

**BOARD OF TRUSTEES OF THE NEBRASKA STATE COLLEGES**  
**ITEMS FOR DISCUSSION AND ACTION\FISCAL, FACILITIES AND AUDIT**

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**ACTION:** **Approve 2022-2023 Room and Board Rates**

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Board Policy 9010 requires the maintenance of reasonable rates for room and board charges, subject to the approval of the Board, insuring maximum occupancy and/or an adequate flow of revenue to support the operations of the revenue bond facilities. Board Policy 9016 requires that each College establish student board rates to be approved by the Board of Trustees.

The Colleges have submitted proposed room and board Rates for FY23. The proposals take into consideration the capital needs of the Colleges' revenue bond programs, ongoing debt service needs, as well as operating cost increases. The proposed rates are found in the attached tables, along with a comparison to the prior year's rates. The justification for the requested increases follow for each College.

**CSC Justification**

**Food Service**

As of the end of February 2022, the Consumer Price Index for food away from home increased 8.6%. After working with Aladdin for almost three years it has become apparent Chadron State College has not been charging enough for their meal plans. This coupled with the increased labor and food costs has required a board rate increase.

The food management contract increased by 5.3% however this represents a small portion of the cost increase since CSC assumes all risks on food costs and staffing. CSC has worked with Aladdin to limit the impact of food costs for the fiscal year 2022, but even with these efforts CSC has seen an increase in costs of 30.6% from January 2021 to January 2022. CSC is projecting an overall increase in costs for fiscal year 2022 to be 16% and anticipates another 13.4% for fiscal year 2023.

The proposed recommended rates provide CSC with board rate plans ranging from \$1,650 to \$2,450. The proposed rate increases allow the per meal rates to be between \$8.75 and \$11.00 which are comparable to the proposed board rates, broken into a per meal rate, for WSC (\$9.16 to \$11.20) and PSC (\$8.27 to \$9.65).

CSC also took into consideration the rates of some competitors: For the 2022-2023 semesters, Black Hills State University, had board rates ranging from \$1,720 to \$1,924; University of Nebraska at Kearney has board rates ranging from \$2,493 to \$2,674. For the 2021-2022 semesters, Western Colorado University had board rates ranging from \$2,116 to \$2,624.

The proposed board rate increases are estimated to generate approximately \$199,699 and intended to cover the food service contract rate and food service operation increases estimated

to cost approximately \$289,500. The balance of the increase will be absorbed by the overall operating budget for the auxiliary system.

### Residence Halls

As of the end of February 2022, the Consumer Price Index for electricity increased 9%, natural gas increased 23.8%; all items less energy and food increased 6.4% over the past 12 months. While working through the proposed room rates Chadron State College took the increases in utilities and supplies into account as well as the support and professional staff salary and benefit increases into account. CSC has held their room rates as low as possible over the years through expense cutting efforts.

CSC's proposed room rates of \$2,180 for a double occupancy room are comparable to the proposed \$2,365 average room rate at PSC, and to the \$2,245 average rate at WSC. The single occupancy proposed rate of \$2,995 is comparable to the proposed \$3,100 average room rate at PSC, and to the \$2,858 average rate at WSC.

CSC also took into consideration the rates of some competitors: Black Hills State University, for 2021-2022 semesters, the average double rate was \$2,297 per semester; Western Colorado University, for the 2021-2022 semesters, the double room rate was \$2,652 per semester; University of Nebraska at Kearney, for the 2022-2023 semesters, has a double rate of \$2,878 per semester.

The anticipated additional revenue associated with the proposed room rate increases is estimated to generate approximately \$128,566. The revenue generated from the rate increase is planned to offset anticipated increased residence hall expenses (such as staff salary and benefits, insurance, and utility rates) of approximately \$197,357. The balance of the increase will be absorbed by the overall operating budget for the auxiliary system.

### PSC Justification

#### Food Service

Most food service rates increased around 5%, the same percentage increase that the food service contract went up that was approved in January. The 130 meal plan increase of 1.7% is to keep the price per meal in this plan lower than if they were to purchase single meals. This is to encourage purchase of the meal plan. The additional revenue generated will be about \$110,272, which will cover the food service contract increase and other costs associated with food service equipment and supplies.

