

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Final Approval of 2004-2005 Residence Systems Rates  
**Date:** April 12, 2004

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**Recommended Action:**

1. Approve the university proposed rates for family housing, student apartments, residence halls, and dining contracts for the 2004-2005 academic year as presented in Attachments A, B, and C.
  2. Approve transfers from the Dormitory System Funds to the Improvement Funds as follows:
    - a. \$5,564,278 at SU1
    - b. \$1,536,000 at ISU
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**Executive Summary:**

Residence systems, which include dining services, are operated by each of the Regent universities as part of their educational responsibilities. The residence systems improve the quality of students' university experiences through broad-based programs focused on educational, social, cultural, and recreational interests.

Self-Supporting Operations	The residence systems are self-supporting operations and do not receive state-appropriated funds for operations or capital improvements.
March Governance Report	At its March 2004 Board meeting, the Board received a comprehensive governance report on the universities' residence systems. The governance report included the five-year plans that provide enrollment and occupancy projections, proposed rate increases for residence halls, apartments, and board contracts for the 2004-2005 academic year, and the FY 2005 preliminary budgets. The residence system budgets are scheduled to be finalized at the June Board meeting.
Proposed Rates	This month, the Board is requested to approve the residence system proposed rate increases. There is only one change. The University of Iowa requested a change on April 12, 2004. Apartment rates, which were scheduled to increase approximately 1%, are not going to be increased for FY 2005.
Additional Information	<p>Additional information has been provided to address questions raised by the Board at the March meeting. This includes:</p> <ul style="list-style-type: none"> <li>• Historical enrollment and occupancy projections compared to actual data for the three universities</li> <li>• Supporting information for ISU's revenue projections</li> <li>• Supporting information for UNI's proposed 7% rate increase including information on a consultant study</li> </ul>

**PROPOSED RATES 2004-2005** The universities proposed rate increases for 2004-2005 for a double occupancy room with full board are as follows:

**Double Occupancy Room with Full Board**

	2003 - 2004	2004 - 2005	\$	%
	<u>Rate</u>	<u>Proposed Rate</u>	<u>Increase</u>	<u>Increase</u>
SUI	\$5,701	\$5,882	\$181	3.2%
ISU	\$5,740	\$5,958	\$218	3.8%
UNI	\$4,918	\$5,261	\$343	7.0%

The rates would be effective as shown in the attachments.

Current double occupancy room and full board rates compared to peer institutions rank as follows with 1 being the most expensive: 10<sup>th</sup> of 11 at SUI, 6<sup>th</sup> of 11 at ISU, and 8<sup>th</sup> of 11 at UNI.

**Room Options** Each University offers a variety of room and board options to meet the varied needs of the students. The following table identifies the range of rates for 2003-2004 and the proposed rates for housing. The range is significant because it includes all room types from the standard double occupancy room to single suites.

**Residence Hall Room Rates**

	2003-2004		2004-2005		\$ Range Increase <sup>2</sup>
	Lowest Rate	Highest Rate	Lowest Proposed Rate	Highest Proposed Rate	
SUI	\$2,229	\$6,413	\$2,313	\$6,849	\$ 84 - \$436
ISU	\$2,592 <sup>1</sup>	\$6,024	\$3,168	\$5,918	\$(106) - \$230 <sup>3</sup>
UNI	\$2,350 <sup>1</sup>	\$4,578	\$2,710	\$4,898	\$179 - \$320

<sup>1</sup> Includes facilities no longer in operation

<sup>2</sup> Range represents increases in facilities that are operational in both 2003-2004 and during 2004-2005

<sup>3</sup> Includes Frederiksen Court

**Board Options** All three Regent universities are continuing the process of changing from traditional meal plans to plans with greater flexibility. The intent is to provide students with more opportunities to use the board plans and greater variety within the plans. In addition, significant facility changes have been made or are currently underway to provide market place dining. Each university is also in some stage of combining food service operations of its residence system and student union.

The following table identifies the proposed range of rates for board plans.

**Residence System Board Rates**

	2003-2004		2004-2005		\$ Range Increase*
	Lowest Rate	Highest Rate	Lowest Proposed Rate	Highest Proposed Rate	
SUI	\$2,425	\$2,630	\$2,425	\$2,695	\$ 0 - \$ 65
ISU	\$2,300	\$3,200	\$2,364	\$3,312	\$64 - \$112
UNI	\$2,188	\$3,300	\$2,300	\$3,540	\$50 - \$240

\*Range represents increases in available meal plans in both 2003-2004 and during 2004-2005

Total Student Increase	When combining the tuition and fee increases previously approved for 2004 - 2005 with the proposed residence system increases based on double occupancy and full board, the total incremental cost increase to an undergraduate student would be \$584 at SUI, \$616 at ISU, and \$814 at UNI.
Rate Notification	<u>Iowa Code §262.9 (18)</u> requires notification to students 30 days prior to action by the Board to increase tuition, charges and fees at the Regent universities. The student government offices at each of the Regent universities received written notification of the proposed increases and a copy of the March 2004 docket memorandum on March 4, 2004.
RESIDENCE SYSTEM FUND TRANSFER	<p>The bond resolution covenants of the Universities Residence System (Dormitory) Revenue Bonds allow for the transfer of net revenues of the Dormitory System to the Improvement Fund upon approval of the Board of Regents.</p> <p>Monies must first be transferred to the Improvement Fund before they can be expended for improvements to residential and dining facilities.</p> <p>The universities request the transfer of funds to the Improvement Fund as follows:</p> <ul style="list-style-type: none"><li>• SUI - \$5,564,278</li><li>• ISU - \$1,536,000</li></ul> <p>The University of Northern Iowa is not planning to transfer funds this year.</p>

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**Strategic Plan:**

One of the priorities of the Board's strategic plan is the demonstration of public accountability and effective stewardship of resources. The strategic planning objective 4.4 specifically addresses ensuring compliance with Board policies through responsible oversight of operations.

