

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
August 12, 2021

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The State Building Commission Executive Subcommittee met this day at 11:15 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Eley called the meeting to order at 11:36 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Butch Eley, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer

MEMBERS ABSENT

Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Tennessee State University

PRESENTER

Dr. Glenda Glover, President, Tennessee State University

OTHER PARTICIPANTS

Frank Stevenson, Associate Vice President of Academic Affairs and Dean of Students

TENNESSEE STATE UNIVERSITY

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 332.77-22.2557

● **Proposed Lease**

- **Location:** Tennessee State University - Nashville  
Davidson County – 2401 Brick Church Pike, Nashville, TN
- **Landlord:** Sai Hotel, LLC dba Best Western Plus / Residency Executive
- **Term:** August 13, 2021 - November 28, 2021
- **Area / Costs:** Up to 159 hotel rooms

	\$/room	Estimated Total Cost
Cost per room	\$115.00/night	\$1,938,210.00
● <b>Source of Funding:</b> Plant Funds (Non-Aux) (R)		
● <b>Procurement Method:</b> Negotiated		

**Comment:** These rooms are needed to provide housing for undergraduate students this fall semester. TSU is expecting approximately 3,362 students for the fall semester and currently has 2,950 available beds. An additional 153 temporary beds have been made available. These additional 259 beds (159 rooms – 100 double; 59 singles) will help TSU close the housing gap.

TSU Students will have access to the hotel public spaces and amenities, including parking, laundry facilities, swimming pool, fitness center, business center and meeting rooms. Best Western Hotel will provide breakfast seven days per week and will provide room cleaning services three times per week. TSU will provide security and residence services.

This hotel was selected because of the location and the availability of the entire hotel for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise.

TSU may terminate this lease with 30 days written notice or in the event that TSU housing is shut down due to COVID related concerns.

**Minutes:** 08/12/2021 ESC Commissioner Eley requested background on how this need for TSU came about. Dean Frank Stevenson stated that it was a combination of three factors that created in essence a “perfect storm”. First, a large number of first-time freshmen; second, there is an unprecedented surge in requests for housing – particularly in the last four weeks; and third, the University’s need to social distance and save rooms for COVID students that may test positive or need to be isolated.

Treasurer Lillard requested that TSU describe the space to be leased. Dean Stevenson stated that this Best Western Hotel has just completed a \$12 million renovation. They walked through and looked at every room, confirming that they have all the required accommodations and security systems in place, and this location

will allow TSU to provide the entire wrap around services that would be necessary. He stated that it was a beautiful space with enough room to accommodate the students. They met with the staff and confirmed that they are appropriate in terms of TSU's expectations for interacting with their students. He stated that TSU feels confident that this will be a good space and finding space in Nashville was a particular challenge. Treasurer Lillard asked if they confirmed that the facility has all the necessary life safety certifications in place and Fire Marshall approvals. Dean Stevenson said yes and shared that TSU emergency department staff, police department staff, and other similar entities have also reviewed the space. Treasurer Lillard asked about the 700-bed facility that was opening next Fall. Dean Stevenson stated that they have a new SBC approved residence hall that is currently under construction and scheduled to be complete prior to fall 2022 and they are thankful for the support for that much needed facility.

Commissioner Eley asked for confirmation that this is a singular request for this semester and TSU anticipates they will not need this space in the Spring. Dean Stevenson confirmed that this request is just for the Fall. He further stated that because new students typically start in the Fall, not the Spring, and students graduate in the Fall, there is typically a reduction in the housing requirements for the Spring. TSU expects to be down several hundred students in the Spring.

Secretary Hargett stated how great it is to have so many new students getting ready to enter TSU and to have such an overwhelming freshman class. He asked how much enrollment is up over the last couple of years, understanding that last year was such an odd year. President Glover stated that last year they were down but this year will be slightly ahead of 2019 with about 75 or 80 additional students. Secretary Hargett asked if a number of students delayed graduation last year. Dean Stevenson stated that the bigger issue for TSU is they are unique in being located in Nashville; this has resulted in a trend of students, even upper classman, not wanting to move off campus or moving back onto campus because of the cost. He stated that TSU is housing a higher percentage of students then you would typically expect.

Treasurer Lillard commended President Glover on her leadership and the Subcommittee approved the lease.

There being no further business, the meeting adjourned at 11:42 a.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission Executive Subcommittee  
Secretary of State