

**SOUTH DAKOTA BOARD OF REGENTS**

**Budget and Finance**

**AGENDA ITEM: 7 – K**

**DATE: March 27-29, 2018**

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**SUBJECT**

**FY19 Housing and Food Service Rates**

**CONTROLLING STATUTE, RULE, OR POLICY**

[BOR Policy 5:5:4 – Tuition and Fees: Fees](#)

**BACKGROUND / DISCUSSION**

**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 FY19 is the Consumer Price Index (CPI) of 1.8% which will provide the necessary funds needed to cover inflation on operating expenses (OE). Attachment I provides the recommended rates for FY19. New rates and increases above inflation are highlighted below.

Northern State University

NSU new residence halls will be coming on-line for FY19. Great Plains East and Great Plains West are designed in a pod or suite style, along with some traditional rooms. Both designs foster community growth and learning/living environments for the students.

NSU New Residence Halls

Great Plains East - Double Occupancy	\$2,300.00
Great Plains East – Single Occupancy	\$2,800.00
Great Plains West - 4 Bedroom Suite (1 occupant per bedroom)	\$2,950.00
Great Plains West - 4 Person Suite (2 occupants per bedroom)	\$2,800.00
Great Plains West - 2 Person Semi-Suite (1 occupant per bedroom)	\$2,900.00
Great Plains West - 4 Person Semi-Suite (2 occupants per bedroom)	\$2,575.00

South Dakota School of Mines and Technology

SDSM&T requested a 4.13% to 4.97% increase in the single rates for their traditional halls. This adjustment brings their single rate more in-line with other universities.

(Continued)

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**DRAFT MOTION 20180327\_7-K:**

I move approval of the FY19 Housing and Food Service Plan rates as presented in Attachments I & II.

SDSM&T Traditional Halls

	<u>FY18 Rate</u>	<u>\$ Increase</u>	<u>% Increase</u>	<u>Proposed FY19 Rate</u>
Single Occupancy	\$2,141.00	\$88.40	4.13%	\$2,229.40

South Dakota State University

At the October 2017 meeting, the Board approved SDSU’s 2% maintenance and repair plan which would move housing rates to 1.5% above inflation for FY19 and FY20. To meet the M&R needs, SDSU’s rates are scheduled to increase 3.3% for FY19. The projected revenue increase above inflation is \$264,057.

SDSU purchased the Skyline/Huggins apartments as part of the Auxiliary System. The rates for the two and three bedroom apartments have been added to the schedule.

SDSU Skyline/Huggins Apartments

	<u>FY18 Rate</u>	<u>\$ Increase</u>	<u>% Increase</u>	<u>Proposed FY19 Rate</u>
2/3Bedroom Apt.	\$415.00	\$13.70	3.30%	\$428.70

University of South Dakota

USD is requesting a new resident hall rate for a 2-Bedroom apartment in McFadden Hall. Renovations are taking place in the summer of 2018 which involve turning the current office in McFadden into the Residence Hall Director (RHD) apartment and moving the office to the study room. Doing so will result in the current RHD apartment to be a “rentable” 2-Bedroom unit. Currently McFadden Hall consists of 25 4-Bedroom units with an occupancy of 100 and this addition will increase the occupancy to 102 units. Keeping with the current residence hall rate structure for Coyote Village, this will provide the same percentage price differential between a 2-Bedroom and 4-Bedroom apartment.

**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 2.85% 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.

FY19 Housing and Food Service Rates

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	FY18 Required Plans		FY19 Required Plans	
BHSU	Yellow Jacket	\$1,676.35	Yellow Jacket	\$1,724.15
DSU	Dakota 145	\$1,531.00	Dakota 145	\$1,574.65
NSU	Wolf 150	\$1,825.35	Wolf 150	\$1,877.35
SDSM&T	Hardrocker 125	\$1,672.80	Hardrocker 125	\$1,719.05
SDSU	100 Block	\$1,678.35	100 Block	\$1,618.60
USD	Yote Pack 70	\$1,779.00	Yote Pack 70	\$1,829.75

Attachment II provides the recommended food service plan rates for FY19. New rates and increases above inflation are highlighted below.

Northern State University

NSU requests approval for additional plans to better serve and meet the dining needs and desires of students.

