

**THE UNIVERSITY OF LETHBRIDGE**  
**2002-2003 PROPOSED FEES AND RATES**

**November, 2001**

**THE UNIVERSITY OF LETHBRIDGE  
2002-03 PROPOSED FEES AND RATES**

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**THE UNIVERSITY OF LETHBRIDGE  
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NOVEMBER 2001**

**INTRODUCTION**

In December of each year, changes to fees and rates, including any policies governing fees and rates are provided to the Board of Governors for approval. In accordance with Advanced Education's 1995-96 Tuition Fee Policy, fee increases for the subsequent three year period are provided in this document and will be published in the University Calendar. In addition, as directed by Alberta Learning, the fee and rate changes have been reviewed by a Student Fee Review Committee to satisfy the government requirement that the Board of Governors develop a consultative mechanism with students to discuss the establishment and changes to all annual fees charged to students. Committee membership for the Student Fee Review Committee for 2001-02 is provided in Appendix C to this report.

**INSTRUCTIONAL FEES**

**Tuition Fees**

The provincial government introduced the new tuition fee policy in 1995-96. This policy states that in the future:

1. Students will pay for a greater share of their learning in line with the benefits they receive.
2. Consultation will replace regulation, but government will still have to set some rules for tuition levels.
3. Institutions will be accountable to students for the level of tuition set and the services provided.
4. Tuition fee increases will be both reasonable and predictable.
5. Increases in tuition cannot be a substitute for institutions realizing operating efficiencies or for becoming more effective in delivering quality learning opportunities.

Specifically, in 1994-95, the provincial government set annual increases in fees for instruction at a level not to exceed an average of \$215.50 per full-time equivalent student. For 1995-96 and beyond, this limit is adjusted by the cumulative actual change in the Alberta Consumer Price Index [1994-95 being the base year]. In addition, for each institution, revenues from fees for instruction must be less than 30% of its annual net operating budgets to the year 2000 and shall not exceed 30% after that. The University of Lethbridge is currently sitting at approximately 31% and in the early Fall applied for a tuition fee waiver from Alberta Learning. This application would allow our institution to waive the 30% while still freezing our fees.

**Recommendation 1:**

That fees for instruction, including tuition and materials and service fees for the next three year period 2002-03, 2003-04 and 2004-05 be maintained at the 2000-01 level as indicated in Table 1. As in previous years, a review will be done annually and if the institution is able to increase fees in years 2 or 3, fee increases, in accordance with the Tuition Policy, will be brought forward at that time.

**TABLE I  
INSTRUCTIONAL FEES  
(Per Course Fees)**

	Current 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
<b>Undergrad</b>				
Canadian	\$347	\$347	\$347	\$347
Foreign	\$694	\$694	\$694	\$694
<b>Graduate</b>				
Canadian	\$422	\$422	\$422	\$422
Foreign	\$844	\$844	\$844	\$844
<b>Materials &amp; Service</b>	\$ 24	\$ 24	\$ 24	\$ 24

**FACULTY OF FINE ARTS**

**Certificate in Multimedia Technology**

The Certificate in Multimedia Technology program was introduced in the Summer of 2000 as a cost recovery program. The increases proposed in Table II will allow the program to maintain a high quality of instruction and ensure that the program continues to operate on a cost recovery basis.

**TABLE II  
CERTIFICATE IN MULTIMEDIA TECHNOLOGY  
PROGRAM FEE**

	Current 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
Program Fee	\$4210*	\$4500	\$4500	\$4500

\* Fees are for a 16 week period. All additional fees including materials and service fees, Students' Union related fees, grad application fee and art materials package are included in tuition fee.

### **Recommendation 2:**

**The increase in the Multimedia Technology Program Fee as indicated in Table II be approved for implementation April 1, 2002 and the increases for 2003-04 and 2004-05 be approved in principle.**

### **Certificate in Multimedia - Fee Payment Deadlines, Withdrawals and Refunds**

Students in the Professional Program in Multimedia Technology currently are subject to the general universities withdrawal and refund policies as provided below.

1. Students are allowed to add/drop without financial penalty until the end of the add/drop period as defined in the academic schedule. Typically, 2 to 3 days after the first day of classes.
2. Students are allowed to completely withdraw with a 50% assessment up to the end of the 5<sup>th</sup> day of classes for Summer Session 1.
3. Students are allowed to carry outstanding fees for a defined period of time as provided in the University Calendar.

The new program is 16 weeks in length and runs from May to August. No other program at our institution is run in this manner and as such many of the rules governing fee payment deadlines, withdrawals and refunds do not fit the nature of the program. In addition as it is run on a cost recovery basis, it is necessary to have policies in these areas which ensures that the Faculty's costs are covered while still allowing students an opportunity to withdraw from the program should they choose.

### **Recommendation 3:**

**That effective April 1, 2002 that the fee payment deadline, withdrawal and refund policy for the Certificate in Multimedia Program be changed as indicated below:**

- **Students will be allowed to add/drop without financial penalty only until the end of the first day of the program.**
- **Students will be allowed to completely withdraw with a 50% assessment up to the end of the 4<sup>th</sup> day of classes in the program.**
- **All fees are due and payable by May 10<sup>th</sup> for both terms. Students who have not paid full fees will have their registrations in Module II cancelled.**
- **The University will not carry the accounts of students who have not paid all fees by May 10<sup>th</sup>.**

## FACULTY OF EDUCATION

### Practicum Fee

The Faculty of Education charges a differential fee in Professional Semesters I and II to offset costs related to students' practicum in schools. The additional fee covers student travel greater than 38 km round trip; student accommodations for placements 100 km outside of Lethbridge; faculty travel to supervise students in their placements; vehicle insurance top up for students and faculty and honoraria to teacher associates.

The reasons for the requested increase include:

- Accommodation: In 1998 the cost of accommodation to the Faculty increased from \$75 per week to \$105 per week yet practicum fees were not adjusted to reflect this increase.
- Mileage: Currently the Faculty of Education offers students 15 cents a kilometer. With the increases in the past few years in gas prices, students' travel costs are not being fully recovered.
- Teacher Associates: To recruit and retain viable numbers of teacher associates, the Faculty of Education has to offer a small honoraria as a token of appreciation to teachers who work with the undergraduate students. The value of this honoraria is negotiated with the Teacher Education Advisory Committee every two years. It has been indicated that the current practice needs to be reviewed and the Faculty is anticipating an increase in the honoraria paid.

#### **Recommendation 4:**

**That effective April 1, 2002 that the practicum fee paid by students enrolled in Professional Semester I and II be increased from \$173.50 to \$240.00 and effective April 1, 2003, the fee be increased to \$304.00.**

### Education 2500 Practicum Fee

This new fee proposed by the Faculty of Education will offset the costs related to students' practicum in Education 2500. It will cover the costs of student travel greater than 38 km round trip; faculty travel to supervise student in their placements and the honoraria of teacher associates.

#### **Recommendation 5:**

**That effective April 1, 2002 that a practicum fee in the amount of \$65 be implemented for students enrolled in Education 2500.**

## GRADUATE STUDENTS' ASSOCIATION

At the October meeting of the Board of Governors, the formation of the Graduate Students' Association was approved, subject to approval as a separate society. As a separate and distinct society, the Graduate Students' Association are now requesting approval to be given to set operations and social fees that would replace those fees previously paid to the Students' Union. The Operations Fee would support the ongoing day-to-day business costs such as administration, memberships and student services offered by the Graduate Students' Association. The Social Fund Fee would support the promotion of a graduate community for Graduate Students' Association members through a variety of social functions such as barbeques and similar events.

