

# Board of Regents

## Monday, April 4, 2016

### FY17 Housing Rates Request

Presented by:

**D'Anne Stuart**

*Associate Vice President for Administration and Finance*

**Ermelinda Quintela**

*Assistant Vice President for Auxiliary Services*



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# FY16 Key Action Items

**Action Item 1:** Improve wireless technology in residential facilities  
**Status:** Garcia Hall completed 2014; Pinon Hall completed 2015; Chamisa apartments in planning phase  
**Outcome:** Reduced internet related work orders

**Action Item 2:** Transition custodial and maintenance staff to Facilities and Services (FS)  
**Status:** Effective June 2015  
**Outcome:** Maintain facilities consistent with university standards; improved preventive maintenance planning; project prioritization based on facility condition assessment

**Action Item 3:** Improve family housing environment:

- Background checks
- Minimum term, no month-to-month
- Requirement for eligibility to half-time, degree-seeking student with an exception for doctoral students
- Family unit defined and enforcement of capacity standard

**Status:** Implemented September 2015  
**Outcome:** Provide an environment with greater focus on academic success.

# FY16 Key Action Items

**Action Item 4:** Established Residential Student Success Initiative (RSSI) committee  
**Status:** Committee formed in summer 2015 with an initial focus the first year residential experience  
**Outcome:** Create a first-year residential program; incorporate residential life into master plan; and develop on-campus residency process

**Action Item 5:** Update Housing Master Plan  
**Status:** Draft report  
**Outcome:** Update housing master plan to align with Vision 2020 and change in enrollment target

**Action Item 6:** Facility Improvements (either Plan A or B)  
**Status: Plan A** Public Private Partnership (P3) RFP timeline:

- Distribute RFP to developer market (March)
- Evaluate proposals (June)
- Preferred vendor selection and MOU negotiation (July)
- Pre-Development, ground lease, management, and other contract negotiations (July-Jan)

**Status: Plan B** Bond Issuance (\$8.5M - \$10M)

- Feasibility Study underway by Studio d Architects
  - Garcia Hall (residence hall for first year students) – *See supplemental page 25*
  - Tom Fort and Sutherland Village (student family housing) – *See supplemental page 26*
  - Greek/Affinity housing

**Outcome:** Investment in facilities

# FY 17 Request and 5 Year Average

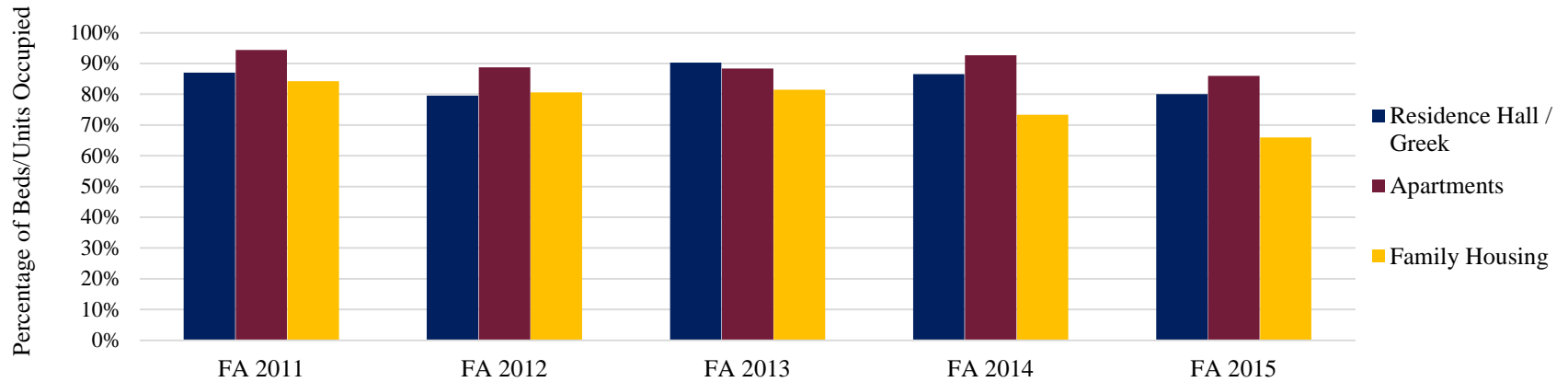
Request 5% increase in housing rates for FY17

- 5% increase, based on current occupancy level, yields approximately \$610,000
- Rate increase will fund facility improvements

Facility Type	5 Year Average Includes proposed FY17 increase
Residence Halls	2.30%
Greek/Affiliated Housing	1.60%
Student Apartments	2.30%
Family Housing	1.00%

