

June 16, 2025

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Capital Improvement Plan (CIP) 2026-27 Through 2028-2029

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**Item Description**

This item describes the annual Capital Improvement Plan submittal process and the project priorities for the College.

**Overview and Background**

The College must annually prepare a Capital Improvement Plan (CIP) and submit it to the Florida College System. The CIP represents TSC's capital improvement priorities in support of academic programs and student needs and becomes part of the Florida Department of Education's legislative budget request.

Priorities for construction were determined based on College and State standards, future student enrollment, academic program needs, safety-to-life concerns, operating needs and cost efficiencies.

The Maintenance, Repair & Renovation Projects Request List includes critical projects to meet the operational needs of the College. Each project contains elements to repair or upgrade vital infrastructure. The need for maintenance funds has increased due to aging facilities, technology infrastructure, building system complexity, and increasing building regulations.

All projects must be recommended in the college's Educational Plant Survey. The Educational Plant Survey 3.1 for TSC was approved at the June 17, 2024 BOT Meeting. Included for Board approval are forms CIP-1, current status of all funded and budgeted projects and CIP-2, summary of new projects.

The District Board of Trustees approved the 2025-26 through 2027-28 CIP on June 17, 2024.

**Funding/ Financial Implications**

Funding for projects listed on the CIP is provided as part of the annual PECO appropriation made by the Florida Legislature.

**Recommended Action**

Approve the 2026-27 through 2028-29 CIP, as provided on the attached CIP-1 and CIP-2 forms.

FLORIDA COLLEGE SYSTEM  
CIP 1  
CURRENT STATUS OF FUNDED & BUDGETED PROJECTS FOR  
YEAR 2025-26

CIP 1

COLLEGE: Tallahassee State College  
DATE: 6/17/2025

PROJECT TITLE (Include Site)	SITE No.	FUNDING SOURCE(s)	YEAR(S) FUNDED	GROSS SQUARE FEET (GSF)	PRIOR APPROPRIATED STATE FUNDS*	ADDITIONAL APPROPRIATED STATE FUNDS REQUIRED*	AMOUNT OF OTHER FUNDS	TOTAL PROJECT COSTS	ON APPROVED SURVEY?*	ON APPROVED PPL?***	CURRENT STATUS (Select One from List)	ESTIMATED OR ACTUAL COMPLETION DATE
Allied Health Education Center (FECGP)	5	Local/CIF	2006/11	88,455	\$30,215,241	\$446,272	\$446,272	\$31,107,785	YES	N/A	Complete	11/1/2012
Classroom Renovations	1	Local/CIF	2020/26	n/a	\$0	\$0	\$675,000	\$675,000	YES	YES	Construction	6/30/2026
ADA Improvements - English Bldg#01 Restrooms Renovation	1	Local/CIF	2024/26	550	\$0	\$0	\$411,602	\$411,602	YES	YES	Complete	11/1/2024
AED Repair & Replacement	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Asphalt Repairs and Markings	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$150,000	\$150,000	YES	YES	Construction	6/30/2026
C - Cure Locks/Doors/Cameras & Physical Security (NIST 800-171)	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$250,000	\$250,000	YES	YES	Construction	6/30/2026
Concrete, Brick, Sidewalks and Trip Hazard Repairs	1	Local/CIF	2020/26	n/a	\$0	\$0	\$100,000	\$100,000	YES	YES	Construction	6/30/2026
CPTED Tree and Shrub Trimming	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Door & Access Canopies and Walkway Coverings	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
E.F.I.S	1-5	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Elevators	1-5	Local/CIF	2020/26	n/a	\$0	\$0	\$85,000	\$85,000	YES	YES	Construction	6/30/2026
Emergency Diesel Generator Service / Replacement / Upgrades	1,2,3,5 & 6	Local/CIF	2024/26	n/a	\$0	\$0	\$140,100	\$140,100	YES	YES	Construction	6/30/2026
Electrical Upgrades	1	Local/CIF	2024/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Fire Alarm/Panel Upgrades	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Fire and Life Safety (Emergency Lighting, Extinguishers, Hazardous Waste)	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Flooring	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$200,000	\$200,000	YES	YES	Construction	6/30/2026
Furniture Upgrades	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$200,000	\$200,000	YES	YES	Construction	6/30/2026
HVAC/BAS Materials, Equipment, Contracts & Services	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$1,000,000	\$1,000,000	YES	YES	Construction	6/30/2026
Lightning Protection	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Light Pole Replacements	1-6	Local/CIF	2021/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Painting (Interior & Exterior)	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$175,000	\$175,000	YES	YES	Construction	6/30/2026
Roofing	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$1,500,000	\$1,500,000	YES	YES	Construction	6/30/2026

