

**BOARD OF TRUSTEES  
FINANCE AND FACILITIES COMMITTEE  
Allen L. Ryan, Jr., Chair  
Sergul A. Erzurum, Vice Chair  
All Trustees are Members**

**Tuesday, September 19, 2023  
11:30 a.m. or immediately following  
previous meeting**

**Board Room  
Tod Hall**

**AGENDA**

**A. Disposition of Minutes for Meeting**

**B. Old Business**

**C. Committee Items**

**1. Consent Items\***

**C.1.a. = Tab 1 a. Resolution to Modify Debt Management Policy, 3356-3-14**

**C.1.b. = Tab 2 b. Resolution to Modify Use of University Equipment Policy, 3356-4-19**

**2. Action Items**

**C.2.a. = Tab 3 a. Resolution to Approve FY25 Housing and Courtyard Rates**  
Joy Polkabla Byers, Associate Vice President for Student Experience, will report.

**C.2.b. = Tab 4 b. Resolution to Approve Interfund Transfers Related to FY 2023 Year-End Operating Performance**  
Neal McNally, Vice President for Finance and Business Operations, will report.

**3. Discussion Items**

**C.3.a. = Tab 5 a. Planning and Construction Projects Update**  
John Hyden, Associate Vice President for Facilities and Support Services, and Rich White, Director of Planning and Construction, will report.

**b. Report of Audit Subcommittee**  
A verbal report of the Audit Subcommittee will be presented.  
Molly S. Seals will report.

\*Items listed under the Consent Agenda require Board approval; however they may be presented without discussion as these items include only non-substantive changes.

**D. New Business**

**E. Adjournment**



**RESOLUTION TO MODIFY  
DEBT MANAGEMENT POLICY, 3356-3-14**

**WHEREAS**, University Policies are being reviewed and reconceptualized on an ongoing basis; and

**WHEREAS**, this process can result in the modification of existing policies, the creation of new policies, or the deletion of policies no longer needed; and

**WHEREAS**, action is required by the Board of Trustees prior to replacing and/or implementing modified or newly created policies, or to rescind existing policies.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees of Youngstown State University does hereby approve the modification of the University Policy stated above and attached hereto.

**Board of Trustees Meeting  
September 20, 2023  
YR 2024-**

**3356-3-14 Debt management.**

Responsible Division/Office: Finance and Business Operations  
 Responsible Officer: VP for Finance and Business Operations  
 Revision History: December 2008, March 2013, June 2018,  
 September 2023  
 Board Committee: Finance and Facilities  
 Effective Date: ~~June 7, 2018~~ September 20, 2023  
 Next Review: ~~2023~~ 2028

- (A) Policy statement. The assumption of debt is governed by sections 3345.12, 3345.07, 3345.64, and 3345.66 of the Revised Code and is subject to board approval.
- (B) Purpose. The amount of debt ~~incurred~~ issued by the university impacts the financial health of the university and its credit rating. The purpose of this policy is to establish ~~certain debt guidelines that~~ parameters for the issuance of debt, including refinancing of existing debt, to ensure an appropriate mix of funding sources for the university's capital and strategic plans, while considering the long-term financial sustainability of the university. Debt is a valuable source of capital project financing and its use should be limited to projects that ~~relate to support~~ the mission and strategic objectives of the university.
- (C) Definitions.
- (1) "Debt financing" includes long-term, short-term, fixed-rate, and variable-rate debt, and any instruments that have the effect of committing the university to future payments for current capital or operating needs.
- (2) "Debt" includes bonds, capital leases, on- and off-balance sheet financing, as well as any legal derivative instruments.
- (3) For the purposes of this policy, "debt" does not include installment payment plans that are part of a multi-year vendor agreement.
- (D) Parameters

- (1) ~~Debt guidelines will address the following objectives~~ When evaluating the issuance of debt, the university will take the following actions:
- (a) Identify and prioritize capital projects considered eligible for debt financing and ensure that debt-financed projects have a feasible plan of repayment.
- (b) Define the quantitative tests that will be used to evaluate the university's overall financial health and present and future debt capacity.
- (c) Define project specific quantitative tests, as appropriate, which will be used to determine the financial feasibility of an individual project.
- (d) Manage the university's debt to maintain an acceptable credit rating. The university, consistent with the capital objectives, will limit its overall debt to a level that will maintain an acceptable credit rating with bond rating agencies.
- (e) ~~Establish guidelines to limit the~~ limit risk of to the university's total debt portfolio. The university will manage debt on a portfolio basis to diversify exposure and will use an appropriate mix of fixed and variable rate debt to achieve the lowest cost of capital while limiting exposure to market interest rate shifts.
- (f) ~~Establish guidelines to manage~~ Monitor the interest rate environment to limit its exposure to risks associated with variable rate interest exposure rates.
- (g) ~~Assign responsibilities for the implementation and management of the university's debt management policy.~~
- (2) ~~Cash~~ Debt funding is not recommended under the following circumstances:
- (a) To finance purchases of assets whose lives are shorter than five years.

