



**Special Called Meeting
Thursday, December 5, 2024
4:00 pm**

AGENDA

Call to Order

Dr. Kimberly Jefferies Leonard, *Chair*

Roll Call

Frederick Nelson, *Secretary*

State Governance Ethics Act

Dr. Kimberly Jefferies Leonard, *Chair*

Information Items:

There are no information items to be presented.

Action Items:

Kenny Spayd

Associate Vice Chancellor for Business and Finance

BF-1 Student Health Fee

BF-2 Debt Service Fee

BF-3 Student Activity Fee

BF-4 Residence Life

BF-5 Dining Rates

Adjournment

Dr. Kimberly Jefferies Leonard, *Chair*

BOARD OF TRUSTEES BUDGET AND FINANCE COMMITTEE MEETING

**Kenny Spayd
AVC Finance
December 5, 2024**

Action Items

Item BF-1

- Health Services Fee increase from \$356 to \$390

Item BF-2

- Debt Service Fee decrease from \$335 to \$300

Item BF-3

- Student Activity Fee increase from \$582 to \$642

Item BF-4

- Housing Charges – 5.45% average weighted increase

Item BF-5

- Board (Meal Plan) Charges – 4% increase

2025-2026 Campus-Initiated Tuition and Fee Adjustments



Tuition and Fee Review Process

- In early Fall, a guidance memorandum is issued by the UNC System Office charging the Chancellor to form the committee
- Committee is formed, consisting of roughly half students and half administrative staff
- Committee provides guidance to those responsible for tuition, fees and rates
- Proposals are presented to the committee
- Two student forums are held where students can ask questions regarding all the proposals
- Approvals are sought from
 - Committee
 - Chancellor
 - Board of Trustees
 - Board of Governors (if applicable)

System Wide Overview

The University of North Carolina											
Tuition and Fees Applicable to All Regular Full-Time Undergraduate Students 2024-25											
	Tuition									Total Resident Tuition & Fees	Total Nonresident
	Resident	Nonresident	Athletics	Health Services	Student Services	Educational and Tech.	Campus Security	Debt Service	Total Fees*		
UNC School of the Arts (1)	6,497.00	24,231.00	N/A	908.00	770.00	771.00	60.00	—	2,509.00	9,006.00	26,740.00
NC State University	6,535.00	29,407.00	232.00	445.00	707.97	439.28	60.00	476.00	2,360.25	8,895.25	31,767.25
UNC-Chapel Hill	7,019.00	37,360.00	279.00	410.15	394.16	442.30	60.00	146.85	1,732.46	8,751.46	39,092.46
UNC Greensboro	4,422.00	20,168.00	811.00	387.00	600.00	480.00	60.00	707.00	3,045.00	7,467.00	23,213.00
Appalachian State University	4,242.00	21,238.00	801.00	345.00	705.00	593.00	60.00	634.00	3,138.00	7,380.00	24,376.00
UNC Asheville	4,122.00	21,470.00	906.00	415.00	839.00	556.00	60.00	394.00	3,170.00	7,292.00	24,640.00
UNC Wilmington	4,443.00	20,111.00	819.55	270.00	709.45	534.94	60.00	376.00	2,769.94	7,212.94	22,880.94
East Carolina University	4,452.00	20,729.00	773.00	319.00	718.00	403.00	60.00	445.00	2,718.00	7,170.00	23,447.00
UNC Charlotte	3,812.00	18,474.00	824.00	335.00	650.00	622.00	60.00	720.00	3,211.00	7,023.00	21,685.00
NC A & T State University	3,540.00	17,200.00	870.00	370.00	714.25	483.06	60.00	588.00	3,085.31	6,625.31	20,285.31
NC Central University	3,728.00	16,764.00	862.00	337.66	536.40	448.15	60.00	570.00	2,814.21	6,542.21	19,578.21
Winston-Salem State University	3,401.00	14,057.44	780.00	375.00	567.68	436.46	60.00	423.00	2,642.14	6,043.14	16,699.58
Western Carolina University	1,000.00	5,000.00	903.00	365.00	657.00	544.00	60.00	523.00	3,052.00	4,052.00	8,052.00
Fayetteville State University	1,000.00	5,000.00	858.00	356.00	582.00	393.00	60.00	335.00	2,584.00	3,584.00	7,584.00
UNC Pembroke	1,000.00	5,000.00	801.52	215.49	677.84	533.91	60.00	280.84	2,569.60	3,569.60	7,569.60
Elizabeth City State University	1,000.00	5,000.00	899.00	395.00	711.00	326.00	60.00	—	2,391.00	3,391.00	7,391.00