PROJECT TITLE (Include Site)	SITE No.	FUNDING SOURCE(s)	YEAR(S) FUNDED	GROSS SQUARE FEET (GSF)	PRIOR APPROPRIATED STATE FUNDS*	ADDITIONAL APPROPRIATED STATE FUNDS REQUIRED*	AMOUNT OF OTHER FUNDS	TOTAL PROJECT COSTS	ON APPROVED SURVEY?*	ON APPROVED PPL?***	CURRENT STATUS (Select One from List)	ESTIMATED OR ACTUAL COMPLETION DATE
Steel Buildings/Gutters (SBG)	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Stormwater Drainage	1-6	Local/CIF	2024/26	n/a	\$0	\$0	\$400,000	\$400,000	YES	YES	Construction	6/30/2026
Underground Water Leaks, Inspections and Repairs (Domestic)	1-6	Local/CIF	2022/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Water Treatment Services and Inspections	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
Window Repairs/Replacements	1-6	Local/CIF	2025/26	n/a	\$0	\$0	\$75,000	\$75,000	YES	YES	Construction	6/30/2026
Workday ERP	1-6	Local/CIF	2020/26	n/a	\$0	\$0	\$950,000	\$950,000	YES	YES	Construction	6/30/2026
Main Campus, FPSI & Ghazvini IAQ	1, 3, 4 & 5	CO&DS	2020/26	n/a	\$0	\$0	\$1,500,000	\$1,500,000	YES	YES	Construction	6/30/2026
15KV Electrical Infrastructure	1	State DM/Local CIF	2023/25	n/a	\$3,300,000	\$0	\$819,563	\$4,119,563	YES	YES	Construction	12/31/2025
AMTC Bldg 43 Roof Restoration	1	Local/CIF	2023/25	n/a	\$0	\$0	\$1,000,000	\$1,000,000	YES	YES	Planning	6/30/2026
APB Bldg 53 Roof Restoration	1	Local/CIF	2023/25	n/a	\$0	\$0	\$239,300	\$239,300	YES	YES	Complete	7/1/2024
CFI Exterior Envelope (Walls & Windows)	4	State DM	2023/25	n/a	\$3,450,000	\$0	\$770,465	\$4,220,465	YES	YES	Construction	12/31/2025
CFI Exterior Staircases	4	State DM	2023/25	n/a	\$950,000	\$0	\$494,308	\$1,444,308	YES	YES	Construction	12/31/2025
CFI 3rd Floor Renovations	4	Local/CIF	2024/25	n/a	\$0	\$0	\$785,604	\$785,604	YES	YES	Complete	4/10/2025
CFI Smoke Exhaust Removal	4	Local/CIF	2024/25	n/a	\$0	\$0	\$337,887	\$337,887	YES	YES	Complete	3/3/2025
CFI Roof Restoration	4	Local/CIF	2023/25	n/a	\$0	\$0	\$885,894	\$885,894	YES	YES	Complete	10/4/2024
Elevator Door Lock Monitoring Systems	1	State DM/Local CIF	2023/25	n/a	\$700,000	\$0	\$200,000	\$900,000	YES	YES	Complete	2/19/2025
Elevator Door Lock Monitoring Systems	3	State DM	2023/25	n/a	\$52,000	\$0	\$0	\$52,000	YES	YES	Complete	12/26/2024
LSC Bldg 15 Roof Restoration	1	Local/CIF	2023/25	n/a	\$0	\$0	\$1,196,368	\$1,196,368	YES	YES	Complete	9/9/2024
PO Bldg 56 Roof Restoration	1	Local/CIF	2023/25	n/a	\$0	\$0	\$625,380	\$625,380	YES	YES	Complete	3/7/2025
Replace 2 Chillers and Install VFD's on Chill Water Pumps	3	State DM	2023/25	n/a	\$1,000,000	\$0	\$121,942	\$1,121,942	YES	YES	Complete	11/18/2024
Roof Restorations TPP 11, DH 6, AP 3, MLH 4 - Four Buildings with One Contiguous Roof	1	State DM/Local CIF	2023/25	n/a	\$2,856,222	\$0	\$401,543	\$3,257,765	YES	YES	Complete	6/30/2025
Renovate Central Utility Plant & Infrastructure - Main Campus	1-6	State ARP PECO	2023/25	n/a	\$5,266,404	\$0	\$17,864	\$5,284,268	YES	YES	Complete	6/30/2025

