

June 15, 2026

**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) 2027-28 Through 2029-2030

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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 annual 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 and Spot Survey 3.2 for TSC were previously approved at the June 16, 2025 and August 18, 2025 BOT Meetings respectively. Included for Board approval are forms CIP-1, status of all currently funded and budgeted projects and CIP-2, summary of new projects.

**Funding/ Financial Implications**

Funding for projects listed on the CIP-2 is provided as part of the annual PECO appropriation made by the Florida Legislature.

**Past Actions by the Board**

The District Board of Trustees approved the 2026-27 through 2028-29 CIP on June 16, 2025.

**Recommended Action**

Approve the 2027-28 through 2029-30 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 2026-27**

CIP 1

**COLLEGE:** Tallahassee State College  
**DATE:** 6/15/2026

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
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 Renovation SMA 140	1	Local/CIF	2020/27	n/a	\$0	\$0	\$100,000	\$100,000	YES	YES	Construction	6/30/2027
AED Repair & Replacement	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$10,000	\$10,000	YES	YES	Construction	6/30/2027
Asphalt Repairs and Markings	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$50,000	\$50,000	YES	YES	Construction	6/30/2027
C - Cure Locks/Doors/Cameras & Physical Security (NIST 800-171)	1-6	Local/CIF/	2020/27	n/a	\$0	\$0	\$250,000	\$250,000	YES	YES	Construction	6/30/2027
Concrete, Brick, Sidewalks and Trip Hazard Repairs	1	Local/CIF	2020/27	n/a	\$0	\$0	\$50,000	\$50,000	YES	YES	Construction	6/30/2027
CPTED Tree and Shrub Trimming	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$25,000	\$25,000	YES	YES	Construction	6/30/2027
Door & Access Canopies and Walkway Coverings	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2027
E.F.I.S	1-5	Local/CIF	2020/27	n/a	\$0	\$0	\$25,000	\$25,000	YES	YES	Construction	6/30/2027
Elevators	1-5	Local/CIF	2020/27	n/a	\$0	\$0	\$80,000	\$80,000	YES	YES	Construction	6/30/2027
Emergency Diesel Generator Service / Replacement / Upgrades	1,2,3,5 & 6	Local/CIF	2020/27	n/a	\$0	\$0	\$75,000	\$75,000	YES	YES	Construction	6/30/2027
Electrical Upgrades	1	Local/CIF	2020/27	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2027
Fire Alarm/Panel Upgrades	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2027
Fire and Life Safety (Emergency Lighting, Extinguishers, Hazardous Waste)	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$50,000	\$50,000	YES	YES	Construction	6/30/2027
Flooring	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$50,000	\$50,000	YES	YES	Construction	6/30/2027
Furniture Upgrades	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$50,000	\$50,000	YES	YES	Construction	6/30/2027
HVAC/BAS Materials, Equipment, Contracts & Services	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$300,000	\$300,000	YES	YES	Construction	6/30/2027
Lightning Protection	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$35,000	\$35,000	YES	YES	Construction	6/30/2027
Light Pole Replacements	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$35,000	\$35,000	YES	YES	Construction	6/30/2027
Painting (Interior & Exterior)	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$25,000	\$25,000	YES	YES	Construction	6/30/2027
Roofing	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$100,000	\$100,000	YES	YES	Construction	6/30/2027
Steel Buildings/Gutters (SBG)	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$25,000	\$25,000	YES	YES	Construction	6/30/2027

