

Contact: Brad Berg

RESIDENCE SYSTEM GOVERNANCE REPORT

Actions Requested:

1. Receive the university residence systems five-year plans for FY 2011 through FY 2015.
2. Consider the universities' preliminary FY 2011 residence system budgets, which are subject to further review and action when the Board approves the final FY 2011 institutional budgets.
3. Consider the universities' academic year 2010-2011 proposed rates for all residence halls, board options, and apartments as detailed in the tables in each university attachment.

Executive Summary: Residence Systems, which include dining services, are operated by each of Iowa's public universities. The residence systems are self supporting operations and do not receive state-appropriated funds for operations or capital improvements.

The Residence System governance report includes three major components:

- Residence system five-year plans for FY 2011–FY 2015
- Preliminary residence system budgets for FY 2011
- Proposed residence system rates for academic year 2010-2011

Details pertinent to each university's five-year plan, preliminary budget, and proposed rates are included in the attachments.

The Board considers the residence system rates in March with final approval scheduled for the April meeting. The Board will be requested to approve the final residence system budgets when action is taken on other university budgets during the summer.

Five-Year Plans FY 2011-FY 2015

Five-year enrollment and occupancy projections form the basis for residence system financial forecasts. The following table contains current and projected enrollments, capacities, and occupancies for residence halls and apartments. Enrollment from FY 2011 through FY 2015 is projected to gradually increase at SU1 and is reflective of the University's intention to increase first-year student enrollment by 100 students for each of the next five years. Conversely, ISU and UNI project a gradual decline in enrollment due to the expected decrease in the number of Iowa college-aged individuals available for enrollment. The capacity and occupancy data provided below consolidates the residence halls and apartments. Complete five-year plans specific to each university are provided in the university attachments.

	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>
University of Iowa						
Enrollment (Headcount)	30,328	31,972	31,993	32,315	32,409	32,727
Operating Capacity	6,133	6,220	6,212	6,206	6,194	6,188
Total Occupancy	6,133	6,193	6,185	6,179	6,167	6,161
Occupancy Ratio	100.0%	99.6%	99.6%	99.6%	99.6%	99.6%
Occupancy as % of Enrollment	20.2%	19.4%	19.3%	19.1%	19.0%	18.8%
Iowa State University						
Enrollment (Headcount)	27,945	27,670	27,484	27,112	26,730	26,465
Operating Capacity	9,485	9,485	9,425	9,425	9,425	9,425
Total Occupancy	9,156	8,898	8,785	8,529	8,339	8,242
Occupancy Ratio	96.5%	93.8%	93.2%	90.5%	88.5%	87.4%
Occupancy as % of Enrollment	32.8%	32.2%	32.0%	31.5%	31.2%	31.1%
University of Northern Iowa						
Enrollment (Headcount)	13,080	13,101	12,972	12,767	12,611	12,485
Operating Capacity	4,973	4,973	4,973	5,177	5,177	5,177
Total Occupancy	4,719	4,681	4,655	4,795	4,748	4,748
Occupancy Ratio	94.9%	94.1%	93.6%	92.6%	91.7%	91.7%
Occupancy as % of Enrollment	36.1%	35.7%	35.9%	37.6%	37.6%	38.0%

Preliminary FY 2011 Residence System Budget Summary

The FY 2011 budgets were developed considering the expected number of students to be housed, the projected number of students that purchase meal plans, estimated operating cost increases, projected infrastructure improvements, and the debt service requirements of the systems. The following table provides the revenue and expenditure variances from the preliminary FY 2011 budget compared to the FY 2010 estimates and to the FY 2010 Board-approved budget. Current FY 2010 revenue estimates for each university exceed the FY 2010 budget primarily due to additional contract revenue from increased occupancy. Details for the proposed FY 2011 budgets specific to each university are contained in the university attachments.

	Current Year Approved Budget FY 2010	Current Year Revised Estimates FY 2010	Next Year Preliminary Budget FY 2011	FY 11 to FY 10 Est. \$ Change	FY 11 to FY 10 Bud. \$ Change
SUI					
Gross Revenue	\$ 48,116,473	\$ 49,321,279	\$ 51,047,264	\$ 1,725,985	\$ 2,930,791
Expenditures for Operations	\$ 35,226,192	\$ 35,276,545	\$ 36,955,585	\$ 1,679,040	\$ 1,729,393
Debt Service & Mand Transfers	\$ 5,603,144	\$ 5,603,144	\$ 5,396,903	\$ (206,241)	\$ (206,241)
Net Revenue	\$ 7,287,137	\$ 8,441,590	\$ 8,694,776	\$ 253,186	\$ 1,407,639
Net Rev as % of Gross Rev	15.1%	17.1%	17.0%		
ISU					
Gross Revenue	\$ 71,418,261	\$ 72,172,229	\$ 73,479,336	\$ 1,307,107	\$ 2,061,075
Expenditures for Operations	\$ 54,393,593	\$ 51,329,443	\$ 54,844,482	\$ 3,515,039	\$ 450,889
Debt Service & Mand Transfers	\$ 11,379,832	\$ 11,316,992	\$ 11,344,976	\$ 27,984	\$ (34,856)
Net Revenue	\$ 5,644,836	\$ 9,525,794	\$ 7,289,878	\$ (2,235,916)	\$ 1,645,042
Net Rev as % of Gross Rev	7.9%	13.2%	9.9%		
UNI					
Gross Revenue	\$ 32,828,492	\$ 36,497,409	\$ 36,077,441	\$ (419,968)	\$ 3,248,949
Expenditures for Operations	\$ 26,460,297	\$ 25,834,817	\$ 26,626,772	\$ 791,955	\$ 166,475
Debt Service & Mand Transfers	\$ 3,610,804	\$ 3,610,804	\$ 4,206,874	\$ 596,070	\$ 596,070
Net Revenue	\$ 2,757,391	\$ 7,051,788	\$ 5,243,795	\$ (1,807,993)	\$ 2,486,404
Net Rev as % of Gross Rev	8.4%	19.3%	14.5%		

Proposed Rates for Academic Year 2010-2011

While the universities offer many room and board options, the Board has historically used the double occupancy room rate with full board as a measure to compare historical room and board rates among the universities. Detailed FY 2011 rate proposals for each university are contained in the attachments. The proposed FY 2011 double occupancy room with full board rates are as follows:

	Double Occupancy Rooms with Full Board			
	FY 2010	Proposed FY 2011	Increase Amt	Increase %
University of Iowa	\$7,376	\$7,662	\$286	3.9%
Iowa State University	\$7,204	\$7,397	\$193	2.7%
University of Northern Iowa	\$6,960	\$7,120	\$160	2.3%

Comparing the proposed room and board rates and the Board approved undergraduate tuition and fee rates for FY 2011 year with those from FY 2010, result in an incremental cost of \$879 (6.2%) at SUI, \$539 (3.9%) at ISU, and \$532 (3.9%) at UNI.

Combined Tuition and Fees, Double Occupancy with Full Board						
	Proposed		FY2011 <u>Total</u>	FY 2010 <u>Total</u>	Incremental <u>Cost</u>	Percent <u>Increase</u>
	FY 2011 <u>Tuition, Fees</u>	FY 2011 <u>Room and Board</u>				
University of Iowa	\$7,417	\$7,662	\$15,079	\$14,200	\$879	6.2%
Iowa State University	\$6,997	\$7,397	\$14,394	\$13,855	\$539	3.9%
University of Northern Iowa	\$7,008	\$7,120	\$14,128	\$13,596	\$532	3.9%

The university residence systems have presented the proposed residence system rates to representatives of their student populations. ISU's three student housing councils support the proposed rates for FY 2011. UNI's student Residence Leadership Council was expecting a higher rate increase and was very pleased with the proposed rates. SUI's Associated Residence Hall student government was also supportive of the proposed rate increases.

