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Housing and Food Services
1957

Annual Reports

MICHIGAN STATE UNIVERSITY

OF AGRICULTURE AND APPLIED SCIENCE • EAST LANSING

*Approved
H.H.M.
7/3/57*

DORMITORIES AND FOOD SERVICES DEPARTMENT • OFFICE OF THE MANAGER

July 29, 1957

Secretary Karl H. McDonel
Administration Building
Campus

Dear Mr. McDonel:

The report on the operations of the Dormitories and Food Services Division for the year 1956-57 is submitted herewith.

With the addition of residence halls, more permanent apartments for married students and increased volume in the Union and Kellogg Center, the total revenues have continued to increase to an amount in excess of \$9,500,000. Percentage of earnings was not as great because, for the first time in 12 years, the residence halls attained a normal occupancy of two per room. However, there was no difficulty in meeting the required payment on the bonded indebtedness.

With the requirement of the State Legislature that self-liquidating projects assume their share of utility costs, together with the increase in labor costs, it has been necessary to increase the rates for both the residence halls and married housing for the coming year.

Sincerely yours,



Emery Q. Foster
Manager

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Enc. 1956-57 Report

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MICHIGAN STATE UNIVERSITY
President's Office

DORMITORIES AND FOOD SERVICES
ANNUAL REPORT
1956-57

RESIDENCE HALLS

To keep pace with the ever-increasing number of enrollments, 1,362 new spaces were added to the Brody Group of Residence Halls accommodations last fall. This addition brings the total number of normal spaces for all residence halls to 7,052 (3,748 men and 3,304 women).

Snyder-Phillips Hall was completely converted to a womens' residence hall. New furnishings were obtained for public rooms, dining rooms and student rooms.

The student rooms at Mary Mayo, the oldest womens' residence hall on campus, were completely refurnished with desks, chest, beds and chairs, exactly like those obtained for Snyder-Phillips Halls.

The refurbishing of these halls has received enthusiastic acclaim from the residents, as well as, visitors.

In a further attempt to continually improve residence hall living, a choice type of menu was instituted during the past year. Under this system, the student chooses between one of two items for each course on the dinner menu. The program proved to be most successful from the students' point of view. This is the first instance, to our knowledge, of a major residence hall operation offering this type of service.

In February of 1957, an analysis was made to determine the reasons why we are now housing in residence halls less students, percentage-wise, than we have in the past. It was felt that some of the following conditions were contributing factors:

1. Widening of approved housing area to encompass the City of Lansing.
2. Students above certain ages are permitted to live in unapproved housing.

3. New home owners feel the necessity of renting to students to help in their financing programs.
4. Increased married housing program on campus has opened up off-campus apartments to single students.
5. Students are commuting from longer distances.
6. The percentage of married students has increased greatly, especially among men - 30% of our male students are married.

It was further agreed that the regulations for releasing students to sororities, fraternities and men's cooperatives should be revised. Sufficient evidence was compiled to show that the releases to fraternities and other organizations were syphoning off students from the dormitories rather than strictly helping the organizations.

Therefore, the Contract Committee decided that the releases should be replacements only for students who have had to leave either through no fault of their own or for marriage and academic reasons.

Van Hoosen Hall, an apartment residence hall for women, will be available to house single women students this fall. This is a new approach to the housing problem for M.S.U. The building will contain 32 apartments completely equipped for housekeeping and each apartment will accomodate six girls. In addition to the apartments, there will be a social room, lounge, foyer and two resident advisers' apartments. The building is a two-story structure located on the south side of the Red Cedar River and with the Sanford woodland as a setting, it should develop into a charming and distinctive residence for women students.

The tentative plan for the new 1000-men dormitory has been delayed for a year to allow time to clear the ^{site} ~~sight~~ now occupied by barracks apartments.

The Upholstery Shop which is operated by the Department of Residence Halls has been expanded and moved into new quarters. This was necessary because of the volume of work done for the campus.

KELLOGG CENTER

The period July 1, 1956 through July 1, 1957 marks the completion of the fifth fiscal year of operation of Kellogg Center. Overall operating results were satisfactory during this period.

During the past year 369 university conferences and short courses were held at the Center. Guest rooms were occupied by 78,871 guests. Of this total 47,493 were conference guests. Kellogg Center housed during the past year approximately 90% of all of those attending educational conferences and short courses at the University. It is interesting to note that although there were more conferences during the past year than during the previous year.

Total food covers increased approximately 20% during the fiscal year. This increase resulted from additional sales in the cafe and additional banquet covers. State Room cover counts decreased during the 1956-57 fiscal year from the peak reached in 1955-56. The State Room customer count was down approximately 500 covers per month throughout the year, as against the previous year.

During the fiscal year, operating costs reached new peaks over all previous years. This was largely due to increased payroll and material costs. Overall payroll increases totaled approximately \$25,000 during the period. A similar increase was granted by the State Board of Agriculture as of July 1, 1957, and it may be expected that payrolls again will increase during the coming period.

Robert Emerson, formerly manager of the Ambassador Hotel in Washington, D.C. became manager of the Center as of July 15, 1956. John Quigley, first assistant manager of the Center, resigned effective April 1 to begin a career with the National Cash Register Company. John McClure, auditor, resigned effective July 1, 1957 to become director of housing at Colorado State College. Otherwise all key personnel were present throughout the year. The turnover rate of all personnel at the Center reached an all-time low during the past year--only 25 changes in the permanent staff of 165 employees took place during this period and these changes were all for legitimate reasons. Only two people were terminated for cause. In the considered judgment of the writer of this report, the present Kellogg Center staff is both efficient and able. Their work and the results obtained have been highly satisfactory throughout the year. Very few complaints have been received on the services offered.