	Number of Meals per Semester	Flex Dollars per Plan	Semester Cost
Wolf Unlimited	Unlimited	\$250.00	\$2,161.75
Wolf 170	170	\$400.00	\$1,877.35
Wolf 115	115	\$600.00	\$1,590.40
Wolf 85	85	\$720.00	\$1,460.45
Commuter Maroon	35	\$120.00	\$397.10

SDSM&T

In order to keep costs for meal plans as affordable as possible, SDSM&T requests no increase in the Rocker Square Flex rates for FY19. This plan is 100% flex dollars and is only available for Rocker Square apartment residents.

South Dakota State University

SDSU has submitted a request to add a summer flex plan. Due to the staggered start and end times of many summer courses and the Summer Bridge program which brings selected students to campus a month before the beginning of fall semester, students and families have requested the availability of a summer meal plan that would roll over into fall and allow students more flexibility where they purchase food. The rate indicated is computed for the 27-day Summer Bridge program and provides approximately \$14/day for meal purchases. The proposed summer flex program is an improvement for students because it represents a cost savings over ala carte purchases and the “carry forward” feature of a meal plan allows students to expend any unused funds in fall semester.

**IMPACT AND RECOMMENDATIONS**

The proposed housing and food service rates for FY19 allow the universities to address an inflationary increase on operating expenses, to fund the salary increase, to meet M&R needs, and to cover the required debt service.

**ATTACHMENTS**

Attachment I – FY19 Proposed Housing Rates

Attachment II – FY19 Proposed Food Service Rates

**FY19 Proposed Housing Rates**

	<b>FY18 Rate</b>	<b>\$ Incr</b>	<b>% Incr</b>	<b>FY19 Rate</b>
<b><u>BHSU</u></b>				
Traditional Halls (Heidepreim, Thomas, Humbert, and Wenona Cook)				
Single Occupancy	\$2,264.40	\$40.80	1.80%	\$2,305.20
Double Occupancy	\$1,733.85	\$31.20	1.80%	\$1,765.05
Double Room - Single Occupancy	\$2,534.85	\$45.60	1.80%	\$2,580.45
Yellow Jacket Apartments				
Apartment - Single Occupancy	\$2,940.95	\$52.90	1.80%	\$2,993.85
Apartment - Double Occupancy	\$2,245.70	\$40.40	1.80%	\$2,286.10
Apartment- Suite Double - Single Occupancy	\$3,296.80	\$59.30	1.80%	\$3,356.10
Family 2BD/Month	\$748.40	\$13.50	1.80%	\$761.90
Crow Peak				
Single (Bordeaux Hall)	\$3,508.30	\$63.10	1.80%	\$3,571.40
Double Occupancy (Bordeaux Hall)	\$2,476.50	\$44.60	1.80%	\$2,521.10
Summer				
Summer Double Occupancy- Week	\$112.25	\$2.00	1.78%	\$114.25
Summer Single Occupancy - Week	\$167.65	\$3.00	1.79%	\$170.65
<b><u>DSU</u></b>				
Traditional Halls (Emry, Higbie, Richardson, and Zimmerman)				
Single Occupancy	\$2,289.80	\$41.20	1.80%	\$2,331.00
Double Occupancy	\$1,828.75	\$32.90	1.80%	\$1,861.65
Triple Occupancy	\$1,518.40	\$27.30	1.80%	\$1,545.70
University Apartments				
University Apartments Single Occupancy	\$2,500.00	\$45.00		\$2,545.00
University Apartments Double Occupancy	\$2,212.55	\$39.80	1.80%	\$2,252.35
Summer				
Summer Double Occupancy- Week	\$80.60	\$1.50	1.86%	\$82.10
Summer Single Occupancy - Week	\$99.00	\$1.80	1.82%	\$100.80
Courtyard				
Courtyard Single Occupancy	\$2,389.80	\$43.00	1.80%	\$2,432.80
Courtyard Double Occupancy	\$1,928.75	\$34.70	1.80%	\$1,963.45
Courtyard Single Suite Occupancy	\$2,425.00	\$43.70	1.80%	\$2,468.70
Courtyard Double Suite Occupancy	\$2,150.00	\$38.70	1.80%	\$2,188.70