Each residence system, which is a self-supporting entity, is expected to operate its system on a revenue-producing basis, and use and apply its resources appropriately.

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**Background:**

Each university's Department of Residence has many responsibilities, including managing residence hall and apartment utilization as well as summer conference housing; providing social, cultural, and educational programs such as learning communities and student councils; and providing dining services including catering, convenience stores, nutrition education, athletic department support, and child care support.

The residence systems are self-supporting operations and do not receive state-appropriated funds for operations or capital improvements. The FY 2004 combined estimate of gross revenues is approximately \$117 million.

The residence systems collectively maintain and operate a total of 7.0 million square feet of facilities. The replacement value of these facilities totals \$1.3 billion. The total outstanding debt of the residence systems as of June 30, 2003 is \$221.1 million.

The residence systems collectively house approximately 17,500 students.

**Facilities / Bonding**

In 1998, the Board requested that the universities place greater emphasis on long-term planning for significant renovations and capital replacement of the aging residence system facilities. The universities have completed more comprehensive plans and, as a result, have used bond financing to renovate or replace the aging facilities.

In the past five calendar years, bonding activity for residence system facilities has increased significantly. From 1999 to 2003 the amount of bonds sold for each of the residence systems is as follows.

<b>Total Bond Sales 1999-2003 (Millions)</b>	
SUI	\$64.7
ISU	\$111.4
UNI	\$30.2

There is no bonding activity planned for residence systems for calendar year 2004.

The bond covenants require that certain financial tests be met prior to the sale of any dormitory bonds. These tests are intended to insure the financial viability of the system. Tests must be met after the bonds are sold to provide security to the bondholders.

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**Analysis:**

PROPOSED RATES  
2004-2005

Each of the Regent universities has proposed rate increases for residence hall room and board, and student apartment rent, for the 2004-2005 academic year. The following table shows the proposed rates for double occupancy rooms with full board.

**RESIDENCE HALL RATES  
DOUBLE OCCUPANCY ROOMS WITH FULL BOARD**

	2003 - 2004 <u>Rate</u>	2004 - 2005 <u>Proposed Rate</u>	\$ <u>Increase</u>	% <u>Increase</u>
University of Iowa	\$5,701	\$5,882	\$181	3.2%
Iowa State University	\$5,740	\$5,958	\$218	3.8%
University of Northern Iowa	\$4,918	\$5,261	\$343	7.0%

The following table shows the average increase in apartment rates. Apartment rates are effective June 1, 2004 at SUI, and July 1, 2004 at ISU and UNI.

**2004 - 2005  
PROPOSED APARTMENT RATES**

	<u>Average Increase</u>
University of Iowa	0.0%
Iowa State University	1.3%
University of Northern Iowa	4.5%

The following table shows the total incremental cost to undergraduate resident students.

**INCREMENTAL COSTS TO UNDERGRADUATE RESIDENT STUDENTS**

	<u>Tuition &amp; Fees 2004-2005</u>	<u>Proposed Residence System 2004-05</u>	<u>Total Incremental Costs</u>	<u>% Increase</u>
University of Iowa	\$403	\$181	\$584	5.5%
Iowa State University	398	218	616	5.7%
University of Northern Iowa	471	343	814	8.3%

Proposed rate increases for all residence hall, board options, and apartment units of the individual universities are provided in Attachments A, B, and C.

Historical  
Projections

At the March meeting, the Board requested data on historical projections and the accuracy of those projections. The following tables identify both enrollment and occupancy projections compared with the actual data. Enrollment projections have been included since the Residence Systems base the occupancy projections on enrollment.

Projections for the outlying years were not accurate due in part to the overoptimistic enrollment projections. However, since occupancy projections were off by more than the enrollment projections at ISU and UNI, the universities stated that increased off-campus housing negatively affected the occupancy. SUU is in a different position since it houses such a small portion of its enrollment and occupancy has remained steady at or near 100% capacity for several years.