### **Recommendation 6:**

**That effective April 1, 2002 that the Graduate Students' Association charge fees to students enrolled in graduate programs in accordance with Table III and that these students no longer be charged Students' Union fees for graduate courses.**

**TABLE III**  
**Graduate Students' Association Fees**

<b>Per Semester</b>	<b>Current 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
Operations Fee				
Full-time	0	22	22	22
Part-time	0	15	15	15
Social Fund Fee				
Full-time	0	3	3	3
Part-time	0	3	3	3

## REGISTRAR'S OFFICE

### Registration Deposit - Continuing Students

Continuing students have been required to pay a \$75 deposit in order to register for a subsequent term. Several years ago, the \$75 deposit for Summer Session registration was discontinued. Currently, continuing students are finding it difficult to pay the \$75 for Fall Registration, as this payment must be made in March at the end of the academic year. This has led to a delay in registration for continuing students. For example, in March of 2001, approximately 1200 continuing students did not register during early registration. After an e-mail poll was taken, about half of those students cited lack of funds to pay the deposit as the primary reason for not registering.

### **Recommendation 7:**

**That the registration deposit for continuing undergraduate and graduate students be discontinued effective May 1, 2002.**

## **Student Administrative Fee**

The Student Administrative Fee is a new fee being proposed for implementation April 1, 2002. This fee will help offset costs associated with student services at the University of Lethbridge. As enrolment increases each year, the costs associated with providing services in the areas of admission, registration, student records management, confirmation of enrolment, assistance with loan processes, student billing and academic certification including transcripts and original convocation parchments also increase. These services are provided either in person, via the web or by means of voice response technology and the cost of maintaining infrastructure and personnel to service the growing student population is expensive. This fee will provide additional funds to meet these obligations.

This fee will be assessed to all students, graduate and undergraduate, full-time and part-time, on-campus and off-campus, credit and audit, exchange, visiting, unclassified and co-op. This fee will be assessed for the fall and spring semesters and summer session on a credit (billing) hour basis. The University considered several billing alternatives. It was concluded that billing by credit hour was the fairest method to assess students who will pay by the number of courses taken rather than on a part-time or full-time basis. It was also determined that this method would be the most efficient and cost effective way to implement this fee. With the introduction of the Student Administrative Fee of \$3.50 per credit (billing) hour, the registration deposit of \$75 (Recommendation #7) as well as the transcript fee of \$4 and the Application for Graduation Fee of \$25 will be eliminated.

### **Recommendation 8:**

**That effective April 1,2002 the Student Administrative Fee of \$3.50 per credit (billing) hour for all students be approved and that the following fees be eliminated:**

- **Non-refundable Registration deposit (Recommendation #7)**
- **Transcript Fee**
- **Application for Graduation Fee**

## **FINANCIAL SERVICES**

### **Outstanding Fee Policy**

The proposed policy is the second and final step in the two-year plan to require all fees to be up-to-date before allowing students to register for additional courses. A policy, effective April 1, 2001 that outstanding fees could not exceed \$1,000 at the time of registration was approved by the Board of Governors in December 2000. Representatives of the Students' Union were consulted during the drafting of the recommendation to the Board and agreed to phase in the above policy over a two-year period. The rationale that was given to support this policy included



concerns that students should not be allowed to commit themselves to further debt if they have been unable to meet their current obligations and that classroom seats should not be reserved for students who have not paid their account in full.

**Recommendation 9:**

**That effective April 1, 2002 the University will withhold registration privileges if there are outstanding fees, including the current semester's fees.**

**PHYSICAL PLANT**

**Parking Rates**

Parking Services operates as a full cost recovery operation under the Director, Physical Plant and Operations. Revenues are primarily generated through parking fees. These revenues are used to maintain all roadways, parking lots, pathways and sidewalks and to fund additional campus parking facilities.

The proposed fee structure provides a variance in permit prices, which reflect the distance from the parking area to the main buildings and the service provided. As such, prices are higher in special lots and at plug-in stalls.

The average proposed increase to permit prices for 2002-03 is 5%, with the exception of Exploration Place lot permits which increases by 11%. Originally, this lot was not paved and the permit price reflected this. As the lot is now paved, the price has been adjusted to reflect the need for increased service and maintenance.

The proposed increases to the 2002-03 permit prices are required to accommodate projected capital costs for new parking lots as well as increases for utility costs and maintenance. It is anticipated that over the next 3 years, an additional 300 stalls will be required to accommodate an increasing campus population. The estimated cost of this expansion is approximately \$450,000 to \$500,000.

**Recommendation 10:**

**That the parking rates for 2002-03 as detailed in Table V be approved effective September 1, 2002 and the parking rates for 2003-04 and 2004-05 be approved in principle.**

**TABLE V  
PARKING RATES**

(Prices include GST)	Service Provided	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
Far West	Paved lot	190.00	200.00	210.00	220.00
West Non-plug	Paved lot	205.00	215.00	225.00	235.00
West Plug-in	Paved lot	260.00	275.00	285.00	300.00
West Faculty/Staff	Paved/no oversell	330.00	345.00	365.00	385.00
North, south, east, athletic	Paved/no oversell	270.00	285.00	300.00	315.00
Northwest lot	Paved	190.00	200.00	210.00	220.00
Overflow lot	Paved	135.00	150.00	160.00	170.00
Reserved stall	Paved/no oversell	330.00	345.00	365.00	385.00
Special needs	No oversell	190.00	200.00	210.00	220.00
6 mo. Fitness/Aquatics	Paved	20.00	20.00	20.00	25.00
Monthly - far west	Paved	28.00	28.00	30.00	32.00
Monthly - north, south, west	Paved	36.00	36.00	38.00	40.00
Weekly permits	Paved	16.00	16.00	20.00	20.00
Daily	Paved	4.00	4.00	5.00	5.00
Four hour	Paved	3.00	3.00	4.00	4.00
Metered parking	Paved	.75/hr	.75/hr	1.00/hr	1.00/hr
Permit replacement	N/A	25.00	25.00	25.00	30.00

### **Physical Plant Labour Rates**

It is University policy to charge university departments and external parties for services provided by other University departments, if the services are provided for activities that are not university business. These charges reflect actual costs incurred and provide for the increase in salaries as negotiated in the agreement between the University and the AUPE.

### **Recommendation 11:**

**That effective April 1, 2002, that the charge-out rates for Physical Plant employees be increased to the levels provided in Table VI.**

**TABLE VI  
PHYSICAL PLANT CHARGE-OUT RATES**

	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
<b>Security</b>	17.25	18.25	19.25	20.25
<b>Caretaking</b>	15.25	16.25	17.00	17.75
<b>Building Maintenance</b>				
General	17.75	18.75	19.75	20.75
Carpenter	26.25	27.75	29.25	30.75
Painter	23.50	24.75	26.00	27.25
Mechanic	24.75	26.25	27.50	28.75
Locksmith	21.00	22.25	23.25	24.50
Maintenance Foreman	25.00	26.50	27.75	29.00
<b>Utilities</b>				
Trades	26.75	28.20	29.65	31.15
Apprentice	16.60	17.50	18.40	19.30
<b>P.E. Facilities</b>				
Lifeguard	16.00	16.75	17.50	18.25
P.E. Facility Attendant	16.00	16.75	17.50	18.25
<b>Telecommunications</b>				
Service Technician	16.60	17.50	18.40	19.30
Service Specialist	26.30	27.75	29.25	30.50
Service Consultant	31.75	33.75	35.00	36.50

**Motor Vehicle Pool Variable Charges**

The Motor Vehicle Pool provides maintenance and repair for University owned vehicles and motorized equipment. All departments using Motor Vehicle Pool equipment pay a monthly fee for major repairs as well as the eventual replacement of the equipment.

Variable charges for vehicles are based on the number of kilometers driven each month. This charge is to recover the cost of gas, oil, minor repairs and insurance as well as the general expenses of the Motor Vehicle Pool. As these costs have increased, it is necessary to adjust the variable charges to reflect this. A three year projection for these charges are outlined in the table below.