Improvement Fund Transfers

Voluntary reserves are comprised of the revenue, operations and maintenance, improvement, and system funds. The voluntary reserves of the residence systems are essential to provide working capital and security to bondholders should there be unanticipated events which would adversely affect occupancy levels or net revenues. Voluntary reserves are used to pay for capital expenditures and to provide cash flow for fixed expenses during the summer months.

The three universities will be requesting approval of transfers to the improvement funds from reserves at the April Board meeting. Bond covenants require the Board to approve the transfer of funds to the improvement fund. The Regent universities currently anticipate request of transfers of the following amounts:

- University of Iowa \$ 7,499,675
- Iowa State University \$ 7,700,000
- University of Northern Iowa \$ 5,783,000

Fire/Life Safety

The Residence Systems at Iowa's public universities are committed to providing safe and compliant facilities for students, staff, and guests. The universities have worked in conjunction with local fire safety officials, State Fire Marshal's Office, university public safety offices, and internal health and safety units to train students and staff, establish policies, perform fire drills, and update, implement and maintain fire safety best practices. All of these entities contribute to and play a significant role in the success and implementation of fire safety related programs.

Specific fire safety information for each university is contained in the attachments.

**UNIVERSITY OF IOWA
UNIVERSITY HOUSING**

An external review of University Housing operations was completed during the Fall 2009. The reviewers examined results of a self-assessment survey, conducted interviews with housing staff and management, and examined the operations of the department. They believed the department to be financially sound and administratively appropriate. The reviewers recognized the need to make a decision regarding the future of University Apartments, the need for an updated master plan, and suggested consideration of additional residence hall space. University Housing intends to spend significant time during 2010 preparing a master plan that will include growth of residence hall space and a decision for the future of University Apartments.

Five-Year Plan – page 6

- Based on current enrollment projections of entering first-year students for Fall 2010 and subsequent years and market shares similar to prior years, the residence halls are expected to be fully occupied through FY 2015. University Apartments are projected to remain 95.6% occupied in the next five years.
- Capacity in the residence halls will increase by 111 beds in FY 2011 due primarily to the conversion of Parklawn back to a residence hall, converting single rooms to double, and changes in the number and location of resident assistant rooms. Current Parklawn Apartment residents will be given priority to move into other vacant university apartments or to remain in the Parklawn Residence Hall during FY 2011.
- Spending from reserves will continue to exceed \$8 million per year over the next five years to fund improvement projects including a series of restroom renovations and fire protection upgrades as well as capital improvements to lounge space and student living areas beginning in FY 2011. Voluntary reserve balances are projected to be \$9.9 million at the end of FY 2010 and increase to approximately \$11 million by FY 2015.
- With the completion of a fire suppression system in Slater Hall in 2008, all high-rise residence halls are completely sprinkled and exceed code requirements. The Burge Hall Addition project included the installation of fire sprinklers and the department plans to install full fire suppression in the remaining areas of Burge Hall this summer followed by Currier and Hillcrest in subsequent years. At that point, all residence halls will be fully equipped with fire detection and suppression systems.
- University Housing and the Iowa Memorial Union are working to consolidate campus dining operations beginning in FY 2012 into one organization within University Housing. Plans for the consolidation are being developed consistent with the bond covenants of both enterprises. The combined operation will create portability for students, better utilize resources, consolidate production and administrative functions, and eliminate duplication of effort.
- The flood of 2008 greatly impacted Mayflower Residence Hall and severely damaged 76 Hawkeye Court Apartments. While the majority of Mayflower was re-opened for FY 2010, the department continues to work with FEMA, University Risk Management, and Facilities Management on mitigation efforts to prevent future flooding. The damaged Hawkeye Court apartments remain vacant as the University continues to work with FEMA to finalize alternatives for demolition and/or replacement of damaged units.

FY 2011 Preliminary Budget – page 7

- Net revenues (before debt service and mandatory transfers) for both FY 2010 and FY 2011 are estimated to be approximately \$14 million.
- The preliminary budget was developed using room and board contract projections based on the proposed rates and inflation for expenses including 5% for gas, 7% for electricity, 3% for the food costs, and an average salary cost increase of 2.5%.
- Based on admissions indicators and housing application numbers received to date, a record-setting entering class of 4,400 new first-time freshmen from high school is currently projected for Fall 2010. Current projections of existing students returning to the residence halls are consistent with those of Fall 2009, which was significantly higher than the previous year. First-time freshmen from high school remain the primary occupants of the residence halls. As in prior years, the excess demand will be addressed by placing students in temporary housing until permanent space becomes available.
- Apartment housing capacity will decrease 53 units resulting from the Parklawn conversion. Although families and students with children are given priority for the 613 apartments at Hawkeye Court and Hawkeye Drive, 63% of the apartments rented for Fall 2009 were rented to single students with no children.
- Proposed FY 2011 room and board rates are provided on page 8. The proposed FY 2011 rate for the traditional double room with full board of \$7,662 represents a 3.9% increase when compared to FY 2010 rates. The base room rates include 200 Hawkeye Dollars available for use in campus convenience stores and retail outlets. The proposed FY 2011 rate for University Apartments remains the same (0.0% increase) when compared to FY 2010.
- For the 2010-11 academic year, the R.E.A.C.H. (Realizing Educational and Career Hopes) program will continue to house up to 40 R.E.A.C.H. students and four live-in advisors on two floors in Stanley Hall. The Program began in 2008-09 with 14 students and seeks to create a living-learning experience where young adults with multiple learning and cognitive disabilities are empowered with the skills necessary to be independent.
- The China BESTS program, offered through the Belin-Blank International Center for Gifted Education and Talent Development, was piloted in Fall 2009 with 11 students. The program is expected to increase to as many as 50 students in the next few years. The students in the program will be housed with honor students in Daum Hall.
- The outstanding bond principal was \$51.2 million as of June 30, 2009. A refunding bond issue sold in February 2010 will result in a net present value cash flow savings of approximately \$1.5 million and an annual cash flow savings of approximately \$180,000.
- Energy conservation and green initiatives continue to be a priority for University Housing as the planning process for all current and future capital projects includes analysis of energy efficiencies. An expanded recycling program, piloted in the west-side residence halls in FY 2010, will be expanded to include the remaining residence halls in FY 2011. University Housing also intends to implement two-stage lighting in the hallways that will provide energy savings and create an environment more conducive to quiet living during the evening hours.

**University of Iowa's Five Year Plan Summary
University Housing
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 09</u>	<u>FY 10</u>	<u>FY 11</u>	<u>FY 12</u>	<u>FY 13</u>	<u>FY 14</u>	<u>FY 15</u>
1 - ENROLLMENT & OCCUPANCY							
(a) Fall Enrollment Head Count	30,561	30,328	31,972	31,993	32,315	32,409	32,727
Residence Hall Housing							
(b) Current Operating Capacity (# of beds)	5,542	5,467	5,607	5,599	5,593	5,581	5,575
(c) Occupancy (permanent beds)	5,546	5,496	5,607	5,599	5,593	5,581	5,575
(d) Occupancy Ratio	100.1%	100.5%	100.0%	100.0%	100.0%	100.0%	100.0%
Apartment Housing							
(e) Current Operating Capacity (Units)	613	666	613	613	613	613	613
(f) Units Occupied	601	637	586	586	586	586	586
(g) Occupancy Ratio	98.0%	95.6%	95.6%	95.6%	95.6%	95.6%	95.6%
2 - CAPITAL IMPROVEMENTS & REPAIRS							
(a) Improvements from Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(b) Improvements from Voluntary Reserves	10,181	8,182	8,046	8,241	8,465	8,669	8,875
(c) Repairs from Current Revenues	4,519	4,795	4,907	4,907	4,907	4,907	4,907
(d) Gross Square Feet Maintained (000's)	2,239	2,284	2,284	2,284	2,284	2,284	2,284
3 - OPERATING REVENUES & EXPENDITURES							
(a) Total Revenues	\$ 46,354	\$ 49,321	\$ 51,048	\$ 51,012	\$ 50,984	\$ 50,906	\$ 50,860
(b) Less Expenditures (Excluding Univ O.H.)	34,195	35,277	36,956	36,949	36,945	36,936	36,931
(c) Net Operating Revenues	12,159	14,044	14,092	14,063	14,039	13,970	13,929
(d) Less Mandatory Transfers	600	600	600	600	600	600	600
(e) Less Debt Service	4,977	5,003	4,797	4,817	4,849	4,866	4,873
(f) Net to Voluntary Reserves	\$ 6,582	\$ 8,441	\$ 8,695	\$ 8,646	\$ 8,590	\$ 8,504	\$ 8,456
4 - VOLUNTARY (UNRESTRICTED) RESERVES							
(a) Beginning Balance	\$ 12,938	\$ 9,464	\$ 9,860	\$ 10,640	\$ 11,176	\$ 11,432	\$ 11,398
(b) Add Mandatory Transfers from (3d)	600	600	600	600	600	600	600
(c) Add Net to Voluntary Reserves from (3f)	6,582	8,441	8,695	8,646	8,590	8,504	8,456
(d) Less Improvements (2b) & Other Costs	10,656	8,645	8,515	8,710	8,934	9,138	9,344
(e) Year-End Balance	\$ 9,464	\$ 9,860	\$ 10,640	\$ 11,176	\$ 11,432	\$ 11,398	\$ 11,110