Student Health Fee Proposal

Fee	Health Service Enrollment FTE	2024-2025 Fee	Proposed Increase	2025-2026 Fee	2024-2025 Fee Total	2025-2026 Fee total	Increase Total
Student Health	4,450	\$356.00	\$34.00	\$390.00	\$1,752,570	\$1,903,870	\$151,300

University	Health Services
UNC School of the Arts	\$ 908.00
NC State University	\$ 445.00
UNC Asheville	\$ 415.00
UNC-Chapel Hill	\$ 410.15
Elizabeth City State University	\$ 395.00
UNC Greensboro	\$ 387.00
Winston-Salem State University	\$ 375.00
NC A & T State University	\$ 370.00
Western Carolina University	\$ 365.00
Fayetteville State University	\$ 356.00
Appalachian State University	\$ 345.00
NC Central University	\$ 337.66
UNC Charlotte	\$ 335.00
East Carolina University	\$ 319.00
UNC Wilmington	\$ 270.00
UNC Pembroke	\$ 215.49

The Student Health Fee is an auxiliary fee that funds the operational mission of Student Health Services, Counseling & Personal Development Center, and Bronco Wellness. The current FSU Student Health Fee is the 7th lowest in the UNC System and is not sufficient to respond to the growing demand for student health care.

Student Health Fee Proposal

Meet Growing Demand for Counseling Services:

- Allocate \$107,000 (70% of additional funds) to hire a full-time Mental Health Counselor specializing in alcohol and other drug therapy.
- Under current International Accreditation of Counseling Standards (IACS), the current staffing level is less than 30% of what is needed to address caseloads.
- This addition aims to reduce counselor caseloads by 20%, decrease appointment wait times, and improve crisis intervention capabilities.

Cover Inflationary Costs for Medical Supplies and Equipment:

- Allocate \$38,640 (25.5% of additional funds) to purchase essential diagnostic tools, treatment equipment, and wellness resources.
- A key investment includes acquiring a Cepheid Analyzer for rapid testing of STDs/STIs, COVID-19, and RSV, delivering results within two hours and improving the efficiency and effectiveness of student health services.

Debt Service Fee



Debt Service Fee Proposal

Fee	FTE	2024-2025 Fee	Proposed Decrease	2025-2026 Fee	2024-2025 Fee Total	2025-2026 Fee total	Decrease Total
Debt Service	4,450	\$335.00	(\$35.00)	\$300.00	\$1,590,625	\$1,420,749	(\$165,754)

University	Debt Service
UNC Charlotte	\$ 720.00
UNC Greensboro	\$ 707.00
Appalachian State University	\$ 634.00
NC A & T State University	\$ 588.00
NC Central University	\$ 570.00
Western Carolina University	\$ 523.00
NC State University	\$ 476.00
East Carolina University	\$ 445.00
Winston-Salem State University	\$ 423.00
UNC Asheville	\$ 394.00
UNC Wilmington	\$ 376.00
Fayetteville State University	\$ 335.00
UNC Pembroke	\$ 280.84
UNC-Chapel Hill	\$ 146.85
UNC School of the Arts	-
Elizabeth City State University	-

Established to pay the debt used to construct the Student Center addition.

- Debt matures in 2043, and the University still owes **\$15.245 Million**.
- Annual payments range from **\$1.1M** in FY 2025 and will grow each year until the final payment of **\$1.55M** in FY 2043.
- The current rate is **\$335** for each full-time student enrolled in an on-campus major.
- Due to recent enrollment increases, and a recent refinancing, the fee can be reduced by **\$35** and still provide sufficient funding to service the annual debt service.