# Occupancy Trend

## Fall 2011 to Fall 2015



Housing Occupancy						
	FA 2011	FA 2012	FA 2013	FA 2014	FA 2015	5-Yr. % Change
Residence Hall / Greek	87%	80%	90%	87%	80%	-8%
Apartments	94%	89%	88%	93%	86%	-9%
Family Housing	84%	81%	82%	73%	66%	-22%

Student Headcount as of Census						
	FA 2011	FA 2012	FA 2013	FA 2014	FA 2015	5-Yr. % Change
Headcount LC Campus	18,024	17,651	16,765	15,829	15,490	-14%

Note: Fall 2013 Monagle Hall was closed 515 beds

# Rates Request – Residence Halls and Greek/Affiliated

Housing Facility	Total Beds Available	Fall 2015 Occupancy	Current Rates	FY17 Proposed Rates	5% Proposed Increase	Peer (excludes P3) Low High	
<b>Residence Halls Comparison (Per Person/Semester)</b>							
Garcia Hall, Double Suites	858	86.36%	\$ 2,042	\$ 2,144	\$ 102	\$ 2,150	\$ 4,392
Pinon Hall, Double Suites	303	90.40%	2,272	2,386	114	2,150	4,392
Rhodes Garrett Hamiel, Community Double	133	82.71%	1,737	1,823	86	1,045	3,703
Rhodes Garrett Hamiel, Double Suites	109	81.65%	1,945	2,042	97	2,150	4,392
<b>Greek/Affiliated (Per Person/Semester)</b>							
Greek East, Single	120	56.67%	\$ 2,074	\$ 2,177	\$ 103	N/A	N/A
Greek West, Double	124	25.00%	1,434	1,506	72	N/A	N/A
Greek West, Single			1,980	2,079	99	N/A	N/A

Note: Of our peers, UNM is the only residence hall P3 at rates of \$2,545 Double Suite and \$3,295 Single Suite – See supplemental page

# Rates Request – Apartments and Family Housing

Housing Facility	Total Beds Available	Fall 2015 Occupancy	Current Rates	FY17	5%	Local Comps	Peer (excludes P3)		Peer - P3	
				Proposed Rate	Proposed Increase		Low	High	Low	High
<b>Apartment/House Comparison (Per Person/Semester)</b>										
Cervantes Village Efficiency Apt	32	84.38%	\$ 2,303	\$ 2,418	\$ 115	\$ 2,425	\$ 3,363	\$ 3,363	\$ 3,875	\$ 3,875
Cervantes Village 2-Bedroom	92	86.96%	2,231	2,342	111	2,165	3,150	4,992	3,186	4,334
Cervantes Village 4-Bedroom	63	74.60%	2,107	2,212	105	1,429	2,375	3,208	2,319	3,186
Chamisa Village 1-Bedroom	9	100.00%	3,318	3,484	166	3,605	2,958	4,478	3,375	4,181
Chamisa Village 2-Bedroom	402	90.05%	2,949	3,096	147	2,165	3,150	4,992	3,186	4,334
Chamisa Village 4-Bedroom	180	93.89%	2,581	2,710	129	1,429	2,375	3,208	2,319	3,186
Vista Del Monte 2-Bedroom	202	81.10%	2,385	2,504	119	2,165	3,150	4,992	3,186	4,334
Cole Village Townhome	N/A	N/A	-	2,100	N/A	2,165	3,150	4,992	3,186	4,334
<b>Family Housing Comparison (Per Unit/Month)</b>										
Cole Village 2-Bedroom	193	40.41%	\$ 630	\$ 662	\$ 32	\$ 866	\$ 525	\$ 928	N/A	N/A
Tom Fort and Sutherland 2-Bedroom	294	85.03%	630	662	32	866	525	928	N/A	N/A
Cervantes Village 4-Bedroom	62	59.68%	856	899	43	1,143	767	1,800	N/A	N/A

