

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

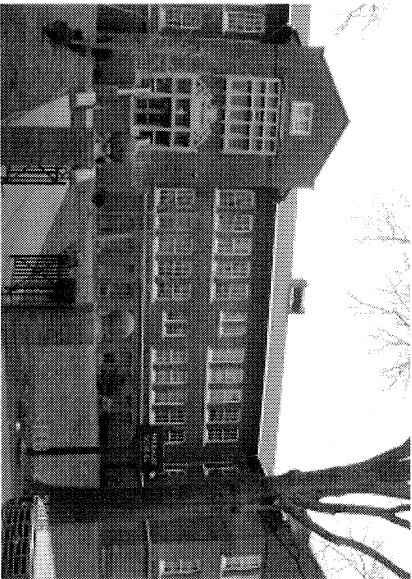
State

MO

Building Id : 1,144

Building Name : FARRAGUT ELEMENTAI

Year Built	1906
Year Renovated	
GSF	65479
CRV	\$7857480.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$2,360,015.67
Capital Renewal	\$51,900.00
Capital Improvement	\$2,169,099.10
New Construction	
Facility Condition Index	0.58
FC/QI	0.58

Findings

Overall Condition :

Functional Suitability :

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

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63101

Date 6/22/2006

Building Name : FARRAGUT ELEMENTARY

Building ID : 1,144

Year Built : 1906

Year Renovated :

Gross Square Feet : 65,479

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,857,480

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Repair/Replace _DM	Repair, Replace Outdoor Fixture, Surface-Mounted, Fluorescent. Poor lighting.	1	15	EACH	\$6,333				
Interior Finishes	Repair/Replace _DM	Hardwood Floor Veneer	1	214	S.F.	\$1,348				
Site Improvements	Repair/Replace _DM	Replace missing Rail Fence in front of the building. South side.	1	200	L.F.	\$7,000				
Site Improvements	Repair/Replace _DM	Prime and paint wrought iron fencing around the school.	1	4,000	S.F.	\$10,000				
Electrical	Repair/Replace _DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	1	15	EACH	\$3,396				
Fire Protection	Improvement/ Functionality _CI	Emergency Egress Light (with circuitry)	1	12	EACH	\$6,086				

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Building Name : FARRAGUT ELEMENTARY

Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods w/Padding in the music room in the lower level	2	1,000	S.F.	\$3,550				
Interior Construction	Repair/Replace _ DM	Steel Double Door, Frame and Hardware, Oversized in the lower floor music room access	2	1	EACH	\$1,050				
Exterior Enclosure	Repair/Replace _ DM	Repair and replace the damage exterior windows. per HVAC capital decision matrix	2	200	EACH	\$149,600				
HVAC	Improvement/ Functionality _ CI	Install AC system	2	1	JOB	\$1,885,233				
Roofing	Repair/Replace _ DM	Remove and dispose existing shingles repair areas of deteriorated wood deck Install new architectural shingles per TREMCO report. Additional work for soffit repair or replacment	2	1	LOT	\$100,000				
HVAC	Repair/Replace _ DM	Replace heating system	2	1	JOB	\$785,748				
Electrical	Repair/Replace _ DM	Rplace HVAC electrical system	2	1	JOB	\$314,299				
Foundations	Repair/Replace _ DM	Structural modifications for HVAC mods	2	1	JOB	\$157,149				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate	3	10	EACH	\$8,550				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4' in the boys bathroom in lower level	3	900	S.F.	\$3,276				

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Building Name : FARRAGUT ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp) Boys bathroom lower level	3	7	EACH	\$1,682				
Plumbing	Repair/Replace _ DM	Bathroom, 9 Fixtures, 3 Wall Plumbing in the boys bathroom lower level	3	3	EACH	\$30,645				
Interior Finishes	Improvement/ Functionality _ CI	Plaster Molding, Decorative on the north side vestibule entrance	3	200	S.F.	\$4,580				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate in the Girls bathroom in the lower level	3	17	EACH	\$14,535				
Plumbing	Repair/Replace _ DM	Bathroom, 9 Fixtures, 3 Wall Plumbing in the Girls bathroom in lower level	3	2	EACH	\$20,430				
Exterior Enclosure	Improvement/ Functionality _ CI	Replace Exterior Steel Double Door, Frame and Hardware.	3	6	EACH	\$21,390				
Exterior Enclosure	Improvement/ Functionality _ CI	Replace Exterior Steel Single Door, Frame and Hardware.	3	2	EACH	\$1,200				
Roofing	Cyclical _ CR	Replace roof, tremco report	3	1	JOB	\$51,900				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	65,479	S.F.	\$229,177				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	65,479	S.F.	\$392,874				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	4	6	EACH	\$14,892				

