

UNIVERSITY OF MISSOURI SYSTEM
FISCAL YEAR 2016 RATES
STUDENT HOUSING, ACTIVITY, FACILITY,
AND HEALTH SERVICE FEES

Office of Budget and Finance

University of Missouri System
 Fiscal Year 2016 Rates
 Student Housing, Activity, Facility, and Health Service Fees

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Housing System Highlights

Room and Board Contract Rates

Room and board charges vary across the four campuses and within each campus based on the residence facility and meal plan selected by the student. Table 2 summarizes the approved changes in the predominant room and board plans on each campus as well as showing the range of plans available. Based on the predominant room and board plan on each campus, rates increased by 3.3% at MU, 3.2% at UMKC, 2.0% at S&T, and 0.8% at UMSL. These increases are driven by various factors that impact housing and dining differently and the campus operations differently, including but not limited to utility costs, debt service, food costs, labor costs, and contractual arrangements with third party vendors. Tables 2 - 2d detail the type of rooms and meal plans that are available on each campus as well as the approved rate for each plan.

¾ At MU the proposed predominant room and board plan will cost \$9,370 per academic year for FY2016 and consist of a renovated traditional double room and a dining plan that provides 225 meals per semester (roughly 14 meals per week). There are a wide variety of accommodations and housing facilities to choose from. Housing rates for FY2016 range from a high of \$9,230 per academic year for a single suite open over breaks to a low of \$5,005 for a renovated traditional double room. Students choose their own housing assignments and demand is highest for the more expensive options even though lower cost options exist. Three different dining plans are available for students that live on-campus in residence halls and range from a high of \$3,590 per academic year or \$5,100 per semester to a low of \$2,710 for 175 meals per semester. Students living on extended campus and off campus have a fourth option of a Mizzou Block 125 + \$440 Prepaid E.Z. Charge in place of the Mizzou Block 175. If approved, the combined room and board contract rate for the predominant plan would increase by \$300 or 3.3% for the academic year.

A key factor in funding the MU Strategic Operating Plan is to attract and retain students. Safe, attractive and modernized housing facilities significantly aid in the recruitment of new students to MU. Housing rates support MU's nationally recognized living & learning programs which have significantly increased students' academic achievement, retention and graduation for many years. Housing rates also reflect the required financial commitment to the comprehensive Residential Life Master Plan. Since 2004, 11 new halls have been constructed and 10 halls have been renovated for a total of more than 5,000 beds. Wolpers Hall and a new residence hall, Gateway, are under renovation and construction respectively and will open in the fall of 2015 (FY2016). To meet student needs, extended campus apartment rental will continue.

The requested housing rate increase is 4.0%. An increase to debt service of approximately \$2.2 million annually will accompany the opening of Wolpers and Gateway halls in August of 2015. Increases in compensation and utilities also contribute to the need for increased rates.

In an effort to keep rates as low as possible, Residential and Campus Dining Services continue to look for efficiencies and opportunities to reduce costs. For example, dining plan rates are proposed to increase only 1.9% even though food and labor costs, the primary costs for Campus Dining Services, are expected to increase by approximately 3.0%. The difference is offset by additional revenue from the retail dining locations due to a market focused campaign and cost reduction efforts such as more effective application of inventory management software; product menu, and service adjustments, savings from vendor contracts, and decreased direct costs for repair and maintenance of facilities and equipment.

Various cost

facilities, Missouri S&T will be unable to meet the demand created by housing and dining services. The objective is to continue to generate sufficient revenues to enable Missouri S&T to invest in its residential facilities and to maintain its quality of services to resident students.

Missouri S&T needs to invest in new residential facilities to effectively manage its growth in enrollment. This need is compounded by the closure this year of the Quadrangle Residential Complex. This was a sooner than anticipated closure of this 420 bed facility. This is an aging facility that already been slated to be closed in the 2000 housing master plan after a successor facility was brought on line. Since that decision, most major maintenance has been deferred and the cost savings has been diverted to constructing new residential facilities. The culminating event leading to its closure occurred this past year when it was deemed to be impractical to bring it on line with the Missouri S&T geothermal heating and cooling system. The intention is to begin construction this spring on a replacement facility that will open in August, 2016.

The Missouri S&T housing master plan pro forma approved by the Board of Curators this past year called for the FY2016 room rates to be increased by 3.0% and the board rate to be adjusted by the vendor contract multiplier formula. Both of these proposed adjustments align with this expectation and in doing so sustain sufficient revenue to support S&T's proposed new construction.