**FY19 Proposed Housing Rates**

	<b>FY18 Rate</b>	<b>\$ Incr</b>	<b>% Incr</b>	<b>FY19 Rate</b>
<b><u>NSU</u></b>				
Traditional Halls (Briscoe and McArthur-Welsh Halls)				
Single Occupancy	\$2,315.25	\$41.70	1.80%	\$2,356.95
Double Occupancy	\$1,820.10	\$32.80	1.80%	\$1,852.90
Suites				
Wolves Memorial 2 Person Suite	\$2,950.00	\$53.10	1.80%	\$3,003.10
Wolves Memorial 4 Person Suite	\$2,850.00	\$51.30	1.80%	\$2,901.30
Wolves Memorial 4 Person Semi-Suite	\$2,550.00	\$45.90	1.80%	\$2,595.90
Great Plains East - Double Occupancy - New				\$2,300.00
Great Plains East - Singles - New				\$2,800.00
Great Plains West - 4 Bedroom Suite ( 1 occupant per bedroom) - New				\$2,950.00
Great Plains West - 4 Person Suite ( 2 occupants per bedroom) - New				\$2,800.00
Great Plains West - 2 Person Semi-Suite (1 occupant per bedroom) - New				\$2,900.00
Great Plains West - 4 Person Semi-Suite (2 occupants per bedroom) - New				\$2,575.00
Kramer Hall and Steele Hall - Single Occupancy	\$3,095.05	\$4.95	0.16%	\$3,100.00
Kramer Hall and Steele Hall - Double Occupancy	\$2,445.65	\$44.00	1.80%	\$2,489.65
Kramer Hall and Steele Hall - Semi Suite - Double Occupancy	\$2,328.80	\$41.90	1.80%	\$2,370.70
Summer				
Summer Double Occupancy- Week	\$103.30	\$1.90	1.84%	\$105.20
Summer Single Occupancy - Week	\$115.15	\$2.10	1.82%	\$117.25
Summer Double Occupancy - Suite - Week	\$138.90	\$2.50	1.80%	\$141.40
Summer Single Occupancy - Suite - Week	\$158.10	\$2.80	1.77%	\$160.90
<b><u>SDSM&amp;T</u></b>				
Traditional Halls (Peterson, Palmerton, Connolly)				
Single	\$2,141.00	\$88.40	4.13%	\$2,229.40
Double Occupancy	\$1,833.00	\$33.00	1.80%	\$1,866.00
Triple Occupancy	\$1,833.00	\$33.00	1.80%	\$1,866.00
Quad	\$2,050.00	\$36.90	1.80%	\$2,086.90
Deluxe/Study Quad	\$2,200.00	\$39.60	1.80%	\$2,239.60
Connolly Upperclassmen & Graduate - Single Occupancy	\$2,439.05	\$43.90	1.80%	\$2,482.95
Placer Hall Single	\$2,718.10	\$48.90	1.80%	\$2,767.00
Placer Hall Double	\$2,365.70	\$42.60	1.80%	\$2,408.30
Rocker Square Apartments				
Rocker Square II Apartment Single - Semester	\$2,833.90	\$51.00	1.80%	\$2,884.90
Rocker Square I Apartment - Semester	\$2,938.60	\$52.90	1.80%	\$2,991.50
Summer				
Summer Double Occupancy- Week-New Location	\$138.00	\$2.50	1.81%	\$140.50
Summer Single Occupancy - Week-New Location	\$160.00	\$2.90	1.81%	\$162.90