**University of Iowa
Residence System Preliminary Budget 2010-11**

	Actual 2008-09	Approved Budget 2009-10	Revised Estimate 2009-10	Proposed Budget 2010-11
OPERATIONS				
Revenues	\$ 46,353,872	\$ 48,116,473	\$ 49,321,279	\$ 51,047,264
Expenditures for Operations	34,194,597	35,226,192	35,276,545	36,955,585
Net Revenues	12,159,275	12,890,281	14,044,734	14,091,679
% of Revenues	26.2%	26.8%	28.5%	27.6%
Debt Service (due July 1)	4,977,426	5,003,144	5,003,144	4,796,903
Mandatory Transfers	600,000	600,000	600,000	600,000
Net After Debt Service & Mandatory Transfers	\$ 6,581,849	\$ 7,287,137	\$ 8,441,590	\$ 8,694,776
% of Revenues	14.2%	15.1%	17.1%	17.0%
Debt Service Coverage Ratio	244%	258%	281%	294%
University Overhead Payment	\$ 475,188	\$ 462,696	\$ 462,696	\$ 469,095
Overhead as % of Expenditures	1.4%	1.3%	1.3%	1.3%
FUND BALANCES (June 30)				
Revenue Fund	\$ -	\$ -	\$ -	\$ -
Operation & Maintenance Fund	1,000,000	1,000,000	1,000,000	1,000,000
Improvement Fund	8,128,684	7,150,000	8,045,900	8,241,000
System Fund	334,740	830,142	813,959	1,400,097
Subtotal--Voluntary Reserves	9,463,424	8,980,142	9,859,859	10,641,097
Sinking Fund	-	-	-	-
Bond Reserve Fund	5,392,445	5,180,855	5,392,445	4,754,560
Bond Construction Fund	-	-	-	-
Subtotal--Mandatory Reserves	5,392,445	5,180,855	5,392,445	4,754,560
Total Fund Balances (June 30)	\$ 14,855,869	\$ 14,160,997	\$ 15,252,304	\$ 15,395,657
REVENUES AND EXPENDITURES DETAIL				
Revenues				
Contracts	\$ 42,282,914	\$ 43,608,162	\$ 44,319,584	\$ 46,330,415
Interest	174,828	326,929	920,188	635,582
Other Income	3,896,130	4,181,382	4,081,507	4,081,267
Total Revenues	\$ 46,353,872	\$ 48,116,473	\$ 49,321,279	\$ 51,047,264
Expenditures for Operations				
Salaries, Wages & Benefits	\$ 13,327,652	\$ 14,064,191	\$ 13,997,949	\$ 14,888,055
Cost of Food or Goods Sold	4,733,962	4,962,930	4,546,381	4,759,105
Other Operating Expense	6,386,142	6,565,384	6,766,798	6,985,134
Utilities	5,227,681	5,240,395	5,170,373	5,416,402
Repairs & Maintenance	4,519,160	4,393,292	4,795,044	4,906,889
Total Expenditures	\$ 34,194,597	\$ 35,226,192	\$ 35,276,545	\$ 36,955,585

The University of Iowa
Residence System Rates--Proposed Rate Schedule for 2010-11

	Current	Proposed	Proposed	
	(2009-10)	(2010-11)	Rate Increase	
	Rates	Rates	Amount	Percent
Residence Halls Academic Year 2010-11				
Basic Room Rates (per person) **				
Single	\$5,833	\$6,090	\$257	4.41%
Double	4,786	4,997	211	4.41%
Triple	4,137	4,319	182	4.40%
Multiple	3,657	3,818	161	4.40%
Additional Rate Per Room For:				
Rooms with airconditioning	\$701	\$732	\$31	4.42%
Rooms with private bath	2,381	2,486	105	4.41%
Rooms with kitchen units	605	632	27	4.46%
Suites	1,679	1,753	74	4.41%
Parklawn Room Rates (per person)**				
Parklawn Efficiency (Double Occupancy)	-	\$6,300	-	-
Parklawn One-Bedroom (Double Occupancy)	-	6,800	-	-
Temporary Housing (daily rate)	10	10	-	0.00%
**All room rates include \$200 Hawkeye Dollars (\$100 per semester)				
Board Rates				
Full Board (20 meals per week)	\$2,590	\$2,665	\$75	2.90%
Any 14 meals per week	2,495	2,570	75	3.01%
Any 10 meals per week	2,300	2,370	70	3.04%
Any 5 meals per week	1,160	1,195	35	3.02%
Residence Halls Summer Session 2011				
Basic Room Rates (per person)				
Single	\$1,408	\$1,473	\$65	4.62%
Double	1,147	1,199	52	4.53%
Triple	984	1,030	46	4.67%
Multiple	864	905	41	4.75%
Additional Rate Per Room For:				
Rooms with airconditioning	\$701	\$732	\$31	4.42%
Rooms with private bath	595	622	27	4.54%
Rooms with kitchen units	151	158	7	4.64%
Suites	420	438	18	4.29%
Parklawn Room Rates (per person)**				
Parklawn Efficiency (Double Occupancy)	-	\$1,575	-	-
Parklawn One-Bedroom (Double Occupancy)	-	1,700	-	-
Board Rates				
Full Board (20 meals per week)	\$648	\$666	\$18	2.78%
Any 14 meals per week	624	643	19	3.04%
Any 10 meals per week	575	593	18	3.13%
Any 5 meals per week	290	299	9	3.10%
University Apartments (effective 6/1/2010)				
Hawkeye Court				
1 Bedroom	\$435	\$435	-	0.00%
2 Bedroom	480	480	-	0.00%
Hawkeye Drive				
2 Bedroom	\$600	\$600	-	0.00%
Staff & Faculty (Additional)	50	50	-	0.00%

The Double Basic Room rate with full board is used for comparative purposes.

**IOWA STATE UNIVERSITY
DEPARTMENT OF RESIDENCE**

The Department of Residence (DoR) strives to enhance student achievement and retention at ISU. All full-time freshmen enrolled in Fall 2002 with a first semester GPA of better than 2.0 had a six-year graduate rate of 77%. Conversely, students receiving less than a 2.0 first-semester GPA graduated with a six-year rate of only 28%. The average GPA of students in all classifications residing on-campus is higher than students living off-campus in this same cohort of students. The DoR has established programs used to improve academic success and retention of its students which include:

- Hall Directors serving as instructors for Psychology 131, an academic skills building course offered through the Academic Success Center
- Mid-term intervention by staff with residents receiving two or more mid-term grades of C- or lower.
- Implementation of MAP-Works (Making Achievement Possible) for all freshmen the third week of their first semester. MAP-Works is a web-based self assessment that identifies areas of strength and concern for students transitioning to ISU.