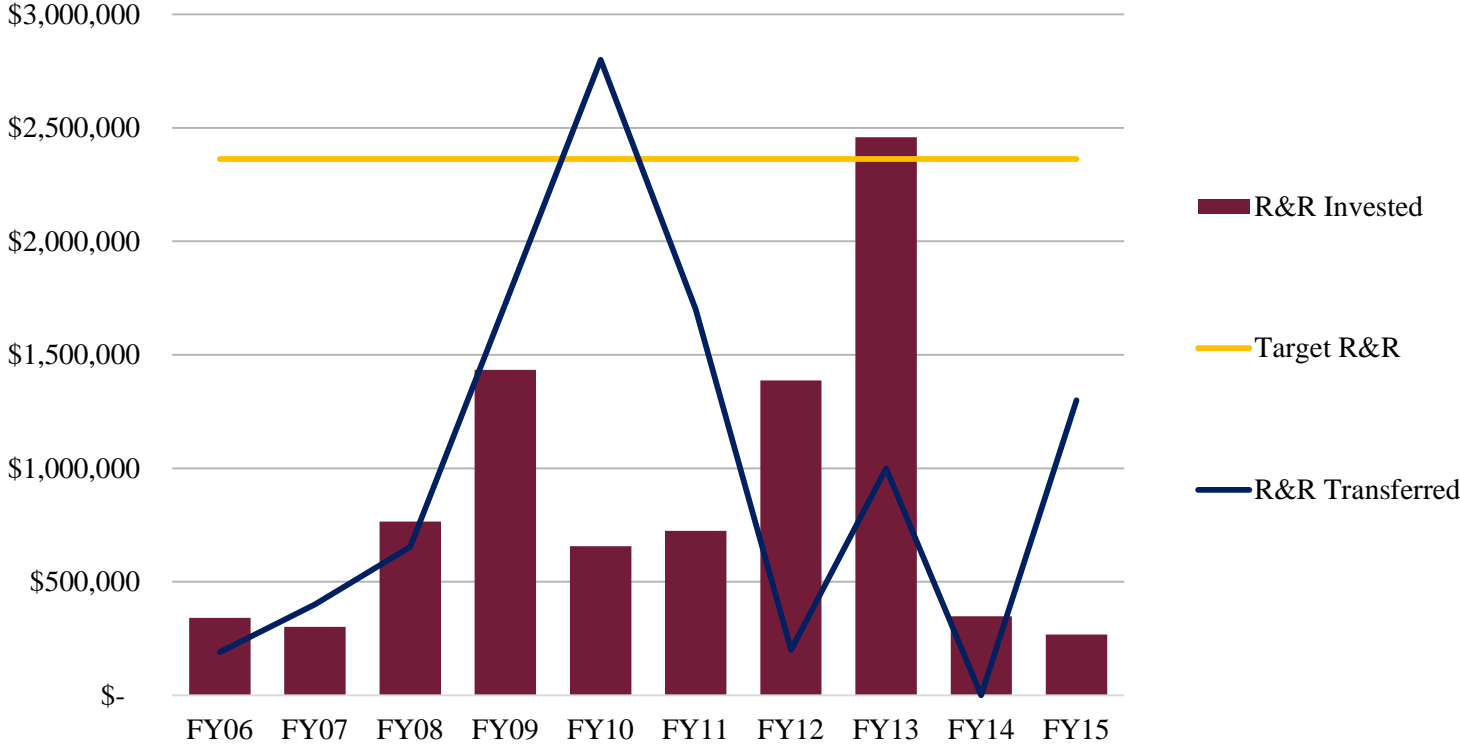
Note: Peer P3 – See supplemental page

# *Supplemental Documents*





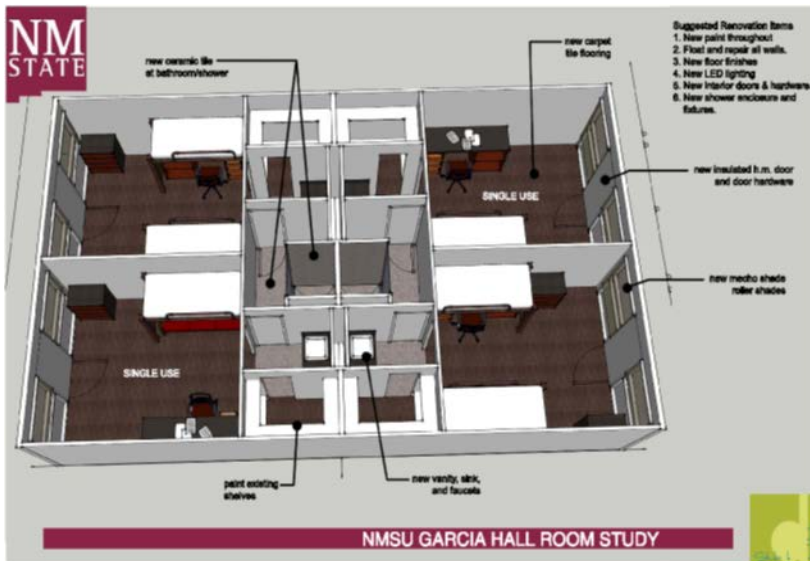
# Deferred Maintenance Gap



- Recommend Target R&R - \$4.725M based on Sightlines recommendation
- Actual Target R&R - \$2.362M (represents 50% of recommended target)



