

**UNIVERSITY OF MISSOURI SYSTEM
FISCAL YEAR 2012 RATES
STUDENT HOUSING, ACTIVITY, FACILITY,
AND HEALTH SERVICE FEES**

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Fiscal Year 2012 Rates
Student Housing, Activity, Facility, and Health Service Fees**

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Overview

This document contains the approved rates for student housing, activity, facility, and health service fees for Fiscal Year 2012 and other supporting materials as submitted by each campus in the University of Missouri System. This information was prepared in support of fee changes that become effective in Summer Session 2011.

The fee proposals were prepared under the direction of the Vice Chancellors or Vice Provosts for Student Affairs on each campus. Planning for fee changes are conducted using operating assumptions unique to each campus and activity, within the context of general economic guidelines communicated by the Assistant Vice President of Planning and Budget. The appropriate advisory groups, affected students, and/or their elected officers reviewed and approved the activity, facility, and health service fee proposals. Student housing rate proposals were developed with input from the affected students and the Residence Hall Associations. These groups had the opportunity to review, ask questions, and provide comments as the proposed room and board rates and plans were developed.

These rate changes are in compliance with SB 389 (section 173.1003; RSMO) unless otherwise noted. There are increases in required fees that exceed the annual rate of inflation, which was 1.5% as of December 2010. Increases in required fees are **MU** 1.1% or \$4.13, **UMKC** 4.6% or \$19.96, **MS&T** 6.5% or \$26.25 and **UMSL** 3.5% or \$15.72. Table 1 shows a summary of fee increases approved by the Board of Curators, with details for tuition, other required fees, and room and board charges.

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 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 will increase by 4.0% at **MU**, 3.0% at **UMKC**, 2.8% at **MS&T**, and 8.3% at **UMSL**. These increases are driven by various factors that impact housing and dining differently and the campus operations differently. Tables 2a - 2d detail the type of rooms and meal plans that are available on each campus as well as the approved rates for each plan.

At **MU**, the predominant room and board plan costs \$8,240 for the FY2012 academic year and consists of a renovated traditional double room and a meal plan that provides 225 meals per semester. There are a wide variety of accommodations and housing facilities to choose from. Housing rates for the FY2012 academic year range from a high of \$7,925 for a single suite open during breaks to a low of \$4,300 for an un-renovated traditional double room. Three different meal plans are available and range from a high of \$3,300 per academic year for 275 meals per semester to a low of \$2,500 per academic year for 175 meals per semester.

MU has revised their meal plans from five different weekly meal plans (7, 10, 14, 17, or 21 meals per week) to three block meal plans (175, 225, or 275 meals per semester) based on requests from the students. The most requested change to MU dining plans from surveyed students was the ability to carry meals over from week to week; therefore the new meal plans allocate all meals to the student at the beginning of the semester. New meal plans range from a 175 meal block (roughly equivalent to 10.9 meals per week) for \$2,500 to a 275 meal block (equivalent to 17.2 meals per week) for \$3,300 per academic year. The most frequently selected meal plan, the Mizzou 14, which approximately 44% of students take is equivalent to the new 225 meal block plan (approximately 14.1 meals per week) and will cost \$2,900 per for the academic year. The board contract rate for this predominant plan increases 2.1%.

Housing rates increased by 4.9% to 5.3% depending on the type of housing accommodation. Housing rates reflect the required financial commitment to the Residential Life Master Plan. The primary drivers of the housing rate increase are an anticipated increase in utility rates of approximately 8.0%, increased mandatory transfers of \$1.0 million for payments made on the 2009A Hudson/Gillet bond, required transfers to plant reserves for maintenance and repair and increased benefit costs. The combined room and board contract rate for the predominant plan increased by 4.0%.

With the increase in rates for the housing system, revenues are anticipated to increase approximately \$1.2 million, or 1.9%. Most expense categories will be held flat or reduced. Rent expenses for extended housing decline with Gillett Hall coming back online. Utilities costs, benefit costs, and transfers for debt service and maintenance and repair increase. Net expenses will increase by \$1.2 million to provide a balanced budget for MU's housing system. Residence Hall budgets include slight declines in capacity and occupancy; however occupancy remains at 97%.