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Building Name : FARRAGUT ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Replace Switchboard, 120/208V, 400 Amp in Custodian office.	5	1	EACH	\$6,390				
Electrical	Improvement/ Functionality _ CI	Replace Electrical Panel, 120/208V, 200 Amp. throughout the building.	5	6	EACH	\$37,662				
Interior Finishes	Improvement/ Functionality _ CI	Hardwood Floor including resurface and finish on the 1 and the 2nd floor	5	32,000	S.F.	\$201,600				
Site Improvements	Repair/Replace _ DM	Repair, pave and seal Coat school yard.	5	64,000	S.F.	\$109,440				

Building Project Total : \$4,581,015**Building DM Total** \$2,360,016**Building CR Total :** \$51,900**Building CI Total :** \$2,169,099**Percent Of Building Value (FCI) :** 30.04 %

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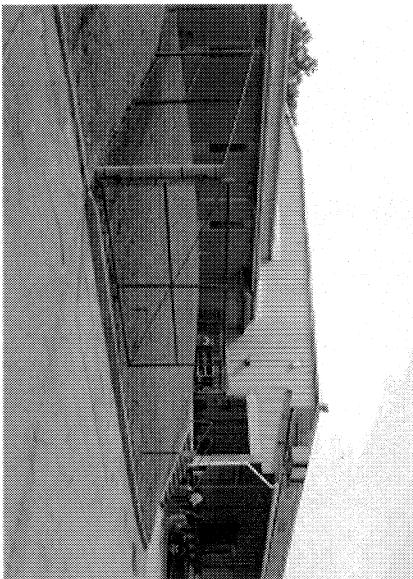
Date 6/21/2006

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Building Id : 2,123

Building Name : FOOD SERVICE BUILDIN



Year Built	1972
Year Renovated	
GSF	32790
CRV	\$1880910.0000
Building Usage	SPECIAL-USE
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$35,805.00
Capital Renewal	\$342,250.00
Capital Improvement	\$102,696.00
New Construction	
Facility Condition Index	0.26
FC/QI	0.26

Findings

Overall Condition :

Functional Suitability :

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Date ~~6~~/22/2006**Building Name : FOOD SERVICE BUILDING**

Building ID : 2,123

Year Built : 1972

Year Renovated :

Gross Square Feet : 32,790

Building Type : 500 - SPECIAL-USE FACILITIES

Current Replace Value : \$1,880,910

Comments : ONE STORY BUILDING, FOOD PROCESSING SERVICES

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Repair/Replace _ DM	Repair roof	1	1	JOB	\$9,000				
Plumbing	Repair/Replace _ DM	Bathroom, 9 Fixtures, 3 Wall Plumbing upgrade all bathrooms	3	2	EACH	\$20,430				
Fire Protection	Code Compliance _ CI	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	3	32,790	S.F.B.	\$78,696				
Electrical	Cyclical _ CR	Switchboard, 120/208V, 1200 Amp (high end)	3	1	EACH	\$32,000				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	3	2	EACH	\$2,492				
Site Improvements	Improvement/ Functionality _ CI	Parking Lot, Asphalt, 2" Thick Repave	3	2,000	S.Y.	\$24,000				

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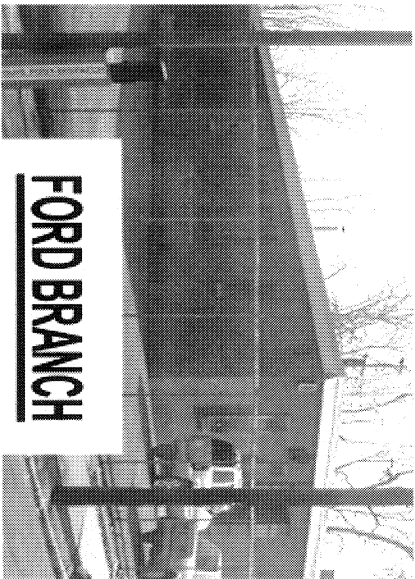
Building Name : FOOD SERVICE BUILDING

Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 400 Amp in food prep area	3	3	EACH	\$7,758				
Roofing	Cyclical _ CR	Repair/replace Roof	4	1	JOB	\$300,000				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods in all office area thru out building	5	2,500	S.F.	\$6,375				

Building Project Total : \$480,751**Building DM Total \$35,805****Building CR Total : \$342,250****Building CI Total : \$102,696****Percent Of Building Value (FCI) : 1.90 %**

Building Id : 1,146

Building Name : FORD BRANCH



Year Built	1958
Year Renovated	
GSF	11800
CRV	\$1416000.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$77,572.00
Capital Renewal	\$167,995.00
Capital Improvement	\$3,750.00
New Construction	
Facility Condition Index	0.18
FC/QI	0.18

Findings

Overall Condition :

Functional Suitability :

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Building Name : FORD BRANCH

Building ID : 1,146

Year Built : 1958

Year Renovated :

Gross Square Feet : 11,800

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$1,416,000

Comments :

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Cyclical _ CR	Single Ply Roof, Fully Adhered	1	11,800	S.F.	\$24,780				
HVAC	Cyclical _ CR	Single Zone Forced Air Furnace System	1	11,800	SF/BLDG	\$130,390				
Exterior Enclosure	Code Compliance _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	6	EACH	\$3,750				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4', replace from water damage	1	5,000	S.F.	\$18,200				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate. 6 in girls rr and 3 in boys rr.	2	9	EACH	\$7,695				
Exterior Enclosure	Repair/Replace _ DM	Paint exterior window frames and security screens	3	2,880	S.F.	\$1,872				

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Building Name : FORD BRANCH

Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	11,800	S.F.	\$53,100				
Site Improvements	Cyclical _ CR	Seal Coating, parking areas	4	3,000	S.Y.	\$5,130				
Site Improvements	Repair/Replace _ DM	Chain Link Fence, paint	5	440	L.F.	\$4,400				

Building Project Total : \$249,317

Building DM Total \$77,572

Building CR Total : \$167,995

Building CI Total : \$3,750

Percent Of Building Value (FCI) : 5.48 %

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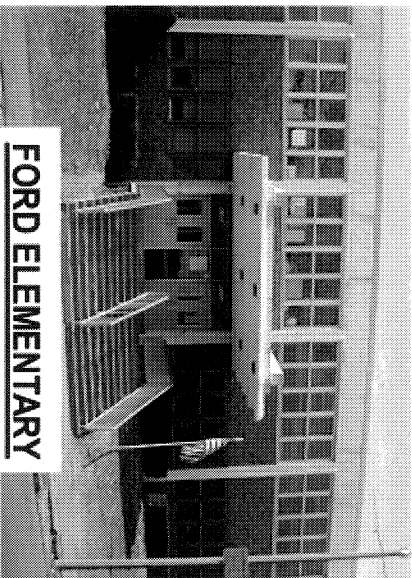
State

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Building Id : 1,145

Building Name : FORD ELEMENTARY

Year Built	1958
Year Renovated	
GSF	65880
CRV	\$7905600.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$406,860.00
Capital Renewal	\$130,191.50
Capital Improvement	\$14,946.28
New Construction	
Facility Condition Index	0.07
FC/QI	0.07

Findings

Overall Condition :

Functional Suitability :

Facility Capital Action Plan (FCAP)

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Building Name : FORD ELEMENTARY

Building ID : 1,145

Year Built : 1958

Year Renovated :

Gross Square Feet : 65,880

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,905,600

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Improvements	Cyclical _ CR	Steps, Concrete, Broom Finish, from parking lot and recreation area	1	300	S.F.	\$9,300				
Site Improvements	Code Compliance _ CI	Edgeing around outside jungle gym area	1	160	L.F.	\$1,360				
Exterior Enclosure	Code Compliance _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	12	EACH	\$7,500				
Furnishings	Cyclical _ CR	Window Shades, 20 percent of School	1	75	EACH	\$3,600				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircases	1	12	EACH	\$6,086				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate in boys and girls rr's and womens	1	34	EACH	\$29,070				

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Building Name : FORD ELEMENTARY