# Facility Improvements – Garcia Hall



Source: Studio d Architects

# Facility Improvements - Tom Fort and Sutherland Villages



Source: Studio d Architects

## Peer Institutions with P3 Developments

INSTITUTION	Approx. Enrollment	SUITES - P3		APARTMENT P3			
		Double (shared bdrm shared bath)	Single (private bdrm shared bath)	Studio (private)	1 Bdrm. (private bdrm)	2 Bdrm/1 Ba Entire Apt.	4 Bdrm/2 Ba (private bdrm shared bath)
University of Arizona	42,236				4,181	4,334	2,319
Iowa State University	36,001				3,902	3,186	3,186
Oregon State University	29,576				3,375		
University of New Mexico	27,353	2,545	3,295				2,645
Utah State University	25,614			3,875			
<b>Average - Peer Institutions</b>	<b>25,258</b>	<b>\$ 2,545</b>	<b>\$ 3,295</b>	<b>\$ 3,875</b>	<b>\$ 3,819</b>	<b>\$ 3,760</b>	<b>\$ 2,717</b>

# Operating Budget

	<u>FY16 Budget</u>	<u>FY16 Est Actuals</u>	<u>FY15 Actuals</u>
<b>Revenues:</b>			
Housing Revenue	\$13,231,000	\$ 12,064,206	\$ 13,320,694
Other Revenue	807,190	707,190	784,974
<b>Total Revenue</b>	<u>\$14,038,190</u>	<u>\$ 12,771,396</u>	<u>\$ 14,105,668</u>
<b>Expenditures:</b>			
Plant O&M/FS services	\$ 2,788,183	\$ 2,141,345	\$ 1,500,781
Utilities	1,631,825	1,551,825	1,458,069
Salaries & Fringe	1,200,853	1,145,165	2,514,737
Internet/Data/Voice	712,860	711,760	833,968
Institutional support	705,000	701,800	744,500
Bad debt	445,120	443,100	485,888
Cable	359,100	349,100	365,748
Other services	292,530	316,020	266,630
Contracted services	297,380	293,540	374,320
Supplies and materials	95,915	106,115	137,157
Insurance	86,310	85,560	88,164
<b>Total Expenditures</b>	<u>\$ 8,615,076</u>	<u>\$ 7,845,330</u>	<u>\$ 8,769,960</u>
<b>Net Operating Income</b>	<u>\$ 5,423,114</u>	<u>\$ 4,926,066</u>	<u>\$ 5,335,708</u>
<b>Less Transfers:</b>			
Debt service	\$ 4,461,636	\$ 4,461,636	\$ 4,639,455
Other Transfers	441,381	441,381	458,015
<b>Total Transfers</b>	<u>\$ 4,903,017</u>	<u>\$ 4,903,017</u>	<u>\$ 5,097,470</u>
<b>Net revenues</b>	<u>\$ 520,097</u>	<u>\$ 23,049</u>	<u>\$ 238,238</u>
Beginning fund balance (after FY14 R&R)	\$ 285,585	\$ 285,585	\$ 497,347
FY15 Net Revenues	520,097	23,049	238,238
R&R Transfer	(600,000)	(200,000)	(450,000)
<b>Ending Fund Balance</b>	<u>\$ 205,682</u>	<u>\$ 108,634</u>	<u>\$ 285,585</u>
<b>Target R&amp;R:</b>			
NMSU Target R&R (50% of Sightlines)	(2,362,500)	(2,362,500)	(2,362,500)
Shortfall in R&R transfer	<u>\$ (1,762,500)</u>	<u>\$ (2,162,500)</u>	<u>\$ (1,912,500)</u>

Note: See comparison of residential life staff size to peers below.