There have been a number of noteworthy changes in the physical property. All work begun during the 1955-56 fiscal year on air conditioning has been completed. Every guest room and all of the public rooms in the Center are now air-conditioned. The air conditioning is operating satisfactorily. In December of 1956, the lobby was completely refurnished.

All furniture, carpeting and draperies were replaced at that time. Four guest room floors have been recarpeted. The hall carpeting on other guest room floors has been repaired. The service elevator installation begun in 1955-56 also was completed. Presently the elevator landings on each floor are being redecorated. Every guest room has been repainted and all of the guest floor halls have been repainted. The carpeting in 53 of the guest rooms has been replaced with new materials.

During the coming year it will become necessary to replace carpeting in approximately 60 additional rooms. The painting program which goes on throughout each year, must be continued. In addition, special attention during this coming year should be given to Rooms 210, the Voyageur and Michigami Rooms. Each of these should be redecorated and completely re-furnished. In addition, it may become necessary to replace approximately 75 guest room chairs. The expenditures for repairs and maintenance during the coming year should be less than they were during the past year.

The greatest needs during the coming year include the items mentioned plus the work which has been planned for Room 60, the Cafe and the main kitchen. It is becoming increasingly difficult to handle peak loads in food service at the Center. Corrective action in these areas is needed. If these problems can be solved during the coming year, it is certain that the food service operation should smooth out considerably.

All in all, the past year has been highly satisfactory, both from the point of view of the public relations of the Center and the operating results obtained.

UNION BUILDING

From busy orientation week in September to exciting commencement week in June, the Union Building has been alive with activities of both student and non-student groups. Some of the outstanding activities were the President's open house, Career Carnival, all-University employees' Christmas party, the annual sirloin steak dinner for the legislature, and the Platform Party dinner. A highlight of the legislature dinner was the outstanding display of cheese assembled by Dr. Malcolm Trout, M.S.U. Dairy. A highlight of the platform dinner was its outstanding guest, the Vice President of the United States, Richard M. Nixon.

The Student Union Board beside carrying on its usual duties of putting on tournaments in bowling, bridge and billiards, keeping the ride bureau and talent file, basketball open house, showing film of football games, dance instruction, bridge instructions, trips to the Tulip Festival and "My Fair Lady", were hosts this fall to the annual regional conference of College Union Boards from the states of Ohio and Michigan. Union Board week, held in March, had as its theme "Suddenly It's - Modern".

The Union Food Service operation continued to increase in popularity with over 1,368,000 people using the dining facilities. The grill showed an increase of over 19,000 customers, the cafeteria an increase of over 20,000 customers, but the catering showed a decrease of 10,000. Part of this decrease can be attributed to the reopening of the Kellogg Center catering facilities which had been closed for remodeling. A great deal of catering was done to the Alumni Chapel for wedding receptions, to the Press Box for football games, and to the Cowled House for the President's functions.

The Union Book Store was completely remodeled to a beautiful and efficient self-service store. Its most satisfactory operation can be summed up by an editorial appearing in the student newspaper. In this editorial, the University was commended for facing up to a problem that was of so much direct help to the student body. This self-service styled store showed an increase in revenue and a decrease in part-time labor cost. The University can be justifiably proud of its bookstore.

The Union Bowling Alley had one of its busiest years with the Physical Education classes scheduled from 8:00 A.M. to 5:00 P.M. Four fully automatic pinsetters were installed in May. They functioned well, but as the bowling season had finished, the machines were not fully tested. It is hoped that more machines can be added in the near future.

The Union Billiard Room, popular spot for the college man, failed to produce a national intercollegiate champion for the first time in the past four years.

General thinking about what happens to space left by student organizations moving to the new Student Service Building is a concern to those responsible for the Union. It has been suggested that the Billiard Room become dining room space, that the Student Government office become the Billiard Room, that Union Board take over the Alumni Office, that the student offices of "Publications Row" become small meeting rooms.

FOOD STORES

Our tonnage volume for all frozen fruits and vegetables continues to increase steadily. Consistent quality, easy preparation and excellent yield make these frozen items increasingly popular among our campus dieticians.

More new items add still greater variety to our present stock, which now includes all food items, china, glassware, silverware, paper goods, fountain supplies and sundries. Also, all soaps and detergents are now being standardized throughout our Dormitories and Food Services Department.

Concessions

Our new portable concessions trailer has already proven very successful, being easily adaptable to both outside and inside events, including basketball, baseball, track, water carnival, stock sales and a variety of others. Also, we are anticipating our best volume from four new concessions stands in the stadium, two in each upper deck. These stands were included in the new addition, inasmuch as, they will be easily accessible to both new upper stands and several top rows of the lower stands.

Laundry

With our new laundry addition completed, we now have one of the finest, most modern institutional laundries in the nation.

Working areas and storage facilities have been more than doubled and new modern equipment has been installed, rating our production facilities among the best.

This will easily accomodate all our present requirements, with additional space carefully planned and allotted for future expansion as needed.

Emery G. Foster
Manager
Dormitories & Food Services