At **UMKC**, the predominant room and board plan for FY2012 will cost \$8,754 and consists of a traditional double room and a 180 block meal plan with \$175 in Flex cash per semester. At UMKC, room rates increased by 2.5%. Room rates vary by type of room ranging from a high of \$7,621 for a single room with a private bath to a low of \$6,022 for a traditional double room. Capacity is unchanged at 884

beds and occupancy is anticipated to decrease by -0.6% but still remain at approximately 95%.

At UMKC, food service is outsourced to a third party vendor. Meal plan rates increased by 4%. Five different meal plans are available ranging from a high of \$2,943 for 140 block meals with \$300 Flex cash per semester to a low of \$2,629 for 12 meals per week with \$175 Flex cash per semester.

At **Missouri S&T**, the predominant room and board plan costs \$8,010 for the FY2012 academic year and consists of a Thomas Jefferson North Tower renovated double room and 15 meals per week plus \$62.50 declining balance per semester. The increase in the predominant room and board plan at Missouri S&T is 2.8%.

Housing rate increases range from 2.0% to 2.6% with the predominant plan increasing 2.6%. Room rates range from a high of \$7,645 for a single suite to a low of \$3,090 for a traditional triple room. Increases at these levels are necessary to sustain current levels of residential services as well as to adequately fund the University's residence hall construction/renovation master plan.

The third and final phase of renovation at the Thomas Jefferson Hall facility will be complete and rooms placed back in service by fall 2011. Temporary and overflow housing will not be used in FY2012, nor will outside facilities be leased for use as student housing as in FY2010 and FY2011. Total capacity for FY2012 will increase by 12.8%; however occupancy is anticipated to remain at 95% due to the occupancy and capacity reflecting only the resources available in the residence halls proper. A portion of student housing is being represented by a leased apartment complex. Housing system revenues increased by 2.1% and expenditures and transfers are anticipated to increase by 2.7%.

Missouri S&T's increase in meal plans range from 3.0% to 3.2% with the predominant plan increasing 3.2%. There are seven meal plans available to choose from at MS&T ranging from a high of \$3,105 for 19 meals per week and \$60 declining balance per semester to a low of \$1,375 for 5 meals per week with \$150 declining balance per semester. Missouri S&T uses a third party vendor for dining services.

At **UMSL**, the predominant room and board plan for the FY2012 academic year increased by 8.3% and costs \$9,252. The predominant plan consists of a single room in Oak Hall and a 100 block meal plan plus \$350 declining balance per semester.

Housing rates increased by 5% in FY2012 for Oak Hall. This increase is required to cover decreased occupancies coupled with increasing operating costs. Total residence hall capacity remains unchanged at 503 beds. 418 of these beds are in Oak Hall which is designed for students 22 years old and

under. Villa Hall contains 60 bed spaces for students which are older than 22. There are a total of 25 beds in Villa North of which 23 are reserved for optometry students, while two are for Optometry guest housing. Villa rates increase from increase 4.5% to 5.3% depending on the type of room accommodation. Occupancy continues to be a problem in the residence halls with an anticipated occupancy rate of 64% in FY2012. Housing options range from a high of \$6,302 for a single room in Oak Hall to a low of \$4,048 for a double room in Villa Hall

UMSL's meal plans have been contracted with a new foods service provider starting in FY2012. New meal plans address the flexibility issues that the students had voiced, increase the variety of food that is offered, and introduce a block meal plan structure. Four of the five meal plans offered in the FY2011 academic year have been replaced with three new options. The new meal plans offered range from a high of \$3,400 for 200 meals with a \$150 declining balance per semester to a low of \$2,950 for a 100 meal block with a \$350 declining balance per semester. The lowest cost option for FY2012 costs \$408 more than the lowest cost option in FY2011, an increase of 16.1%, but provides much greater flexibility and usability for the students.