**University of Iowa  
Occupancy Projections**

	Projections					Actual	Variance from Projections			
	2000	2001	2002	2003	2004		2000	2001	2002	2003
Fall 1999	6,329					6,329	-			
Fall 2000	6,205	6,240				6,240	35	-		
Fall 2001	6,205	6,186	6,409			6,409	204	223	-	
Fall 2002	6,205	6,186	6,360	6,302		6,302	97	116	(58)	-
Fall 2003	6,205	6,186	6,322	6,283	6,263	6,263	58	77	(59)	(20)
Fall 2004	6,205	6,186	6,322	6,283	6,190					
Fall 2005		6,186	6,322	6,283	6,190					
Fall 2006			6,322	6,318	6,218					
Fall 2007				6,318	6,218					
Fall 2008					6,218					

**University of Iowa  
Enrollment Projections**

	Projections					Actual	Variance from Projections			
	2000	2001	2002	2003	2004		2000	2001	2002	2003
Fall 1999	28,846					28,846	-			
Fall 2000	29,094	28,311				28,311	(783)	-		
Fall 2001	29,204	28,473	28,768			28,768	(436)	295	-	
Fall 2002	29,279	28,388	29,090	29,697		29,697	418	1,309	607	-
Fall 2003	29,317	28,342	29,116	30,169	29,745	29,745	428	1,403	629	(424)
Fall 2004	29,320	28,325	29,121	29,969	29,570					
Fall 2005		28,329	29,130	29,939	29,536					
Fall 2006			29,093	29,885	29,589					
Fall 2007				29,811	29,609					
Fall 2008					29,597					

Iowa State University  
Occupancy Projections

	Projections					Actual	Variance from Projections			
	2000	2001	2002	2003	2004		2000	2001	2002	2003
Fall 1999	8,475					8,475	-			
Fall 2000	9,332	9,353				9,333	1	(20)		
Fall 2001	10,266	9,978	9,642			9,602	(664)	(376)	(40)	
Fall 2002	10,266	9,836	9,383	8,907		9,303	(963)	(533)	(80)	396
Fall 2003	10,266	9,425	9,425	8,722	8,376	8,376	(1,890)	(1,049)	(1,049)	(346)
Fall 2004	10,266	9,533	10,023	8,690	8,424					
Fall 2005		8,427	9,345	8,654	8,424					
Fall 2006			8,449	8,633	8,416					
Fall 2007				8,185	8,418					
Fall 2008					8,422					

Iowa State University  
Enrollment Projections

	Projections					Actual	Variance from Projections			
	2000	2001	2002	2003	2004		2000	2001	2002	2003
Fall 1999	26,110					26,110	-			
Fall 2000	26,526	26,845				26,845	319	-		
Fall 2001	26,852	27,270	27,823			27,823	971	553	-	
Fall 2002	27,062	27,465	27,886	27,898		27,898	836	433	12	-
Fall 2003	27,249	27,701	27,885	27,736	27,380	27,380	131	(321)	(505)	(356)
Fall 2004	27,233	27,719	27,776	27,728	27,165					
Fall 2005		27,532	27,396	27,614	25,916					
Fall 2006			27,096	27,530	26,748					
Fall 2007				27,485	26,746					
Fall 2008					26,759					

University of Northern Iowa  
Occupancy Projections

	Projections					Actual	Variance from Projections			
	2000	2001	2002	2003	2004		2000	2001	2002	2003
Fall 1999	4,855					4,855	-			
Fall 2000	4,858	4,979				4,976	118	(3)		
Fall 2001	4,874	4,929	4,976			4,988	114	59	12	
Fall 2002	4,884	4,924	4,676	4,484		4,457	(427)	(467)	(219)	(27)
Fall 2003	4,894	4,934	4,641	4,363	4,181	4,181	(713)	(753)	(460)	(182)
Fall 2004	4,893	4,874	4,600	4,379	4,051					
Fall 2005		4,841	4,518	4,392	3,989					
Fall 2006			4,483	4,403	4,000					
Fall 2007				4,493	4,052					
Fall 2008					4,121					

University of Northern Iowa  
Enrollment Projections

	Projections					Actual	Variance from Projections			
	2000	2001	2002	2003	2004		2000	2001	2002	2003
Fall 1999	13,553					13,553	-			
Fall 2000	13,696	13,774				13,774	78	-		
Fall 2001	13,843	13,980	14,070			14,070	227	90	-	
Fall 2002	13,940	14,068	14,130	13,926		13,926	(14)	(142)	(204)	-
Fall 2003	13,966	14,186	14,103	13,709	13,441	13,441	(525)	(745)	(662)	(268)
Fall 2004	13,938	14,162	13,944	13,537	13,088					
Fall 2005		14,073	13,777	13,432	12,753					
Fall 2006			13,685	13,480	12,658					
Fall 2007				13,570	12,754					
Fall 2008					12,888					

ISU Revenue  
Projections

ISU's budget, as presented in March, showed a revenue increase of \$5.4 million (9.7%) over the revised FY 2004 forecast. The University has provided information to support the revenue projections for the FY 2005 budget. There are several components that account for the increase as evidenced in the following table.