**TABLE VII  
VEHICLE CHARGES (Per Hour)**

	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
Forklift #47	22.00	27.50	30.25	33.25
Tractor #71	8.00	10.00	11.00	12.00
JD Utility Cart #107	5.25	6.75	7.45	8.20
Street Sweeper #114	8.75	11.00	12.10	13.30
JD Tractor #127	10.75	13.45	14.80	16.30
JD Tractor #129	8.75	11.00	12.10	13.30
Toro Mower #138	7.50	9.50	10.45	11.50
JD Gator Utility Vehicle #141	5.25	6.75	7.45	8.20

**Table VIII  
VEHICLE CHARGES (Per Kilometer)**

	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
Ford 1/2 ton #91	.48	.60	.66	.73
Toyota 1/2 ton #117 and #118	.32	.40	.44	.48
Dodge one ton #121 and #122	.48	.60	.66	.73
Ford tilt truck #125	1.15	1.44	1.58	1.74
Ford Ranger #128	.32	.40	.44	.48
Dodge Caravan #130, GMC Safari Van #143	.32	.40	.44	.48
GMC Delivery Van #131	.48	.60	.66	.73
Ford Aerostar #136 and #137	.32	.40	.44	.48
1/2 tons Chev #139, GMC #140, Ford #142, Ford # 144, Chev 3/4 #145, Ford 1 ton #146	.48	.60	.66	.73

**Recommendation 12:**

**That the MVP charges as provided in Tables VII and VIII for 2002-03 be approved effective April 1, 2002, and the charges for 2003-04 and 2004-05 be approved in principle.**

## Classroom Rentals

The current fees for the rental of university facilities were set in 1992. Charges are assessed to groups that are not directly affiliated with the University. These adjustments reflect an attempt to recover costs while, at the same time remain competitive with local venues.

### **Recommendation 13:**

**That the rental rates for classrooms be increased effective April 1, 2002 in accordance with Table IX for 2002-03 and be approved in principle for 2003-04 and 2004-05.**

**TABLE IX  
CLASSROOM RENTAL RATES**

Prices do not include GST	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
Up to 50 seats - hourly	10.00	10.50	11.00	11.50
- 1/2 day (4 hrs.)	35.00	36.75	38.50	40.50
- full day	60.00	63.00	66.25	69.50
51 to 100 seats - hourly	13.50	14.25	15.00	15.75
- 1/2 day (4 hrs.)	50.00	52.50	55.00	57.75
- full day	85.00	89.25	93.75	98.50
over 100 seats - hourly	19.50	20.50	21.50	22.50
- 1/2 day (4 hrs.)	70.00	73.50	77.25	81.00
- full day	130.00	136.50	143.25	150.50

## **INFORMATION TECHNOLOGY**

### **Telecommunications**

Telecommunications began operations as a full cost recovery ancillary operation on April 1, 1998. There are three primary services provided by this operation: telephones, data network and remote access.

The telephone cost increases are projected to continue to track the estimates provided in the Telecommunications Business Plan. The increases are due to projected increases in staff costs and in hardware/software maintenance costs.

Two major factors, bandwidth and communications hardware/software are impacting the costs to provide the data network service. Although communications hardware costs are decreasing we

have experienced increased capacity requirements. The end result is that we get more capacity for the same cost but increased capacity is required. This has resulted in the lowering of the 100 mb ports and discontinuing the distinction of shared and dedicated ports.

**TABLE X  
TELEPHONE CHARGES**

Per Month	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
Standard Set	22.15	22.80	23.71	23.71
SL-1 Set	33.00	34.00	35.36	35.36
Digital Set	33.00	33.00	34.32	34.32
Residential Service	19.50	20.00	20.80	20.80
Call Waiting	2.75	3.00	3.12	3.12
Installation	10.00	10.00	10.40	10.40
Moves/adds/changes - regular	10.00	10.00	10.50	10.50
Moves/adds/changes - prime time*	20.00	20.00	21.00	21.00

\* prime time- last week of August to September 15 and first 2 weeks of January

**Recommendation 14:**

**That effective April 1, 2002, the 2002-03 rental rates for telephones services as provided in Table X be implemented and the rates for 2003-04 and 2004-05 be approved in principle.**

**TABLE XI  
DATA NETWORK CONNECTION CHARGES**

	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
10/100 bt	14.00	14.70	15.29	15.29
1000 bt	1050.00	1100.00	1150.00	1150.00
OC3 (ATM)	290.00	305.00	317.25	317.25

**Recommendation 15:**

**That effective April 1, 2002, the 2002-03 charges for on-campus data network connections as provided in Table XI be implemented and the rates for 2003-04 and 2004-05 be approved in principle.**

**TABLE XII**  
**REMOTE ACCESS MODEM CONNECTION CHARGES**  
**(Per month)**

	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
56K dial up	12.50	13.00	13.50	13.50
VPN	12.50	13.00	13.50	13.50

**Recommendation 16:**

**That effective April 1, 2002, the 2002-03 charges for off-campus remote access modem connection as provided in Table XII be implemented and the rates for 2003-04 and 2004-05 be approved in principle.**

**HEALTH CENTRE**

**Health Centre Physician Fees**

For most Health Centre clients, the Alberta Health Care Insurance Plan (AHCIP) or alternate provincial health care insurance plan, provides cost coverage for the physician visit. There are instances where AHCIP or its equivalent does not cover physician visit costs. In these instances, it is necessary to apply appropriate charges. Periodic increases are required to cover projected costs for physician visits. However, physician discretion also applies to all fees (physicians periodically waive fees for individual cases).

**Recommendation 17:**

**That the proposed adjustments to the Health Centre Fees for 2002-03, as indicated in Table XIII, be approved for implementation January 1, 2002 and the rate adjustments for the years 2003-04 and 2004-05 be approved in principle.**

**TABLE XIII**  
**HEALTH CENTRE PHYSICIAN FEES**

	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
Third Party Medicals - approx. 10 min	25.00	*	*	*
Third Party Medicals - approx. 20 min	40.00	*	*	*
Non-insured/travel insurance policies	*	*	*	*
Medical chart transfers	N/A	.10 / page	.15/ page	.20/ page

\* costs as per AHCIP billing schedule

## INTERNATIONAL CENTRE FOR STUDENTS

### Language Centre Program Fees

The Language Centre operates English language courses to Visa students, Landed Immigrants and Canadian citizens on a full-time and part-time basis. Sections are offered in writing, grammar, communication and Canadian culture. The proposed increases in rates are to cover operational cost increases particularly salary and benefit costs.

#### **Recommendation 18:**

**That effective April 1, 2002, that the proposed fee schedule as provided in Table XIV for the Language Centre be adopted for 2002-03 and be approved in principle for the years 2003-04 and 2004-05.**

**TABLE XIV  
LANGUAGE CENTRE FEES**

	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
<b>Full-time</b>				
Tuition	2,050	2,150	2,250	2,350
<b>Part-time</b>				
Intermediate Level				
Writing	630	660	685	700
Reading	580	610	635	650
Grammar	420	440	465	500
Communication	420	440	465	500
Advanced Level				
Writing	790	825	850	865
Reading	610	645	670	685
Grammar	325	340	365	400
Communications	325	340	365	400
Other				
Application fee	50	50	50	50
WFU	185	195	205	205
AUWCT	60	60	60	60
Airport Pick-up	125	125	125	125



## ANCILLARY OPERATIONS

### Locker Rental Rates

The locker rental service provided in the Physical Education Building is run as a cost recovery operation. The increases to these rates are the result of increased staff costs and increases in the cost of towels and laundry supplies.