Five-Year Plan – page 11

- The Department of Residence opened the Fall 2009 semester with the highest occupancy since the Fall of 2002 primarily due to a large freshman class and steady retention rates. Revenue from higher occupancy will allow the acceleration of fire suppression and detection system improvements.
- Demand for residence hall/university apartment space is projected at 93.8% of capacity in FY 2011 with a gradual decline to 87.4% (a decline of approximately 650 students) in FY 2015. The occupancy projections result from the expected enrollment decline due to the demographical decrease in the number of Iowa college aged individuals. The projected occupancy ratio may improve if actual enrollment exceeds projections or residential space is taken off-line.
- The Department of Residence continues to partner with Enrollment Services to provide services to community college students enrolled in The Admissions Partnership Program (APP). APP currently has an enrollment of 26 students. The University hosted a Community College Update program during the spring of 2009 at which representatives from numerous departments met with leaders from community colleges across the state. DoR provided a presentation of the retention and success of transfer students who became part of the ISU residential community.
- Financial reviews are completed quarterly to determine future projects to be funded from system funds. Funding for major capital improvements to the residence halls and apartments, including building renewal, fire safety improvements, and dining renovations, projected at \$32.7 million for FY 2011 through FY 2015, will come from annual net revenues deposited into system funds. No new bonding is included in the five-year plan. The improvements are necessary to maintain good stewardship of facilities and retain student interest in on-campus housing.
- Voluntary reserve balances at June 30, 2010, are expected to be \$12.9 million, and are projected to decrease to \$7.3 million by the end of FY 2015 due to improvement projects being funded from reserves.
- Fire and life safety continues to be a priority for the Department of Residence. Approximately \$19.2 million of the projected \$32.7 million in capital improvements are expected for fire safety improvements. Projects include:
 - Heat and smoke detection installation will be completed in 2010 in numerous residence halls and by 2011 in Friley Hall.

- Sprinkler installations in several residence halls are scheduled each year with all projects expected to be completed by 2017. The availability of funds and vendors may accelerate/slow installation plans.
- Improvements to the Richardson Court fire escapes will be completed this year.
- The Board issued bonds in October 2007 to fund \$12 million of improvements to the dining centers that serve Maple/Willow/Larch (MWL) and Oak/Elm residence halls. The remaining cost of the projects was/will be funded from reserves. Seasons Marketplace (formerly MWL Dining Center) re-opened in the fall of 2009 and Conversations (formerly Oak/Elm Dining Center) will re-open in August 2010. The dining renovations are expected to assist the DoR in student recruitment and retention.

FY 2011 Preliminary Budget - page 12

- FY 2010 contract revenue exceeded the budget due to higher occupancy levels resulting from the large freshmen class. After adjusting for the potential attrition of students to off-campus housing and an anticipated slight decrease in enrollment, the Department of Residence projects occupancy for FY 2011 to be 8,898 residents, slightly less than the current FY 2010 count.
- The FY 2011 preliminary budget was developed using room and board contract projections based on the proposed rates, expense inflation of 4% for most expenses except utilities (which ranged from 4-10%), salary costs for AFSCME covered employees consistent with the collective bargaining agreement, and 0% for P & S employees, and food cost increases budgeted at 2%.
- Net revenues from operations for FY 2010 (before debt service and mandatory transfers) are estimated to be \$20.8 million. The preliminary budget for FY 2011 projects net revenues of \$18.6 million before debt service and mandatory transfers.
- Proposed FY 2011 room and board rates are provided beginning on page 13. The proposed FY 2011 rate for the traditional double room with full board of \$7,397 represents a 2.7% net increase when compared to FY 2010 rates and is lowest percentage rate increase in 17 years. The proposed unit rate increase for University apartments is also 2.7%. Proposed meal plan rate increases range from 0% to 2.0%.
- The ISU Utilities Enterprise will transition to a fully-costed utility rate model beginning in FY 2011. Based on the proposed utility rates for steam, chilled water, and electricity, the full impact to the DoR will ultimately be approximately \$1.1 million annually. To lessen the impact of the utility cost increase, the DoR will be permitted to phase in the increase over a three year period.
- The outstanding bond principal was \$133.7 million as of June 30, 2009. A proposed refunding of Series ISU 1999A bonds to reduce interest expense is on the agenda for the March 2010 meeting.
- The Department of Residence has partnered with Information Technology Services to install wireless Wi-Fi LAN service in all residence halls in FY 2011. Also, the installation of 240 surveillance cameras in the entryways, elevators, and common areas of all residence halls, Frederickson Court apartments and the SUV Community Center is scheduled for FY 2011.
- A Sustainability Committee was created in July 2008 and includes representation from the Department of Residence and ISU Dining. The committee is considering numerous options to increase awareness and participation in sustainable living on campus. The group has implemented programs related to composting, increasing the number of local farmers in the dining program, food drives for local pantries, recycling programs, a waste/waist reduction program, and a "Live Green" welcome back campaign for students.

**Iowa State University's Five Year Plan Summary
Department of Residence
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 09</u>	<u>FY 10</u>	<u>FY 11</u>	<u>FY 12</u>	<u>FY 13</u>	<u>FY 14</u>	<u>FY 15</u>
1 - ENROLLMENT & OCCUPANCY							
(a) Fall Enrollment Head Count	26,856	27,945	27,670	27,484	27,112	26,730	26,465
Residence Hall Housing							
(b) Current Operating Capacity (# of beds)	6,336	6,457	6,457	6,397	6,397	6,397	6,397
(c) Occupancy (permanent beds)	6,075	6,203	6,078	6,013	5,844	5,716	5,649
(d) Occupancy Ratio	95.9%	96.1%	94.1%	94.0%	91.4%	89.4%	88.3%
Apartment Housing							
(e) Current Operating Capacity (Units)	2,951	3,028	3,028	3,028	3,028	3,028	3,028
(f) Units Occupied	2,861	2,953	2,820	2,772	2,685	2,623	2,593
(g) Occupancy Ratio	97.0%	97.5%	93.1%	91.5%	88.7%	86.6%	85.6%
2 - CAPITAL IMPROVEMENTS & REPAIRS							
(a) Improvements from Bond Proceeds	\$ 8,441	\$ 2,585	\$ -	\$ -	\$ -	\$ -	\$ -
(b) Improvements from Voluntary Reserves	13,383	16,895	8,657	8,507	4,968	6,095	4,521
(c) Repairs from Current Revenues	1,829	1,824	2,074	2,074	2,074	2,074	2,074
(d) Gross Square Feet Maintained (000's)	2,910	2,910	2,910	2,910	2,910	2,910	2,910
3 - OPERATING REVENUES & EXPENDITURES							
(a) Total Revenues	\$ 71,884	\$ 72,172	\$ 73,479	\$ 73,656	\$ 72,730	\$ 71,934	\$ 71,867
(b) Less Expenditures (Excluding Univ O.H.)	49,721	51,329	54,844	55,495	55,821	55,772	55,772
(c) Net Operating Revenues	22,163	20,843	18,635	18,161	16,909	16,162	16,095
(d) Less Mandatory Transfers	500	500	500	500	500	500	500
(e) Less Debt Service	10,666	10,817	10,845	10,872	10,864	10,854	10,856
(f) Less Voluntary Transfers	1,714	1,560	1,560	1,560	1,560	1,560	1,560
(g) Net to Voluntary Reserves	\$ 9,283	\$ 7,966	\$ 5,730	\$ 5,229	\$ 3,985	\$ 3,248	\$ 3,179
4 - VOLUNTARY (UNRESTRICTED) RESERVES							
(a) Beginning Balance	\$ 20,251	\$ 12,414	\$ 12,893	\$ 10,844	\$ 9,838	\$ 10,436	\$ 8,862
(b) Add Mandatory Transfers from (3d)	500	500	500	500	500	500	500
(c) Add Net to Voluntary Reserves from (3g)	9,283	7,966	5,730	5,229	3,985	3,248	3,180
(d) Add Transfer from Plant & Other Revenues	288	235	241	237	237	236	236
(e) Less Improvements (2b) & Other Costs	17,908	8,222	8,520	6,972	4,124	5,558	5,509
(f) Year-End Balance	\$ 12,414	\$ 12,893	\$ 10,844	\$ 9,838	\$ 10,436	\$ 8,862	\$ 7,269