#### Residence Halls

The increase for most residence halls went up by 3.5%. The rooms with kitchens were increased by an additional \$50.00 over the other rooms without kitchens making the increases 4.71% and 5.61%. The single rates for the halls were reduced by around \$1,000 per semester to make the halls more attractive to students. There is capacity in the halls to rent the rooms as singles and only 7-8 single rooms are currently rented each year.

The rates on the apartments were adjusted so they were more consistent. The percentage increases for apartments range from 3.63 to 8.67%. Renovated apartment rates were adjusted slightly so they now have a premium of \$50 a month, up from the \$31 premium.

PSC will receive an estimated increase in revenue of \$73,905 for apartment rentals, and \$44,013 in dorm rentals, for a total of \$117,918. The increase will cover projected cost

increases for salaries and benefit (\$79,591), insurance cost (\$10,518), utilities (\$17,616), and the balance to materials and supplies.

### **WSC Justification**

#### **Food Service**

The board rates are increasing from 3.7% to 3.9%. The increase in rates is intended to cover the food service contract rate increases approved in January of 6.5%. Revenue generated from board rates is higher than the food service contract expense in order to cover other food service-related expenses and therefore the percentage increase in the board rate is not as high as the percentage increase of the food service contract increase. The proposed board rate increases are estimated to generate approximately \$176,000 and intended to cover the food service contract rate increases estimated to cost that same amount.

#### **Residence Halls**

The rate increases range from 0% to 5.3%. The larger increase for the Morey Hall rates is due to recent renovations to the restrooms. The anticipated additional revenue associated with the proposed room rate increases is estimated to generate approximately \$46,000. The revenue generated from the rate increase as well as increased revenues of approximately \$195,000 related to an increase in occupancy between FY21 and FY22 (which is anticipated to be maintained) is planned to offset anticipated increased residence hall expenses (such as staff salary and benefits, insurance, and utility rates) of approximately \$241,000.

The System Office recommends approval of the 2022-2023 Room and Board Rates.

### **ATTACHMENTS:**

- CSC FY23 Room and Board Rates (PDF)
- PSC FY23 Room and Board Rates (PDF)
- WSC FY23 Room and Board Rates (PDF)

**Chadron State College  
Room and Board Rate Proposal (Per Semester)  
FY23**

<b>Board Rates</b>				
	Actual FY22	Proposed FY23	Dollar Change	Percent Change
280 Meal Block Plan + \$200	\$2,225	\$2,450	\$225	10.11%
200 Meal Block Plan + \$200	\$1,900	\$2,100	\$200	10.53%
150 Meal Block Plan + \$200	\$1,495	\$1,650	\$155	10.37%
80 Meal Block Plan + \$50 (1)	\$805	\$875	\$70	8.70%
40 Meal Block Plan (2)		\$445		New
20 Meal Block Plan (2)		\$225		New

(1) Only commuter students can purchase this plan

(2) Commuter students can purchase these plans or Resident (on campus) students can purchase these as an additional plan

<b>Room Rates</b>				
	Actual FY22	Proposed FY23	Dollar Change	Percent Change
Double Occupancy	\$2,045	\$2,180	\$135	6.60%
Single Occupancy	\$2,875	\$2,995	\$120	4.17%
Eagle Ridge Private Room	\$2,775	\$2,895	\$120	4.32%

Note: All room rates include laundry, wi-fi, and computer network access.

Peru State College  
Room and Board Rate Proposal (Per Semester)  
FY23

Board Rates				
	Actual FY22	Proposed FY23	Dollar Change	Percent Change
Meal Plan (1) - 75 Meal Block	\$596	\$620	\$24	4.03%
Meal Plan (2) - 130 Meal Block + \$100	\$1,229	\$1,250	\$21	1.71%
Meal Plan - 210 Meal Block + \$125	\$1,798	\$1,895	\$97	5.39%
Meal Plan - 265 Meal Block + \$150	\$2,149	\$2,245	\$96	4.47%
Meal Plan - Unlimited Meals + \$50	\$2,237	\$2,340	\$103	4.60%