#### **Recommendation 19:**

**That the locker rates for 2002-03 as detailed in Table XV be approved effective May 1, 2002, and the locker rates for 2003-04 and 2004-05 be approved in principle.**

**TABLE XV  
LOCKER RENTAL RATES  
(Prices include GST)**

	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
<b>Lockers with Towel Service</b>				
Half-size, one semester	13.75	14.50	15.00	15.50
Half-size, two semesters	24.50	25.75	26.75	27.75
Half-size, year	36.25	38.25	39.50	40.75
Full size, one semester	18.50	19.50	20.25	21.00
Full size, two semesters	32.25	34.00	35.25	36.50
Full size, year	43.25	45.50	47.00	48.50
<b>Lockers without Towel Service</b>				
One year	13.50	14.25	14.75	15.25

### Physical Education Facility Fees

All income received from the rental of the Physical Education Facilities is to offset operating costs for the maintenance of the buildings, the cost of staff, as well as allowing for a modest provision for equipment and maintenance reserves.

There are no proposed fee increases that will directly affect students. The proposed fee increases will affect swim teams and community user groups and are in keeping with comparable facilities within similar markets. The proposed increases in 2002-03 reflect the increased cost of staffing as well as the increased cost of maintenance and operation.

In accordance with the agreement between the City of Lethbridge and the Max Bell Regional Aquatic Centre, public admission rates to the Aquatic Centre will be increased to match the City of Lethbridge rates.

**TABLE XVI  
PHYSICAL EDUCATION FACILITIES RENTAL**

<b>Hourly Rental Charges</b>	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 200-05</b>
Fitness Centre	34.75	36.25	37.50	38.75
PE100 Dance Studio	24.00	25.00	25.75	26.75
PE101 Main Gym - 2 court	61.50	64.00	66.00	68.00
PE118 Judo Dojo	19.25	20.25	21.00	21.75
PE200 Gymnastics Gym	23.75	24.75	25.50	26.50
Track Meets	31.00	32.25	33.25	34.25
Track Training	15.75	16.50	17.00	17.75
Soccer Games	31.00	32.25	33.25	34.25

**TABLE XVII  
MAX BELL REGIONAL AQUATIC CENTRE**

<b>Hourly Rental Charges</b>	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
Whole Pool	92.75	96.50	99.50	102.50
Quarter Pool	33.00	34.50	35.75	37.00
Swim Teams	75.75	79.00	81.50	84.00
Commercial Group	185.75	193.25	199.25	205.25
Swim Meets	110.50	115.00	118.50	122.25
Non-Regional Teams	103.50	107.75	111.00	114.50

**Recommendation 20:**

**That rental rates for the Physical Education facilities be increased in accordance with Tables XVI (Physical Education Facilities Rental) and XVII (Max Bell Regional Aquatic Centre Rental).**

**In accordance with the agreement regarding public swim admission rates, between the City of Lethbridge and the University, Aquatic Centre public admission rates will be increased to match City rates for 2002-03.**

**TABLE XVIII  
POOL PASS**

	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
One month pass	20.50	21.50	22.25	23.00
Three month pass	44.75	46.75	48.25	49.75
Six month pass	79.75	83.00	85.50	88.25
7 week child/youth summer pass	21.50	22.50	23.25	24.00

**Recommendation 21:**

**That the pool passes for community users provided in Table XVIII be increased April 1, 2002 for 2002-03 and be approved in principle for 2003-04 and 2004-05.**

**Athletics and Recreation Service Fee**

Athletics and Recreation Services became ancillary operations April 1, 1994. ARS fees currently provide the funds required to operate the Recreation Services Program, the Athletics Program, and to maintain Physical Education Facilities. ARS fees combine with the university subsidy and revenues generated from marketing and advertising, programs and team fund raising support the basic operating cost of the Recreation Services and the Athletics Programs. The operating costs for these two units have been significantly reduced over the past two years by cutting positions and other expenditures. However, to maintain the quality and integrity of Athletics and enhance Recreation Services programming to meet the needs of the increasing student body the following increases are being proposed.

**TABLE XIX  
FULL PRIVILEGE A.R.S.**

<b>Semester Pass</b>	<b>Actual 2001-02</b>	<b>Proposed 2002-03</b>	<b>Proposed 2003-04</b>	<b>Proposed 2004-05</b>
Student - Full-time	53.00	54.50	56.00	57.75
- Part-time	26.50	27.25	28.00	29.00
Faculty/Staff	73.50	75.75	78.00	80.25
Alumni/High School	92.50*	93.50*	94.50*	96.50*
Community Users	132.75*	134.00*	135.25*	138.00*

**TABLE XX  
FACILITY PASS  
(Prices include GST)**

	Actual 2001-02	Proposed 2002-03	Proposed 2003-04	Proposed 2004-05
<b>One Month Pass</b>				
Faculty and Staff	16.50	17.00	17.75	18.50
Alumni	21.25*	22.00	22.75	23.50
Community	31.00*	31.50	32.50	33.50
High School Student	21.25	22.00	22.75	23.50
<b>Semester</b>				
Faculty and Staff	53.75	55.50	57.25	57.25
Alumni	71.75*	73.75*	75.75*	77.75*
Community	107.25*	110.25*	113.50*	116.75*
High School Student	71.75*	73.75*	75.75*	77.75*
<b>One-year Pass</b>				
Faculty and Staff	144.75	149.25	153.75	158.50
Alumni	194.75*	199.75*	205.00*	210.25*
Community	290.00*	298.00*	306.25*	314.75*
High School Student	194.75*	199.75*	205.00*	210.25*
<b>Daily User Fee</b>	5.50	5.25	5.50	5.75

\* Includes parking

**Recommendation 22:**

**That effective April 1, 2002 that the fee increases for 2002-03 as indicated in Tables XIX and XX be approved and that the increases for 2003-04 and 2004-05 be approved in principle.**

**DORMITORY RESIDENCE DINING PLAN FEE**

For the three years under review, it is proposed that the Residence Dining Plan fee be increased by approximately two percent each year to cover the inflationary increases in food prices. Appendix A indicates the current charges and the anticipated increases for the three years under review. This is a compulsory fee charged to all students living in University Hall (mostly 1<sup>st</sup> and 2<sup>nd</sup> year students).

**Recommendation 23:**

**That the Dormitory Residence Dining Plan fees for 2002-03 be increased, effective July 1, 2002 as proposed in Table XXI (attached) and the fees for 2003-04 and 2004-05 be approved in principle.**

**Housing Services Rental Rates**

The Board of Governors policy on rental rates and fees approved in February 1990, requires that revenues should be sufficient to cover all normal operating costs including salaries, maintenance, equipment and furnishings replacement, building and renovation reserves and mortgage costs. Given the past inflationary trends for utilities, a Utility Surcharge may be charged to reflect the increased costs to Housing Services. As in previous years, a three month notice will be given to occupants prior to increases being implemented.