**FY19 Proposed Housing Rates**

	<b>FY18 Rate</b>	<b>\$ Incr</b>	<b>% Incr</b>	<b>FY19 Rate</b>
<b><u>SDSU</u></b>				
Traditional Halls				
Single - Tier One (Hansen, Waneta)	\$2,422.65	\$79.90	3.30%	\$2,502.55
Single - Tier One (Brown)	\$2,786.10	\$91.90	3.30%	\$2,878.00
Single - Tier Two (Binnewies, Pierson, Young)	\$2,474.85	\$81.70	3.30%	\$2,556.55
Single - Tier Three (Mathews)	\$2,646.15	\$87.30	3.30%	\$2,733.45
Single - Tier Four (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$3,269.80	\$107.90	3.30%	\$3,377.70
Single - Tier Five (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$3,239.05	\$106.90	3.30%	\$3,345.95
Designed Single - Tier Four (Jackrabbit Village)	\$2,816.10	\$92.90	3.30%	\$2,909.00
Double (Hansen, Waneta)	\$1,684.10	\$55.60	3.30%	\$1,739.70
Double (Brown)	\$2,214.70	\$73.10	3.30%	\$2,287.80
Double (Binnewies, Pierson, Young)	\$1,854.65	\$61.20	3.30%	\$1,915.85
Double (Mathews)	\$1,983.10	\$65.40	3.30%	\$2,048.50
Double (Caldwell, Jackrabbit Village [Spencer, Thorne, Abbott])	\$2,616.00	\$86.30	3.30%	\$2,702.30
Double (Jackrabbit Grove [Ben Reifel, Hyde, Honors, Schultz])	\$2,742.00	\$90.50	3.30%	\$2,832.50
University Apartments				
Meadows North & Meadows South	\$2,616.00	\$86.30	3.30%	\$2,702.30
State Court - Month	\$352.00	\$11.60	3.30%	\$363.60
Family 1BD/Month	\$466.45	\$15.40	3.30%	\$481.85
Family 2BD/Month	\$555.70	\$18.30	3.29%	\$574.00
Skylight/Huggins 2&3BD/Month	\$415.00	\$13.70	3.30%	\$428.70
Summer				
Summer Double Occupancy- Week	\$69.50	\$2.30	3.31%	\$71.80
Summer Single Occupancy - Week	\$93.15	\$3.10	3.33%	\$96.25
Summer Apartment - Week	\$137.95	\$4.60	3.33%	\$142.55
<b><u>USD</u></b>				
Traditional Halls				
Single Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,504.05	\$45.10	1.80%	\$2,549.15
Double Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,056.75	\$37.00	1.80%	\$2,093.75
Triple Occupancy - (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$1,764.55	\$31.80	1.80%	\$1,796.35
Double Room - Single Occupancy (Brookman)	\$2,540.10	\$45.70	1.80%	\$2,585.80
Double Room - Single Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,673.95	\$48.10	1.80%	\$2,722.05
Triple Room - Double Occupancy (Norton, Burgess, Beede, Mickelson, Richardson, Olson)	\$2,293.95	\$41.30	1.80%	\$2,335.25

**FY19 Proposed Housing Rates**

	<b>FY18 Rate</b>	<b>\$ Incr</b>	<b>% Incr</b>	<b>FY19 Rate</b>
<b><u>USD Continued</u></b>				
University Apartments				
McFadden Apartment 2BD - New				\$3,739.25
McFadden Apartment 4BD	\$3,042.25	\$54.80	1.80%	\$3,097.05
Coyote Village Apartmennt 2BD	\$3,810.95	\$68.60	1.80%	\$3,879.55
Coyote Village Apartment 4BD	\$3,156.45	\$56.80	1.80%	\$3,213.25
Suites				
Single Suite 2BD - (Coyote Village Super Suite)	\$3,579.15	\$64.40	1.80%	\$3,643.55
Single Suite 4BD (Coyote Village Super Suite)	\$2,982.85	\$53.70	1.80%	\$3,036.55
Summer				
Summer Double Occupancy- Week	\$108.25	\$1.90	1.76%	\$110.15
Summer Single Occupancy - Week	\$131.45	\$2.40	1.83%	\$133.85
Summer - Single (Norton, Burgess, Brookman, Beede, Mickelson, Richardson, Olson)	\$1,262.55	\$22.70	1.80%	\$1,285.25
Summer - Coyote Village Super Suite 2BD	\$715.85	\$12.90	1.80%	\$728.75
Summer - Coyote Village Super Suite 4BD	\$596.60	\$10.70	1.79%	\$607.30
Summer - Coyote Village Apartment 2BD	\$762.30	\$13.70	1.80%	\$776.00
Summer - Coyote Village Apartment 4BD	\$631.25	\$11.40	1.81%	\$642.65