The predominant room and board plan will cost \$9,145 per academic year for FY2016 and consists of a renovated double room and 15 meals per week plus \$65 declining balance dollars per semester. The increase in the predominant room and board plan at S&T is 3.2% or \$285 for the academic year. Housing rate increases range from 2.5% to 3.2% for residence halls and 3.5% for Miner Village apartments. Room rates range from a high of \$8,610 for a double as a single suite to a low of \$5,110 for a double basement room.

Increases in meal plans at S&T range from 1.33% with the exception of five meals per week plus \$150 declining balance dollars plan that increases \$60 or 3.8%. The same seven meal plans will be available in FY2016, but the declining balance dollars are lower by \$0 to \$25 per semester depending on the plan. The plans range from a high of \$3,560 per academic year for 19 meals per week and \$60

¾ The predominant room and board plan at UM~~S~~L FY2016 will increase at the rate of inflation 0.8% or \$80 and will cost \$9,868 per academic year. The predominant plan consists of a room in Oak Hall and a 100 block meal plan plus \$350 declining balance dollars per semester.

Housing rates will remain unchanged for FY2016. Housing options range from a high of \$6,590 for a single room in Oak Hall to a low of \$4,450 for a small ~~large~~ room in Villa Hall.

LeGræ Hall has been offline and it will possibly ~~be~~ open in FY2016. It has the capacity of 49 beds.

UMSL's meal plans are contracted with a third party food service provider. Four meal plans are offered and range from a low of \$3,278 per academic year for a 100 meal block with a \$350 declining balance per semester to a high of \$3,772 for a 200 meal block with a \$150 declining balance per semester. Meal plan costs will increase by 2.5%.

Table 2a. MU, Proposed Housing & Dining Contract Rates for FY2016
Effective Beginning with the 2015 Summer Session

Room and Board Plans Academic Year - 2 Semesters	FY2015	FY2016	Increase/ Decrease	Percent Change
Predominant Plan				
Room and Board	\$9,070	\$9,370	\$300	3.3%
Renovated traditional double room	5,980	6,220	240	4.0%
225 Meal Block per semester	3,090	3,150	60	1.9%
Meal Plans Options				
Regular Academic Year (Two Semesters)				
275 Meal Block per semester	\$3,520	\$3,590	\$70	2.0%
225 Meal Block per semester	3,090	3,150	60	1.9%
175 Meal Block per semester	2,660	2,710	50	1.9%
125 Meal Block per semester including \$440 prepaid EZ charge	2,660	2,710	50	1.9%
Summer Session (Eight Weeks)				
140 Meal Block per semester	\$896	\$915	\$19	2.1%
114 Meal Block per semester	783	800	17	2.2%
88 Meal Block per semester	670	685	15	2.2%
Housing Options*				
Regular Academic Year (Two Semesters)				
<u>Suite Style</u>				
Semi-Suite Single	\$8,640	\$8,985	\$345	4.0%
Single w/bath	8,640	8,985	345	4.0%
Suite Single	8,640	8,985	345	4.0%
Single (traditional)	7,570	7,875	305	4.0%
Double	7,095	7,380	285	4.0%
Double (traditional)	5,980	6,220	240	4.0%
Semi-Suite Double	7,095	7,380	285	4.0%
Suite Double	7,575	7,880	305	4.0%
Extended Campus	6,570	6,830	260	4.0%
<u>Renovated Traditional</u>				
Single	\$7,570	\$7,875	\$305	4.0%
Double	5,980	6,220	240	4.0%
<u>Unrenovated Traditional</u>				
Single (Jones, Lathrop, Laws)	\$6,405	\$6,660	\$255	4.0%
Double (Jones, Lathrop, Laws)	4,810	5,005	195	4.1%
* Rooms open over breaks cost \$245 more per year.				

MU Proposed Housing & Dining Contract Rates for FY2016 (continued)

Room and Board Plans (continued) Summer Session (Eight Weeks)	FY2015	FY2016	Increase/ Decrease	Percent Change
Single	\$1,555	\$1,615	\$60	3.9%
Double	1,105	1,150	45	4.1%
<hr/>				
Family Student Housing (Per Month)	FY2015	FY2016	Increase/ Decrease	Percent Change
University Heights				
1 Bedroom (Basic)	\$440	\$455	\$15	3.4%
2 Bedroom (Basic)	520	535	15	2.9%
2 Bedroom (Renov.)	605	625	20	3.3%
Manor House Apartments				
1 Bedroom Efficiency	\$505	\$520	\$15	3.0%
1 Bedroom	590	610	20	3.4%
2 Bedroom	720	740	20	2.8%
Tara Apartments				
1 Bedroom (Basic)	\$545	\$560	\$15	2.8%
1 Bedroom (Basic with Laundry)	580	600	20	3.4%
2 Bedroom (Basic)	585	605	20	3.4%
2 Bedroom (Basic with Laundry)	600	620	20	3.3%
2 Bedroom (Large)	620	640	20	3.2%
2 Bedroom (Large with Laundry)	660	680	20	3.0%