**Recommendation 24:**

**That the proposed adjustments to rental rates for the 2002-03 year as indicated in Table XXII be approved effective September 1, 2002 and the rate adjustments for 2003-04 and 2004-05 be approved in principle.**

**Recommendation 25:**

**That the single student security deposit be increased from \$100 to \$200 effective September 1, 2002.**

**APPENDIX A**

**RESIDENCE DINING PLAN PROPOSED FEES**

**The University of Lethbridge  
Residence Dining Plan  
3-Year Projection**

8 month contract GST Exempt	Current 2001-2002	Bonus \$	Proposed 2002-2003	Bonus \$	% Increase	Projected Increase	Projected Increase
					2002-2003	2003-2004	2004-2005
Three - tier Plan:							
Small Plan	\$0.00	\$0.00	\$1,783.66	\$0.00	1%	2%	2%
Medium Plan	\$0.00	\$0.00	\$2,252.16	\$67.56	2%	2%	2%
Large Plan	\$0.00	\$0.00	\$2,296.02	\$114.80	2%	2%	2%
Projected # of plans:	210						
Heather Mirau September, 2001							

**Residence Dining Plan Proposed Fees  
2002-2003**

Dining plan 8 month contract GST Exempt	University of Lethbridge				University of Calgary			University of Alberta		
	Current 2001-02 \$	Bonus %	Proposed 2002-2003 \$	Bonus %	Current 2001-02 \$	Bonus %	Proposed 2002-2003 \$	Current 2001-02 \$	Bonus %	Proposed 2002-2003 \$
Three - tier Plan:				Increase						
Commuter (Small) Plan	\$1,766	0%	\$1,784	0%	\$1,880	0%	Data not available at this time	\$1,600 **	0%	Data not available at this time
Residence Plan	\$2,208	3%	\$2,252	3%	\$2,085	0%		\$1,800	0%	
Large Plan "Plan D" Projected	\$2,251	5%	\$2,296	5%	\$2,445	0%		\$2,000	0%	
# of plans:	210		210	2%	\$3,165	0%		\$2,200		
Administration Fee for Refunds/Cancellations	\$40		\$40		700			1,150		
Comments:	<p>The proposed increases are to maintain student purchasing power to offset increased inflation in retail prices. The commuter plan works out to \$8.50/day for 3 meals and snacks based on 210 days.</p> <p>Refunds are provided to a minimum of the Commuter Plan. Some arrangements can be made for vegans, and all plans are prorated for students withdrawing from the University, or for those participating in professional semesters.</p> <p>All students living in the University Dormitory Residence are required to participate in a dining plan (summer session excluded). The dining plan is required to provide students with a variety of food choices as there are not enough cooking facilities in the dormitory for all of the students, as well there is insufficient ventilation and sprinkling systems.</p> <p>The students sign an 8-month contract similar to the Housing contract with installments in Sept. and January. This keeps their out-of-pocket expenses to a minimum.</p> <p>The option to downsize the costs associated with the dining plan for students withdrawing from the University are pro-rated to the termination date.</p> <p>Residence dining plans may only be used to purchase food at University operated outlets.</p>				<p>The Dining Plan is compulsory for all years in the traditional Residences.</p> <p>The U of C introduced the two installment payments (Sept. &amp; Jan.) on the contract.</p> <p>Refunds are provided to the level of the minimum plan.</p> <p>No decisions as to 2002-03 rates yet.</p> <p>Each plan includes \$100 to be spent in the Convenience Store.</p>			<p>The Dining Plan is compulsory for all years in traditional Residences.</p> <p>The U of A requires students to buy into an 8 month contract in Sept. of each year. Some arrangements can be made.</p> <p>Refunds are only provided to a minimum commitment.</p> <p>** The small plan is only available to returning students. New residence students must buy the medium or large plans.</p> <p>No decisions as to 2002-03 rates yet.</p>		
Heather Mirau September, 2001										



**APPENDIX B**  
**PROPOSED HOUSING RATES**

## Proposed Housing Rates 2002-2003

Recommendation	Rationale
<p>1) Increase rents by an average of 5.01% for new tenants, for a net effect of 2.87% due to rental guarantee for existing tenants. The rental guarantee is mostly affected by townhomes which is being phased out starting in 2001-2002. These rates are effective Sept. 1/2002 for single students and July 1/2002 for townhome residents.</p>	<ul style="list-style-type: none"> <li>- Inflation on supplies and contracts is estimated to be 2%.</li> <li>- Utility costs are an ongoing concern - see utility surcharge item</li> <li>- The local market rentals will likely change in the next three to six months, if increase of utility costs, while our proposed rental rates remain in effect.</li> <li>- Annual employee increments and benefit increases also indicate a need for rent increases.</li> <li>- Decreased summer enrollment continues to impact capture rates for summer occupancy within the residence facilities.</li> <li>- 12 Months of operating expenses are funded competitively within the 8 month academic year.</li> <li>- Rental comparisons have been completed in Sept/01.</li> <li>- Repair and maintenance items will increase as the Aperture Residential Park buildings increase in age, and are currently underfunded.</li> <li>- Reflects value added services in Campus Housing compared to the local market.</li> <li>- It is difficult to maintain competitive rates within the market given the volatility of the utility costs and the fact that the University sets their rental rates one year in advance of the market.</li> </ul>
<p>2) Increase Single Student Security Deposit from \$100. to \$200. Effective Sept. 1, 2002</p>	<ul style="list-style-type: none"> <li>- If students terminate their lease, sufficient funds need to be available from the Security Deposit to cover damages, cleaning charges, lost key charges administration costs attached to finding new tenants in mid year, and any unpaid rent. Currently the security deposit is \$100, whereby the industry standard indicates security deposits are equal to one month's rent.</li> </ul>
<p>3) All other fees to remain at the 2001-2002 level.</p>	<ul style="list-style-type: none"> <li>- Remaining fees are comparable to market rates and do not require adjustment.</li> </ul>
<p>4) Utility Surcharge</p>	<ul style="list-style-type: none"> <li>- A utility surcharge was implemented last year to assist in offsetting any increases in utilities. In fiscal 2000-01 Housing received rebates in the value of \$44,750. The total projected budget for 2001-2002 utilities is \$353,754. Utility assumptions for 2002-03: 42% increase on electricity, 30% decrease on natural gas, and 0% increase on water. The total budget for utilities for fiscal 2002-03 is \$391,257. Once the utility rates have been confirmed, we will apply a utility surcharge to offset these increases which will be in addition to the above proposed rental rates.</li> </ul>

Housing Services  
October, 2001

**PROPOSED RESIDENCE RATES  
FOR THE RESIDENCE YEARS 2002-2005**

MONTHLY RENTAL RATES:	2001-2002 PRESENT FEE	2002-2003 PROPOSED FEE	2003-2004 PROPOSED FEE	2004-2005 PROPOSED FEE	# ROOMS
<b>DORMITORY (Per person per month - based on 8 months)</b>					
Double Rooms	3.00%	5.00%	4.00%	3.00%	
Single Rooms	\$185	\$194.25	\$202	\$208	92
Suite Single Rooms	\$267	\$280.35	\$292	\$300	1
Large Single Rooms	\$278	\$291.90	\$304	\$313	79
Suite Large Single Rooms	\$304	\$319.20	\$332	\$342	26
	\$315	\$330.75	\$344	\$354	16
<b>Total Dormitory Beds</b>					<b>214</b>
<b>APARTMENTS (Per person per month - based on 9.5 months)</b>					
1 - Bedroom Apartment	3.00%	5.01%	4.00%	3.00%	
2 - Bedroom Apartment	\$582	\$616.92	\$642	\$661	16
4 - Bedroom Apartment	\$377	\$395.85	\$412	\$424	102
	\$353	\$370.65	\$385	\$397	120
<b>Total Apartment Beds</b>					<b>238</b>
<b>TOWNHOMES (Per unit per month - based on 12 months)</b>					
1 - Bedroom Unit	3.00%	5.00%	4.00%	3.00%	
2 - Bedroom Unit	\$662	\$689.58	\$613	\$632	2
3 - Bedroom Unit	\$600	\$630.00	\$655	\$675	43
2 - Bedroom Furnished Unit	\$675	\$708.75	\$737	\$759	6
	\$745	\$782.51	\$814	\$838	1
<b>Total Townhome Units</b>					<b>52</b>
<b>Total Rental Income Potential</b>	\$1,654,360	\$1,737,963	\$1,807,481	\$1,861,706	
<b>Less: Allowance for Rental Guarantee.</b>	\$27,014	\$35,486	\$36,638	\$17,305	
<b>Actual Rental Revenue Anticipated</b>	<u>\$1,627,346</u>	<u>\$1,702,477</u>	<u>\$1,770,843</u>	<u>\$1,844,401</u>	