- (b) To finance recurring maintenance expenditures; and
  - (c) When market conditions are unstable or present difficulties in achieving acceptable interest rates.
- (3) Short-term bond anticipation notes (with final maturities of five years or less) may be issued to finance projects or portions of projects and are appropriate under the following conditions:
- (a) As a source of permanent financing for projects with useful lives of less than five years;
  - (b) As a temporary funding source prior to and in anticipation of other funding sources, such as long-term bonds, state capital appropriations, and philanthropic funding; or
  - (c) When the immediate need for financing is five million dollars or less.
- (4) The following parameters are established for long-term debt:
- (a) To minimize overall interest rate risk, the amount of variable rate financing shall not exceed twenty-five per cent of the university's outstanding debt, on and off balance sheet.
  - (b) Projects financed with long-term debt should have an expected useful life that is equal to or greater than the debt structure.
  - (c) The addition of long-term debt may not be advisable if the university's Senate Bill 6 composite ratio, as measured by the Ohio board of regents department of higher education, is below 2.5, or if the addition of debt results in a projected composite ratio of below 2.5.
  - (d) It is the objective of the university to maintain no less than a single "A" category underlying rating for all debt at the time of issue.

- (e) Refinancing may be considered when net present value savings percentage is equal to or greater than three per cent. Refinancings that do not produce the minimum three per cent net present value savings will be considered when there are substantial benefits to the university, including eliminating restrictive bond covenants.
- (5) The university's current debt structure and debt service schedule will be reported annually as part of the audited financial statements.
- (6) Proposals for future debt financing plans will be presented to the board of trustees in a timely manner.
- (7) Exceptions to this policy require written justification from the vice president for finance and business operations and the approval of the board of trustees.



**RESOLUTION TO MODIFY  
USE OF UNIVERSITY EQUIPMENT POLICY, 3356-4-19**

**WHEREAS**, University Policies are being reviewed and reconceptualized on an ongoing basis; and

**WHEREAS**, this process can result in the modification of existing policies, the creation of new policies, or the deletion of policies no longer needed; and

**WHEREAS**, action is required by the Board of Trustees prior to replacing and/or implementing modified or newly created policies, or to rescind existing policies.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees of Youngstown State University does hereby approve the modification of the University Policy stated above and attached hereto.

**Board of Trustees Meeting  
September 20, 2023  
YR 2024-**

**3356-4-19 Use of university equipment.**

Responsible Division/Office: Finance and Business Operations  
Responsible Officer: VP for Finance and Business Operations  
Revision History: September 2013; September 2018; September 2023  
Board Committee: Finance and Facilities  
**Effective Date:** **September 6, 2018**20, 2023  
Next Review: ~~2023~~2028

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- (A) Policy statement. Use of the equipment and supplies of Youngstown state university (university) is limited to the pursuit of the university's mission.
- (B) Scope. This policy applies to all faculty, staff, and students and their use of university supplies and equipment.
- (C) Parameters.
- (1) The university regularly purchases equipment and supplies to meet its educational research and service missions. Use of such equipment and supplies is restricted to the undertaking of those missions. Faculty, students, and staff are not permitted to utilize university equipment or supplies solely for personal use or for more than incidental personal use as part of business use. Individuals who are not university faculty, students, or staff may not use university equipment or supplies unless contracted to do so.
  - (2) Any exception to this policy must have the written approval of the appropriate divisional executive officer.
- (D) Violations. Employees who violate this policy, including violations by administrators who authorize inappropriate or unnecessary use, may be liable for the repayment of costs incurred and/or damages that might occur and could be subject to discipline up to and including termination.

**3356-4-19 Use of university equipment.**

Responsible Division/Office: Finance and Business Operations  
Responsible Officer: VP for Finance and Business Operations  
Revision History: September 2013; September 2018; September 2023  
Board Committee: Finance and Facilities  
**Effective Date: September 20, 2023**  
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## FY 2023 Operating Performance\* General & Auxiliary Funds

	GENERAL FUNDS					AUXILIARY FUNDS					
	General Fund	Course Fees	College Fees	Program Fees	Total	Andrews Rec Center	Housing Services	Athletics	Kilcawley Center	Parking Services	Total
Revenue	\$147,963,761	\$2,706,033	\$2,019,472	\$290,657	\$152,979,923	\$79,820	\$10,308,857	\$4,316,704	\$785,041	\$1,873,856	\$17,364,278
Expenses	127,859,580	2,032,366	1,904,513	221,620	132,018,079	1,160,965	8,322,146	19,461,727	1,715,949	2,063,422	32,724,209
Transfers Out (In)	18,810,562	78,243	(85,951)	4,940	18,807,794	(1,198,325)	1,018,260	(15,210,743)	(1,089,379)	(734,557)	(17,214,744)
Total Exp & Transfers	146,670,142	2,110,609	1,818,562	226,560	150,825,873	(37,360)	9,340,406	4,250,984	626,570	1,328,865	15,509,465
Net balance	\$1,293,619	\$595,424	\$200,910	\$64,097	\$2,154,050	\$117,180	\$968,451	\$65,720	\$158,471	\$544,991	\$1,854,813

\$4,008,863

\*Information is as of 9/7/23 and is subject to accounting and audit adjustments.