Student Activity Fee



Student Activity Fee Proposal

Fee	Student Enrollment FTE	2024-2025 Fee	Proposed Increase	2025-2026 Fee	2024-2025 Fee Total	2025-2026 Fee total	Increase Total
Student Activities	4,450	\$582.00	\$60.00	\$642.00	\$2,870,517	\$3,137,517	\$267,000

University	Student Services
UNC Asheville	\$ 839.00
UNC School of the Arts (1)	\$ 770.00
East Carolina University	\$ 718.00
NC A & T State University	\$ 714.25
Elizabeth City State University	\$ 711.00
UNC Wilmington	\$ 709.45
NC State University	\$ 707.97
Appalachian State University	\$ 705.00
UNC Pembroke	\$ 677.84
Western Carolina University	\$ 657.00
UNC Charlotte	\$ 650.00
UNC Greensboro	\$ 600.00
Fayetteville State University	\$ 582.00
Winston-Salem State University	\$ 567.68
NC Central University	\$ 536.40
UNC-Chapel Hill	\$ 394.16

The Student Activity fee funds student activities, various student organizations, the operation and maintenance of the Rudolph Jones Student Center and will fund the operations and maintenance of the new Health and Wellness Center.

The Health and Wellness Center will be open 7 days a week for approximately 85 hours. The proposed fee will fund the operating expenses of the new building.

Student Activity Fee Proposal

Fee	Student Enrollment FTE	2024-2025 Fee	Proposed Increase	2025-2026 Fee	2024-2025 Fee Total	2025-2026 Fee total	Increase Total
Student Activities	4,450	\$582.00	\$60.00	\$642.00	\$2,870,517	\$3,137,517	\$267,000

The increase will be used to cover staff salaries and benefits, supplies, utilities, and services to operate the facility:

- **Staff Salaries and Benefits- \$184,000.00 (68.9% of additional funds)**
- **Supplies - \$27,800.00 (10.4% of additional funds)**
 - Safety and Maintenance Supplies including disinfectant wipes, sprays, and hand sanitizing stations and wipes for equipment cleaning, first aid kits and automated external defibrillators (AED)
 - Operational Supplies including cleaning supplies for custodial staff to maintain cleanliness and office supplies
 - Wellness and Class Supplies including mats, yoga blocks, and straps.
- **Utilities-\$29,800.00 (11.1 % of additional funds)**
- **Services-\$25,500.00 (9.6 % of additional funds)**
 - Technology & Software check-in system
 - Scheduling software for classes and equipment reservations.

Residence Hall Room Rates Proposal



Residence Hall Room Rates Proposal

The Department of Residence Life is an auxiliary financed unit, supported by student fees and charges for services. The revenue generated from room fees covers costs for 24- hour campus staff support, facility operations, and student services.

For the 2025-2026 academic year, Residence Life is proposing various rate changing depending on room type and style. Averaged across the entire dormitory system, the increases equal 5.5%

The proposed room rate increases are to assist with meeting three objectives:

1. Improve Laundry Services
2. Address deferred maintenance, safety and facility enhancements
3. Cover inflationary costs

Residence Hall Room Rates Proposal

Improve Laundry Services: (Approx. 25% - 121K annually)

- Increase the number of washing machines and dryers to reduce wait times.
- Implement technology upgrades for improved real-time visibility of machine availability and to receive notifications when cycles complete.
- Improve quality of machines to reduce time for repairs and maintenance.

Address deferred maintenance, safety and facility enhancements: (Approx. 50% - \$242K annually)

- Based upon a recent facility condition assessment report, there are several outstanding maintenance needs.
- Upgrade older residence halls to provide a similar quality of experience for all students.
 - Chiller replacement
 - Ceiling and closet repairs
 - Moisture barriers

Cover inflationary costs: (Approx. 25% - 121K annually)

- Address rising costs for supplies and utilities due to inflation.
- Provide for mandated North Carolina State Employees salary increases.