- 8 DAMAGE RECOVERY:** This charge is to compensate for the administrative time used to prepare student charges. The 10% mark-up is charged on all repairs where the individual has not voluntarily accepted responsibility. If we have to "go hunting" for the perpetrator, we assess the mark-up to cover the additional administrative costs.  
 No Change Proposed
- 9 PARKING CHARGES:** As per Campus Parking rates  
 U. of C. plug = \$256.80/8 month (32.10 mon.-single student only)  
 U. of A. plug = \$55.00/mo  
 L.C.C. plug = \$55.00/ semester)
- 10 SECURITY DEPOSIT:** This fee is designed to cover damage, cleaning and termination charges should a student leave residence with an outstanding balance. This must be sufficient to cover costs where students depart before their lease expires. An increase will reduce receivables and bad debt expenses. The current fee of \$100.00 is insufficient to cover the above stated costs.  
 Change Proposed for  
 Single Students

Single Students		Family Housing	
U. of L. = \$200.00	U. of C. = n/c	U. of L. = month rent	U of C = month rent
	U. of A. = \$150.00		U of A = \$150.00
	L.C.C. = \$100.00		LCC = \$100.00

- 11 O.R.S. Fees** This fee is set by the Organization of Residence Students under their constitution and covers a portion of the residence life programming that is undertaken in the community. It is included here because the University collects the fee from all student residents on behalf of ORS. This fee does not create revenue for the Housing Services but for the O.R.S.  
 No Change Proposed  
 U of L. = \$35.00 per semester

- 12 Utility Surcharge** This fee is required to offset the increasing utility rates. Three months notice will be given prior to implementing, increasing, or decreasing the Utility Surcharge. Only direct costs will be passed on to the student.  
 No Change Proposed

- 13 Rent Guarantee** Students living in Campus Housing on continuous 12-month terms will be guaranteed the initial rental rate for the full time they are living in the initial room. Transfer to a new style of accommodation will break the guarantee, however it will start again in the new location. This guarantee will exclude such utilities as telephones and internet access but will allow for the Utility Surcharge to be applied. This guarantee will apply to single students, and has been Grandfathered to Townhome leases that were signed prior to July 1, 2001.  
 No Change Proposed

**RENTAL RATES: (per person)**

Comparative rates for other institutions are shown at 2001-2002 values. While all the institutions polled indicated an intention to increase rents, the amounts have not been established. Our rates have been converted to monthly for comparison purposes.

**DORMITORY** The proposed increase considers escalations in wages and utilities, and the need to bring revenue in line with our cost experiences.

U. of L. proposed	<b>\$194.25 (double)</b>	<b>\$280.35.00 (single)</b>	<b>\$330.00 ( suite large single)</b>
U. of C.	<b>\$168.13 (double)</b>		<b>\$291.88 (large single)</b>
U. of A.	<b>\$201.00 (double)</b>		<b>\$329.00 (large single)</b>
L.C.C.	has no dormitory facilities		

**APARTMENTS** The proposed increase considers escalations in wages and utilities, and the need to bring revenue in line with our cost experiences.

U. of L. proposed	<b>\$616.92 (1-bdrm)</b>	<b>\$395.85.00 (2-bdrm)</b>	<b>\$370.65.00 (4-bdrm)</b>
U. of C. (phase 3)	<b>\$585.00 (1-bdrm)</b>	<b>\$431.25 (2-bdrm)</b>	<b>\$442.50 (4-bdrm)</b>
U. of C. (phase 4)	n/a	<b>\$450.00 (2-bdrm)</b>	<b>423.75</b>
U. of A. (unfurnished)	<b>\$607.00 (1-bdrm)</b>	<b>\$359.00 (2-bdrm)</b>	<b>\$274.00 (4-bdrm)</b>
L.C.C.	n/a	<b>\$335.00 (2-bdrm)</b>	<b>\$320.00 (4-bdrm)</b>
			<b>\$274.00 - shared bdrm in a 4 bdrm</b>
			<b>\$365.00 (new 4-bdrm units)</b>

**TOWNHOMES** The proposed increase considers escalations in wages and utilities, and the need to bring rents closer to our local market rates.

U of L. proposed	<b>\$589.58 (1-bdrm)<sup>1</sup></b>	<b>\$630.00 (2-bdrm)<sup>2</sup></b>	<b>\$708.75 (3-bdrm)<sup>1</sup></b>
U. of C.	<b>\$600.00 (1-bdrm)</b>	<b>\$635.00 (2-bdrm)</b>	<b>\$660.00 (3-bdrm)</b>
U. of A.	n/a	<b>\$486/536.00 (2-bdrm)</b>	<b>\$610/650 (3-bdrm)</b>
L.C.C.	n/a	n/a	n/a

<sup>1</sup> Includes in suite laundry and satellite television feed

<sup>2</sup> Includes satellite television feed

**PROPOSED RESIDENCE RATES  
FOR THE RESIDENCE YEAR 2002-2003**

MISCELLANEOUS FEES AND CHARGES	PRESENT FEE	PROPOSED FEE	\$ INCREASE	% INCREASE	# AFFECTED	FINANCIAL IMPACT OF CHANGE	
						TOTAL REVENUE	APPLIED TO RENT
1. Application Fee	\$45.00	\$45.00	\$0.00	0%	900	\$0.00	\$40,500
2. Advance Payments (applied to rent)							
Due on receipt of application	\$100.00	\$100.00	\$0.00	0%	800	\$0.00	Applied
Due on accepting offer of accommodation	\$200.00	\$200.00	\$0.00	0%	800	\$0.00	To Rent
3. Cancellation Fee							
Inadmissible or waitlisted Sept. 1	n/c	n/c		0%	100	\$0.00	\$0
Before Offer of Accommodation	\$100.00	\$100.00	\$0.00	0%	25	\$0.00	\$2,500
After Acceptance (but before July 1)	\$220.00	\$220.00	\$0.00	0%	50	\$0.00	\$11,000
After Acceptance (but before July 15)	\$245.00	\$245.00	\$0.00	0%	50	\$0.00	\$12,250
After Acceptance (but before August 1)	\$295.00	\$295.00	\$0.00	0%	25	\$0.00	\$7,375
After Acceptance (on or after August 15)	\$300.00	\$300.00	\$0.00	0%	10	\$0.00	\$3,000
4. Key Replacement Fee	\$30.00	\$30.00	\$0.00	0%	15	\$0.00	\$450
5. Room Change Request Fee	\$30.00	\$30.00	\$0.00	0%	20	\$0.00	\$600
6. Contract Termination Fee	\$200.00	\$200.00	\$0.00	0%	10	\$0.00	\$2,000
7. Mail Box Rental Fee	\$60.00	\$60.00	\$0.00	0%	20	\$0.00	\$1,200
8. Damage Recovery Mark-Up	\$10 + 10%	\$10 + 10%		0%	80	\$0.00	\$1,200
9. Organization of Residence Students Fee	\$35.00	\$35.00	\$0.00	0%	504	\$0.00	\$0
<b>Total Miscellaneous Fees and Charges</b>						\$0.00	\$82,075

## Rental Comparisons with Market to U of L

10/2/01 3:24 PM

Market to U of L with values - 1 Bedroom Units - Single Housing			
Values used			
High speed Internet	40	Water and Heat	25
Cable or Satellite	19	Sewage and Garbage	5
Furnishings and Linen	45	Electricity	50
Bussing/Gas Required	42	Dishwasher	20
24 Hour Security	10	Air Conditioning	20
1 plug-in parking stall	26	Washer/Dryer	15