**IOWA STATE UNIVERSITY**  
**Department of Residence**  
**Concise Statement of Changes in Revenue**  
**Forecast FY 2004 and Prelim Budget FY 2005**

	<b>FY 2004 Forecast</b>	<b>Rate Increase<sup>1</sup></b>	<b>Net Change In Mix Of Facilities<sup>2</sup></b>	<b>New Contracts</b>	<b>NOA Conference<sup>3</sup></b>	<b>Other</b>	<b>FY 2005 Budget</b>
Housing	\$27,260,271	\$1,170,393	\$1,072,714	\$172,774	\$528,750	\$140,164	\$30,345,066
Dining	23,387,288	808,529	100,785	586,144	623,925	(38,506)	25,468,165
University Family Housing	4,302,922	27,649	0	200,136	0	135,056	4,665,763
Residence Life & Administration	1,181,086	5,746	0	0	0	(95,918)	1,090,914
<b>Total</b>	<b>\$56,131,567</b>	<b>\$2,012,317</b>	<b>\$1,173,499</b>	<b>\$959,054</b>	<b>\$1,152,675</b>	<b>\$140,795</b>	<b>\$61,569,907</b>

<sup>1</sup> Based on proposed rate increase

<sup>2</sup> Adjustments made for new facilities coming on-line and other facilities taken off-line

<sup>3</sup> National Order of the Arrow

The most significant increases include the following:

- Proposed rate increases
  - This accounts for \$2.0 million (3.6%)
- Net change in mix of facilities
  - This accounts for \$1.2 million (2.1%)
  - There have been several changes in the mix of facilities for FY 2005 at ISU with new facilities coming on-line (Union Drive Suite Building 2) and older facilities being taken off line. The result is an increase in revenues since the new facilities are priced due to the many amenities which they offer.
- New contracts
  - This accounts for \$1.0 million (1.7%)
  - The University expects an increase of 48 new contracts
  - Dining revenues are expected to be higher because there are smaller block plans offered to students not residing on campus with an option to purchase new block plans throughout the year; dining has also increased the flexibility within the plan and added several new venues.
- National Order of the Arrow Conference
  - This accounts for \$1.2 million (2.1%)



UNI's Proposed  
Increase

The University considered several scenarios before recommending the \$343 (7%) increase. The University believes the primary factors that necessitate this level of increase are:

- Anticipated lower enrollment and a corollary reduction in occupancy
- An increase of approximately \$230,000 in debt service next year
- Bond covenant obligations to maintain at least a 1.35 or 135% ratio of net revenue to debt

Other factors contributing to the proposed rates are increases in salary and fringe benefits, supplies/services, utilities, cost of goods, reopening Towers Center (Rialto Dining), and declining interest income.

The University residence system has taken a number of actions to deal with the issues of declining occupancy and to control expenses:

- Reduced full time staff through attrition
- Reduced full time staff appointments from 12 to 10 months
- Closed a dining center, saving approximately \$1 million annually
- Deferred equipment replacement
- Reduced telecommunications (TV) expenses with a new contract
- Changed the use of a residence hall from student to conference/guest use; estimated savings are \$300,000
- Initiated the 2-Year Advantage program

If rates were to be reduced from those proposed, UNI believes it would have to increase occupancy; increase miscellaneous income from summer conferences, catering and retail sales; or find means to substantially reduce expenses beyond the significant reductions that have already been undertaken.

The Department enlisted assistance from UNI Professor Ken Brown, Associate Professor of Economics in the College of Business regarding the elasticity of pricing for the residence system. Price elasticity of demand measures how much consumers respond in their buying decisions to a change in price.

Preliminary information indicates that price does not appear to be elastic, particularly for first year residents. The price for students beyond their first year might have some elasticity, but more time is needed to find the variables beyond price. The likely variables are: more privacy, convenient parking, environmental controls for heating/air conditioning and meals.

Even with the proposed rate increase, UNI remains one of the lowest +priced systems when compared to its Board approved peer group.

UNI Consultant  
Study

The University of Northern Iowa issued a Request for Proposals (RFP) to conduct a market study and facility assessment for the Department of Residence in November 2003. Five responses were received and the University selected Brailsford and Dunlavey of Washington D.C. Data collection began in March 2004 and the report is scheduled for completion in June 2004. Highlights from the purpose and scope of services as identified in the RFP are as follows:

The consultant should provide a comprehensive plan for UNI's residence halls and apartments that must address current facilities and the transition of the facilities, and supporting programs.

The following concerns must be addressed by the consultant:

- Remain competitive and meet the needs of an ever changing student population.
- Update facilities to meet current and future needs.
- Offer a variety of facilities and environments that students will consider valuable over the next five to ten years.
- Remain competitive with local offerings.
- Retain a larger number of students at and above the sophomore classification in residence halls.

Further information on the market study scope, facility condition assessment, prioritization of improvements, costs, and reports are included in Attachment C, pages 20 and 21.


Consultant Study  
Preliminary Data

The University has received some preliminary information from Brailsford and Dunlavey in response to questions about pricing and other factors that might be affecting students' decisions to move off campus. This preliminary information was taken largely from focus group discussions conducted in March 2004.

- ❑ Students are moving off campus from residence halls for other than room costs;
- ❑ Off campus housing costs are approximately \$309 a month, plus \$60 for utilities, for a 12 month lease
- ❑ On campus residents in a double room pay as low as \$250 per month to \$350 per month for 9+ months
- ❑ Required meal plans appear to be primary factors that contribute to a perception that on campus is more expensive than off campus
  - The Department of Residence is using this information to consider offering additional meal plans for different populations to increase perception of value
  - The Department will use the completed study to plan accordingly for the 2005-2006 academic year.

