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MEMORANDUM

TO: Chairman Harold Love, Jr. Chairman Richard Briggs
State House of Representatives State Senate

From: Dr. Emily House
Executive Director for Tennessee Higher Education Commission

Subject: Evaluation of Facilities and Infrastructure Needs for Tennessee State University

Date: September 1, 2021

Charge: The Joint Land Grant Institution Funding Ad Hoc Committee ("Land Grant Committee"), comprised of members of the Tennessee General Assembly, met for the first time on November 10, 2020. The charge of this Committee, per Lieutenant Governor McNally and Speaker Sexton, was:

"To study the inequities of prior years' federal and state funding for land grant institutions of higher education including Tennessee State University, and the effects of such funding, including as it relates to the maintenance and operations of such institutions."

At its final meeting on June 30, 2021, the Land Grant Committee charged the Tennessee Higher Education Commission (THEC) with the following:

"THEC, in consultation with the Department of Finance and Administration (F&A) and Tennessee State University (TSU), shall evaluate what funding the state will provide going forward to bring (TSU's) facilities up to date with the other state universities, and that a report be submitted to the Committee members for comments prior to formal submission to the Administration and Finance Chairs."

Evaluative Process:

- THEC solicited from TSU a list of campus needs, following the Land Grant Committee's charge on June 30, 2021.
- Representatives from THEC, TSU, and F&A met in early August to discuss overall campus needs, focusing primarily on TSU's facilities. This discussion is reflected in the proposed projects outlined below.

- TSU was briefed and provided a copy of this report for comment prior to its submission to the Land Grant Committee.
- TSU has also provided additional non-facilities items to address the University's overall needs.

Please find below the items developed based on the August meeting, other communications between THEC, TSU and F&A, and information provided by TSU.

Facilities Assessment: A facility condition assessment for the TSU campus was conducted by JLL in September 2020. This assessment (attached) concludes that TSU's 5-year deferred maintenance needs total \$337,500,000. This reflects years of deferred maintenance items that require critical attention. The proposal below attempts to mitigate these needs within the bounds of the State's budgetary processes.

Proposed projects: The following planning, life safety/infrastructure improvements, capital maintenance and capital outlay projects will provide priority programmatic improvements, reduce the magnitude of deferred maintenance, and significantly improve the functioning of campus infrastructure systems.¹

Planning:

- TSU updates its Campus Master Plan, as needed.

Life Safety and Infrastructure Improvements, including but not limited to:

- Campus-wide utility systems
- Electrical Infrastructure
- Mechanical, electrical, plumbing (MEP) and life safety projects
- Reroof and building envelope improvements
- Parking, roads, and sidewalk improvements
- Safety and security (i.e., lighting, fencing, gates, cameras, etc.)

Housing:

- Demolish Boyd, Watson, Eppse and Wilson Halls
- Construct new residence halls and apartments (including graduate housing) in accordance with updated Campus Master Plan.
 - o These residence halls/apartments will replace demolished Boyd, Watson, Eppse and Wilson Halls, in alignment with enrollment projections.

Capital Outlay:

- New Engineering Building

¹ These improvements would be separate and apart from the annual THEC Capital Maintenance and Outlay recommendation processes, to meet TSU's unique needs and ensure that other higher education institutions are not denied critical maintenance/outlay projects as the State works to improve TSU's campus infrastructure.

- Agriculture Complex
- Academic Classroom building
- Student Union and Wellness Center
- Jackson Hall (major renovation)
- New Library

Next steps:

- JLL will update its facilities assessment and/or another party can conduct an additional assessment to confirm whether the projects proposed above align with TSU's needs.
 - o TSU will begin updating its Campus Master Plan in accordance with additional facilities assessments.
- F&A and THEC will determine if any of these projects qualify for funding under the American Rescue Plan allocations to the State of Tennessee/Tennessee State University.
- F&A, THEC, and TSU will determine who will provide leadership/serve as the project manager for these proposed projects
 - o Further, will determine whether staffing needs at THEC, TSU, or the Tennessee Board of Regents (TBR) exist.

Funding Needs in Addition to Facilities: In addition to discussions regarding facilities, THEC, F&A, and TSU discussed non-facility related campus needs. TSU has provided to THEC and F&A a list of student-centered investments to bolster student success and degree completion on campus. These proposed investments include:

- o Institutional financial aid for students
- o New academic programs/program enhancements
- o Retention and graduation support initiatives
- o Mental health counseling and student services
- o Student support services