, Brookman, Beede, Mickelson, Richardson, Olson)	\$1,254.15	\$8.40	0.67%	\$1,262.55
Summer - Coyote Village Super Suite 2BD	\$711.05	\$4.80	0.68%	\$715.85
Summer - Coyote Village Super Suite 4BD	\$592.60	\$4.00	0.67%	\$596.60
Summer - Coyote Village Apartment 2BD	\$757.20	\$5.10	0.67%	\$762.30
Summer - Coyote Village Apartment 4BD	\$627.05	\$4.20	0.67%	\$631.25

FY18 Proposed Food Service Rates

	FY17 Rate	FY17 Facility Fee	FY17 Total	\$ Increase	% Increase	FY18 Rate
BHSU						
Yellow Jacket	\$1,418.70	\$206.45	\$1,625.15	\$51.20	3.15%	\$1,676.35
Swarm 180	\$1,611.15	\$206.45	\$1,817.60	\$57.25	3.15%	\$1,874.85
Suite Deal	\$772.50	\$106.55	\$879.05	\$27.70	3.15%	\$906.75
20 Block	\$167.65	\$0.00	\$167.65	\$5.30	3.16%	\$172.95
40 Block	\$293.00	\$0.00	\$293.00	\$9.25	3.16%	\$302.25
DSU						
Big Blue	\$1,823.95	\$0.00	\$1,823.95	\$57.45	3.15%	\$1,881.40
Trojan Basic	\$1,287.95	\$0.00	\$1,287.95	\$40.55	3.15%	\$1,328.50
Dakota 225 - New						\$1,800.00
Dakota 145 - New						\$1,531.00
Trojan Upper Class - New						\$975.00
Little Blue - Apartment - New						\$350.00
NSU						
Wolf 200	\$2,037.65	\$0.00	\$2,037.65	\$64.20	3.15%	\$2,101.85
Wolf 150	\$1,769.60	\$0.00	\$1,769.60	\$55.75	3.15%	\$1,825.35
Wolf 110	\$1,499.15	\$0.00	\$1,499.15	\$47.20	3.15%	\$1,546.35
Wolf 75	\$1,376.65	\$0.00	\$1,376.65	\$43.35	3.15%	\$1,420.00
Commuter Maroon	\$374.30	\$0.00	\$374.30	\$11.80	3.15%	\$386.10
Commuter Gold	\$374.30	\$0.00	\$374.30	\$11.80	3.15%	\$386.10
Wolf All Flex	\$1,376.65	\$0.00	\$1,376.65	\$43.35	3.15%	\$1,420.00
SDSM&T						
Gold Rush	\$1,781.20	\$50.90	\$1,832.10	\$57.70	3.15%	\$1,889.80
Hardrocker 160	\$1,576.70	\$45.05	\$1,621.75	\$51.05	3.15%	\$1,672.80
Hardrocker 125	\$1,576.70	\$45.05	\$1,621.75	\$51.05	3.15%	\$1,672.80
Hardrocker 75	\$910.50	\$26.05	\$936.55	\$29.50	3.15%	\$966.05
Hardrocker Flex	\$1,025.50	\$30.75	\$1,056.25	\$33.25	3.15%	\$1,089.50
Rocker Square Flex	\$512.75	\$15.40	\$528.15	\$0.00	0.00%	\$528.15
50/50	\$419.75	\$12.00	\$431.75	\$13.60	3.15%	\$445.35
25/25	\$215.25	\$6.15	\$221.40	\$7.00	3.16%	\$228.40
SDSU						
Premier	\$1,831.15	\$198.15	\$2,029.30	\$63.95	3.15%	\$2,093.25
100 Block - New						\$1,678.35
50 Block	\$1,428.95	\$198.15	\$1,627.10	\$51.25	3.15%	\$1,678.35
Silver Flex	\$1,428.95	\$198.15	\$1,627.10	\$51.25	3.15%	\$1,678.35
Bronze Flex	\$1,228.75	\$198.15	\$1,426.90	\$44.95	3.15%	\$1,471.85
West Flex	\$714.55	\$198.15	\$912.70	\$28.75	3.15%	\$941.45

FY18 Proposed Food Service Rates

	FY17 Rate	FY17 Facility Fee	FY17 Total	\$ Increase	% Increase	FY18 Rate
USD						
Yote Pack 55	\$1,437.90	\$90.85	\$1,528.75	\$48.15	3.15%	\$1,576.90
Yote Pack 70	\$1,633.85	\$90.85	\$1,724.70	\$54.30	3.15%	\$1,779.00
Yote Pack 120	\$1,554.75	\$90.85	\$1,645.60	\$51.80	3.15%	\$1,697.40
Coyote 10	\$1,437.85	\$90.85	\$1,528.70	\$48.15	3.15%	\$1,576.85
Coyote 17	\$1,807.85	\$90.85	\$1,898.70	\$59.80	3.15%	\$1,958.50
Paw Pleaser (Flex A)	\$1,437.95	\$90.85	\$1,528.80	\$48.15	3.15%	\$1,576.95
Paw Pride (Flex B)	\$796.00	\$50.20	\$846.20	\$26.65	3.15%	\$872.85
Paw Print (Flex C)	\$397.35	\$25.40	\$422.75	\$13.30	3.15%	\$436.05