### 2001-2002 Housing Fee Comparisons

#### 1-Bedroom Apartments

Description	Proposed U of L 1 bdrm. Apt.	Berkley Square	Hillhurst Towers	Princeton Place	Scenic Heights	Broadstreet Properties
Security Deposit	\$200	\$500	\$590	\$545	\$525	\$400
Monthly Rent	617	550	570	545	525	600
Utilities						
Water and Heat	y	y	y	y	y	y
Electricity	y	y	50	50	50	y
Air Conditioning	n	n	n	n	n	n
Sewage/Garbage	y	y	5	5	5	y
High Speed Internet	13	40	40	40	40	40
Cable/Satellite	y	19	19	19	19	19
Furniture	y	45	45	45	45	45
Linen	y	1	1	1	1	1
Appliances						
Fridge & Stove	y	y	y	y	y	y
Dishwasher	n	-20	-20	n	n	-20
Washer/Dryer	n	n	n	-15	n	-15
Children Permitted	n	y	n	y	y	y
Parking	n	-26	-26	-26	-26	-26
Pets	n	n	n	n	n	n
Capacity	16	11	50	54	63	139
Required Lease/Term	4 mos(sem)	1 year	1 yr /\$300	mon to mon	mon to mon	mon to mon
24 Hour Security	0	10	10	10	10	10
Bussing Required	0	0	0	42	42	42
Application Fee (once only, not mthly)	45	0	0	0	0	0
Window Coverings	0	0	0	0	0	0
True Total Cost	\$630	\$619	\$694	\$716	\$710	\$695
8 mos. Commitment	\$5,284	\$5,852	\$6,542	\$6,673	\$6,605	\$6,360

Assumed \$100 charge for summer months which is very conservative; e.g. Berkley Sq. charges \$250/mo. after one full year's lease. It is unknown at this time if all properties provide the storage charge.

Many private properties charge a holding fee in the summer to secure the suite for September rental.

The University does not.

#### Notes:

- 1) U of L residence offers a convenience factor which cannot be compared to any other property.
  - Access to on-campus food services
  - Access to 24 hour computer lab
  - Access to on-campus library
  - Quick access to classes
  - On-campus access to P.E. facilities including Olympic sized swimming pool
  - on-campus world class art gallery teaching facility
  - Study rooms, work-out rooms, TV rooms
  - Laundry facilities on each floor of the apartments
  - No cost to move or rent furniture, just pack a suitcase
  - No worry if roommate moves out, still charged a per bed rate
- 2) ORS student support and social programs, provides a partnership in managing your living space
- 3) Housing offers community living programs
- 4) Housing provides special interest groups; ie. hiking, swimming, etc.
- 5) One fee payable to one service provider covers all of the services and amenities for on-campus Housing.
- 6) One semester lease is actually prorated to move-out date.
- 7) An application fee is required as Housing does the matching between students who do not know each other. Private properties do not provide this service, nor care, as they charge per suite, not bed.
- 8) The Residence is designed with elevators for physically challenged individuals.
- 9) The above only accounts for those students taking the bus from off-campus. Those students driving a car would also need to purchase a U of L parking pass and pay for gas.
- 10) Most private properties are older than the university apartments, however the private properties are usually bigger in sq. footage



**Rental Comparisons with Market to U of L**

Market to U of L with values - 2 Bedroom Units			
Values used			
Furnishings and Linen	65	Water and Heat	40
High speed internet	40	Electricity	50
Cable or Satellite	19	Sewage and Garbage	8
Bussing/Gas Required	42	Dishwasher	20
24 Hour Security	10	Air Conditioning	20
1 plug-in parking stall	26	Washer/Dryer	30

**2001-2002 Housing Fee Comparisons**

**2-Bedroom Apartments**

Description	Proposed	Berkley	Hillhurst	Princeton	Scenic	Westridge	Westridge	Woodsmere	Broadstreet
	U of L 2 bdrm. Apt.	Square Square	Towers	Place	Heights	Westridge	Westridge	Manor	Properties
Security Deposit	\$200	\$500	\$690	\$695	\$615	\$642	350	604	750
Monthly Rent	792	625	690	695	615	642	574	604	750
Utilities									
Water and Heat	y	y	y	y	y	y	y	y	y
Electricity	y	y	50	50	50	50	50	50	y
Air Conditioning	n	n	n	n	n	-20	-20	n	n
Sewage/Garbage	y	y	8	y	y	y	y	y	y
Cable/Satellite	y	19	19	19	19	19	19	19	19
Internet	13	40	40	40	40	40	40	40	40
Furniture	y	64	64	64	64	64	64	64	64
Linen Service	y	1	1	1	1	1	1	1	1
Appliances									
Fridge & Stove	y	y	y	y	y	y	y	y	y
Dishwasher	n	-20	-20	n	n	-20	-20	n	-20
Washer/Dryer	n	n	n	n	n	-30	-30	-30	-30
Children Permitted	n	min 21	min 19	y	min 18	y	y	y	y
Parking	n	-26	-26	-26	-26	-26	-26	-26	-26
Pets	n	n	n	n	n	n	n	n	n
Capacity	102	96	122	70	171	157	157	70	70
Required Lease/Term	4 mos(sem)	1 year	1 year/\$300	mon-to-mon	mon-to-mon	9 mo	12 mon	6 mon	6 mons
24 Hour Security	0	10	10	10	10	10	10	10	10
Bussing Required	0	0	0	42	42	42	42	42	42
Application Fee (one-time only not monthly)	45	0	0	0	0	0	0	0	0
Window Coverings	0	0	0	0	0	0	0	0	0
True Total Cost	\$805	\$713	\$836	\$895	\$815	\$772	\$704	\$774	\$850
8 mos. Commitment	\$6,685	\$6,604	\$7,778	\$8,255	\$7,535	\$7,218	\$8,798	\$7,196	\$7,950

Assumed \$100 charge for summer months which is very conservative; e.g. Berkley Sq. charges \$250/mo. after one full year's lease. It is unknown at this time if all properties provide the storage charge. If one student stays for the summer, they would have to pay for the entire suite. Many private properties charge a holding fee in the summer to secure the suite for September rental. The University does not.

Notes:

- 1) U of L residence offers a convenience factor which cannot be compared to any other property.
  - Access to on-campus food services
  - Access to 24 hour computer lab
  - Access to on-campus library
  - Quick access to classes
  - On-campus access to P.E. facilities including Olympic sized swimming pool
  - on-campus world class art gallery teaching facility
  - Study rooms, work-out rooms, TV rooms
  - Laundry facilities on each floor of the apartments
  - No cost to move or rent furniture, just pack a suitcase
  - No worry if roommate moves out, still charged a per bed rate
- 2) ORS student support and social programs, provides a partnership in managing your living space
- 3) Housing offers community living programs
- 4) Housing provides special interest groups; i.e. hiking, swimming, etc.
- 5) One fee payable to one service provider covers all of the services and amenities for on-campus Housing.
- 6) One semester lease is actually prorated to move-out date.
- 7) An application fee is required as Housing does the matching between students who do not know each other. Private properties do not provide this service, nor care, as they charge per suite, not bed.
- 8) The Residence is designed with elevators for physically challenged individuals.
- 9) The above only accounts for those students taking the bus from off-campus. Those students driving a car would also need to purchase a U of L parking pass and pay for gas.
- 10) Most private properties are older than the university apartments, however the private properties are usually bigger in sq. footage

## Rental Comparisons with Market to U of L

### Market to U of L with values - 2 Bedroom Townhomes

Values used

Cable or Satellite	19	Water and Heat	40
High Speed Internet	40	Sewage and Garbage	8
Bussing/Gas Required	42	Electricity	50
24 Hour Security	10	Dishwasher	20
1 plug-in parking stall	26	Air Conditioning	20
		Washer/Dryer	30