**FLORIDA COLLEGE SYSTEM  
CIP 1  
CURRENT STATUS OF FUNDED & BUDGETED PROJECTS FOR  
YEAR 2026-27**

CIP 1

**COLLEGE:** Tallahassee State College  
**DATE:** 6/15/2026

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
Stormwater Drainage	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$100,000	\$100,000	YES	YES	Construction	6/30/2027
Underground Water Leaks, Inspections and Repairs (Domestic)	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$65,000	\$65,000	YES	YES	Construction	6/30/2027
Water Treatment Services and Inspections	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$95,000	\$95,000	YES	YES	Construction	6/30/2027
Window Repairs/Replacements	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$15,000	\$15,000	YES	YES	Construction	6/30/2027
Workday ERP	1-6	Local/CIF	2020/27	n/a	\$0	\$0	\$950,000	\$950,000	YES	YES	Construction	6/30/2027
Main Campus, FPSI & Ghazvini IAQ	1, 3, 4 & 5	CO&DS	2020/27	n/a	\$0	\$0	\$35,000	\$35,000	YES	YES	Construction	6/30/2027
15KV Electrical Infrastructure	1	State DM/Local CIF	2023/25	n/a	\$3,300,000	\$0	\$819,563	\$4,119,563	YES	YES	Complete	6/30/2026
AMTC Bldg 43 Roof Restoration	1	Local/CIF	2023/25	n/a	\$0	\$0	\$1,000,000	\$1,000,000	YES	YES	Planning	6/30/2027
CFI Exterior Envelope (Walls & Windows)	4	State DM	2023/25	n/a	\$3,450,000	\$0	\$770,465	\$4,220,465	YES	YES	Construction	6/30/2027
CFI Exterior Staircases	4	State DM	2023/25	n/a	\$950,000	\$0	\$494,308	\$1,444,308	YES	YES	Construction	6/30/2027
TCA Bldg#08 - Renovations/Improvements	1	Local/CIF	2024/25	n/a	\$0	\$0	\$1,400,000	\$1,400,000	YES	YES	Complete	8/1/2025
FPSI Stormwater Drainage	3	Local/CIF	2024/25	n/a	\$0	\$0	\$250,000	\$250,000	YES	YES	Construction	6/30/2027
Library Improvements - Maker Space (CapGrant)	1	Local/Grant	2024/25	14,000	\$0	\$0	\$3,200,000	\$3,200,000	YES	YES	Complete	2/13/2026
Main Campus Solar Panel Canopies	1	Local/CIF	2024/25	n/a	\$0	\$0	\$1,707,609	\$1,707,609	YES	YES	Complete	8/7/2025
Southern Pipe (GOR #46) Structural Repairs	1	Local/Grant	2025/26	n/a	\$0	\$0	\$118,956	\$118,956	YES	YES	Complete	1/13/2026
Building 56 Ground Excavation	1	Local/Grant	2025/26	n/a	\$0	\$0	\$18,722	\$18,722	YES	YES	Complete	8/18/2025
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	6/30/2027
Centre Buiding Ground Floor Renovation	6	Local	2026/27	N/A	\$0	\$0	\$281,930	\$281,930	YES	YES	Planning	6/30/2027
Construct New Gadsden Service Center Building No. 4 / S225 Gadsden County Expansion	2	PECO/S225	2025/27	12,000	\$6,822,500	\$3,677,500	\$100,000	\$10,600,000	YES	YES	Planning	6/30/2029
					<b>\$45,487,741</b>	<b>\$4,123,772</b>	<b>\$13,397,824</b>	<b>\$63,009,337</b>				

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  
2027-28 through 2029-30**

CIP 2

**COLLEGE:** Tallahassee State College

**MAINTENANCE, REPAIR & RENOVATION PROJECTS**

INITIAL PRIORITY #	REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2027-28	2028-29	2029-30	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**

INITIAL PRIORITY #	REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2027-28	2028-29	2029-30	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
3	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
2	2025	New Const	Construct New Gadsden Service Center Building No. 4 / S225 Gadsden County Expansion	2	\$3,677,500	\$0	\$0	\$3,677,500	\$6,822,500	\$100,000	\$10,600,000	YES
								\$0			\$0	
								\$0			\$0	

\*Total Project Cost includes funding from all sources

**TOTAL REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS \$ 14,873,808 \$ 658,693 \$ 878,166 \$ 16,410,667**

**GRAND TOTAL OF ALL PROJECTS \$ 17,648,808 \$ 2,068,693 \$ 878,166 \$ 20,595,667**