**RESOLUTION TO APPROVE  
INTERFUND TRANSFERS RELATED TO  
FY 2023 YEAR-END OPERATING PERFORMANCE**

**WHEREAS**, University Policy Number 3356-3-11.1, Budget Transfers, requires Board of Trustees approval for inter-fund transfers of \$100,000 or more for operating purposes; and

**WHEREAS**, certain accounting and budget adjustments and transfers outside the operating budget are necessary during the course of a fiscal year and at the end of a fiscal year.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees of Youngstown State University does hereby approve the transfer of funds from the Operating Carry-Forward Fund, as detailed in the attached Exhibit A.

**Board of Trustees Meeting  
September 20, 2023  
YR 2024-**

**Interfund Transfers Requiring Board Approval  
Related to Year-End FY 2023 Operating Performance**

	<b>From</b>	<b>To</b>
Operating Carry-forward fund	\$4,008,863	
FY24 General Fund budget		\$2,500,000
Academic Funds:		
Provost's Renewal & Replacement		250,000
Auxiliary Plant Funds:		
Andrews Rec. Center		100,000
Housing Services		634,226
Kilcawley Center		79,236
Parking Services		445,401
		\$1,258,863
Grand totals	\$4,008,863	\$4,008,863



**RESOLUTION TO APPROVE PROPOSED HOUSING AND  
COURTYARD ROOM RATES AND OTHER CHANGES**

**WHEREAS**, Ohio law provides that each Board of Trustees of state-assisted institutions of higher education may establish special purpose fees, service charges, and fines and penalties; and

**WHEREAS**, University Housing is seeking to adjust certain housing rates and charges;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees of Youngstown State University does hereby approve the proposed adjustments to rates, attached hereto.

**Board of Trustees Meeting  
September 20, 2023  
YR 2024-**

## Housing & Residence Life Proposed Rate Changes, 2024-2025

In looking ahead, Housing & Residence Life proposes the following changes for consideration:

- 1) Continuation of increase to the residence hall room & board rate for the incoming Penguin Tuition Promise cohort (\$5,460/semester and \$10,920/academic year). This rate reflects a board plan that will increase up to 8% per the CPI, in addition to room revenue increasing by 3% from the previous year. Overall, this new rate is a \$533 increase from last year.
  - This is in response to a national fiscal climate in which operating costs continue to increase significantly.
  - Continuation of increase to room and board rates allow us to continue to fiscally support strategic efforts that address significant maintenance and facilities-based deficiencies in our aging residence halls and remain competitive amongst the backdrop of other newer housing options that are close to campus. A complete elevator replacement at Lyden will occur in Summer of 2024 (\$600,000 project), we continue to replace Kilcawley House windows (\$50,000 per floor) and simultaneously save towards a floor coverings renovation in Lyden and Wick, as well as room furniture upgrades in Lyden and Cafaro House.
- 2) In an effort to accommodate an increasing number of students who want to live on campus (driven significantly by our international student population), the number of singles offered into the 2024-2025 year will continue to be reduced. In addition, the single room upcharge will increase from \$1,000/semester to \$1,250/semester.
- 3) With a year of post-COVID occupancy in Weller House, we'd like to maintain the rates for our graduate and family housing program, but introduce a new rate that would allow us to generate extra revenue while also accommodating multiple graduate students in a shared apartment scenario. Typically, we hold our multi-bedroom apartments offline for family housing assignment purposes, however we are proposing that come August, if we cannot fill these multi-bedroom units, that we would allow graduate students to reserve them at the new Graduate shared apartment rate of \$5,850 (Academic year cost) and/or \$650/month over the summer period.

## University Courtyard Proposed Rate Changes, 2024-2025

- 1) Rates continue to slightly increase in response to a national fiscal climate in which operating costs continue to also increase significantly and we continue to plan fiscally for many facilities-based upgrades, both short and longer-term (gutter replacement, window replacement, exterior trim).
- 2) Monthly rates will increase by \$15 for each apartment type. FY25 rates will be as follows:
  - 1-BR apartment: \$895/month
  - 2-BR apartment: \$765/month
  - 4-BR apartment: \$670/month

- 3) Included in the 24-25 rates will be the addition of an introductory meal plan of \$50 value (\$25 Pete's Points and \$25 Flex Dollars) that will showcase the dining options on/close to campus and the convenience that a campus meal plan provides.
  