# Residential Life Staff Levels - Peer Comparison

Institution Name	Total Enrollment	Total Housing Capacity	Resident Directors	Community Assistants	Associate and Assistant Directors	Graduate/Program Assistants
<b>Residential Life Staff- Head Count</b>						
Iowa State University	31,040	10,179	16	170	7	8
Texas Tech University	32,327	7,000	16	165	8	8
Colorado State University	31,000	6,728	13	174	6	13
Oklahoma State University	20,723	6,425	13	110	6	8
University of Arizona	36,806	6,424	15	241	5	7
Washington State University	19,500	6,296	11	159	4	-
Kansas State University	23,500	5,500	16	186	6	16
Oregon State University	25,900	4,000	13	100	3	1
Montana State University	14,000	3,950	9	88	3	5
New Mexico State University	16,500	3,623	6	56	3	-
Utah State University	17,009	3,468	7	70	3	-
University of Wyoming	11,904	2,629	5	65	3	-
University of Idaho	12,493	2,606	4	48	3	2
University of Nevada – Reno	16,000	2,250	9	99	19	1
University of Texas – El Paso	22,000	644	3	20	3	-

## Residential Life Staff for Every 1 Student Resident at 100% Capacity

Iowa State University	31,040	10,179	636	60	1,454	1,272
Texas Tech University	32,327	7,000	438	42	875	875
Colorado State University	31,000	6,728	518	39	121	518
Oklahoma State University	20,723	6,425	494	58	1,071	803
University of Arizona	36,806	6,424	428	27	1,285	918
Washington State University	19,500	6,296	572	40	1,574	-
Kansas State University	23,500	5,500	344	30	917	344
Oregon State University	25,900	4,000	308	40	1,333	4,000
Montana State University	14,000	3,950	439	45	1,317	790
New Mexico State University	16,500	3,623	604	65	1,208	-
Utah State University	17,009	3,468	495	50	1,156	-
University of Wyoming	11,904	2,629	526	40	876	-
University of Idaho	12,493	2,606	652	54	869	1,303
University of Nevada – Reno	16,000	2,250	250	23	118	2,250
University of Texas – El Paso	22,000	644	215	32	215	-

Thank you



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# Board of Regents

## Monday, April 4, 2016

### FY17 Meal Plan Rates

Presented by:

**D'Anne Stuart**

*Associate Vice President for Administration and Finance*

**Ermelinda Quintela**

*Assistant Vice President for Auxiliary Services*



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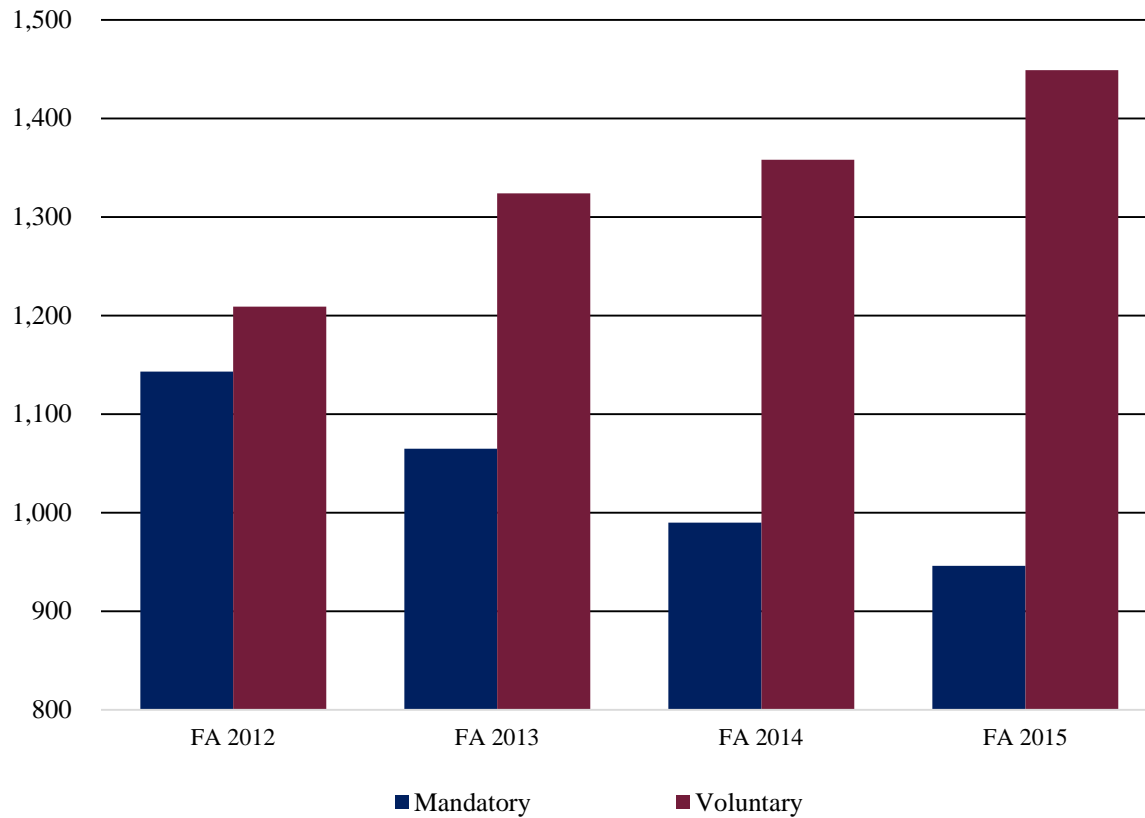
# Rates Request