Table 2b. UMKC, Proposed Housing & Dining Contract Rates for FY2016
Effective Beginning with the 2015 Summer Session

Room and Board Plans	Increase/	Percent
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UMKC Proposed Housing & Dining Contract Rates for FY2016 (continued)

Summer Session	FY2015	FY2016	Increase/ Decrease	Percent Change
Oak Street East - Room Only				
Single	\$1,745	\$1,798	\$53	3.0%
Double	1,424	1,467	43	3.0%
Johnson Hall - Room Only				
Single	\$1,745	\$1,798	\$53	3.0%
Double	1,424	1,467	43	3.0%
Oak Place Apartments				
Quad Apartments	\$1,432	\$1,475	\$43	3.0%
Double Apartments	1,662	1,712	50	3.0%
Single Apartments	1,854	1,910	56	3.0%
Hospital Hill Apartments				
Quad Apartments	\$1,548	\$1,594	\$46	3.0%
Double Apartments	1,748	1,800	52	3.0%
Single Apartments	1,948	2,006	58	3.0%

Table 2c. Missouri S&T, Proposed Housing & Dining Contract Rates for FY2016

Effect of Change	Rate	Change	Percent
Room and Board Rates	53.6	2.4	4.5
Academic Year - 2 Semesters	169.7	-0.029	-0.017
		9.945	5.9

Table 2d. UMSL, Proposed Housing & Dining Contract Rates for FY2016
Effective Beginning with the 2015 Summer Session

Room and Board Plans	Increase/
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Capacity and Occupancy

repair and replacement increase is due to capital projects including Google Fiber and recoding of building and floor repair.

S&T's housing system revenues increase by 3.1% due to one additional leased contract room facility. Expenditures increase by 3.1%. Mandatory transfers increase by 11.3% due to new service for future construction beginning in FY2015. Total residence hall capacity for FY2011 increase to 2,130 beds, a 2.1% or 40 beds increase. Apartment operations cease in FY2016.

UMSL's housing system revenues are anticipated to decrease by 1.4% due to an estimated decline in occupancy associated with the restructure of the current scholarship model for room and board plan charges. Compensation increases of 24.1% are mainly due to additional student workers being paid via payroll, and filling open positions from FY2015. The increase of 10% in other expenditures is associated with an increase in cost of goods sold and increased maintenance and repair costs. Total expenditures are projected to increase by 9.8%.

Table 3. University of Missouri System Total, Housing System Financial Plans

	FY2014 Actual	FY2015 Estimated		FY2016 Percent Change
<u>Revenues</u>				
Meal Contracts	\$26,101,846	\$26,937,198		1.9%
Room Contracts	59,467,697	63,182,490		5.7%
Apartment Rental	8,431,734	9,406,077		6.1%
Other	13,394,202	13,475,620		5.2%
Total Revenues	\$107,395,480	\$113,001,385	\$	4.8%
<u>Expenditures & Transfers</u>				
Salaries & Wages	\$19,526,861	\$20,774,963		4.5%
Staff Benefits	6,225,872	6,742,136		3.7%
In-kind Room & Board	330,489	412,584		0.5%
Subtotal	\$26,083,222	\$27,929,683		4.2%
COGS	\$8,863,550	\$9,166,086		2.7%
Utilities	9,170,666	10,050,450		6.3%
Repair and Replacement	3,810,395	4,584,453		0.3%
Other	20,257,496	22,876,665		-1.3%
Total Expenditures	\$68,185,329	\$74,607,338		2.4%
Mandatory Transfers	\$27,203,890	\$31,068,977		9.6%
Other Transfers	8,362,867	6,805,428		5.6%
Total Expenditures & Transfers	\$103,752,085	\$112,481,743	\$	4.6%
Change in Net A6cp9.00 Tw -2.6678826526,64]TJ 0.028 Tw -45.5 -2.8(3oi27.8(0 Tw -2.6678826'				