FLORIDA COLLEGE SYSTEM  
CIP 1  
CURRENT STATUS OF FUNDED & BUDGETED PROJECTS FOR  
YEAR 2025-26

CIP 1

COLLEGE:	Tallahassee State College
DATE:	6/17/2025

PROJECT TITLE (Include Site)	SITE No.	FUNDING SOURCE(s)	YEAR(S) FUNDED	GROSS SQUARE FEET (GSF)	PRIOR APPROPRIATED STATE FUNDS*	ADDITIONAL APPROPRIATED STATE FUNDS REQUIRED*	AMOUNT OF OTHER FUNDS	TOTAL PROJECT COSTS	ON APPROVED SURVEY?**	ON APPROVED PPL?***	CURRENT STATUS (Select One from List)	ESTIMATED OR ACTUAL COMPLETION DATE
TCA Bldg#08 - Renovations/Improvements	1	Local/CIF	2024/25	n/a	\$0	\$0	\$1,400,000	\$1,400,000	YES	YES	Construction	6/30/2026
AC Bldg#08 Voice Evacuation System	1	Local/CIF	2024/25	n/a	\$0	\$0	\$79,774	\$79,774	YES	YES	Complete	7/17/2024
Dental Sim Lab in AP Building#03	1	Local/CIF	2024/25	1,765	\$0	\$0	\$2,171,028	\$2,171,028	YES	YES	Complete	8/2/2024
Emergency Disaster - Tornados - 05/10/24	1	Local/CIF	2024/25	n/a	\$0	\$0	\$373,834	\$373,834	YES	N/A	Complete	9/11/2024
FPSI Stormwater Drainage	3	Local/CIF	2024/25	n/a	\$0	\$0	\$250,000	\$250,000	YES	YES	Construction	6/30/2026
Library Improvements - Maker Space (CapGrant)	1	Local/Grant	2024/25	14,000	\$0	\$0	\$3,200,000	\$3,200,000	YES	YES	Construction	12/31/2025
Main Campus Solar Panel Canopies	1	Local/CIF	2024/25	n/a	\$0	\$0	\$1,707,609	\$1,707,609	YES	YES	Construction	12/31/2025
TCC Main Campus Site Improvements Bldgs# 20, 23 & 34 Complex (Ballfields & Stormwater Improvements)	1	Local/Grant	2024/25	n/a	\$0	\$0	\$1,639,812	\$1,639,812	YES	NO	Complete	5/22/2025
TCC Main Campus Site Improvements Building#15 (LS Locker Room)	1	Local/Grant	2024/25	5,390	\$0	\$0	\$1,690,455	\$1,690,455	YES	NO	Complete	10/24/2024
Southern Pipe (GOR #46) Structural Repairs	1	Local/Grant	2025/26	n/a	\$0	\$0	\$100,000	\$100,000	YES	YES	Construction	6/30/2026
Building 56 Ground Excavation	1	Local/Grant	2025/26	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2026
North Florida Innovation Labs, Lab Equipment and Furnishing	1	General Revenue	2023/25	n/a	\$750,000	\$0	\$0	\$750,000	NO	N/A	Planning	6/30/2026
					\$48,539,867	\$446,272	\$29,446,603	\$77,682,742				

Add lines as necessary.

NOTES:

\* Please include any outstanding Facility Enhancement Challenge Grant Projects that remain eligible for future funding and indicate how any state match funds will be used as a note. (Identify by adding FECGP in parentheses at the end of project name.)

\*\* Projects using state funds and/or Capital Improvement Fees must be survey recommended (except for maintenance & repair projects).

\*\*\* Projects using CO&DS funds must also be included on the constitutionally-required Project Priority List (PPL).

FLORIDA COLLEGE SYSTEM  
CIP 2 SUMMARY  
CAPITAL IMPROVEMENT PLAN AND LEGISLATIVE BUDGET REQUEST  
2026-27 through 2028-29

CIP 2

COLLEGE: Tallahassee State College

MAINTENANCE, REPAIR & RENOVATION PROJECTS

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2026-27	2027-28	2028-29	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
1	2024	Maint/Repair	Emergency Diesel Generator Modernization	1, 3 & 5	\$2,775,000	\$1,410,000	\$0	\$4,185,000	\$0	\$0	\$4,185,000	YES
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	

\*Total Project Cost includes funding from all sources  
TOTAL MAINTENANCE, REPAIR & RENOVATION PROJECTS \$ 2,775,000 \$ 1,410,000 \$ - \$ 4,185,000

REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2026-27	2027-28	2028-29	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
2	2010	Remodel	Remodel Building 11 Classrooms into STEM Labs - Site 1 Main	1	\$11,196,308	\$658,693	\$878,166	\$12,733,167	\$0	\$375,000	\$13,108,167	YES
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	

\*Total Project Cost includes funding from all sources  
TOTAL REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS \$ 11,196,308 \$ 658,693 \$ 878,166 \$ 12,733,167

GRAND TOTAL OF ALL PROJECTS \$ 13,971,308 \$ 2,068,693 \$ 878,166 \$ 16,918,167