- 4) In lieu of the \$132 Resident Shield fee (which, from recent experience, has not proven to benefit students in the way that we hoped) the 24-25 Courtyards application process will now feature a \$250 pre-payment step, to further align the Courtyards application process with the Housing & Residence Life Residence Hall housing application process. The \$250 will not be an additional fee; it will be collected as an advance payment of the student's account balance. We will require this to be paid by the student in the initial stages of the application cycle, before their reservation is confirmed.

YOUNGSTOWN STATE UNIVERSITY				
Housing Charges FY2025				
	AY 23-24	AY 24-25		
	FY2024	FY2025	FY2025	FY2025
Fee Description	Actual	Proposed	\$ Change	%Change
<b>Room &amp; Board</b> (per academic year) F2025 Cohort		\$10,920.00	NEW	NEW
Room		\$6,150.00	NEW	NEW
Board (12 meals plan)		\$4,770.00	NEW	NEW
<b>Room &amp; Board</b> (per academic year) F2024 Cohort	\$10,384.00	\$10,384.00	\$0.00	
Room	\$5,968.00	\$5,614.00	-\$354.00	-5.93%
Board (12 meals plan)	\$4,416.00	\$4,770.00	\$354.00	8.02%
<b>Room &amp; Board</b> (per academic year) F2023 Cohort	\$10,016.00	\$10,016.00	\$0.00	
Room	\$5,600.00	\$5,246.00	-\$354.00	-6.32%
Board (12 meals plan)	\$4,416.00	\$4,770.00	\$354.00	8.02%
<b>Room &amp; Board</b> (per academic year) F2022 Cohort	\$9,775.00	\$9,775.00	\$0.00	
Room	\$5,359.00	\$5,005.00	-\$354.00	-6.61%
Board (12 meals plan)	\$4,416.00	\$4,770.00	\$354.00	8.02%
<b>Room &amp; Board</b> (per academic year) F2021 Cohort	\$9,700.00	\$9,700.00	\$0.00	
Room	\$5,284.00	\$4,930.00	-\$354.00	-6.70%
Board (12 meals plan)	\$4,416.00	\$4,770.00	\$354.00	8.02%
<b>Residence Hall Application Fee</b> (academic year and/or summer)	\$35.00	\$35.00	\$0.00	0.00%
<b>Residence Hall Pre-Payment</b> (must be paid before room selection/assignment occurs and is ultimately deducted from bill)	\$250.00	\$250.00	\$0.00	0.00%
<b>Single Room Upcharge</b> (per semester)	\$1,000.00	\$1,250.00	\$250.00	25.00%
<b>Weller House One-Bedroom Apartment</b> academic year, room only	\$6,750/AY or \$750/month (summer)	\$6,750/AY or \$750/month (summer)	\$0.00	0.00%
<b>Weller House Two-Bedroom Apartment</b> academic year, room only	\$7,650/AY or \$850/month (summer)	\$7,650/AY or \$850/month (summer)	\$0.00	0.00%
<b>Weller House Three-Bedroom Apartment</b> (academic year, room only)	\$8,550/AY or \$950/month (summer)	\$8,550/AY or \$950/month (summer)	\$0.00	0.00%
<b>Weller House Graduate Shared Apartment Rate</b> (academic year, room only)	NEW	\$5,850/AY or \$650/month (summer)	NEW	NEW
<b>*Multi-bedroom apartments are available only to students (U/G or Grad) with a child(ren). Single-bedroom apartments available for Graduate student reservation.</b>				
<b>*Academic year contract (charge per AY = 9 months (4 months in Fall and 5 months of Spring)) Opportunity to extend into summer for 3 months at the monthly charge</b>				
<b>*If multi-bedroom units are still available come August of each year, occupancy will be opened up to Grad Students, who will be able to pay the Graduate shared apartment rate to secure one bedroom</b>				
<b>Expanded Housing Rate</b> (overoccupied rooms)	\$4,850.00	\$4,850.00	\$0.00	0.00%
<b>Student Housing Outside of Contracted Period</b>				
Nightly room rate (no meals)	\$27.00	\$30.00	\$3.00	11.11%
Flat fee room rate for winter break (no meals)	\$250.00	\$250.00	\$0.00	0.00%
<b>Cancellation Fee</b>				
Before May 13 (academic year) or December 16 (spring only)	\$0.00	\$0.00	\$0.00	0.00%
After May 13 (academic year) or December 16 (spring only)	\$250.00	\$250.00	\$0.00	0.00%
<b>Summer</b>	<b>Summer 2024</b>	<b>Summer 2025</b>		
Room and Board (meals included)	\$2,416 per 7-week term	\$2,416 per 7-week term	\$0.00	0.00%
Weller House (prorated for current tenants, monthly, no meals)	See monthly Weller rates above	See monthly Weller rates above	\$0.00	0.00%
<b>Summer Event Rates</b>				
Rooms with community bathrooms (Lyden, Cafaro, Kilcawley)	\$40/night, per room	\$40/night, per room	\$0.00	0.00%
Rooms with private or semi-private bathrooms (Cafaro, Wick)	\$60/night, per room	\$60/night, per room	\$0.00	0.00%
Linens (for rental by summer event groups only)	\$25.00	\$25.00	\$0.00	0.00%
Bed Adjustment Fee	\$10.00	\$10.00	\$0.00	0.00%
Additional Staffing Fee (for groups with minors, or at request of group)	\$120/night/desk	\$120/night/desk	\$0.00	0.00%
Late Check-In or Check-Out Fee (price per hour beyond pre-arranged check-in or check-out time)	\$50/hour	\$50/hour	\$0.00	0.00%
<b>Short Term Housing Rates</b>				
Weekly housing cost (Wick House)	\$250.00	\$250.00	\$0.00	0.00%
Monthly housing cost (Wick House)	\$900.00	\$900.00	\$0.00	0.00%
50-Block (50 meals declining balance + \$125 Flex)	\$610.00	\$610.00	\$0.00	0.00%
30-Block (30 meals declining balance + \$150 Flex)	\$470.00	\$470.00	\$0.00	0.00%
Sampler Plan (5 meals + \$100 flex + 10 cups Dunkin' coffee)	\$155.00	\$155.00	\$0.00	0.00%
<b>*Must participate in meal plan if staying longer than one week</b>				
<b>University Courtyard Rates ( Per Month) *Inclusive of \$50 introductory meal plan (\$25 Pete's/\$25 Flex)</b>				
1 Bed	\$880.00	\$895.00	\$15.00	1.70%
2 Bed	\$750.00	\$765.00	\$15.00	2.00%
4 Bed	\$655.00	\$670.00	\$15.00	2.29%
<b>Courtyards Pre-Payment</b> (must be paid before apartment bedroom selection/assignment occurs and is ultimately deducted from bill)	NEW	\$250.00	NEW	NEW