Residence Hall Room Rates Proposal

Residential Facility	Unit Type	Unit Occupancy	Total Beds	2024-25 Semester Rate	2025-26 Proposed Rate	Increase / (Decrease)	Amount	Revenue Generated
Harris	Traditional	Double	78	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 17,628.00
Hood	Traditional	Double	68	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 15,368.00
Joyner	Traditional	Double	80	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 18,080.00
Smith	Traditional	Double	68	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 15,368.00
Hackley	Suite	Double	128	\$ 2,675.00	\$ 2,850.00	6.5%	\$ 175.00	\$ 22,400.00
McLeod	Semi-Suite	Double	224	\$ 2,675.00	\$ 2,850.00	6.5%	\$ 175.00	\$ 39,200.00
	Semi Suite	Single	16	\$ 3,045.00	\$ 3,200.00	5.1%	\$ 155.00	\$ 2,480.00
New Residence	Suite	Double	192	\$ 2,675.00	\$ 2,850.00	6.5%	\$ 175.00	\$ 33,600.00
Renaissance	Semi-Suite	Double	288	\$ 3,615.00	\$ 3,500.00	-3.2%	\$ (115.00)	\$ (33,120.00)
	Semi-Suite	Single	48	\$ 3,740.00	\$ 3,750.00	0.3%	\$ 10.00	\$ 480.00
New Construction Hall	Semi-Suite	Double	336		\$ 3,600.00		\$ 3,600.00	
UPA	Apartment	Single, Shared Bath	190	\$ 3,660.00	\$ 4,000.00	9.3%	\$ 340.00	\$ 64,600.00
	Apartment	Single, Private Bath	151	\$ 3,810.00	\$ 4,200.00	10.2%	\$ 390.00	\$ 58,890.00

Weighted-average rental increase of **5.5%**

Semester @ 98% Occupancy	\$	249,874.52
Annual @ 95% Occupancy	\$	484,450.60

Board (Meal Plan) Charges Proposal



Board (Meal Plan) Charges Proposal

Meal Plans	Student Price	Bronco Bucks	Price Per Meal	Daily Rate	Increase of PY
All Access	\$2,508.52	\$225	\$6.29	\$19.83	4%
Block 240	\$2,258.37	\$245	\$7.60	\$17.87	4%
Block 140	\$1,979.54	\$325	\$10.94	\$15.74	4%
Block 60 -Commuter	\$634.38	\$135	\$7.71	\$5.06	4%
Block 40- Commuter	\$478.26	\$120	\$8.29	\$3.83	4%
Block 20 – Commuter	\$306.56	\$110	\$9.10	\$2.47	4%

The 4% increase is constructed to keep pace with inflation. Dining rate increases are benchmarked against the Consumer Price sub-index for “Food Away from Home”. This index has also increased by 4% over the past operating cycle.

QUESTIONS?

Agenda Item BF-1

Executive Summary

MEETING DATE:

December 5, 2024

SUBJECT

Approval of proposal to increase student health services fee for 2025-2026

BACKGROUND:

Student Health is an auxiliary unit funded almost entirely by the Student Health Fee. This fee supports the operational mission of Student Health Services, Counseling & Personal Development Center, and Bronco Wellness. The current FSU Student Health Fee is the 7th lowest in the UNC System and is not sufficient to respond to the growing demand for student health care.

MOTION:

Move to approval the increase to the student health services fee.