Family Housing

The approved increases in rates for family student housing are 1.7% to 3.3% at **MU**, 2.4% to 3.6% at **Missouri S&T** and no increase at **UMSL** for the FY2012 academic year. **UMKC** does not offer family housing.

Capacity and Occupancy

Residence hall capacity is planned to increase by 1.3% or an increase of 127 beds for the fiscal year 2012. **MU** has 72 less beds for FY2012 due to a reduction of Extended Campus Housing spaces available with Gillett coming back on-line. **Missouri S&T** has anticipated net increased capacity of 199 beds due to the third and final phase of renovation at the Thomas Jefferson Hall being complete and rooms placed back in service by fall 2011. **UMKC** and **UMSL** have no change in their capacity. All of the combined campus changes bring the capacity to 9,534 beds. Detailed below is the anticipated residence hall occupancy for fiscal year 2012.

	<u>MU</u>	<u>UMKC</u>	<u>MS&T</u>	<u>UMSL</u>	<u>Total</u>
Residence Hall Occupancy	6,700	842	1,670	322	9,534
Percent of Capacity	97.1%	95.2%	95.0%	64.0%	94.9%
Change in Occupancy Rate from FY2011	-0.4%	-0.6%	-2.0%	1.9%	-0.6%

The apartment capacity increased by 0.9% from FY2011 and the occupancy rates are anticipated to increase by 2.2% for FY2012. Expected occupancy rates at **MU**, **Missouri S&T**, and **UMSL** are 99.8%, 95.2% and 86.2%, respectively.

Financial Plans

Tables 3 – 3d present the housing system financial plans for the system in total and each campus. **MU's** financial plan shows a balanced budget plan with a 1.9% increase in revenues and expenditures and transfers for FY2012. The increase in revenues is due to rate increases. The decrease in expenditures is due to the reduction of rent expense for extended housing because of fewer spaces being rented, despite increases in utility costs and staff benefits. Mandatory transfers increase by \$1 million due to the payments beginning on the 2009A Hudson/Gillett bond. **UMKC's** financial plans show an increase in revenues of 5.3% and an increase in expenditures and transfers of 4.2%. The increase in revenues is attributed to the increase of meal plans costs for the third party food service provider. The increase in expenditures is due to increases in compensation, utilities, and refurbishing expense. **MS&T's** financial plan shows an increase in revenues of 2.1% and an increase in expenditures and transfers of 2.7% due to increased staffing, utilities and debt service expense associated with the opening of the renovated residence hall. **UMSL** shows anticipated revenues lower than expenditures and transfers. **UMSL's** financial plan shows an increase in revenues of 10.4% due to increases in rates and occupancy. The 3.1% increase in expenditures and transfers is attributed primarily to an increase in the salary and wage pool and increased costs of benefits. Consolidated revenues for the housing system are projected to increase by 2.5% for FY2012. Combined housing system expenditures and transfers for the campuses are projected to increase by 2.2% for FY2012.

Activity, Facility, and Health Service Fee Highlights

Table 4 shows a summary of activity, facility, and health services fees by term for FY2011 and FY2012, while Tables 4a-4d present details of these activity, facility and health service fees. Per semester increases in student activity, facility and health service fees for undergraduate students vary by campus; with fee adjustments ranging from a 1.1% or \$4.13 increase at **MU** to a 6.5% or \$26.25 increase at **Missouri S&T**.

Fees are assessed predominantly on a per credit hour 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 and the summer session plateau is 7 credit hours for all students. Some fees are assessed at a flat rate per semester.