### FY19 Proposed Food Service Rates

	FY18 Rate	FY18 Facility Fee	FY18 Total	\$ Increase	% Increase	FY19 Plan Rate
<b>BHSU</b>						
Yellow Jacket	\$1,463.40	\$212.95	\$1,676.35	\$47.80	2.85%	\$1,724.15
Swarm 180	\$1,661.90	\$212.95	\$1,874.85	\$53.45	2.85%	\$1,928.30
Suite Deal	\$796.85	\$109.90	\$906.75	\$25.85	2.85%	\$932.60
20 Block	\$172.95	\$0.00	\$172.95	\$4.95	2.86%	\$177.90
40 Block	\$302.25	\$0.00	\$302.25	\$8.60	2.85%	\$310.85
<b>DSU</b>						
Big Blue	\$1,881.40	\$0.00	\$1,881.40	\$53.60	2.85%	\$1,935.00
Trojan Basic	\$1,328.50	\$0.00	\$1,328.50	\$37.85	2.85%	\$1,366.35
Dakota 225	\$1,800.00	\$0.00	\$1,800.00	\$51.30	2.85%	\$1,851.30
Dakota 145	\$1,531.00	\$0.00	\$1,531.00	\$43.65	2.85%	\$1,574.65
Trojan Upper Class	\$975.00	\$0.00	\$975.00	\$27.80	2.85%	\$1,002.80
Little Blue - Apartment	\$350.00	\$0.00	\$350.00	\$10.00	2.86%	\$360.00
<b>NSU</b>						
Wolf Unlimited	\$2,101.85	\$0.00	\$2,101.85	\$59.90	2.85%	\$2,161.75
Wolf 170	\$1,825.35	\$0.00	\$1,825.35	\$52.00	2.85%	\$1,877.35
Wolf 115	\$1,546.35	\$0.00	\$1,546.35	\$44.05	2.85%	\$1,590.40
Wolf 85	\$1,420.00	\$0.00	\$1,420.00	\$40.45	2.85%	\$1,460.45
Commuter Maroon	\$386.10	\$0.00	\$386.10	\$11.00	2.85%	\$397.10
Commuter Gold	\$386.10	\$0.00	\$386.10	\$11.00	2.85%	\$397.10
Wolf All Flex	\$1,420.00	\$0.00	\$1,420.00	\$40.45	2.85%	\$1,460.45
<b>SDSM&amp;T</b>						
Gold Rush	\$1,837.30	\$50.90	\$1,888.20	\$53.80	2.85%	\$1,942.00
Hardrocker 160	\$1,626.35	\$45.05	\$1,671.40	\$47.65	2.85%	\$1,719.05
Hardrocker 125	\$1,626.35	\$45.05	\$1,671.40	\$47.65	2.85%	\$1,719.05
Hardrocker 75	\$939.20	\$26.05	\$965.25	\$27.50	2.85%	\$992.75
Hardrocker Flex	\$1,057.80	\$30.75	\$1,088.55	\$31.05	2.85%	\$1,119.60
Rocker Square Flex	\$512.75	\$15.40	\$528.15	\$0.00	0.00%	\$528.15
50/50	\$432.95	\$12.00	\$444.95	\$12.70	2.85%	\$457.65
25/25	\$222.05	\$6.15	\$228.20	\$6.55	2.87%	\$234.75
<b>SDSU</b>						
Premier	\$1,888.85	\$143.30	\$2,032.15	\$16.15	0.79%	\$2,048.30
100 Block	\$1,473.95	\$143.30	\$1,617.25	\$4.30	0.27%	\$1,621.55
50 Block	\$1,473.95	\$143.30	\$1,617.25	\$4.30	0.27%	\$1,621.55
Silver Flex	\$1,473.95	\$143.30	\$1,617.25	\$4.30	0.27%	\$1,621.55
Bronze Flex	\$1,267.45	\$143.30	\$1,410.75	-\$1.60	-0.11%	\$1,409.15
West Flex	\$737.05	\$143.30	\$880.35	-\$16.70	-1.90%	\$863.65
Summer Flex - New Plan						\$400.95
<b>USD</b>						
Yote Pack 55	\$1,483.20	\$93.70	\$1,576.90	\$44.95	2.85%	\$1,621.85
Yote Pack 70	\$1,685.30	\$93.70	\$1,779.00	\$50.75	2.85%	\$1,829.75
Yote Pack 120	\$1,603.70	\$93.70	\$1,697.40	\$48.40	2.85%	\$1,745.80
Coyote 10	\$1,483.15	\$93.70	\$1,576.85	\$44.95	2.85%	\$1,621.80
Coyote 17	\$1,864.80	\$93.70	\$1,958.50	\$55.85	2.85%	\$2,014.35
Paw Pleaser (Flex A)	\$1,483.25	\$93.70	\$1,576.95	\$44.95	2.85%	\$1,621.90
Paw Pride (Flex B)	\$821.05	\$51.80	\$872.85	\$24.90	2.85%	\$897.75
Paw Print (Flex C)	\$409.85	\$26.20	\$436.05	\$12.45	2.86%	\$448.50