Supporting Document(s) Included: Health services fee proposal

Prepared by: Kenny Spayd

Associate Vice Chancellor for Finance

Date: 12/2/2024

Proposal to Increase the Student Health Services Fee 2025-2026

Fee	Health Service Enrollment FTE	2024-2025 Fee	Proposed Increase	2025-2026 Fee	2024-2025 Fee Total	2025-2026 Fee Total	Increase Total
Student Health	4,450	\$356.00	\$34.00	\$390.00	\$1,752,570	\$1,903,870	\$151,300

Executive Summary:

Fayetteville State University is dedicated to enhancing the health and well-being of all students. An increase in the student health fee is essential to meet the growing demand for counseling services, address inadequate staffing levels, and establish a more comprehensive and collaborative health network that supports student success throughout their university experience. The additional funding will improve access to healthcare, address mental health and substance use issues, implement suicide prevention measures, promote health and preventative care across the lifespan, and replace essential medical equipment. To effectively address the growing healthcare needs of our students, we are requesting a \$34 increase in the fee. For the 2025-2026 academic year, this would raise the Student Health Fee from \$356 to \$390. With an enrollment projection of 4,450 full-time equivalent (FTE) students for the academic year, this increase is expected to generate approximately \$151,300 in additional revenue.

Financial Context:

Address the Growing Demand for Counseling Services

We propose allocating approximately \$107,000 (70% of the budget) to hire one full-time Mental Health Counselor specializing in alcohol and other drug therapy and mental health programs. The connection between mental health and substance use is significant, particularly as students navigate unique social and economic challenges. The number of alcohol and drug cases referred to counseling services by Student Conduct continues to rise, highlighting the need for specialized support. The Alcohol and Other Drugs Counselor will focus on providing substance use therapy, coordinating the Collegiate Recovery Community Program, and conducting the Brief Alcohol Screening and Intervention for College Students (BASICS) and Cannabis Screening and Intervention for College Students (CASICS) sessions for students referred by Student Conduct. Additionally, this role will involve organizing workshops, peer education programs, and community outreach activities that promote holistic well-being and substance-free lifestyles.

Furthermore, hiring this additional counselor will decrease the workload of our current Certified Licensed Counselors by 20%. Based on the International Accreditation of Counseling Services (IACS) Clinical Index, the current staffing level is 30% below what is needed. The additional counselor will help reduce waiting times for scheduled appointments and enhance our capacity to provide crisis intervention services for students experiencing thoughts of self-harm or harm to others. (\$102,000 for

1.00 FTE Alcohol and Other Drug Prevention Counselor (Salary: \$72,000.00 /Benefits: \$30,000)

Replace Medical Equipment and Cover the Rise in Medical Supply Costs

We propose allocating \$38,640.00 (25.5% of the budget) to increase the efficiency of Student Health Services by purchasing essential diagnostic tools, treatment equipment, and wellness resources and covering the rise in the costs for medical supplies. A key component of this investment will be the acquisition of a Cepheid Analyzer, which enables rapid testing for

STDs/STIs, providing results within two hours. This device will also facilitate testing for COVID-19 and RSV, significantly improving the efficiency and effectiveness of care for our students.

Given the rising cost of equipment and medical supplies due to inflation, securing these funds is crucial for us to make this purchase. By equipping our clinic with this advanced technology, we aim to deliver timely and accurate health services, ultimately fostering a healthier campus community.

Agenda Item BF-2

Executive Summary

MEETING DATE: December 5, 2024

SUBJECT Approval of the proposal to decrease the debt service fee for 2025-2026

BACKGROUND: The University currently charges a debt service fee to pay for the debt issued to construct the Rudolph Jones Student Center addition. Due to enrollment increases and lower payments due to the 2023 refinancing, the University can now safely lower the debt service fee and still satisfy debt service payments

MOTION: Move to approval the decrease to the debt service fee for 2025-2026.

Supporting Document(s) Included: Debt service fee proposal

Prepared by: Kenny Spayd
Associate Vice Chancellor for Finance

Date: 12/2/2024

Proposal to Decrease the Debt Service Fee 2025-2026

Fee	FTE	2024-2025 Fee	Proposed Decrease	2025-2026 Fee	2024-2025 Fee Total	2025-2026 Fee Total	Decrease Total
Debt Service	4,450	\$335.00	(\$35.00)	\$300.00	\$1,590,625	\$1,420,749	(\$165,754)

Executive Summary:

Fayetteville State University established a debt service fee in 2012 that was used to service the debt to construct the addition to the Rudolph Jones Student Center.