- Other important reasons students cite for moving off campus
  - Single rooms
  - Privacy
  - Private bathroom
  - Live with friends
- Students also value
  - Internet access
  - Proximity to classes
  - Safety
  - Quiet places to study
  - Good quality maintenance and custodial services

  
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Deb A. Hendrickson

Approved:   
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Gregory S. Nichols

The University of Iowa  
Residence System Rates--Proposed Rate Schedule for 2004-05

	Present Rates	Proposed Rates	Increase	
			Amount	Percent
<b>Residence Halls Academic Year 2004-05</b>				
<b>Basic Room Rates (per person)</b>				
Single	\$ 3,677	\$ 3,996	\$ 319	8.7%
Double	3,071	3,187	116	3.8%
Triple	2,587	2,685	98	3.8%
Multiple	2,229	2,313	84	3.8%
Double as Single	n/a	4,462	n/a	n/a
<b>Additional Rate Per Room For:</b>				
Rooms with airconditioning	\$ 520	\$ 542	\$ 22	4.2%
Rooms with private bath	1,766	1,842	76	4.3%
Rooms with kitchen units	450	469	19	4.2%
Suites	1,245	1,299	54	4.3%
<b>Temporary Housing (daily rate)</b>	\$ 5	\$ 5	-	-
<b>Board Rates **</b>				
Full Board (20 meals per week)	\$ 2,630	\$ 2,695	\$ 65	2.5%
Any 14 meals per week	2,530	2,595	65	2.6%
Any 10 meals per week	2,425	2,425	-	-
** All board rates include \$200 (\$100 per semester) Hawkeye Dollars				
<b>Linen Rates</b>				
Linen and Bedding	\$ 75	\$ 75	-	-
Linen only	65	65	-	-
<b>Residence Halls Summer Session 2005</b>				
<b>Basic Room Rates (per person)</b>				
Single	\$ 889	\$ 999	\$ 110	12.4%
Double	743	797	54	7.3%
Triple	626	671	45	7.2%
Multiple	540	578	38	7.0%
Double as Single	n/a	1,116	n/a	n/a
<b>Additional Rate Per Room For:</b>				
Rooms with airconditioning	\$ 520	\$ 542	\$ 22	4.2%
Rooms with private bath	428	461	33	7.7%
Rooms with kitchen units	108	117	9	8.3%
Suites	311	325	14	4.5%
<b>Board Rates (7-day plans)</b>				
Full Board (20 meals per week)	\$ 653	\$ 674	\$ 21	3.2%
Any 14 meals per week	625	649	24	3.8%
Any 10 meals per week	595	606	11	1.8%
<b>University Apartments (effective 6/1/2004)</b>				
<b>Hawkeye Court</b>				
1 Bedroom	\$ 400	\$ 400	\$ -	0.0%
2 Bedroom	445	445	-	0.0%
<b>Hawkeye Drive</b>				
2 Bedroom	\$ 535	\$ 535	\$ -	0.0%
<b>Staff &amp; Faculty (Additional)</b>	25	25	-	0.0%

**IOWA STATE UNIVERSITY  
PROPOSED RESIDENCE SYSTEM RATES - ISU  
Academic Year 2004-2005**

Undergraduate Residence Room and Board	Room and Board Combined			
	Present Rate	Proposed Rate	\$ Increase	% Increase
<b>Double - Standard</b>				
Premium Cy Plan 200	\$6,240	\$6,480	\$240	3.8%
Cyclone 17 Plus 300	\$5,740	\$5,958	\$218	3.8%
Cyclone 14 Plus 300	\$5,640	\$5,854	\$214	3.8%
Cyclone 10 Plus 150	\$5,400	\$5,610	\$210	3.9%
Cyclone 7 Plus 600	\$5,340	\$5,532	\$192	3.6%
<b>Double - Maple</b>				
Premium Cy Plan 200	\$6,644	\$6,898	\$254	3.8%
Cyclone 17 Plus 300	\$6,144	\$6,376	\$232	3.8%
Cyclone 14 Plus 300	\$6,044	\$6,272	\$228	3.8%
Cyclone 10 Plus 150	\$5,804	\$6,028	\$224	3.9%
Cyclone 7 Plus 600	\$5,744	\$5,950	\$206	3.6%
<b>Suite - Maple</b>				
Premium Cy Plan 200	\$6,804	\$7,064	\$260	3.8%
Cyclone 17 Plus 300	\$6,304	\$6,542	\$238	3.8%
Cyclone 14 Plus 300	\$6,204	\$6,438	\$234	3.8%
Cyclone 10 Plus 150	\$5,964	\$6,194	\$230	3.9%
Cyclone 7 Plus 600	\$5,904	\$6,116	\$212	3.6%
<b>Suite Double - Union Drive</b>				
Premium Cy Plan 200	\$7,472	\$7,766	\$294	3.9%
Cyclone 17 Plus 300	\$6,972	\$7,244	\$272	3.9%
Cyclone 14 Plus 300	\$6,872	\$7,140	\$268	3.9%
Cyclone 10 Plus 150	\$6,632	\$6,896	\$264	4.0%
Cyclone 7 Plus 600	\$6,572	\$6,818	\$246	3.7%

\*Room rates include the \$14 per student/per year Internet charge.