<b>Housing &amp; Residence Life Damage Billing Charge List</b>	
<b>Beds</b>	
Bed (replacement cost)	240
Loft kits (replacement cost)	\$180.00
Rebunk beds	10.00/person
Mattress (replacement cost)	180
<b>Carpet</b>	
Clean Stain (Cleaning contractor)	35
Room clean (Steam Action)	75
<b>Ceiling</b>	
Plastic light cover	20
2'x2' tile	20
4'x2' tile	20
1'x1' tile	10
Paint ceiling (Lyden/Cafaro House 4th floor rooms)	\$65.00
<b>Closets/Wardrobes</b>	
Door Repair (chips)	20
Door Replacement	50
Shelf Replacement	20
Closet handle	10
Mirror	15
Towel rack	20
<b>Desks</b>	
Recover desk chair	90
Desk chair (replacement cost)	150
Desk top	35
<b>Walls</b>	
Baseboard damage	5.00 per foot
Small hole (ie nail hole, tack hole)	3.00 per hole
Paint 1 wall	50
Paint room	200
Patch Hole	65
Cable jack	10
Utility Cover	10
<b>Doors</b>	
Adhesive Removal	2.00 per sticker
Door stop	20
Lost keys	55
Number plate (replacement cost)	30
Refinish	50.00/side
Peep holes	10
Door knob (replacement cost)	20
Door Frame (paint)	35
Door (replacement cost)	250
<b>Windows</b>	
Broken window	75
Broken lock (replacement cost)	10
Repair Screen	15
Replace Screen	40
Replace Security Screen	125
Repair blinds (Lyden House)	25
Replace blinds (Lyden House)	65
Replace blind slat (Lyden House)	5
<b>Restrooms</b>	
Faucet aerators	5
Intentional clogging(includes cleaning fee)	60
Mirror	100
Paper towel dispenser (replacement cost)	50
Shower curtains	10



Soap Dispenser	25
Toilet tissue dispenser	25
Wastebasket	30
Stall doors	100
<b>Emergency Equipment</b>	
Fire alarm indicator	100
Refill/Replace 5lb CO2 Extinguisher	130
Refill/Replace Water pressure	80
Refill/Replace 10lb Dry Extinguisher	60
Smoke Sensor Damage (replacement cost)	180
Smoke Detector	100
Fire bubble	50
<b>Heater/Air Conditioning Units</b>	
Unit Switch	60
Radiator Cover Damage	40
<b>Common Areas</b>	
Wall lights	100
Round lights	100
Chrome defusers	85
Broken window	200
Large bulletin board	100
Ceiling light (2'x2')	125
Coffee Table (replacement cost)	260
Lobby Chair (replacement cost)	400
Lobby Chair (recover)	300
Lobby Couch (replacement cost)	800
Lobby Couch (recover)	600
Tables (repair)	35
Exit Sign (replacement cost)	100
Recover pool table	250
Trash can (replacement cost)	100
<b>Miscellaneous</b>	
Room Clean	50
Improper Checkout	35
Packing up room (includes Improper checkout)	60
Clean up vomit	65
Room waste basket	10
Mailbox key replacement	5
Replace vacuum	100
Toilet seat	25
Water fountain (replacement cost)	360
Pool Stick	15
Ping pong paddle	5
Motion sensors	75
Labor rate	20.00 per hour

## UNIVERSITY COURTYARD DAMAGE AND CLEANING CHARGES

Following is a non-exclusive list of common damages/cleaning issues and the associated dollar amount that will be charged to the tenant. It is not a complete list because some incidents must be handled on a case-by-case basis. All amounts for charges assessed to tenants are due with the following months rent payment. If charges are assessed at move-out, fees will be deducted from the security deposit. No charges will be assessed without fully considering "reasonable wear and tear".