- This debt matures in 2043.
- Payments range from \$1.1M in FY 2025, increasing to \$1.55M in 2043.
- Principal outstanding - \$15.245M
- Callable in 2034

Financial Context:

There have been three items that have affected the outlook for this debt issuance.

1. In 2022, the UNC system mandated a change in the fee assessment model. This change assessed on-campus rates for those students in on-campus majors. The old model charged on-campus fees only for on-campus classes. This increased revenue by 38%
2. In 2023, the University refinanced this debt at much lower interest rates, lowering the average annual debt service from \$1.79M to \$1.32M
3. Strong enrollment increases have increased the effective FTE of this fee from 3318 in 2022 to approximately 4750 (inclusive of the summer semester) in this current year.

Financial Projections:

The University has stress tested this fee decrease to ensure future financial viability. Notably, the University has a debt service reserve of \$1.76 million. With this reserve the university can satisfy the payments even with an immediate and ongoing enrollment loss of 14% from current year levels.

With the decrease, this fee is projected to bring in \$1.42M in revenue at FY 2025 enrollment levels. The University needs to average \$1.22M of revenue each year to satisfy the debt payments, resulting in an approximate \$200K addition to the University's debt service reserve. At current enrollment levels, this debt issue is projected to be extinguished three years early in 2040.

Agenda Item BF-3

Executive Summary

MEETING DATE: December 5, 2024

SUBJECT Approval of the proposal to increase the student activity fee for 2025-2026

BACKGROUND: The Student Activity fee funds student activities, various student organizations, the operation and maintenance of the Rudolph Jones Student Center and will fund the operations and maintenance of the new Health and Wellness Center. The increase in this fee will fund the operations for the Health and Wellness Center. The center will be open 7 days a week for approximately 85 hours a week.

MOTION: Move to approval the increase to the student activity fee for 2025-2026.

Supporting Document(s) Included: Student activity fee proposal

Prepared by: Kenny Spayd
Associate Vice Chancellor for Finance
Date: 12/2/2024

Proposal to Increase Student Activities Fee 2025-2026

Fee	Student Enrollment FTE	2024-2025 Fee	Proposed Increase	2025-2026 Fee	2024-2025 Fee Total	2025-2026 Fee Total	Increase Total
Student Activities	4,450	\$582.00	\$60.00	\$642	\$2,870,517	\$3,137,517	\$267,000

Executive Summary:

Fayetteville State University is dedicated to enhancing the health and well-being of all students. An increase in the student activities fee is essential to cover the operational costs for the new Health & Wellness Center. Physical activity significantly impacts mental well-being, helping to alleviate stress, anxiety, and depression while enhancing overall health outcomes for students. The facility will be open seven days a week for approximately 85 hours. The increase will be used to cover staff salaries and benefits, supplies, utilities, and services to operate the facility.

Financial Context:

Currently, the FSU Student Activities Fee is the fourth lowest in the UNC System. To effectively operate the Health and Wellness Center, we are requesting a \$60 increase in the fee. For the 2025-2026 academic year, this would raise the Student Activities Fee from \$582 to \$642. With an enrollment projection of 4,450 full-time equivalent (FTE) students for the academic year, this increase is expected to generate approximately \$267,000.00 in additional revenue.

Cover Operating Costs Health & Wellness Center

We propose allocating the following to cover the basic general operating costs of the facility:

- Staff Salaries and Benefits- \$184,000.00 (68.9% of additional funds)
- Supplies - \$27,800.00 (10.4% of additional funds)
 - Safety and Maintenance Supplies including hand sanitizing stations, sprays, and hand sanitizers for equipment cleaning, first aid kits and automated external defibrillators (AED)
 - Operational Supplies including cleaning supplies for custodial staff to maintain cleanliness and office supplies
 - Wellness and Class Supplies including mats, yoga blocks, and straps.
- Utilities-\$29,800.00 (11.1 % of additional funds)
- Services-\$25,500.00 (9.6 % of additional funds)
 - Technology & Software check-in systems
 - Scheduling software for classes and equipment reservations.