**Board and Meal Plans Only**

	Present Rate	Proposed Rate	\$ Increase	% Increase
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**Board Plans**

*(Available to system residents and all non-residents)*

Premium Cy Plan 200	\$3,200	\$3,312	\$112	3.5%
Cyclone 17 Plus 300	\$2,700	\$2,790	\$90	3.3%
Cyclone 14 Plus 300	\$2,600	\$2,686	\$86	3.3%
Cyclone 10 Plus 150	\$2,360	\$2,442	\$82	3.5%
Cyclone 7 Plus 600	\$2,300	\$2,364	\$64	2.8%

**Block Meal Plans Plus**

*(Available To Wallace/Wilson, Buchanan Hall, Frederiksen Court, and UFH residents and all non-residents)*

100 Meal Block Plan Plus 900\$1,550	\$1,574	\$24	1.5%
150 Meal Block Plan Plus 600\$1,550	\$1,586	\$36	2.3%
200 Meal Block Plan Plus 300\$1,550	\$1,596	\$46	3.0%

**Block Meal Plans**

*(Available to Frederiksen Court and UFH Residents and all non-residents)*

10 Meal Block Plan	\$63	\$65	\$2	3.2%
20 Meal Block Plan	\$119	\$123	\$4	3.4%
30 Meal Block Plan	\$173	\$179	\$6	3.5%
40 Meal Block Plan	\$225	\$233	\$8	3.6%

**Dining Dollar Meal Plans**

*(Available to Frederiksen Court and UFH Residents and all non-residents)*

\$10-\$190 Dining Dollars	Face Value
\$200-390 Dining Dollars	5.00% Discount from Face Value
\$400-590 Dining Dollars	7.50% Discount from Face Value
\$600 Plus Dining Dollars	10.00% Discount from Face Value

*\* All Plus plans include an amount of Dining Dollars, as indicated in plan name.*

**Undergraduate Rooms, Suites & Apartments Only**

	<u>Present</u> <u>Rate</u>	<u>Proposed</u> <u>Rate</u>	<u>\$</u> <u>Increase</u>	<u>%</u> <u>Increase</u>
<b>Lower Division Neighborhood</b> (effective May 12, 2004)				
<i>Dormitories</i>				
Double - Standard	\$3,040	\$3,168	\$128	4.2%
Double - Maple	\$3,444	\$3,586	\$142	4.1%
Double - Suite Buildings		\$4,454		
Single - Standard	\$3,940	\$4,110	\$170	4.3%
Super Single - Standard	\$4,272	\$4,446	\$174	4.1%
Super Single - Maple	\$4,676	\$4,864	\$188	4.0%
<i>Suites</i>				
Suite Triple - Maple	\$3,604	\$3,752	\$148	4.1%
Suite Double - Union Drive	\$4,272	\$4,454	\$182	4.3%
Suite Single - Union Drive	\$5,506	\$5,736	\$230	4.2%
Super Suite - Union Drive	\$6,024	\$5,918	\$(106)	-1.8%
<b>Upper Division Neighborhood</b>				
<i>Dormitories (to be effective May 12, 2004)</i>				
Super Single - Wallace Wilson	\$3,970	\$4,132	\$162	4.1%
Single - Wallace Wilson	\$3,694	\$3,846	\$152	4.1%
<i>Suites (to be effective May 12, 2004)</i>				
<i>9-month contract</i>				
Single - Buchanan		\$4,802		
Double-Buchanan		\$4,178		
Super Single - Buchanan		\$4,964		
<b>Frederiksen Court Apartments</b> (to be effective August 11, 2004)				
<i>12-month contract</i>				
2 Bedroom Apartment Shared	\$4,264	\$4,278	\$14	0.3%
4 Bedroom Apartment Single	\$4,820	\$4,930	\$110	2.3%
2 Bedroom Apartment Super Single	\$5,966	\$6,098	\$132	2.2%
<i>9-month contract</i>				
2 Bedroom Apartment Shared	\$3,326	\$3,438	\$112	3.4%
4 Bedroom Apartment Single	\$4,056	\$4,230	\$174	4.3%
2 Bedroom Apartment Super Single	\$4,961	\$5,170	\$209	4.2%
<i>3-month contract (Summer only)</i>				
2 Bedroom Apartment Shared	\$1,118	\$1,154	\$36	3.2%
4 Bedroom Apartment Single	\$1,326	\$1,366	\$40	3.0%
2 Bedroom Apartment Super Single	\$1,596	\$1,642	\$46	2.9%

\* Meal plans are offered, but not required, at Frederiksen Court Apartments.

**Optional Dormitory Room Alternatives – Individual** *(to be effective May 12, 2004)*

Add-on for Semester Break Housing	\$224	\$240	\$16	7.1%
Add-on for Air-conditioning for Acad. Year	\$75	\$82	\$7	9.3%

\* Residents of Wallace, and Wilson Hall may stay through semester break without charge

**\*STUDENT GOVERNMENT VOTED TO INCREASE RATES \$14.00 PER STUDENT/PER YEAR TO COVER THE COST OF INCREASED INTERNET BANDWIDTH WHICH IS INCLUDED IN THE PROPOSED RATES. DINING AND UNIVERSITY FAMILY HOUSING RATES ARE UNAFFECTED.**