Request 3% increase in meal plan rates for FY17:

- 3% increase yields approximately \$143,000 to Sodexo
- Rate increase will offset increase in cost of doing business, primarily related to increase in food costs and rising compensation costs
- Negotiation of meal plan rates is part NMSU's contractual requirement with Sodexo

Meal Plan	# of Meals	Dining Dollars	Current Semester Rates	FY17 Proposed Semester Rates	3% Proposed Increase
<b>Mandatory Meal Plans</b>					
Aggie Unlimited	Unlimited/321	\$ 100	\$ 1,792	\$ 1,846	\$ 54
Aggie Choice 230 Plan	230	325	1,744	1,796	52
<b>Voluntary Meal Plans</b>					
Aggie 64 Plan	64	\$ 325	\$ 844	\$ 869	\$ 25
Pistol 400	0	400	388	400	12
Family Resident Optimum 350	350	-	1,310	1,349	39
Family Resident Optimum 250	250	-	936	964	28

# Meal Plan Trends



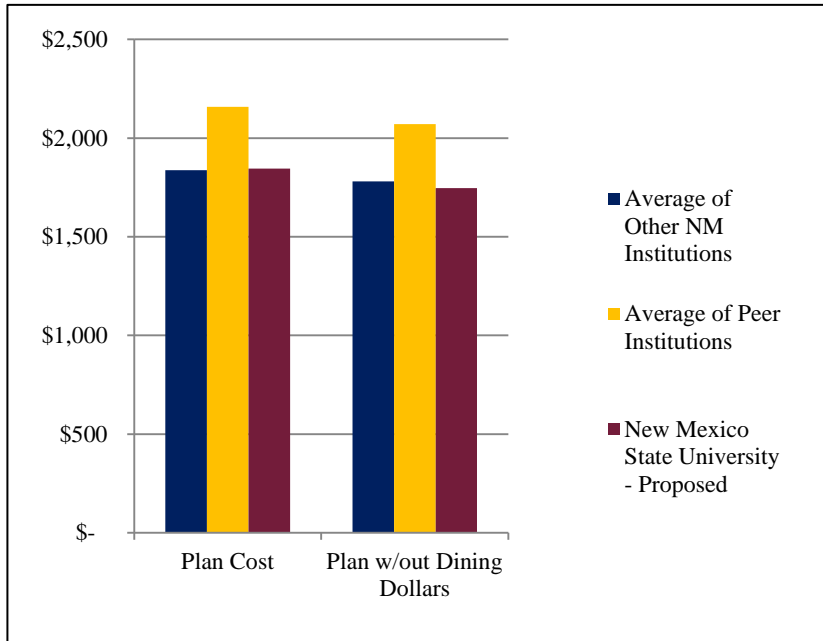
***Mandatory Meal Plans*** – Required meal plans for first year, first time students staying in the NMSU residence halls.