The increase will ensure smooth and sustainable operation of the Health and Wellness Center through providing the necessary staff, wellness and fitness supplies, operational supplies, utilities, and services. The Health and Wellness Center will improve the student experience through providing enhanced health and wellness resources and addressing health issues prominent in Southeastern North Carolina. If the increase is not approved, the university will not have sufficient funding to operate the Health and Wellness Center to the required standards.

Agenda Item BF-4

Executive Summary

MEETING DATE:	December 5, 2024
SUBJECT	Approval of the changes to residence hall room rates for 2025-2026
BACKGROUND:	The Department of Residence Life is an auxiliary financed unit, supported by student fees and charges for services. The revenue generated from room fees covers costs for 24- hour campus staff support, facility operations, and student services. Residence Life is proposing a variety of rate changes, that equal 5.5% on a weighted-average basis. The proposed room rate increases are to assist with addressing deferred maintenance, inflationary costs and providing better laundry services.
MOTION:	Move to approval the change to the residence hall room rates for 2025-2026.

Supporting Document(s) Included: Residence life room rate proposal

Prepared by: Kenny Spayd
Associate Vice Chancellor for Finance
Date: 12/2/2024

Proposal to Change Residence Life Room Rates for 2025-2026

Executive Summary:

The department of Residence Life seeks to change rental rates to reflect market prices to provide the requested student services, partially address deferred maintenance and mitigate inflation in operating costs.

Residence Life is proposing an overall average increase of 5.5% for 2025-2026 residence hall room rates. This average is based upon increasing single room rent fees in University Place Apartments by 9.3-10.2%, increasing traditional facilities who've only received minimal increases over the years by 9.7% and increasing suite style facilities by 5.1-6.5% while also decreasing one of our largest main campus facilities, Renaissance Hall by 3.2%

Financial Context:

The Department of Residence Life is an auxiliary financed unit, supported by student fees and charges for services. The proposed increases will allow for the following

Improve Laundry Services: (Approximately 25% - 121K annually)

- Increase the number of washing machines and dryers to reduce waiting times.
- Implement technology upgrades for improved real-time visibility of machine availability and to receive notifications when cycles complete.
- Improve the quality of machines to reduce time for repairs and maintenance.

Address deferred maintenance, safety and facility enhancements: (Approximately 50% - \$242K annually)

- Based upon a recent facility condition assessment report, there are several outstanding maintenance needs.
- Upgrade older residence halls to provide a similar quality of experience for all students.
 - Chiller replacement
 - Ceiling and closet repairs
 - Moisture barriers

Cover inflationary costs: (Approximately 25% - 121K annually)

- Address rising costs for supplies and utilities due to inflation.
- Provide for mandated North Carolina State Employees salary increases.

Financial Projections:

The proposed rates will yield roughly \$485K in additional revenue.

Residential Facility	Unit Type	Unit Occupancy	Total Beds	2024-25 Semester Rate	2025-26 Proposed Rate	Increase / (Decrease)	Amount	Revenue Generated
Harris	Traditional	Double	78	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 17,628.00
Hood	Traditional	Double	68	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 15,368.00
Joyner	Traditional	Double	80	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 18,080.00
Smith	Traditional	Double	68	\$ 2,324.00	\$ 2,550.00	9.7%	\$ 226.00	\$ 15,368.00
Hackley	Suite	Double	128	\$ 2,675.00	\$ 2,850.00	6.5%	\$ 175.00	\$ 22,400.00
McLeod	Semi-Suite	Double	224	\$ 2,675.00	\$ 2,850.00	6.5%	\$ 175.00	\$ 39,200.00
	Semi Suite	Single	16	\$ 3,045.00	\$ 3,200.00	5.1%	\$ 155.00	\$ 2,480.00
New Residence	Suite	Double	192	\$ 2,675.00	\$ 2,850.00	6.5%	\$ 175.00	\$ 33,600.00
Renaissance	Semi-Suite	Double	288	\$ 3,615.00	\$ 3,500.00	-3.2%	\$ (115.00)	\$ (33,120.00)
	Semi-Suite	Single	48	\$ 3,740.00	\$ 3,750.00	0.3%	\$ 10.00	\$ 480.00
New Construction Hall	Semi-Suite	Double	336		\$ 3,600.00		\$ 3,600.00	
UPA	Apartment	Single, Shared Bath	190	\$ 3,660.00	\$ 4,000.00	9.3%	\$ 340.00	\$ 64,600.00
	Apartment	Single, Private Bath	151	\$ 3,810.00	\$ 4,200.00	10.2%	\$ 390.00	\$ 58,890.00