**Iowa State University
Residence System Preliminary Budget 2010-11**

	Actual 2008-09	Approved Budget 2009-10	Revised Estimate 2009-10	Proposed Budget 2010-11
OPERATIONS				
Revenues	\$ 71,884,662	\$ 71,418,261	\$ 72,172,229	\$ 73,479,336
Expenditures for Operations	49,721,330	54,393,593	51,329,443	54,844,482
Net Revenues	22,163,332	17,024,668	20,842,786	18,634,854
% of Revenues	30.8%	23.8%	28.9%	25.4%
Debt Service (due July 1)	10,666,307	10,879,832	10,816,992	10,844,976
Mandatory Transfers	500,000	500,000	500,000	500,000
Net After Debt Service & Mandatory Transfers	\$ 10,997,025	\$ 5,644,836	\$ 9,525,794	\$ 7,289,878
% of Revenues	15.3%	7.9%	13.2%	9.9%
Debt Service Coverage Ratio	208%	156%	193%	172%
University Overhead Payment	\$ 1,714,054	\$ 1,714,054	\$ 1,559,618	\$ 1,559,618
Overhead as % of Expenditures	3.4%	3.2%	3.0%	2.8%
FUND BALANCES (June 30)				
Revenue Fund	\$ -	\$ -	\$ -	\$ -
Operation & Maintenance Fund	-	-	-	-
Improvement Fund	12,389,073	7,696,489	4,040,816	3,890,872
System Fund	12,413,972	8,460,676	12,892,722	10,719,190
Subtotal--Voluntary Reserves	24,803,045	16,157,165	16,933,538	14,610,062
Sinking Fund	29,027	-	-	-
Bond Reserve Fund	10,260,041	10,924,609	10,872,041	10,872,041
Bond Construction Fund	2,585,418	-	-	-
Subtotal--Mandatory Reserves	12,874,486	10,924,609	10,872,041	10,872,041
Total Fund Balances (June 30)	\$ 37,677,531	\$ 27,081,774	\$ 27,805,579	\$ 25,482,103
REVENUES AND EXPENDITURES DETAIL				
Revenues				
Contracts	\$ 54,501,985	\$ 53,408,666	\$ 55,168,923	\$ 57,092,305
Interest	331,220	751,048	292,031	248,050
Other Income	17,051,458	17,258,547	16,711,275	16,138,981
Total Revenues	\$ 71,884,663	\$ 71,418,261	\$ 72,172,229	\$ 73,479,336
Expenditures for Operations				
Salaries, Wages & Benefits	\$ 24,784,635	\$ 27,024,462	\$ 24,212,767	\$ 26,799,761
Cost of Food or Goods Sold	8,923,091	9,331,757	9,330,073	9,349,757
Other Operating Expense	8,925,386	9,522,510	9,981,662	9,817,393
Utilities	5,259,525	6,490,107	5,980,991	6,803,966
Repairs & Maintenance	1,828,692	2,024,757	1,823,950	2,073,605
Total Expenditures	\$ 49,721,329	\$ 54,393,593	\$ 51,329,443	\$ 54,844,482

IOWA STATE UNIVERSITY
Department of Residence & ISU Dining
Proposed Residence System Rates for Fiscal Year 2010-2011
(effective May 9, 2010)

Residence Halls - Academic Year Student Rates

Meal plans required in all residence halls, except Wallace and Wilson halls.

Traditional Style Rooms	Beds	Occupancy	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	% Increase
Triple - Richardson Court	36	35	\$ 3,538	\$ 3,662	\$ 124	3.50%
Triple - Friley A/C	66	63	\$ 3,693	\$ 3,822	\$ 129	3.50%
Triple - Friley/Helser No A/C	12	11	\$ 3,609	\$ 3,735	\$ 126	3.50%
Triple - Linden	27	21	\$ 3,802	\$ 3,935	\$ 133	3.50%
Double - Richardson Court	1048	985	\$ 3,677	\$ 3,806	\$ 129	3.50%
Double - Friley A/C	861	854	\$ 3,796	\$ 3,929	\$ 133	3.50%
Double - Friley/Helser No A/C	818	770	\$ 3,750	\$ 3,881	\$ 131	3.50%
Double - Larch/Willow	1046	1013	\$ 3,723	\$ 3,853	\$ 130	3.50%
Double - Linden	276	269	\$ 3,950	\$ 4,088	\$ 138	3.50%
Double - Maple	430	408	\$ 4,244	\$ 4,393	\$ 149	3.50%
Single - Richardson Court	131	128	\$ 4,771	\$ 4,938	\$ 167	3.50%
Single - Friley A/C	62	62	\$ 4,957	\$ 5,130	\$ 173	3.50%
Single - Friley/Helser No A/C	34	32	\$ 4,864	\$ 5,034	\$ 170	3.50%
Single - Linden	5	5	\$ 5,045	\$ 5,222	\$ 177	3.50%
Super Single - Richardson Court ¹	17	17	\$ 5,161	\$ 5,342	\$ 181	3.50%
Super Single - Friley A/C ¹	19	19	\$ 5,504	\$ 5,697	\$ 193	3.50%
Super Single - Friley/Helser No A/C ¹	17	17	\$ 5,438	\$ 5,628	\$ 190	3.50%
Super Single - Larch/Willow ¹	18	18	\$ 5,253	\$ 5,437	\$ 184	3.50%
Super Single - Linden ¹	7	7	\$ 5,530	\$ 5,724	\$ 194	3.50%
Super Single - Maple ¹	8	8	\$ 5,941	\$ 6,149	\$ 208	3.50%
Super Single - Wallace/Wilson	417	386	\$ 4,500	\$ 4,658	\$ 158	3.50%
Triple as Double - Richardson Court ¹	0	0	\$ 4,419	\$ 4,574	\$ 155	3.50%
Triple as Double - Friley A/C ¹	0	0	\$ 4,529	\$ 4,688	\$ 159	3.50%
Triple as Double - Friley/Helser No A/C ¹	0	0	\$ 4,497	\$ 4,654	\$ 157	3.50%
Triple as Double - Linden ¹	0	0	\$ 4,709	\$ 4,874	\$ 165	3.50%
Suite Style Rooms	Beds	Occupancy	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	% Increase
Suite Triple - Maple	48	47	\$ 4,440	\$ 4,595	\$ 155	3.50%
Suite Double - Eaton/Martin	549	521	\$ 5,272	\$ 5,457	\$ 185	3.50%
Corner Suite Double - Martin	28	26	\$ 6,138	\$ 6,353	\$ 215	3.50%
Lofted Suite Double - Martin	74	73	\$ 7,005	\$ 7,250	\$ 245	3.50%
Suite Single - Eaton/Martin	17	16	\$ 6,789	\$ 7,027	\$ 238	3.50%
Super Single - Eaton/Martin ¹	3	3	\$ 7,420	\$ 7,680	\$ 260	3.50%
Single - Buchanan - 12 month ²	-	-	\$ 6,362	-	-	-
Double - Buchanan - 12 month ²	-	-	\$ 5,530	-	-	-
Super Single - Buchanan - 12 month ²	-	-	\$ 6,914	-	-	-
Single - Buchanan - 9 month	242	231	\$ 5,520	\$ 5,713	\$ 193	3.50%
Double - Buchanan - 9 month	157	153	\$ 4,802	\$ 4,970	\$ 168	3.50%
Super Single - Buchanan - 9 month ¹	4	4	\$ 6,003	\$ 6,213	\$ 210	3.50%

Student Apartments - Academic Year Student Rates

Meal plans encouraged, but not required in all student apartments.