Interior Finishes	Cyclical _ CR	Painting, Interior on Plaster and Drywall, Primer and 1 Coat, all hallways and common areas	1	25,000	S.F.	\$13,750				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp in boiler room, storage room 2nd floor, storage room 1st floor, cafeteria, and gym.	2	4	EACH	\$6,168				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), boiler room and storage room 1st and 2nd floors	2	3	EACH	\$3,738				
Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, 50 - 100 Gallons	2	1	EACH	\$2,320				
Site Improvements	Cyclical _ CR	Seal Coating, all blacktop areas	3	8,200	S.Y.	\$14,022				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	65,880	S.F.	\$296,460				
Interior Finishes	Cyclical _ CR	Acoustical Ceiling Tile, Suspended Grid, 2'x2', replace all hallways ceiling and remove old	4	7,200	S.F.	\$24,696				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x2', all hallways with new ceiling	4	75	EACH	\$18,020				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods	5	2,160	S.F.	\$5,508				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, replace tile floors all areas	5	60,000	S.F.	\$110,400				

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Building Name : FORD ELEMENTARY

Building Project Total : \$551,998

Building DM Total \$406,860

Building CR Total : \$130,192

Building CI Total : \$14,946

Percent Of Building Value (FCI) : 5.15 %

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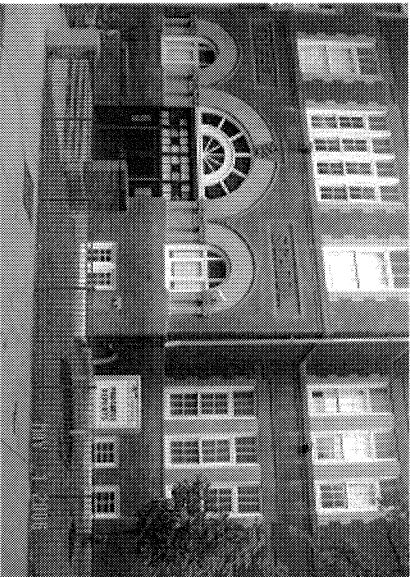
State

MO

Building Id : 1,115

Building Name : FROEBEL ELEMENTARY

Year Built	1895
Year Renovated	1998
GSF	70481
CRV	\$8457720.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$791,250.50
Capital Renewal	\$20,790.00
Capital Improvement	
New Construction	
Facility Condition Index	0.10
FC/QI	0.10

Findings

Overall Condition :

Functional Suitability :

Sodexho

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Date 6/22/2006

Building Name : FROEBEL ELEMENTARY

Building ID : 1,115

Year Built : 1895

Year Renovated : 1998

Gross Square Feet : 70,481

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,457,720

Comments : Complete renovation 1998

FC/QI : 0.05

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	1	70,481	S.F.	\$422,886				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	70,481	S.F.	\$317,165				
Furnishings	Repair/Replace _ DM	Replace all damage and missing Window Shades	3	60	EACH	\$2,880				
Site Improvements	Cyclical _ CR	Seal Coating	3	5,000	S.Y.	\$8,550				
Interior Finishes	Repair/Replace _ DM	Replace all defect Vinyl Composition Tiles, 1st, 2nd, 3rd floor	4	23,000	S.F.	\$42,320				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	4	3,200	S.F.	\$8,160				

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Building Name : FROEBEL ELEMENTARY

Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the main office	4	1,600	S.F.	\$4,080				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	4	600	L.F.	\$6,000				

Building Project Total : \$812,041

Building DM Total \$791,251

Building CR Total : \$20,790

Building CI Total : \$0

Percent Of Building Value (FCI) : 9.36 %

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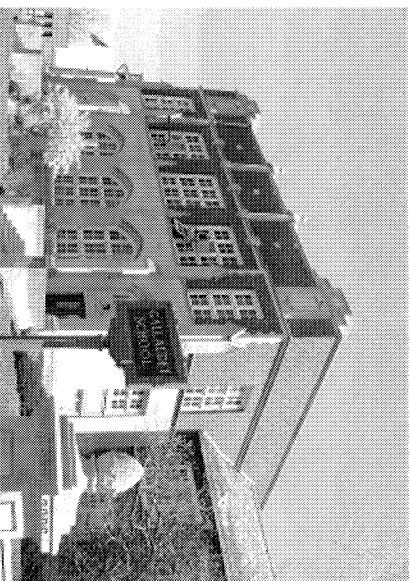
State

MO

Building Id : 1,116

Building Name : GALLAUDET

Year Built	1925
Year Renovated	
GSF	36001
CRV	\$4320120.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$449,684.00
Capital Renewal	\$624,118.96
Capital Improvement	\$1,036,829.00
New Construction	
Facility Condition Index	0.49
FC/QI	0.49