Weighted-average rental increase of **5.5%**

Semester @ 98% Occupancy	\$ 249,874.52
Annual @ 95% Occupancy	\$ 484,450.60

Agenda Item BF-5

Executive Summary

MEETING DATE: December 5, 2024

SUBJECT Approval of the increase to dining rates for 2025-2026

BACKGROUND: The consumer price sub-index – Food Away from Home has increased by approximately 4% over the last year. This is the benchmark used to analyze the dining rate increase proposals. This is in line with the proposed dining plan increase of 4%.

MOTION: Move to approval the increases to the dining rates for 2025-2026.

Supporting Document(s) Included: Dining rate increase proposal and unlimited plan benchmarking

Prepared by: Kenny Spayd
Associate Vice Chancellor for Finance

Date: 12/2/2024

Proposal to Change Residence Life Room Rates for 2025-2026

Executive Summary:

The 4% proposed increase is in line with the meal plan inflation benchmark, CPI – Food Away from Home. The offerings of each meal plan will not change from 2024-2025.

Financial Context:

The chart below shows the proposed 2025-2026 pricing for FSU's Dining Services. The prices are inclusive of meal exchanges, bronco bucks and state and local taxes.

Meal Plans	Student Price	Bronco Bucks	Price Per Meal	Daily Rate	Increase of PY
All Access	\$2,508.52	\$225	\$6.29	\$19.83	4%
Block 240	\$2,258.37	\$245	\$7.60	\$17.87	4%
Block 140	\$1,979.54	\$325	\$10.94	\$15.74	4%
Block 60 -Commuter	\$634.38	\$135	\$7.71	\$5.06	4%
Block 40- Commuter	\$478.26	\$120	\$8.29	\$3.83	4%
Block 20 – Commuter	\$306.56	\$110	\$9.10	\$2.47	4%

UNC System Benchmarking:

The chart below shows where FSU's unlimited plan financially compares to other UNC System schools' unlimited dining plans.

	Price with DB	Price per Meal with DB	DB	Price without DB	Price per Meal without DB
ECSU	\$1,961	\$6.45	\$180	\$1,781	\$5.86
WSSU	\$1,992	\$5.93	\$200	\$1,792	\$5.33
NC A&T	\$2,111	\$6.28	\$150	\$1,961	\$5.84
UNC Greensboro	\$2,130	\$6.34	\$200	\$1,930	\$5.74
UNC Wilmington	\$2,154	\$6.41	\$100	\$2,054	\$6.11
UNC School of Arts	\$2,251	\$6.70	\$200	\$2,051	\$6.10
Western Carolina	\$2,391	\$7.12	\$133	\$2,258	\$6.72
FSU	\$2,420	\$7.20	\$225	\$2,195	\$6.53
East Carolina	\$2,426	\$7.22	\$350	\$2,076	\$6.18
UNC Asheville	\$2,442	\$7.27	\$50	\$2,392	\$7.12
UNC Charlotte	\$2,540	\$7.56	\$200	\$2,340	\$6.96
NC State	\$2,655	\$7.90	\$500	\$2,155	\$6.41
NCCU	\$2,712	\$8.07	\$500	\$2,212	\$6.58
App State	\$2,814	\$8.38	\$250	\$2,564	\$7.63
UNC Pembroke	\$2,889	\$8.60	\$0	\$2,889	\$8.60
UNC Chapel Hill	\$3,080	\$9.17	\$0	\$3,080	\$9.17