**Summer Session 2004**

	Present Rate	Proposed Rate	\$ Increase	% Increase
<b>Undergraduate Dormitory Room and Board</b> <i>(to be effective May 12, 2004)</i>				
Double - Std with Cyclone 17 Plus 75	\$1,423	\$1,444	\$21	1.5%
Single - Std with Cyclone 17 Plus 75	\$1,622	\$1,643	\$21	1.3%
Super Single - Std w/ Cyclone 17 Plus 75	\$1,718	\$1,739	\$21	1.2%
Single - Buchanan w/ Cyclone 17 Plus 75		\$2,280		
Double-Buchanan with Cyclone 17 Plus 75		\$2,073		
Super Single - Buchanan w/ Cyclone 17 Plus 75		\$2,335		
<b>Board Plans Only</b>				
Premium Cy Plan Plus 50	\$780	\$806	\$26	3.3%
Cyclone 17 Plus 75	\$659	\$680	\$21	3.2%
Cyclone 14 Plus 75	\$634	\$654	\$20	3.2%
Cyclone 10 Plus 40	\$578	\$598	\$20	3.5%
Cyclone 7 Plus 150	\$564	\$580	\$16	2.8%
<b>Room Plans Only</b>				
Double - Standard	\$764	\$764	\$0	0.0%
Single - Standard	\$963	\$963	\$0	0.0%
Super Single - Standard	\$1,059	\$1,059	\$0	0.0%
Single - Buchanan		\$1,601		
Double-Buchanan		\$1,393		
Super Single - Buchanan		\$1,655		



**University Family and Older Single Student Housing** *(to be effective July 1, 2004)*

Schilleter Village				
Students - Standard	\$519	\$519	\$0	0.0%
Students - Large	\$529	\$529	\$0	0.0%
Staff	\$679	\$679	\$0	0.0%
Renovated	\$541	\$541	\$0	0.0%
Mortenson Road				
Students	\$485	\$485	\$0	0.0%
University Village (2 Bedroom)				
Students - Standard	\$501	\$511	\$10	2.0%
Students - Large	\$512	\$522	\$10	2.0%
Students One Level	\$480	\$490	\$10	2.1%
Staff	\$657	\$670	\$13	2.0%
University Village (1 Bedroom)				
Students	\$448	\$457	\$9	2.0%
Staff	\$662	\$670	\$8	1.2%

*\* Meal plans are offered, but not required, at University Family Housing.*

***\* Schilleter and University Village previous rates first decreased for monthly amount of parking permit (\$4.75) before rate increase applied rounded to nearest dollar.***

**UNIVERSITY OF NORTHERN IOWA  
 PROPOSED RESIDENCE HALL AND MEAL RATES FOR 2005**

<b>ACADEMIC YEAR 2004-2005</b>	<b>Current Rate</b>	<b>Proposed Rate</b>	<b>Dollar Increase</b>	<b>Percent Increase</b>
<b><i>ROOM AND 19 MEALS PER WEEK PLAN</i></b>				
<b>Double Occupancy</b>				
Residence Hall (w/o air)	\$4,918.00	\$5,261.00	\$343.00	6.97%
Bartlett Hall (air)	\$4,996.00	\$5,346.00	\$350.00	7.00%
<b>Physical Single</b>				
Residence Hall (w/o air)	\$5,718.00	\$6,061.00	\$343.00	6.00%
Bartlett Hall (air)	\$5,796.00	\$6,146.00	\$350.00	6.03%
<b>Double as Single</b>				
Residence Hall (w/o air)	\$6,018.00	\$6,361.00	\$343.00	5.70%
Bartlett Hall (air)	\$6,096.00	\$6,446.00	\$350.00	5.74%
<b>ROOM ONLY OPTION</b>				
<b>ROTH Double Occupancy</b>				
8 Person Suite	\$2,531.00	\$2,710.00	\$179.00	7.07%
6 Person Apartment	\$3,000.00	\$3,210.00	\$210.00	7.00%
4 Person Apartment	\$3,000.00	\$3,210.00	\$210.00	7.00%
2 Person Apartment	\$3,480.00	\$3,725.00	\$245.00	7.04%
<b>ROTH Single Occupancy</b>				
8 Person Suite	\$3,366.00	\$3,602.00	\$236.00	7.01%
6 Person Apartment	\$3,973.00	\$4,250.00	\$277.00	6.97%
4 Person Apartment	\$3,973.00	\$4,250.00	\$277.00	6.97%
2 Person Apartment	\$4,578.00	\$4,898.00	\$320.00	6.99%
<b>SUMMER 2005</b>				
<b>ROOM ONLY</b>				
<b>Bartlett Hall /per week</b>				
Double Occupancy	\$77.53	\$82.96	\$5.43	7.00%
Physical Single	\$102.56	\$108.74	\$6.18	6.03%
Double as Single	\$111.94	\$118.37	\$6.43	5.74%
<b>ROTH Double Occupancy/per wk</b>				
8 Person Suite	\$79.09	\$84.63	\$5.54	7.00%
6 Person Apartment	\$93.75	\$100.31	\$6.56	7.00%
4 Person Apartment	\$93.75	\$100.31	\$6.56	7.00%
2 Person Apartment	\$111.94	\$119.78	\$7.84	7.00%
<b>ROTH Single Occupancy/per wk</b>				
8 Person Suite	\$105.19	\$112.55	\$7.36	7.00%
6 Person Apartment	\$124.16	\$132.85	\$8.69	7.00%
4 Person Apartment	\$124.16	\$132.85	\$8.69	7.00%
2 Person Apartment	\$143.06	\$153.07	\$10.01	7.00%