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : GALLAUDET ELEMENTARY

Building ID : 1,116

Year Built : 1925

Year Renovated :

Gross Square Feet : 36,001

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,320,120

Comments :

FC/QI : 0.01

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Cyclical _ CR	Repair the damage tuck points around the building	1	3,000	S.F	\$27,000				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the girls bathroom 2nd floor	1	2	EACH	\$4,260				
Roofing	Cyclical _ CR	Replace missing and broken slate, PER TREMCO report	1	1	EACH	\$3,500				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, thru the whole building	2	3,000	S.F.	\$21,450				
Site Improvements	Repair/Replace _ DM	Steps, Treated Wood, 4-6' Wide, w/Landing, front entrance steps	2	14	STEPS	\$1,232				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the Teacher lounge bathroom	3	1	EACH	\$2,130				

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Building Name : GALLAUDET ELEMENTARY

Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the teacher lounge	3	900	S.F.	\$2,295				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closet	3	2	EACH	\$1,539				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom 2nd floor	3	1	EACH	\$6,281				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	3	1,800	S.F.	\$4,590				
HVAC	Cyclical _ CR	Replace and Update the existing heating system and equipment	3	1	EACH	\$432,012				
HVAC	Improvement/ Functionality _ CI	Install a new central air equipments and system	3	1	EACH	\$1,036,829				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	3	3,333	S.Y.	\$39,996				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5',	3	110	EACH	\$105,820				
Furnishings	Cyclical _ CR	Window Shades,	3	110	EACH	\$5,280				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	6	EACH	\$14,892				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the girls bathroom 1st floor	4	1	EACH	\$5,325				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in thge principle office.	4	900	S.F.	\$2,295				

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Building Name : GALLAUDET ELEMENTARY

Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	38,000	S.F.	\$171,000				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	36,001	S.F.	\$216,006				
Site Improvements	Cyclical _ CR	Chain Link Fence	5	300	L.F.	\$3,000				
Site Improvements	Cyclical _ CR	Repair and replace missing iron fence sections	5	100	L.F.	\$1,500				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware	5	4	EACH	\$2,400				

Building Project Total : \$2,110,632**Building DM Total** \$449,684**Building CR Total :** \$624,119**Building CI Total :** \$1,036,829**Percent Of Building Value (FCI) :** 10.41 %

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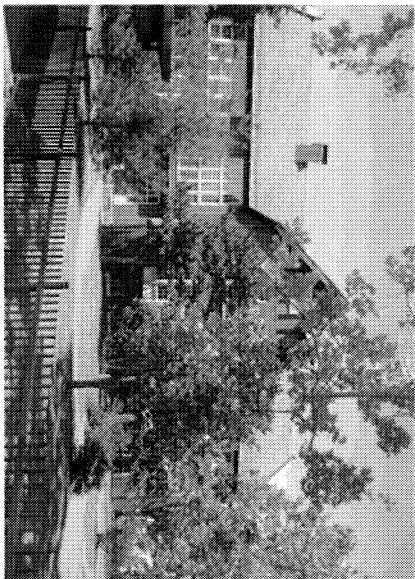
State

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Building Id : 1,191

Building Name : GARDENVILLE

Year Built	1907
Year Renovated	
GSF	58900
CRV	\$7657000.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,958,986.84
Capital Renewal	
Capital Improvement	\$2,221,144.00
New Construction	
Facility Condition Index	0.55
FC/QI	0.55

Findings

Overall Condition :

Functional Suitability :

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Date ~~6~~/22/2006**Building Name : GARDENVILLE ELEMENTARY**

Building ID : 1,191

Year Built : 1907

Year Renovated :

Gross Square Feet : 58,900

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,657,000

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x4' (2 lamp), entire building	2	120	EACH	\$28,831				
Conveying	Code Compliance _ CI	Hydraulic Passenger Elevator, 1,500 - 3,000 lb. (200 FPM, 6 Stops)	2	1	EACH	\$65,000				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	2	48,000	S.F.	\$31,200				
Site Improvements	Repair/Replace _ DM	Replace and install iron sections	2	600	L.F.	\$9,000				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, custodial sinks	3	4	EACH	\$3,078				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	3	13,000	S.Y.	\$156,000				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware	3	3	EACH	\$10,695				