Table 3a. University of Missouri-Columbia, Housing System Financial Plans

	FY2014 Actual	FY2015 Estimated	FY2016 Planned	FY2016 Percent Change
<u>Revenues</u>				
Meal Contracts	\$19,439,848	\$20,006,347	\$20,360,842	1.8%
Room Contracts (1)	39,131,773	42,052,228	44,236,655	5.2%
Apartment Rental	2,654,853	2,189,246	2,214,443	1.2%
Other (2)	11,595,943	11,549,617	12,167,129	5.3%
Total Revenues	\$72,822,417	\$75,797,438	\$78,979,069	4.2%
Expenditures & Transfers				

Total Revenues \$75,797,438

Table 3d. University of Missouri-St. Louis, Housing System Financial Plans

	FY2014 Actual	FY2015 Estimated	FY2016 Planned	FY2016 Percent Change
<u>Revenues</u>				
Meal Contracts (1)	\$1,373,885	\$1,520,000	\$1,509,000	-0.7%
Room Contracts (2)	2,705,953	3,049,000	2,956,000	-3.1%
Apartment Rental	1,279,039	1,298,000	1,298,000	0.0%
Other (3)	711,984	598,000	612,000	2.3%
Total Revenues	\$6,070,861	\$6,465,000	\$6,375,000	-1.4%
<u>Expenditures & Transfers</u>				
Salaries & Wages (4)	\$245,229	\$243,000	\$321,000	32.1%
Staff Benefits (5)	75,661	76,000	75,000	-1.3%
Subtotal	\$320,890	\$319,000	\$396,000	24.1%
Utilities (6)	\$228,739	\$270,000	\$275,000	1.9%
Repair and Replacement	332,000	339,000	345,000	1.8%
Other (7)	2,475,553	2,677,000	2,944,000	10.0%
Total Expenditures	\$3,357,182	\$3,605,000	\$3,960,000	9.8%
Mandatory Transfers (8)	\$1,669,826	\$1,670,000	\$1,649,000	-1.3%
Other Transfers (9)	373,000	390,000	394,000	1.0%
Total Expenditures & Transfers	\$5,400,008	\$5,665,000	\$6,003,000	6.0%
Change in Net Assets	\$670,853	\$800,000	\$372,000	
Residence Hall Occupancy	432	470	457	

Activity, Facility, and Health Service Fee Highlights

Table 4 shows a summary of activity, facility, and health services fees by term for FY2015 and FY2016, while Tables 4a-c present details of the activity, facility and health service fees by campus. Per semester student activity, facility and health service fees for undergraduate students increase by the CPI (0.8%) for MU, UMKC and S&T, plus a new student services fee approved by the students at S&T.

Fees are assessed predominantly on a per credit basis with a plateau of 12 credit hours per semester and 6 credit hours for the summer session. However, at MU the graduate and professional student plateau is 9 credit hours per semester. Some fees are assessed at a flat rate per semester.

At MU

decreased by \$0.30 or 6%.

Table 4. Approved Changes in Student Activity, Facility, and Service Fees for FY2016, UM

MU	FY2015	FY2016	Recommended Increase		FY2015	FY2016	Recommended Increase	
			Amount	% change			Amount	% change
Maximum Fees per Term								
Undergraduate Students								
Student Activity Fee	\$170.40	\$171.84	\$1.44	0.8%	\$ 85.20	\$ 85.92	\$0.72	0.8%
Recreation Activity and Facility	140.67	141.80	1.13	0.8%	70.34	70.90	0.56	0.8%
Health Service Fee	100.66	101.47	0.81	0.8%	82.14	82.80	0.66	0.8%
Total	\$411.73	\$415.11	\$3.38	0.8%	\$205.87	\$207.42	\$1.55	0.8%

Table 4a. University of Missouri-MU, Student Activity, Facility and Health Service Fees, Fiscal Year 2016