All prices subject to change at anytime without notification - Major repairs will be handled on a case-by-case basis.

Apartment Swipe Card	\$55.00
Mail Box / Bedroom Key Replacement	\$55.00 each key
Laundry Key	\$55.00
Screen Replacement	\$30.00
Fire Extinguisher Replacement	\$65.00 approx
Smoke Alarm Tampering	\$100.00 (plus replacement cost, if applicable)
Door Repair only (Minor niches-fill and paint)	\$45.00
Interior Door Replacement (door jamb replacement may be extra)	\$120.00 approx.
Exterior (unit) Door Repair (Replacement)	\$350
Window Glass Replacement	\$50.00
Blind Bracket Replacement - large blind	\$20.00
Blind Bracket Replacement - small blind	\$10.00
Carpet Stains, tears or burns needing a replacement section	\$75.00-\$2,000 depending on damage
Carpet Deodorize	\$40.00-\$200.00 depending on damage
Carpet Cleaned (Bedroom only)	\$40.00
Carpet Cleaned in entire apartment	\$130.00- 150.00 (depending on unit type)
Vinyl flooring (kitchen/bath)	Vendor replacement costs
Removal of sticky or double-sided tape	\$10.00 per room
Pin holes (quantity over 8 pin holes)	\$10.00 per room
<b>Cleaning</b> (This fee will be charged for the following if they are not cleaned upon move-out; appliances (inside/outside), cabinets (inside/outside), counter tops, sinks, toilets, tub, floors swept/mopped, carpets, vacuumed, blinds dusted/wiped down, ceiling fan blades windows, bedroom and closets.	\$25.00 each room
Garbage Disposal Replacement due to resident neglect/damage	\$85.00 approx.
Drain Cleaning (due to resident neglect or failure to comply with maintenance)	\$45.00
Garbage Removal (Per Bag)	\$30.00
Replace Door Knob (Interior)	\$20.00
Replace /rekey Dead Bolt (bedroom door)	\$35.00
Replace Door Stop	\$10.00
Clean Furniture	\$75.00
<b>Furniture Replacement cost</b>	
TV Stand	\$250.00 or vendor replacement costs
Coffee Table	\$260.00 or vendor replacement costs
Entertainment Stand	\$160.00 or vendor replacement costs
End Table	\$140.00 or vendor replacement costs
Livingroom Couch	\$450.00 or vendor replacement costs
Livingroom Chair	\$450.00 or vendor replacement costs
Mattress	\$250.00 or vendor replacement costs
Bed Frame	\$150.00 or vendor replacement costs
4-drawer chest	\$300.00 or vendor replacement costs
Desk Chair	\$100.00 or vendor replacement costs
Bar Stools	\$90.00 or vendor replacement costs
Computer Desk	\$250.00 or vendor replacement costs
Nightstand	\$140.00 or vendor replacement costs
Ceiling Fan	\$100.00 or vendor replacement costs
All light Fixtures/towel bars/toilet paper holder/toilet/faucets/ shower head	\$25.00/hr plus manufacturer replacement costs

## Projects in Progress:

**Utility Distribution Upgrades/Expansion**  
YSU 2122-07

***\$1.65M (Capital Funds) GPD Group, Marucci Gaffney***

This project is mostly complete but there are still a few electrical items and punch list items remaining.

**Stambaugh Classroom/Beeghly Physical Therapy**  
YSU 2122-15

***\$1.5M (Local Funds) OSPORTS, Hudson Construction***

Stambaugh is complete with only certifications and final State of Ohio approvals remaining for Beeghly Center.

**Campus Roof Replacements**  
YSU 2324-02

***\$2M (Capital Funds) Prime AE Group***

This project will replace sections of roofs on Cushwa Hall and the Edmund J. Salata Complex. This project is underway and should be complete this fall.

## Projects Recently Completed:

**Utility Distribution Upgrades/Expansion**  
YSU 2122-07

***\$1.65M (Capital Funds) GPD Group, Marucci Gaffney***

**Elevator Safety Repairs and Replacements**  
YSU 2122-08

***\$550k (Capital Funds) Domokur, Murphy Contracting***  
Silvestri Hall

**Moser Hall Renovations Phase 2**  
YSU 2122-21

***\$900k (Capital Funds) YSU Staff, Murphy Contracting***

**Arlington Parking Facility**  
YSU 2324-11

***\$800k (Local Funds) GPD Group, Marucci Gaffney***

**Lyden Restrooms Phase 2**  
YSU 2324-20

***\$600k (Local Funds) Olsavsky-Jaminet, Brock Builders***

**STEM Science Lab Renovations**  
YSU 2324-13

***\$800k (Capital Funds) YSU Staff, Murphy Contracting***

## Projects Out for Bids:

None at this time.