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Building Name : GARDENVILLE ELEMENTARY

Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move, 1st 2nd,floors	3	24,000	S.F.	\$60,000				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, men bathroom 2nd floor	3	1	EACH	\$4,250				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, 1st floor	3	1,500	S.F.	\$3,825				
Interior Finishes	Improvement/ Functionality _ CI	Vinyl Composition Tile, ground level	3	12,000	S.F.	\$22,080				
Furnishings	Repair/Replace _ DM	Window Shades	3	120	EACH	\$5,760				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	3	1	EACH	\$5,325				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', 1st,2nd,3rd floor	3	36,000	S.F.	\$131,040				
Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	12	EACH	\$2,717				
Interior Construction	Improvement/ Functionality _ CI	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets.	3	1,200	S.F.	\$162,000				
HVAC	Repair/Replace _ DM	Replace and install new boiler and equipment	3	1	JOB	\$1,000,000				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	4	8	EACH	\$19,856				

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Building Name : GARDENVILLE ELEMENTARY

Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	58,900	S.F.	\$265,050				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	58,900	S.F.	\$353,400				
HVAC	Improvement/ Functionality _ CI	Install new central air equipment and system	5	1	JOB	\$1,841,024				

Building Project Total : \$4,180,131

Building DM Total \$1,958,987

Building CR Total : \$0

Building CI Total : \$2,221,144

Percent Of Building Value (FCI) : 25.58 %

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Facility Capital Action Plan (FCAP)

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Building Id : 1,117

Building Name : GARFIELD ELEMENTAR

Year Built	1937
Year Renovated	
GSF	37178
CRV	\$3891400.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$288,090.00
Capital Renewal	\$1,626,922.92
Capital Improvement	\$1,197,045.80
New Construction	
Facility Condition Index	0.80
FC/QI	0.80

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : GARFIELD ELEMENTARY

Building ID : 1,117

Year Built : 1937

Year Renovated :

Gross Square Feet : 37,178

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$3,891,400

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Repair/Replace _ DM	Brick Wall, solid, double Width, Specialty Brick, at the outside entrance	1	900	S.F.	\$18,252				
Site Improvements	Cyclical _ CR	Steps, Concrete, Stone Paving , at the main entrance	1	400	S.F.	\$16,000				
Exterior Enclosure	Cyclical _ CR	Brick Face Cavity Wall, Specialty Brick, Insulated Backup,	1	250	S.F.	\$5,125				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, at the entrance landing	1	1,200	S.F.	\$7,200				
Fire Protection	Code Compliance _ CI	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	2	42,000	S.F.B.	\$100,800				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp 3rd floor hallway	2	1	EACH	\$1,542				

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Date 6/22/2006

Building Name : GARFIELD ELEMENTARY

Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) in the teacher lounge 3rd floor	2	1	EACH	\$1,246				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp 2nd floor hallway	2	1	EACH	\$1,542				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	42,188	S.F.	\$189,846				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the teacher bathroom 2nd floor	3	1	EACH	\$2,130				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library and in the principle office	3	5,000	S.F.	\$12,750				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the principle office	3	1	EACH	\$2,130				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware, for the main entrance	3	3	EACH	\$10,695				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the boys bathroom 1st floor	3	2	EACH	\$20,430				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom 1st floor	3	10	EACH	\$2,403				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp, 1st floor hallway	3	1	EACH	\$1,542				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	3	8	EACH	\$19,856				

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Date 6/22/2006

Building Name : GARFIELD ELEMENTARY

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the men bathroom 2nd floor	3	400	S.F.	\$1,372				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the men bathroom 2nd floor for the new ceiling	3	8	EACH	\$1,922				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, women bathroom 3rd floor	3	1	EACH	\$6,281				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', women bathroom 3rd floor	3	400	S.F.	\$1,372				
HVAC	Cyclical _ CR	Update and replace the existing heating equipment	3	1	EACH	\$1,000,000				
HVAC	Improvement/ Functionality _ CI	Install new central air sytem and equipment	3	1	EACH	\$1,077,376				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the girls bathroom 1st floor	3	2,000	S.F.	\$6,860				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the girls bathroom for the new ceiling	3	12	EACH	\$2,883				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware	3	4	EACH	\$2,400				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, on the 1st,2nd,3rd floor	3	25,000	S.F.	\$46,000				
Interior Finishes	Cyclical _ CR	Paneling, Wood, High Grade w/Built-Up Moldings, damage and cracking walls in room 200,202,201.	3	400	S.F.	\$4,960				