Frederiksen Court (Rates per student)	Beds	Occupancy	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
2 Bedroom Shared - 12 month ²	-	-	\$ 4,424	-	-	-
4 Bedroom Single - 12 month ²	-	-	\$ 5,552	-	-	-
2 Bedroom Super Single - 12 month ²	-	-	\$ 6,788	-	-	-
2 Bedroom Shared - 9 month	607	596	\$ 3,842	\$ 3,976	\$ 134	3.50%
4 Bedroom Single - 9 month	1313	1302	\$ 4,820	\$ 4,989	\$ 169	3.50%
2 Bedroom Super Single - 9 month	26	25	\$ 5,891	\$ 6,097	\$ 206	3.50%

Schilletter & University Village (Rates per unit, per month)	Beds	Occupancy	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
SV - 2 Bedroom	346	340	\$ 559	\$ 574	\$ 15	2.70%
UV - 1 Level - 2 Bedroom	46	44	\$ 518	\$ 532	\$ 14	2.70%
UV - 1 Level - 1 Bedroom	8	7	\$ 482	\$ 495	\$ 13	2.70%
UV - Townhouse - 2 Bedroom	542	535	\$ 551	\$ 566	\$ 15	2.70%
UV - Furnished Townhouse - 2 Bedroom	58	56	\$ 584	\$ 600	\$ 16	2.70%
UV - Pet Townhouse - 2 Bedroom	324	318	\$ 584	\$ 600	\$ 16	2.70%

Summer 2010 Student Housing Rates

Meal plan participation required in Buchanan Hall. Meal plans encouraged, but not required in all student apartments.

Buchanan Hall	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
Single - Buchanan	\$ 1,702	\$ 1,762	\$ 60	3.50%
Double - Buchanan	\$ 1,480	\$ 1,532	\$ 52	3.50%
Super Single - Buchanan	\$ 1,850	\$ 1,915	\$ 65	3.50%

Eaton Hall (Used for APEX housing for 61 days)	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
Suite Single - Eaton	\$ 1,154	\$ 1,194	\$ 40	3.50%
Suite Double - Eaton	\$ 897	\$ 928	\$ 31	3.50%
Super Single - Eaton	\$ 1,282	\$ 1,327	\$ 45	3.50%

Frederiksen Court	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
2 Bedroom Shared	\$ 1,195	\$ 1,237	\$ 42	3.50%
4 Bedroom Single	\$ 1,500	\$ 1,553	\$ 53	3.50%
2 Bedroom Super Single	\$ 1,833	\$ 1,897	\$ 64	3.50%

Schilletter and University Villages Billed at academic year rates. New rates effective 06/01.

Guest Apartments - Daily Rates

Meal plans encouraged, but not required in all student apartments.

Schilletter Village (Rates per unit, per day)	Apts.	Occupancy	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
Furnished Guest ³	73	46	\$ 32	\$ 35	\$ 3	8.00%
Non-Furnished Guest ³	7	4	\$ 22	\$ 25	\$ 3	12.00%

Weekly Plans - Academic Year Rates

Weekly Plans are available to all system residents and all non-residents.
All Weekly Plans include an amount of Dining Dollars, as indicated in plan name.

Plan Name	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	% Increase
Weekly 21 Plus 250	453	\$ 4,128	\$ 4,206	\$ 78	1.89%
Weekly 17 Plus 350	988	\$ 3,527	\$ 3,591	\$ 64	1.81%
Weekly 14 Plus 350	2,267	\$ 3,365	\$ 3,425	\$ 60	1.78%
Weekly 10 Plus 550	1,383	\$ 3,240	\$ 3,294	\$ 54	1.67%
Weekly 7 Plus 750	1,248	\$ 2,938	\$ 2,938	\$ -	0.00%

Semester Plans - Academic Year Rates

Semester Plans are available to system residents and non-residents.
All Semester Plans include an amount of Dining Dollars, as indicated in plan name.

Plan Name	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	% Increase
Semester 200 Plus 0 ⁴	49	\$ 3,045	\$ 3,106	\$ 61	2.00%
Semester 175 Plus 350	128	\$ 3,365	\$ 3,425	\$ 60	1.78%
Semester 225 Plus 350	109	\$ 3,497	\$ 3,560	\$ 63	1.80%

Meal Blocks - Academic Year Rates

Meal Blocks area available to system residents in Wallace, Frederiksen Court and SUV and all non-residents.

Plan Name	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	% Increase
25 Meal Block	4484	\$ 207	\$ 211	\$ 4	1.93%
50 Meal Block	558	\$ 411	\$ 419	\$ 8	1.95%
75 Meal Block	296	\$ 607	\$ 619	\$ 12	1.98%
100 Meal Block	593	\$ 804	\$ 820	\$ 16	1.99%

Dining Dollar\$ - Academic Year Rates

Rates listed are per dollar.

Dining Dollar\$ Range	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	% Increase
\$10-\$190 Dining Dollars (Face Value)	128,056	\$ 1.00	\$ 1.00	\$ -	0.00%
\$200-390 Dining Dollars (5.00% discount)	194,290	\$ 0.95	\$ 0.95	\$ -	0.00%
\$400-590 Dining Dollars (7.50% discount)	85,450	\$ 0.93	\$ 0.93	\$ -	0.00%
\$600 Plus Dining Dollars (10.00% discount)	119,505	\$ 0.90	\$ 0.90	\$ -	0.00%

Dining - Summer 2010 Rates

Weekly Cyclone Plans and the Block Plus Plan are available to all system residents and all non-residents. All Weekly Cyclone and Block Plus Plans include an amount of Dining Dollars, as indicated in plan name. Block Plans area available to system residents in Frederiksen Court and SUV and all non-residents.

Weekly Plans - Single Session	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
Weekly 21 Plus 250	3	\$ 993	\$ 1,012	\$ 19	1.91%
Weekly 17 Plus 75	12	\$ 848	\$ 863	\$ 15	1.77%
Weekly 14 Plus 75	10	\$ 808	\$ 823	\$ 15	1.86%
Weekly 10 Plus 125	6	\$ 779	\$ 792	\$ 13	1.67%
Weekly 7 Plus 175	8	\$ 707	\$ 707	\$ -	0.00%

Weekly Plans - Both Sessions	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
Weekly 21 Plus 250	7	\$ 1,507	\$ 1,518	\$ 11	0.73%
Weekly 17 Plus 115	10	\$ 1,288	\$ 1,312	\$ 24	1.86%
Weekly 14 Plus 115	26	\$ 1,229	\$ 1,251	\$ 22	1.79%
Weekly 10 Plus 185	23	\$ 1,179	\$ 1,198	\$ 19	1.61%
Weekly 7 Plus 260	29	\$ 1,068	\$ 1,068	\$ -	0.00%

Weekly Plans - Trial Enrollment Session	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
Weekly 21 Plus 250	8	\$ 1,141	\$ 1,162	\$ 21	1.84%
Weekly 17 Plus 115	67	\$ 988	\$ 1,005	\$ 17	1.72%
Weekly 14 Plus 115	11	\$ 943	\$ 960	\$ 17	1.80%
Weekly 10 Plus 185	3	\$ 924	\$ 939	\$ 15	1.62%
Weekly 7 Plus 260	7	\$ 861	\$ 861	\$ -	0.00%

Block Plus and Block Plans	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
Semester 40 Plus 250	96	\$ 580	\$ 587	\$ 7	1.21%
25 Meal Block Plan	81	\$ 207	\$ 211	\$ 4	1.93%
50 Meal Block Plan	124	\$ 411	\$ 419	\$ 8	1.95%

Dining Dollar\$ Range	Units Sold	Current FY10 Rate	Proposed FY11 Rate	\$ Increase	%Increase
\$10-\$190 Dining Dollars (Face Value)	14,150	\$ 1.00	\$ 1.00	\$ -	0.00%
\$200-390 Dining Dollars (5.00% discount)	14,525	\$ 0.95	\$ 0.95	\$ -	0.00%
\$400-590 Dining Dollars (7.50% discount)	3,050	\$ 0.93	\$ 0.93	\$ -	0.00%
\$600 Plus Dining Dollars (10.00% discount)	6,800	\$ 0.90	\$ 0.90	\$ -	0.00%

1 - These options are not generally offered as standard. Availability is based on resident demand and space constraints.