## Projects at Controlling Board for Release of Funds:

None at this time.

## Request for Architect/Engineer Qualifications Advertisements:

None at this time

## Projects in Development for 2023/2024:

### **Garfield Building Renovations Phase 1**

YSU 2324-15

### ***\$800k (Capital Funds) Prime AE Group***

This project will replace/rebuild the roof on the Garfield Building. Construction/bidding will start late Fall 2023 or early Spring 2024 depending on material availability.

### **Emergency Generator Upgrades**

YSU 2324-19

### ***\$1M (Capital Funds) YSU Staff***

This project will upgrade and replace emergency generators across campus. Bidding and construction start are yet to be determined.

### **Lyden House Elevator Renovation**

YSU 2324-10

### ***\$500k (Local Funds) Domokur Architects***

Upgrades and replacement of the elevator car and all associated equipment in Lyden House. This project will commence in May of 2024.

### **Building Envelope Renovations**

YSU 2324-01

### ***\$1.7M (Capital Funds) Domokur Architects***

Building exterior repairs to Beeghly Center and Maag Library. This project will bid in early 2024 and be complete by September 2024.

### **Maag Library Learning Commons**

YSU 2324-17

### ***\$1.5M (Capital Funds) Bostwick Architects***

This project will be the relocation of the RESCH Academic Success Center and Accessibility Services to Maag Library. This project will start construction March/April 2024 and be completed by August 2024.

### **Student Center Renovation**

YSU 2324-22

### ***\$41M (Capital Funds) Domokur Architects***

WTW Architects has been selected by the committee and we are currently trying to negotiate a contract. Once under contract, design can commence.

### **Ward Beecher Planetarium Renovations**

YSU 2324-24

### ***\$1.1M (Insurance) PrimeAE Architects***

The roof, interior dome, and some electronic equipment will be renovated/replaced in this project. This project will bid in early 2024.

## Additional Projects in Development:

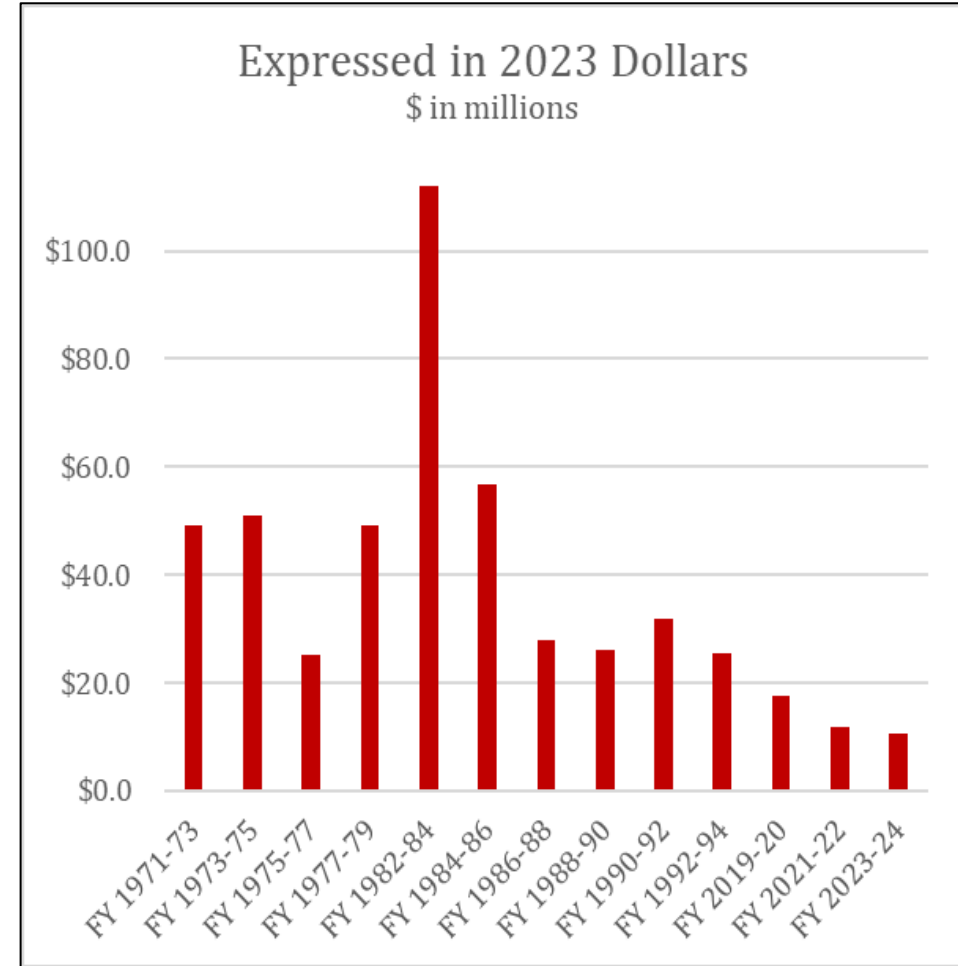
**Silvestri Hall Lower Level** – Renovation of the lower level of Silvestri Hall for Workforce Development.