### 2001-2002 Housing Fee Comparisons

2-Bedroom Townhomes

Description	Proposed					
	U of L 2 bdrm. TH	West River Heights	Courts of Columbia	Broadstreet Properties	Lethbridge Hsg Auth	
Security Deposit	630	550	550	800	250	
Monthly Rent	\$630	550	550	800	140	*30% of Gross income, if student, rates will vary by situation
Utilities						
Water and Heat	y	40	40	40	40	
Electricity	y	50	50	50	50	
Air Conditioning	n	n	n	n	n	
Sewage/Garbage	y	8	8	8	8	
High Speed Internet	13	40	40	40	40	
Cable/Satellite	y	19	19	19	19	
Furniture	n	n	n	n	n	
Linen Service	n	n	n	n	n	
Appliances						
Fridge & Stove	y	y	y	y	y	
Dishwasher	n	no	n	-20	n	
Washer/Dryer	n	n	n	-30	n	
Children Permitted	y	y	n	y	y	
Parking	n	-26	-26	-26	-26	
Pets	n	n	n	n	n	
Required Lease/Term	1 year	6 Months	1 year	6 mons	Need Basis	
24 Hour Security	0	10	10	10	10	
Bussing Required	0	0	42	42	42	
Application Fee (one-time only, not mthly)	45	0	0	0	0	
True Total Cost	<b>\$643</b>	<b>681</b>	<b>733</b>	<b>933</b>	<b>323</b>	
12 mos. Commitment	8391	8722	9346	11996	4126	

Notes:

- 1) U of L residence offers a convenience factor which cannot be compared to any other property.
  - Access to on-campus food services
  - Access to 24 hour computer lab
  - Access to on-campus library
  - Quick access to classes
  - On-campus access to P.E. facilities including Olympic sized swimming pool
  - on-campus world class art gallery teaching facility
- 2) ORS student support and social programs, provides a partnership in managing your living space
- 3) Housing offers community living programs
- 4) Housing provides special interest groups; ie. hiking, swimming, etc.
- 5) One fee payable to one service provider covers all of the services and amenities for on-campus Housing.
- 6) The above only accounts for those students taking the bus from off-campus. Those students driving a car would also need to purchase a U of L parking pass and pay for gas.
- 7) Most private properties are older than the university apartments, however the private properties are usually bigger in sq. footage

Heather Mirau 1996-05-29: Updated Housing Services 2001-09-25

## Rental Comparisons with Market to U of L

### Market to U of L with values - 3 Bedroom Townhomes

Values used

Cable or Satellite	19	Water and Heat	40
High Speed Internet	40	Sewage and Garbage	8
Bussing/Gas Required	38	Electricity	50
24 Hour Security	10	Dishwasher	20
1 plug-in parking stall	26	Air Conditioning	20
		Washer/Dryer	30

### 2001-2002 Housing Fee Comparisons

3-Bedroom Townhomes

Description	Proposed U of L 3 Bdrm. TH	Courts of Columbia	West River Heights	Broadstreet Properties	Westbridge Apartments	Lethbridge Hsg Auth	
Security Deposit	709	650	550	850	783	250	
Monthly Rent	709	650	550	850	783	140	*30% of gross income, if student, rates will vary by situation
Utilities							
Water and Heat	y	40	40	40	y	40	
Electricity	y	50	50	50	50	50	
Air Conditioning	n	n	n	n	-20	n	
Sewage/Garbage	y	8	8	8	8	8	
High Speed Internet	13	40	40	40	40	40	
Cable/Satellite	y	19	19	19	19	19	
Furniture	n	n	n	n	n	n	
Linen Service	n	n	n	n	n	n	
Appliances							
Fridge & Stove	y	y	y	y	y	y	
Dishwasher	n	n	n	-20	-20	n	
Washer/Dryer	y	-30	-30	-30	-30	-30	
Children Permitted	y	n	y	y	y	y	
Parking	n	-26	-26	-26	-26	-26	
Pets	n	n	n	n	n	n	
Required Lease/Term	1 year	1 year	6 months	6 months	9 months	Need Basis	
24 Hour Security	0	10	10	10	10	10	
Bussing Required	0	42	0	0	42	42	
Application Fee (Once only, not mthly)	45	0	0	0	0	0	
True Total Cost	\$722	\$803	\$661	\$941	\$856	\$293	
12 mos. Commitment	\$9,418	\$10,286	\$8,482	\$12,142	\$11,055	\$3,766	

Assumed \$100 charge for summer months which is very conservative; e.g. Westsbridge charges \$375/mo. after one full year's lease. It is unknown at this time if all properties provide the storage charge. If one student stays for the summer, they would have to pay for the entire suite. Many private properties charge a holding fee in the summer to secure the suite for September rental. The University does not.

Notes:

- 1) U of L residence offers a convenience factor which cannot be compared to any other property.
  - Access to on-campus food services
  - Access to 24 hour computer lab
  - Access to on-campus library
  - On-campus access to P.E. facilities including Olympic sized swimming pool
  - on-campus world class art gallery teaching facility
  - Study rooms, work-out rooms, TV rooms
  - Laundry facilities in each 3 Bedroom unit
  - Quick access to classes
- 2) ORS student support and social programs, provides a partnership in managing your living space
- 3) Housing offers community living programs
- 4) Housing provides special interest groups; ie. hiking, swimming, etc.
- 5) One fee payable to one service provider covers all of the services and amenities for on-campus Housing.
- 6) The above only accounts for those students taking the bus from off-campus. Those students driving a car would also need to purchase a U of L parking pass and pay for gas.
- 7) Most private properties are older than the university apartments, however the private properties are usually bigger in sq. footage

### Sample Revenue Freeze Impact - Townhomes

TH Type	5% increase		Number	Months	Revenue Impact
	2002/03 Rent	Existing Rent			
2	\$630.00	\$610.00	1	12	\$240.00
2	\$630.00	\$546.00	2	12	\$2,016.00
2	\$630.00	\$555.00	7	12	\$6,300.00
2	\$630.00	\$582.00	19	12	\$10,944.00
3	\$708.75	\$565.00	2	12	\$3,450.00
3	\$708.75	\$592.00	1	12	\$1,401.00
3	\$708.75	\$629.00	1	12	\$957.00
					<u>\$25,308.00</u>
Projected for Year 2003 - 2004					\$26,460.00

### Sample Revenue Freeze Impact - University Hall

Room Type	2002 Rent	Existing Rent	Number	Months	Revenue Impact
Suite Single	\$1,167.60	\$1,080.00	1	4	\$350.40
Hall Lg. Sin.	\$1,276.80	\$1,180.00	1	4	\$387.20
					<u>\$737.60</u>

### Sample Revenue Freeze Impact - Apartments

Apt. Type	2002 Rent	Existing Rent	Number	Months	Revenue Impact
1 Bdr	\$2,444.40	\$2,140.00	1	4	\$1,217.60
1 Bdr	\$2,444.40	\$2,258.00	1	4	\$745.60
2 Bdr	\$1,583.40	\$1,300.00	1	4	\$1,133.60
2 Bdr	\$1,583.40	\$1,390.00	1	4	\$773.60
2 Bdr	\$1,583.40	\$1,466.00	4	4	\$1,878.40
4 Bdr	\$1,482.60	\$1,236.00	1	4	\$986.40
4 Bdr	\$1,482.60	\$1,300.00	2	4	\$1,460.80
4 Bdr	\$1,482.60	\$1,372.00	9	4	\$3,981.60
					<u>\$9,440.80</u>

Total of the three facilities \$35,486.40

**APPENDIX C**

**STUDENT FEE REVIEW COMMITTEE**  
**MEMBERSHIP**

The University of Lethbridge  
Student Fee Review Committee  
November, 2001

Karen Clearwater - Chair, Associate Vice President (Financial Planning)

Matthew McHugh

Anna Chu

Trina Johnson

Brad McKenzie

Shae Whelpley

Shane Jackson

Jason Schleppe