2 - Beginning fall 2010, a 12 month rate will not be proposed for Frederiksen Court or Buchanan Hall. Residents wishing to live in these areas summer 2011 will pay the proposed summer rate for these areas.

3 - Rate increases in guest apartments are intended to offset the impact of utility cost increases related to the full costing of the ISU Utilities enterprise beginning FY11.

4 - The Semester 200 Plus 0 is available only to continuing students.

The double room in Richardson Court with the "Weekly Cyclone 17 Plus 350" meal plan is used for comparative purposes.

UNIVERSITY OF NORTHERN IOWA
DEPARTMENT OF RESIDENCE

In August 2009, the Board authorized permission to proceed with project planning for the **Apartment Housing – Phase I** project which would provide additional space to meet the needs of junior and senior students and enhance the housing inventory with the first phase of a new apartment community. The first phase of the complex would accommodate approximately 200 students. The University currently plans to present the schematic design and related financials to the Board at the April 2010 meeting. While additional Board approvals are necessary for the project to continue, the impact of the project is included in the five-year plan and the preliminary FY 2011 budget.

Five-Year Plan – page 19

- The Department of Residence's occupancy ratio increased four consecutive years from 78.7% in FY 2005 to 95.0% in FY 2009. Occupancy projections through FY 2015 are consistent with past trends based on the percentage of students who live on campus. The first phase of the new apartment complex reflects an increase in occupancy beginning in FY 2013 based on research that off-campus students will reside on-campus given the addition of the proposed apartments.
- The five-year plan includes a potential bond issue (which will require Board approval) in December 2010 with the proceeds expended beginning in FY 2011. The entire issue would partially fund the first phase of the apartment complex. The five-year plan allows for new construction without negatively impacting plans to address deferred maintenance needs.
- The University's Two-Year Advantage Plan allows students to commit to a two-year contract which keeps room and board rates at the same level for both years. Participation in the Plan continues to increase as over half (50.7%) of residents are currently enrolled in the Plan. UNI intends to continue the Two-Year Advantage Plan as long as it is economically feasible.
- The University plans to spend approximately \$27.5 million from reserves from FY 2011 through FY 2015 on capital improvements, fire and life safety projects, and the proposed apartment complex. Voluntary reserve balances are projected to decline from the FY 2010 estimate of \$11.8 million to \$7.7 million by the end of FY 2015 as these projects are completed.
- Installation of fire sprinklers in the residence halls continues to be a high priority. Fire sprinklers were installed in Hagemann Hall in summer 2008 and Dancer Hall in the summer of 2009. During the summer of 2010, sprinklers will be installed in Bender Hall and Shull Hall's fire alarm system will be upgraded. Additional deferred maintenance projects scheduled for the summer of 2010 include roof repairs, elevator upgrades, asbestos removal, and tuckpointing.
- A significant investment in upgrading Internet connectivity in the residence halls is in the planning stages. The program implications for including wireless access, in addition to wired access, are being evaluated. The connectivity project would be a multi-year project if implemented.

FY 2011 Preliminary Budget – page 20

- Estimated FY 2010 revenues exceed the Board approved budget by \$3.7 million as many contracts were submitted later than in previous years. While the original FY 2010 budget incorporated delays to several deferred maintenance projects, the unbudgeted revenue prevented the delay of these projects.
- The FY 2011 preliminary budget was developed using room and board contract projections based on the proposed rates. Inflation for expenses included 2.75-3.00% for salary costs, 6% for electricity, 3% for gas, 15% for water, 5% for repairs, 3% for food, and 1% for most other categories.
- Net revenues from operations for FY10 (before debt service and mandatory transfers) are estimated to be \$10.7 million, substantially higher than the FY 2010 budget. The preliminary budget for FY 2011 projects net revenues of \$9.5 million before debt service and mandatory transfers.
- The Department projects a relatively stable occupancy ratio of 94.1% in FY 2011 when compared to 94.9% estimated in FY 2010. UNI's Department of Residence projects total occupancy to be 4,681 students in FY 2011; a decrease of 38 students from FY 2010 estimates.
- Proposed FY 2011 room and board rates are provided beginning on page 21. The proposed FY 2011 rate for the traditional double room with full board of \$7,120 represents a 2.3% increase when compared to FY 2010. The proposed rate increase is the lowest percentage increase in over 30 years. Students in the second year of the Two-Year Advantage Plan will realize no increase in FY 2011 and will continue to pay FY 2010 room and board rates.
- The residence hall activity fee (\$20) pays for programming and activities in the residence halls. There is no proposed increase in the activity fee for FY 2011; it is listed separately on the proposed rate schedule.
- The outstanding bond principal was \$30.6 million as of June 30, 2009. A proposed refunding of Series UNI 1999 bonds to reduce interest expense is on the agenda for the March 2010 meeting.
- Energy conservation and green initiatives remain a priority for the Department. The first phase of the proposed new apartment complex is being designed to LEED Silver standards. Concepts being considered include an energy recover wheel for bathroom and kitchen exhaust, solar heating for hot water, and daylighting. Also, brighter light fixtures that use less electricity were installed in Noehren Hall during the asbestos abatement project.

**University of Northern Iowa's Five Year Plan Summary
Department of Residence
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 09</u>	<u>FY 10</u>	<u>FY 11</u>	<u>FY 12</u>	<u>FY 13</u>	<u>FY 14</u>	<u>FY 15</u>
1 - ENROLLMENT & OCCUPANCY							
(a) Fall Enrollment Head Count	12,908	13,080	13,101	12,972	12,767	12,611	12,485
Residence Hall Housing							
(b) Current Operating Capacity (# of beds)	4,609	4,612	4,612	4,612	4,612	4,612	4,612
(c) Occupancy (permanent beds)	4,372	4,369	4,331	4,305	4,245	4,198	4,198
(d) Occupancy Ratio	94.9%	94.7%	93.9%	93.3%	92.0%	91.0%	91.0%
Apartment Housing							
(e) Current Operating Capacity (Units)	361	361	361	361	565	565	565
(f) Units Occupied	351	350	350	350	550	550	550
(g) Occupancy Ratio	97.2%	97.0%	97.0%	97.0%	97.3%	97.3%	97.3%
2 - CAPITAL IMPROVEMENTS & REPAIRS							
(a) Improvements from Bond Proceeds	\$ -	\$ -	\$ 5,000	\$ 8,700	\$ -	\$ -	\$ -
(b) Improvements from Voluntary Reserves	4,142	5,500	5,783	6,932	5,652	4,551	4,559
(c) Repairs from Current Revenues	1,463	1,725	1,843	1,885	1,885	1,885	1,885
(d) Gross Square Feet Maintained (000's)	1,456	1,456	1,456	1,456	1,554	1,554	1,554
3 - OPERATING REVENUES & EXPENDITURES							
(a) Total Revenues	\$ 36,099	\$ 36,497	\$ 36,077	\$ 35,877	\$ 36,584	\$ 36,225	\$ 36,225
(b) Less Expenditures (Excluding Univ O.H.)	25,559	25,835	26,627	26,479	26,645	26,384	26,384
(c) Net Operating Revenues	10,540	10,662	9,450	9,398	9,939	9,841	9,841
(d) Less Mandatory Transfers	330	330	330	330	330	330	330
(e) Less Debt Service	3,285	3,281	3,877	4,446	4,469	4,476	4,485
(f) Net to Voluntary Reserves	\$ 6,925	\$ 7,051	\$ 5,243	\$ 4,622	\$ 5,140	\$ 5,035	\$ 5,026
4 - VOLUNTARY (UNRESTRICTED) RESERVES							
(a) Beginning Balance	\$ 8,137	\$ 10,574	\$ 11,810	\$ 10,935	\$ 8,293	\$ 7,445	\$ 7,599
(b) Add Mandatory Transfers from (3d)	330	330	330	330	330	330	330
(c) Add Net to Voluntary Reserves from (3g)	6,925	7,051	5,243	4,622	5,140	5,035	5,026
(d) Less Improvements (2b) & Other Costs	4,818	6,145	6,448	7,594	6,318	5,211	5,219
(e) Year-End Balance	\$ 10,574	\$ 11,810	\$ 10,935	\$ 8,293	\$ 7,445	\$ 7,599	\$ 7,736