At **MU** the student activity fee, recreation activity and facility fee, and the health service fee increased by 1.1% in total or \$4.13 in the fall and winter semesters for undergraduate students. The student activity fee increased 1.2% or \$1.87 per semester. At **MU**, Student Activity Fees include fees to fund: Student Government, Student Organizations, Multicultural Student Organizations, Readership Program, Sustainability Program, Sports Clubs, Associated Students, Capital Improvement, Divisional Councils, Transportation System, Student Unions, Student Life, Counseling Center, Jesse Auditorium and the Parking Garage. The Recreation Activity and Facility fee increased 0.7%, or \$0.87 which reflects an inflationary increase on the operations portion of the fee. The Student Health Fee increased by the rate of inflation, 1.5% or \$1.39. Increases for graduate students are similar with the exception of the activity fee which increased by 1.3% or \$1.74 per semester for a total increase in graduate fees of \$4 or 1.1%. The Chancellor, Provost, Vice Chancellor for Student Affairs and the Student Fee Review Committee support these proposals.

At **UMKC** the activity, facility, and health service fee schedule includes one new fee. The Transportation Fee provides unlimited Metro or City Bus service to **UMKC** students at no additional cost. This fee of \$14 per credit hour was passed by student referendum in March 2011. All remaining fees on the schedule increased by approximately 1.5% with the exception of the Physical Facility Fee which increased 1.1% and Recreation Facility fees, which remained flat. The activity fee also includes the A.S.U.M. Fee and the Collegiate Readership Fee. Total activity, facility, and health service fees increased by \$19.96 or 4.6% including the new fee or \$5.96, a 1.4% increase, exclusive of the new fee. These fees were shared with, discussed and supported by the Student Government Association.

At **Missouri S&T** activity, facility and health service fees increased by \$26.25 a semester or 6.5%. The Student Activity Fee increased by \$2.40 per semester or 1.9% is needed to provide current level of student events and activities. The Health Service Fee increased to \$13 or 16.5% in order to sustain services needed to adequately respond to increases in demand for health services. The Student Health Office, Wellness Programs and Counseling Services are all supported from this fee. The Intramural Facility fee increased to \$8.10 or 24.8% in order to avoid reductions in intramural programs and fitness center hours of operation. Currently these programs are subsidized by general operating funds, but the subsidy is being eliminated and the programs will be funded on a fee basis only. The University Center Fee increase of \$2 or 7.1% is needed to offset increased costs of operations of the Havener Center. Lastly, the Rollamo Year Book fee increased by \$0.75 or 9.1% to \$9 for the fall semester for undergraduate students only. In FY2011 the fee was dropped from \$10 where it had been for several years to \$8.25. This fee level was not sufficient to sustain the program.

At **UMSL** the activity, facility, and health service fees increased by \$15.72 per semester or 3.5%. The University Center fee increased \$4.44 per semester or 3.4% and will be used primarily to offset building upkeep due to wear and tear. Probable expenditures will be for replacement of worn furniture, equipment, painting and unanticipated building incidents. The Athletic Fee increased by \$4.80 or 4.0% and was used to offset the increased costs for travel, lodging, mandated officials' fees and scholarships. The Student Activity fee increased by \$2.40 or 3.7% and will provide additional funding to student organizations through the SABC allocation process; provide funding for large-scale programming series and student organizations supplies needs. This fee also includes funding for the Student Services fee, A.S.U.M., and USA Today Readership programs. The Recreation Facility fee increase of \$1.44 or 4.4% was needed to fund student programming at its current level. The Health Services fee increase of \$1.80 or 4.6% reflects the increased costs of providing benefits including increasing costs of medical supplies, medications, immunizations, and salary adjustments for collaborative physicians and staff. Also included is the need to begin the transition to electronic medical records. The Infrastructure fee increased by \$0.84 or 3.0% to fund inflationary costs related to the campus shuttle service, infrastructure projects and debt coverage of bond funded projects such as buried utilities, ADA and sidewalk repairs and upgrades. There was no increase for the Performing Arts Fee and Metro Pass Program Fee. The UMSL Student Government Association (SGA) has elected and appointed representatives from all of the UMSL schools and colleges. At the SGA meeting held December 10, 2010, the recommendations made for the activity, facility, and health service fees including rate increases and how the funds would be used for FY2012, were approved.