***Voluntary Meal Plans*** – Plans open to upper-class students or freshmen living off campus.

# New Mexico & Peer Institution Comparison

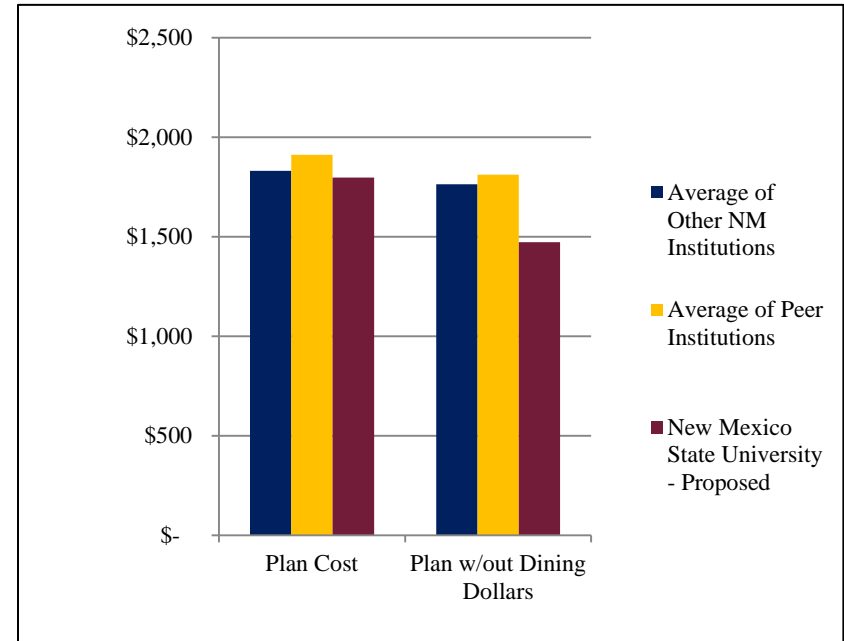
## Mandatory Plans

**Cost Comparison  
Aggie Unlimited Plan**



NMSU Average Cost Per Meal - Proposed \$5.44  
 Other NM Average Cost Per Meal \$5.54  
 Peer Institution Average Cost Per Meal \$6.55

**Cost Comparison  
Aggie Choice 230 Plan**



NMSU Average Cost Per Meal - Proposed \$6.40  
 Other NM Average Cost Per Meal \$8.23  
 Peer Institution Average Cost Per Meal \$8.18

# New Mexico & Peer Institutions Comparison

## Aggie Unlimited Plan

(Highest to Lowest Average Cost Per Meal)

Market Comparison	Est. # of Meals (1)(2)	Semester Plan Cost	Dining Dollars in Plan	Total Cost Less Dining Dollars	Cost Per Meal (Plan less Dining Dollars)
<b>NM Institutions</b>					
New Mexico Tech	321	\$ 1,930	\$ 50	\$ 1,880	\$ 5.86
University of New Mexico	321	1,900	50	1,850	5.76
New Mexico State University - Proposed	321	1,846	100	1,746	5.44
Eastern New Mexico University	321	1,684	75	1,609	5.01
Western New Mexico University	N/A	-	-	-	-
<i>Average of Other NM Institutions</i>		\$ 1,838	\$ 58	\$ 1,780	\$ 5.54
<i>Proposed NMSU \$ Above (Below) NM Institutions Average</i>		\$ 8	\$ 42	\$ (34)	(0.10)
<b>Peer Institutions<sup>(3)(4)</sup></b>					
University of Wyoming	321	\$ 2,864	\$ 50	\$ 2,814	\$ 8.76
University of Nevada-Reno	304	2,456	150	2,306	7.58
Iowa State University	304	2,089	125	1,964	6.46
Utah State University	321	1,890	-	1,890	5.89
University of New Mexico	321	1,900	50	1,850	5.76
University of Idaho	321	1,900	50	1,850	5.76
University of Texas at El Paso	321	2,016	200	1,816	5.66
New Mexico State University - Proposed	321	1,846	100	1,746	5.44
Oklahoma State University	N/A	-	-	-	-
<i>Average of Peer Institutions<sup>(4)</sup></i>		\$ 2,159	\$ 104	\$ 2,070	\$ 6.55
<i>Proposed NMSU \$ Above (Below) Peer Institutions Average</i>		\$ (313)	\$ (4)	\$ (324)	(1.11)

(1) A semester is reflected as 16 weeks for the purpose of calculating the number of meals per semester. For institutions that do not specify a number of meals as a basis for their unlimited plans, assume 321 (approx. 20 meals/week for 16 weeks)

# New Mexico & Peer Institutions Comparison

## Aggie Choice 230 Plan

(Highest to Lowest Average Cost Per Meal)

Market Comparison	Est. # of Meals (1)	Proposed Semester Plan Rates	Dining Dollars in Plan	Total Cost Less Dining Dollars	Cost Per Meal (Plan less Dining Dollars)
<b>NM Institutions</b>					
New Mexico Tech	200	\$ 1,790	\$ 25	\$ 1,765	\$ 8.83
University of New Mexico	205	1,700	50	1,650	8.05
Western New Mexico University	240	2,000	125	1,875	7.81
New Mexico State University - Proposed	230	1,796	325	1,471	6.40
Eastern New Mexico University	N/A	-	-	-	-
<i>Average of Other NM Institutions</i>		\$ 1,830	\$ 67	\$ 1,763	\$ 8.23
<i>Proposed NMSU \$ Above (Below) NM Institutions Average</i>		\$ (34)	\$ 258	\$ (292)	\$ (1.83)
<b>Peer Institutions</b>					
University of Wyoming	240	\$ 2,471	\$ 50	\$ 2,421	\$ 10.09
University of Idaho	150	1,700	200	1,500	10.00
University of Nevada-Reno (2015-2016 rates)	240	2,337	200	2,137	8.90
Oklahoma State University	208	1,800	-	1,800	8.65
University of New Mexico	205	1,700	50	1,650	8.05
Utah State University	240	1,690	-	1,690	7.04
Iowa State University	275	2,075	150	1,925	7.00
New Mexico State University - Proposed	230	1,796	325	1,471	6.40
University of Texas at El Paso	240	1,517	150	1,367	5.69
<i>Average of Peer Institutions</i>		\$ 1,911	\$ 133	\$ 1,811	\$ 8.18
<i>Proposed NMSU \$ Above (Below) Peer Institutions Average</i>		\$ (115)	\$ 192	\$ (340)	\$ (1.78)