(1) Commuters and Oak Hill only

(2) Nicholas, Pate, Oak Hill and commuters only

Room Rates				
	Actual FY22	Proposed FY23	Dollar Change	Percent Change
<b>Residence Halls</b>				
<b>OAK HILL</b>				
Double Occupancy	\$2,021	\$2,092	\$71	3.51%
Single Occupancy	\$3,543	\$3,100	-\$443	-12.50%
<b>MORGAN/DELZELL</b>				
Double Occupancy	\$2,372	\$2,455	\$83	3.50%
Single Occupancy	\$4,142	\$3,100	-\$1,042	-25.16%
<b>CENTENNIAL COMPLEX/NICHOLAS-PATE</b>				
Double Occupancy	\$2,372	\$2,455	\$83	3.50%
Double Occupancy with Kitchen	\$2,372	\$2,505	\$133	5.61%
Single Occupancy	\$4,142	\$3,100	-\$1,042	-25.16%
Single Occupancy with Kitchen	\$4,142	\$3,150	-\$992	-23.95%
<b>CENTENNIAL COMPLEX/CLAYBURN-MATHEWS</b>				
Double Occupancy	\$2,372	\$2,455	\$83	3.50%
Single Occupancy	\$4,142	\$3,100	-\$1,042	-25.16%
<b>APARTMENTS/MONTH (Unrenovated)</b>				
One Bedroom	\$617	\$640	\$23	3.73%
Two Bedroom	\$713	\$740	\$27	3.79%
Three Bedroom	\$772	\$800	\$28	3.63%
<b>APARTMENTS/MONTH (Renovated)</b>				
One Bedroom	\$646	\$690	\$44	6.81%
Two Bedroom	\$727	\$790	\$63	8.67%
Three Bedroom	\$808	\$850	\$42	5.20%

Wayne State College  
Room and Board Rate Proposal (Per Semester)  
FY23

Board Rates				
	Actual FY22	Proposed FY23	Dollar Change	Percent Change
Unlimited Meals + \$150 Flex Dollars (2)	\$2,185	\$2,270	\$85	3.89%
225 Meal Block Plan + \$350 Flex Dollars (2)	\$2,075	\$2,155	\$80	3.86%
190 Meal Block Plan + \$250 Flex Dollars (2)	\$1,675	\$1,740	\$65	3.88%
100 Meal Block Plan + \$300 Flex Dollars (1) (2)	\$1,080	\$1,120	\$40	3.70%
<b>Commuter Plans</b>				
75 Meal Block Plan + \$150 Flex Dollars (3)	\$795	\$825	\$30	3.77%
50 Meal Block Plan (3)	\$390	\$405	\$15	3.85%

(1) Available only to returning & new transfer students

(2) Two meal transfers/week

(3) One meal transfer/week

Room Rates				
	Actual FY22	Proposed FY23	Dollar Change	Percent Change
<b>Residence Halls</b>				
<b>Berry</b>				
Double Occupancy	\$2,065	\$2,065	\$0	0.00%
Single Occupancy	\$2,625	\$2,625	\$0	0.00%
Suite Per Bed Buy-Up	\$560	\$560	\$0	0.00%
<b>Morey</b>				
Double Occupancy	\$2,065	\$2,165	\$100	4.84%
Single Occupancy	\$2,625	\$2,765	\$140	5.33%
Suite Per Bed Buy-Up	\$560	\$600	\$40	7.14%
<b>Anderson/Neihardt/Terrace (1)</b>				
Double Occupancy	\$2,340	\$2,350	\$10	0.43%
Single Occupancy	\$2,980	\$2,995	\$15	0.50%
Single Room (per design)	\$2,965	\$2,975	\$10	0.34%
Suite Per Bed Buy-Up	\$640	\$645	\$5	0.78%
<b>Bowen/Pile (1)</b>				
Double Occupancy	\$2,390	\$2,400	\$10	0.42%
Single Occupancy	\$3,030	\$3,045	\$15	0.50%
Single Room (per design)	\$2,995	\$3,005	\$10	0.33%
Suite Per Bed Buy-Up	\$640	\$645	\$5	0.78%

(1) Rooms include air conditioning.

Note: Single Occupancy Rooms, Suite Per Bed Buy-Up and Single Rooms are only available if space allows.

All room rates include laundry, residence hall activity fee, common area tv service, wi-fi, and computer network access.

WSC refers to "Single" occupancy as a "Premium" and a "Double" occupancy as a "Standard".