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City St. Louis
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Building Name : GARFIELD ELEMENTARY

Interior Finishes	Cyclical _ CR	Paneling, Wood, High Grade w/Built-Up Moldings, in room 301,300,303,304,302	4	400	S.F.	\$4,960				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5'	4	160	EACH	\$153,920				
Furnishings	Cyclical _ CR	Window Shades	4	160	EACH	\$7,680				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x2', women bathroom for the new drop ceiling	4	8	EACH	\$1,922				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closet	4	4	EACH	\$3,078				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, in the men bathroom 2nd floor	4	1	EACH	\$6,281				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, the girls bathroom 1st floor	4	2	EACH	\$20,430				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware	4	3	EACH	\$10,695				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom 1st floor	4	600	S.F.	\$2,058				
Site Improvements	Cyclical _ CR	Chain Link Fence	4	300	L.F.	\$3,000				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	5	6,666	S.Y.	\$79,992				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	42,188	S.F.	\$253,128				

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Date 6/22/2006

Building Name : GARFIELD ELEMENTARY

Building Project Total : \$3,112,059

Building DM Total \$288,090

Building CR Total : \$1,626,923

Building CI Total : \$1,197,046

Percent Of Building Value (FCI) : 7.40 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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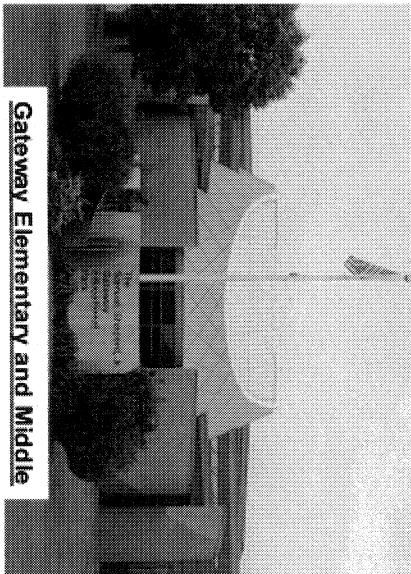
State

MO

Building Id : 1,173

Building Name : GATEWAY COMPLEX

Year Built	1995
Year Renovated	
GSF	244000
CRV	\$31720000.0000
Building Usage	ACADEMIC
Secondary Usage	



Gateway Elementary and Middle

Capital Plan Summary

Deferred Maintenance	\$60,650.06
Capital Renewal	\$31,110.00
Capital Improvement	\$74,060.00
New Construction	
Facility Condition Index	0.01
FC/QI	0.01

Findings

Overall Condition : Gateway Elementary and Gateway Middle and Michaels

Functional Suitability :

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/22/2006

Building Name : GATEWAY COMPLEX

Building ID : 1,173

Year Built : 1995

Year Renovated :

Gross Square Feet : 244,000

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$31,720,000

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Stairs	Repair/Replace _ DM	Stair Treads, Vinyl, 8' Wide, stage stairs at the GYM	1	28	EACH	\$1,971				
Furnishings	Code Compliance _ CI	Exhaust hood 7' long w/ fire protection system, over the oven in the kitchen	1	2	EACH	\$19,900				
Fire Protection	Code Compliance _ CI	Fire Suppression System, Dry Pipe, Under 2000 SF	1	2,000	SF/BLDG	\$9,160				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Masonry, Primer and 2 Coats, Bathrooms and hallways	3	12,000	S.F.	\$9,240				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, Main office and library, various offices	3	12,200	S.F.	\$31,110				
Site Improvements	Repair/Replace _ DM	Seal Coating, parking lots on 2 sides	3	26,666	S.Y.	\$45,599				

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Building Name : GATEWAY COMPLEX

Furnishings	Repair/Replace _ DM	Replace all damage Window Shades	4	80	EACH	\$3,840				
Site Improvements	Code Compliance _ CI	Replace playgrounds and the safety pads.	5	1	EACH	\$45,000				