# YSU's State Capital Appropriations

- Over the years, the state of Ohio has significantly reduced capital funding for higher education.
- YSU's capital funding levels peaked in the mid 1980's when additional state funds were allocated for the construction of Meshel Hall.
- The Ohio Supreme Court's 1997 *DeRolph* ruling accelerated the shift in state capital funding from higher education to K-12 education.
- In current dollars, YSU's 2023-24 capital funding is roughly equal to YSU's funding levels in the late 1980's.
- In real dollars, YSU's capital funding has fallen sharply over the years. When adjusted for CPI inflation, YSU's 2023-24 capital funding is:
  - 91% below 1984-86 levels
  - 67% below 1990-92 levels
- Declining levels of state capital funding has caused:
  - Sharp increase in deferred maintenance in higher ed. facilities statewide.
  - Sharp increase in bonded indebtedness on university balance sheets statewide.

Capital Biennium*	YSU Capital Appropriations
FY 1971-73	\$6,400,000
FY 1973-75	\$7,100,000
FY 1975-77	\$4,300,000
FY 1977-79	\$9,400,000
FY 1982-84	\$34,572,000
FY 1984-86	\$18,912,000
FY 1986-88	\$10,080,000
FY 1988-90	\$9,863,000
FY 1990-92	\$13,303,000
FY 1992-94	\$11,562,178
FY 2019-20	\$14,584,003
FY 2021-22	\$10,260,000
FY 2023-24	\$10,556,247

\*For illustrative purposes; does not reflect every capital biennium over this time period.



# Youngstown State University - State of Ohio Capital Appropriations

## FY 2019 - FY 2026 (projected)

FY 2019 - FY 2020 capital biennium		FY 2021 - FY 2022 capital biennium		FY 2023 - FY 2024 capital biennium		FY 2025 - FY 2026 capital biennium	
Excellence Training Center*	\$4,000,000	Moser Hall Renovations	\$2,500,000	Campus Roof Replacements	\$2,500,000	Zoldan Center Renovations	\$8,556,247
Cushwa Hall Renovations	2,300,000	Utility Distribution Upgrades	2,250,000	Building Envelope Renovations	2,000,000	IT Infrastructure Upgrades	2,000,000
Meshel Hall Renovations	2,250,000	Building Envelope Renovations	1,500,000	Bldg. Exterior Doors & Windows	1,750,000		
Ward Beecher Improvements	1,750,000	Elevator Safety Upgrades	1,500,000	Garfield Building Renovations	1,500,000		
Pedestrian Bridge Renovations	1,500,000	IT Infrastructure Upgrades	1,000,000	Cushwa Hall Renovations	1,000,000		
Campus Roof Replacements	1,100,000	Campus Development	750,000	Emergency Generator Upgrades	1,000,000		
Fedor Hall Renovations	1,000,000	Lincoln Building Renovations	500,000	STEM Science Lab Renovations	806,247		
Building Envelope Renovations	684,003	Basic Renovations	260,000				
	<b><u>\$14,584,003</u></b>		<b><u>\$10,260,000</u></b>		<b><u>\$10,556,247</u></b>		<b><u>\$10,556,247</u></b>
<i>*Special earmark for the ETC.</i>							
Legislation: S.B. 266 (132nd General Assembly)		S.B. 310 (133rd General Assembly)		H.B. 687 (134th General Assembly)		Legislation TBD; amounts are projected.	

By earmarking most of YSU's FY 2025-26 capital funding for the Zoldan Center project, the amount of debt that YSU would need to issue (to finance the Zoldan Center project) would be reduced significantly. In turn, this would:

- \*Reduce the pressure that would otherwise be placed on YSU's debt capacity.
- \*Materially reduce YSU's debt service payment obligations over the next 30 years.
- \*Improve the financial viability of the Zoldan Center project.

The downside of this approach is that there would be zero capital dollars with which to maintain and renovate academic classrooms and lab space for the two-year period of FY 2025-26.

- \*This will further hinder YSU's ability to maintain its physical plant.
- \*This could cause some spaces to fall into disrepair.
- \*However, YSU has in the past endured capital biennia wherein the state of Ohio did not pass a capital budget bill.
- \*Nevertheless, this would mean that from August 2024 until May 2027 there would few, if any, capital dollars available for deferred maintenance or construction projects other than for the Zoldan Center.