FY2016 Semester Rates

Credit Hour Load	Undergrad Student Activity		Grad/Prof Student Activity		Recreation Activity & Facility		Undergrad Health Service		Grad/Prof Health Service		Total FY16		Total FY15		% Chg. U.G. Fees		% Chg. Grad/Prof Fees	
	Fee		Fee		Activity & Facility	Fee		Fee		U.G. Fees	G/P Fees	U.G. Fees	G/P Fees	U.G. Fees	G/P Fees	U.G. Fees	G/P Fees	
1	\$14.32		\$16.81		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.32	\$16.81	\$14.20	\$16.73	0.8%	0.8%	0.5%	0.5%	
2	28.64		33.62		0.00	0.00	0.00	0.00	0.00	28.64	33.62	28.40	33.46	0.8%	0.8%	0.5%	0.5%	
3	42.96		50.43		0.00	0.00	0.00	0.00	0.00	42.96	50.43	42.60	50.19	0.8%	0.8%	0.5%	0.5%	
4	57.28		67.24		0.00	0.00	0.00	0.00	0.00	57.28	67.24	56.80	66.92	0.8%	0.8%	0.5%	0.5%	
5	71.60		84.05		0.00	0.00	0.00	0.00	0.00	71.60	84.05	71.00	83.65	0.8%	0.8%	0.5%	0.5%	
6	85.92		100.86		0.00	0.00	0.00	0.00	0.00	85.92	100.86	85.20	100.38	0.8%	0.8%	0.5%	0.5%	
7	100.24		117.67		141.80	141.80	101.47	101.47	101.47	343.51	360.94	340.73	358.44	0.8%	0.8%	0.7%	0.7%	
8	114.56		134.48		141.80	141.80	101.47	101.47	101.47	357.83	377.75	354.93	375.17	0.8%	0.8%	0.7%	0.7%	
9	128.88		151.29		141.80	141.80	101.47	101.47	101.47	372.15	394.56	369.13	391.90	0.8%	0.8%	0.7%	0.7%	
10	143.20		151.29		141.80	141.80	101.47	101.47	101.47	386.47	394.56	383.33	391.90	0.8%	0.8%	0.7%	0.7%	
11	157.52		151.29		141.80	141.80	101.47	101.47	151.29	394.56	369.13	391.90	0.8%	0.7%	0.7%	0.7%	0.7%	

Table 4c. Missouri University of Science and Technology, Student Activity, Facility and Health Service Fees, Fiscal Year 2016

Credit Hour Load	Student Activity Fee	Health Service Fee	I/Mural Facility Fee	Univ. Center		Univ. Center Debt	Student Services Fee	Rollamo Year Book (1)	Graduate Student Fee (2)	Total FY16		Total FY15		% Chg. U.G. Fees	% Chg. Grad. Fees
				Fee	Debt					U.G. Fees	Grad. Fees	U.G. Fees	Grad. Fees		
1	\$14.35	\$103.88	\$4.00	\$3.41	\$12.50	\$0.79	\$0.79	\$0.00	3.30	\$138.93	\$142.23	\$132.66	\$136.06	4.7%	4.5%
2	28.70	103.88	8.00	6.82	25.00	1.58	1.58	0.00	3.30	173.98	177.28	167.32	170.72	4.0%	3.8%
3	43.05	103.88	12.00	10.23	37.50	2.37	2.37	0.00	3.30	209.03	212.33	201.98	205.38	3.5%	3.4%
4	57.40	103.88	16.00	13.64	50.00	3.16	3.16	0.00	3.30	244.08	247.38	236.64	240.04	3.1%	3.1%
5	71.75	103.88	20.00	17.05	62.50	3.95	3.95	0.00	3.30	279.13	282.43	271.30	274.70	2.9%	2.8%
6	86.10	103.88	24.00	20.46	75.00	4.74	4.74	0.00	3.30	314.18	317.48	305.96	309.36	2.7%	2.6%
7	100.45	103.88	28.00	23.87	87.50	5.53	5.53	8.00	3.30	357.23	352.53	348.92	344.02	2.4%	2.5%
8	114.80	103.88	32.00	27.28	100.00	6.32	6.32	8.00	3.30	392.28	387.58	383.58	378.68	2.3%	2.4%
9	129.15	103.88	36.00	30.69	112.50	7.11	7.11	8.00	3.30	427.33	422.63	418.24	413.34	2.2%	2.2%
10	143.50	103.88	40.00	34.10	125.00	7.90	7.90	8.00	3.30	462.38	457.68	452.90	448.00	2.1%	2.2%
11	143.50	103.88	40.00	34.10	125.00	7.90	7.90	8.00	3.30	462.38	457.68	452.90	448.00	2.1%	2.2%
12+	143.50	103.88	40.00	34.10	125.00	7.90	7.90	8.00	3.30	462.38	457.68	452.90	448.00	2.1%	2.2%
12+	144.70	98.00	42.50	32.90	125.00	0.00	0.00	8.30	3.30			451.40	446.40		
% Chg.	-0.8%	6.0%	-5.9%	3.6%	0.0%	n/a	n/a	-3.6%	0.0%			2.4%	2.5%		

Credit Student Health I/Mural Univ. Student Rollamo Graduate