(1) A semester is reflected as 16 weeks for the purpose of calculating the number of meals per semester.

Thank you



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# Board of Regents

## Monday, April 4, 2016

### FY17 Parking Permit Rates

Presented by:

**D'Anne Stuart**

*Associate Vice President for Administration and Finance*

**Ermelinda Quintela**

*Assistant Vice President for Auxiliary Services*



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# Parking Lot Maintenance Summary

## Current maintenance practices:

- Annual average \$450,000 spent to rebuild and preserve parking
  - Rebuild -150 parking spaces, - \$225,000
  - Preserve - 700 parking spaces, - \$225,000
- Annual average \$50,000 spent on minor maintenance
  - Sweep, paint, meters, signs, portable curbs - 2,500 parking spaces

## Proposed capital projects and ongoing maintenance practices:

- 2015 Condition Assessment
  - \$6.4 million - Build or rebuild 24 parking lots
  - \$3.1 million - Crack and surface seal 59 parking lots
- 2011 Master Plan
  - \$270,000 for annual maintenance >100 parking lots (sweeping, painting, signs, potholes, repairs)



# Rates Request

Request \$7.50 increase in parking permits FY17:

- \$7.50 increase, based on current levels, yields approximately \$105,000
- Rate increase will be utilized to fund annual maintenance

Permit Type	Current Annual Rates	FY17 Proposed Annual Rates	\$7.50 Proposed Increase
Faculty/Staff	\$ 105.50	\$ 113.00	\$ 7.50
Outer Lot Employee	59.50	67.00	7.50
Commuter Student	52.00	59.50	7.50
Resident Student	52.00	59.50	7.50
Motorcycle	27.50	35.00	7.50
Special	250.00	257.50	7.50

# Benchmark Data - Peer Institution

INSTITUTION	COMMUTER	RESIDENT	FACULTY & STAFF	MOTORCYCLE	OUTER or REMOTE LOTS
	Permit rates for surface parking at institutions without parking structures				
Montana State University	\$ 177.00	\$ 177.00	\$ 558.00	\$ 70.00	\$ 177.00
University of Idaho	172.00	172.00	325.00	varies	64.00
University of Wyoming	130.50	130.50	196.00	22.00	free
<i>Average of Most Comparable Peers</i>	\$ 159.83	\$ 159.83	\$ 359.67	\$ 46.00	\$ 80.33
New Mexico State University - Proposed	\$ 59.50	\$ 59.50	\$ 113.00	\$ 35.00	\$ 67.00
	Permit rates for surface parking, a portion of revenues may subsidize parking structures and transit				
University of Arizona	\$ 546.00	\$ 546.00	\$ 546.00	\$ 143.00	\$ 429.00
Washington State University	486.61	331.86	486.61	76.74	125.64
Colorado State University	407.00	476.00	442.00	209.00	n/a
Oregon State University	330.00	330.00	330.00	75.00	95.00
University of New Mexico	235.00	325.00	400.00	70.00	175.00
University of Nevada	230.00	230.00	475.00	50.00	230.00
University Of Texas El Paso	225.75	225.75	428.76	117.70	296.06
Kansas State University	180.00	180.00	205.00	90.00	n/a
Texas Tech University	150.00	244.00	231.00	80.00	122.00
Iowa State University	143.00	143.00	164.00	56.00	n/a
Oklahoma State University	124.00	103.00	124.00	30.00	60.00
Utah State University	110.00	101.00	173.00	52.00	123.00
<i>Average of All Peers</i>	\$ 263.95	\$ 269.63	\$ 333.78	\$ 87.45	\$ 183.97
New Mexico State University - Proposed	\$ 59.50	\$ 59.50	\$ 113.00	\$ 35.00	\$ 67.00

Thank you



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