<b>MEAL PLANS</b>				
Academic Year				
Premium (\$500 Dining Dollars)	\$3,300.00	\$3,540.00	\$240.00	7.27%
19 Plus (\$300 Dining Dollars)	\$2,870.00	\$3,070.00	\$200.00	6.97%
14 Plus (\$400 Dining Dollars)	\$2,840.00	\$3,040.00	\$200.00	7.04%
10 Plus (\$250 Dining Dollars)	\$2,304.00	\$2,415.00	\$111.00	4.82%
150 (\$600 Dining Dollars)	\$2,520.00	\$2700.00	\$180.00	7.14%
125 (\$250 Dining Dollars)	\$1,850.00	\$1,980.00	\$130.00	7.03%
19 Meals (\$100 Dining Dollars)	\$2,646.00	\$2,830.00	\$184.00	6.95%
14 Meals (\$200 Dining Dollars)	\$2,592.00	\$2,775.00	\$183.00	7.06%
10 Meals (\$150 Dining Dollars)	\$2,188.00	\$2,300.00	\$112.00	5.12%
Any 7 Meals (\$150 Dining Dollars)	\$1,478.00	\$1,700.00	\$222.00	15.02%
Any 5 Meals (\$180 Dining Dollars)	\$1,260.00	\$1,325.00	\$65.00	5.16%
Any 5 Meals – Lunch or Breakfast (\$0 Dining Dollars)	\$980.00	\$1,050.00	\$70.00	7.14%
Any 50 Meals (\$50 Dining Dollars)	\$710.00	\$760.00	\$50.00	7.04%

A \$12 residence activity fee is added to the above rates for the academic year.

**PROPOSED APARTMENT HOUSING RATES FOR 2005  
 EFFECTIVE JULY 1, 2004**

<b>HILLSIDE COURTS</b>	<b>Current Monthly Rate</b>	<b>Proposed Monthly Rate</b>	<b>Dollar Increase</b>	<b>Percent Increase</b>
One bedroom (1972) air conditioned	\$319.50	\$330.00	\$10.50	3.29%
Two bedroom (1972) window air	\$394.00	\$405.00	\$11.00	2.79%
Two bedroom (1972) central air	\$411.00	\$430.00	\$19.00	4.62%
Two bedroom, two story (1972) air Conditioned	\$463.00	\$480.00	\$17.00	3.67%
Four bedroom central air	\$676.00	\$720.00	\$44.00	6.51%
<b>JENNINGS DRIVE</b>				
Two bedroom (1978) air conditioned	\$452.00	\$470.00	\$18.00	3.98%
<b>COLLEGE COURTS</b>				
Two bedroom (1956 & 1958) no air Conditioning	\$351.00	\$375.00	\$24.00	6.84%

## **PURPOSE AND SCOPE OF SERVICES**

The University seeks the services of a consultant to provide a comprehensive plan for its residence halls and apartments. The plan must address current facilities and the transition of the facilities, and supporting programs, from today to the future. Recommendations may include, but will not necessarily be limited to renovating the facilities. Recommendations must address, as appropriate, the administrative organization envisioned to support any recommendations to provide services to on-campus residents. The following concerns must be addressed by the consultant:

- To remain competitive and meet the needs of an ever changing student population.
- To update facilities to meet current and future needs.
- To offer a variety of facilities and environments that students will consider valuable over the next five to ten years.
- To remain competitive with local offerings.
- To retain a larger of number of students at and above the sophomore classification in residence halls.

### **Market Study Scope:**

1. Freshmen, sophomore, junior, senior and graduate students and families of future freshman and sophomore students should be sampled to learn about what is needed, wanted and valued. Academic, social, safety and security and physical needs must be included in the study.
2. Review needs and issues perceived by institutional and department leadership.
3. Assess the area market in Cedar Falls and Waterloo in terms of existing “student housing” types, conditions and demand in conjunction with the University’s plan for enrollment management. Identify competitive features that distinguish competition with the University facilities.
4. Survey existing and potential customers of conference sponsors and guests, alumni and institutional visitors.
5. Identify other potential customer markets and recommend means of attracting and/or increasing those markets. Review existing facilities in relation to these markets and recommend facility and potential services that may be needed and will be justified with increased revenue.

### **Facility Condition Assessment:**

Review facilities, including their geographical location, capacity, conditions of the buildings and equipment, code conformance, life cycle assessment and furnishings in relation to market conditions. A comprehensive facilities audit of the infrastructure is not needed; rather it is expected that a general inspection of each facility and consultation with university facility staff will meet the goals of this project.

### **Prioritize Improvements:**

Recommendations must be specific to each building in addition to a system master plan for implementation. Provide alternative approaches to building improvements in each building if that would permit the building to be occupied during the academic year.

**Costs:**

Improvements must have realistic cost estimates that are based upon local conditions and must be adjusted for future year inflation factors. Additionally, a financial plan should be provided that would identify the best means of financing the recommendations.

**Reports:**

Research must be documented by including dates, times and agendas of meetings held with all constituencies. Six copies of a preliminary report are to be provided for review approximately 30 days before a final draft. Eight copies of the final report must be provided.

Conclusions and recommendations must be based upon statistically valid data.