University of Northern Iowa
Residence System Preliminary Budget 2010-11

	Actual 2008-09	Approved Budget 2009-10	Revised Estimate 2009-10	Proposed Budget 2010-11
OPERATIONS				
Revenues	\$ 36,098,785	\$ 32,828,492	\$ 36,497,409	\$ 36,077,441
Expenditures for Operations	25,559,226	26,460,297	25,834,817	26,626,772
Net Revenues	10,539,559	6,368,195	10,662,592	9,450,669
% of Revenues	29.2%	19.4%	29.2%	26.2%
Debt Service (due July 1)	3,285,136	3,280,804	3,280,804	3,876,874
Mandatory Transfers	330,000	330,000	330,000	330,000
Net After Debt Service & Mandatory Transfers	\$ 6,924,423	\$ 2,757,391	\$ 7,051,788	\$ 5,243,795
% of Revenues	19.2%	8.4%	19.3%	14.5%
Debt Service Coverage Ratio	321%	194%	325%	244%
University Overhead Payment	\$ 678,124	\$ 711,507	\$ 695,870	\$ 715,669
Overhead as % of Expenditures	2.7%	2.7%	2.7%	2.7%
FUND BALANCES (June 30)				
Revenue Fund	\$ -	\$ -	\$ -	\$ -
Operation & Maintenance Fund	1,902,609	-	-	-
Improvement Fund	3,641,373	4,606,070	3,971,373	4,401,373
System Fund	5,029,974	4,266,289	7,838,501	6,533,627
Subtotal--Voluntary Reserves	10,573,956	8,872,359	11,809,874	10,935,000
Sinking Fund	-	-	-	-
Bond Reserve Fund	3,512,203	3,512,503	3,512,503	3,512,503
Bond Construction Fund	-	-	60,000	6,460,000
Subtotal--Mandatory Reserves	3,512,203	3,512,503	3,572,503	9,972,503
Total Fund Balances (June 30)	\$ 14,086,159	\$ 12,384,862	\$ 15,382,377	\$ 20,907,503
REVENUES AND EXPENDITURES DETAIL				
Revenues				
Contracts	\$ 29,470,054	\$ 27,458,909	\$ 30,619,116	\$ 30,370,348
Interest	502,371	50,000	389,000	200,000
Other Income	6,126,359	5,319,583	5,489,293	5,507,093
Total Revenues	\$ 36,098,784	\$ 32,828,492	\$ 36,497,409	\$ 36,077,441
Expenditures for Operations				
Salaries, Wages & Benefits	\$ 13,967,277	\$ 14,238,757	\$ 13,904,264	\$ 14,630,728
Cost of Food or Goods Sold	4,724,618	4,547,415	4,644,560	4,837,457
Other Operating Expense	3,402,707	3,385,583	3,356,056	2,914,431
Utilities	2,001,213	2,403,221	2,204,627	2,401,031
Repairs & Maintenance	1,463,411	1,885,321	1,725,310	1,843,125
Total Expenditures	\$ 25,559,226	\$ 26,460,297	\$ 25,834,817	\$ 26,626,772

UNIVERSITY OF NORTHERN IOWA
PROPOSED RESIDENCE RATES
ACADEMIC YEAR 2010-11

Residence Halls - Academic Year	2009-10 Rate	Room and Board Combined		
		2010-11 Proposed rate (a)	\$ Increase	% Increase
Double Room w/meal plan				
Premium Plan (b)	\$7,915	\$8,097	\$182	2.3%
Any 19 (b) - Full Board	\$6,960	\$7,120	\$160	2.3%
19 Plus (b)	\$7,275	\$7,442	\$167	2.3%
14 Plus (b)	\$7,230	\$7,396	\$166	2.3%
Any 14 (b)	\$6,915	\$7,074	\$159	2.3%
Any 150	\$6,630	\$6,781	\$151	2.3%
150 Basic	\$6,030	\$6,169	\$139	2.3%
Any 125	\$5,925	\$6,061	\$136	2.3%
10 Plus	\$6,465	\$6,614	\$149	2.3%
Any 10	\$6,340	\$6,486	\$146	2.3%
Bartlett Hall additional charge	\$112	\$115	\$3	2.8%
Single room additional charge	\$825	\$825	\$0	0%
Double room contracted as a single room additional charge	\$1,200	\$1,200	\$0	0%
<i>(a) Students participating in the 2-Year Advantage Plan will continue to pay 2009-10 rates.</i>				
<i>(b) Plans available to freshmen.</i>				
Overflow housing credit	\$50 plus \$25 for each week beginning the third week			
Residence Hall activity fee	\$20	\$20	\$0	0%
Per day early arrival	\$30	\$30	\$0	0%
ROTH (Room only option)				
8 Person Suite Double	\$3,018	\$3,053	\$35	1.2%
8 Person Suite Single	\$4,086	\$4,226	\$140	3.4%
6 Person Apt. Double	\$3,551	\$3,601	\$50	1.4%
6 Person Apt. Single	\$4,871	\$5,051	\$180	3.7%
4 Person Apt. Double	\$3,551	\$3,596	\$45	1.3%
4 Person Apt. Single	\$4,871	\$5,031	\$160	3.3%
2 Person Apt. Double	\$4,275	\$4,415	\$140	3.3%
2 Person Apt. Single	\$5,658	\$5,838	\$180	3.2%
Meal Plans for Off-Campus Students				
Any 10 meals per week	\$3,025	\$3,095	\$70	2.3%
Any 150 block meal plan	\$3,315	\$3,390	\$75	2.3%
Any 125 block meal plan	\$2,610	\$2,670	\$60	2.3%
150 Basic block plan	\$2,715	\$2,778	\$63	2.3%
Any 100 Meal Deal	\$850	\$865	\$15	1.8%
Any 60 Meal Deal	\$525	\$530	\$5	1.0%
Any 20 Meal Deal	\$177	\$180	\$3	1.7%

	2009-10 Rate	2010-11 Proposed rate (a)	\$ Increase	% Increase
University Apartments (effective July 1, 2010)				
One Bedroom	\$364	\$364	\$0	0%
Two Bedroom	\$468	\$468	\$0	0%
Townhouse	\$520	\$520	\$0	0%
Jennings Dr.	\$518	\$518	\$0	0%
College Courts	\$420	\$420	\$0	0%

<u>Summer Weekly Rates</u>	Summer 2010	Summer 2011		
Bartlett Hall				
Double	\$107.66	\$110.36	\$2.70	2.5%
Single	\$134.64	\$137.36	\$2.72	2.0%
Double as single	\$145.91	\$148.62	\$2.72	1.9%
ROTH				
8 Person Suite Double	\$96.01	\$97.12	\$1.11	1.2%
8 Person Suite Single	\$130.00	\$134.46	\$4.45	3.4%
6 Person Apt. Double	\$113.00	\$114.59	\$1.59	1.4%
6 Person Apt. Single	\$154.98	\$160.71	\$5.73	3.7%
4 Person Apt. Double	\$113.00	\$114.43	\$1.43	1.3%
4 Person Apt. Single	\$154.98	\$160.07	\$5.09	3.3%
2 Person Apt. Double	\$136.00	\$140.46	\$4.45	3.3%
2 Person Apt. Single	\$179.99	\$185.72	\$5.73	3.2%

The double room with "Any 19 (b) – Full Board" meal plan is used for comparative purposes.