Building Project Total : \$165,820

Building DM Total \$60,650

Building CR Total : \$31,110

Building CI Total : \$74,060

Percent Of Building Value (FCI) : 0.19 %

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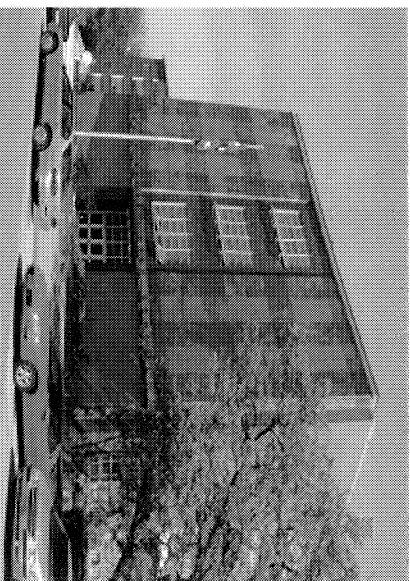
State

MO

Building Id : 1,181

Building Name : GATEWAY HIGH SCHOOL

Year Built	1956
Year Renovated	1992
GSF	453091
CRV	\$67963650.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$11,382,431.45
Capital Renewal	\$4,817,681.02
Capital Improvement	\$11,696,184.00
New Construction	
Facility Condition Index	0.41
FC/QI	0.41

Findings

Overall Condition : Addition of Pool and Gym field house 1960
renovation of school 1992

Functional Suitability :

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Date 6/22/2006

Building Name : GATEWAY HIGH SCHOOL

Building ID : 1,181
Year Built : 1956
Year Renovated : 1992
Gross Square Feet : 453,091
Building Type : 100 - ACADEMIC FACILITIES
Current Replace Value : \$67,963,650
Comments : Renovations 1960 and 1992
FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Improvements	Repair/Replace _ DM	Drainage south east front inner court yard along sidewalk to basement, repair	1	1	JOB	\$3,500				
Superstructure	Repair/Replace _ DM	Overhang main front entrance, pressure wash, paint and repair with 15 new lights	1	1	JOB	\$5,000				
Site Improvements	Repair/Replace _ DM	Remove vines on building and repair damage	1	1	JOB	\$3,000				
Interior Finishes	Repair/Replace _ DM	Ceiling Painting Auditorium	1	8,000	S.F.	\$21,200				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete custom stone design main front entrance, with steps repair	1	2,800	S.F.	\$24,360				
Roofing	Cyclical _ CR	Galvanized Metal Roof, Flat Lock, over both boiler rooms	1	1,200	S.F.	\$9,600				

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Date 6/22/2006

Building Name : GATEWAY HIGH SCHOOL

Site Improvements	Cyclical _ CR	Tennis court repaving and repairs to net poles, paint fence	1	1	JOB	\$6,000				
Roofing	Cyclical _ CR	Roof replacement per Tremco report	1	1	JOB	\$757,250				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, inner court yard walkway repairs	1	576	S.F.	\$5,011				
Stairs	Repair/Replace _ DM	Stair Treads, Vinyl, 6' and 8 Wide, gym fieldhouse all stairs and Gym balcony, includes landings	1	1	JOB	\$25,000				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	1	9	EACH	\$11,214				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp	1	4	EACH	\$6,168				
Foundations	Repair/Replace _ DM	Greenhouse repairs to cold frame, drainage included	2	1	JOB	\$10,000				
Site Improvements	Repair/Replace _ DM	Groundcover, Soil Preparation and Planting	3	10,000	S.F.	\$9,000				
Exterior Enclosure	Cyclical _ CR	Metal Window, Single Light, Single Pane, Small Opening, include glass block repairs	3	1,790	EACH	\$932,590				
Plumbing	Improvement/ Functionality _ CI	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. aviation classrooms r/r's	3	720	S.F.	\$97,200				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. 1st floor coed r/r's	3	128	S.F.	\$17,280				

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Building Name : GATEWAY HIGH SCHOOL

Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. 2nd floor r/r's	3	910	S.F.	\$122,850				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. 2nd floor r/r's	3	728	S.F.	\$98,280				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. Kitchen staff r/r's	3	192	S.F.	\$25,920				
Interior Finishes	Repair/Replace _ DM	Weight Room Rubber poured floor, girls and boys	3	4,000	S.F.	\$40,000				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. 1st floor r/r's	3	1,092	S.F.	\$125,580				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, repair sidewalks, stairs, and front driveway	3	37,000	S.F.	\$210,900				
Conveying	Cyclical _ CR	Upgrade Both Elevators	3	1	JOB	\$400,000				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. 4th floor restrooms	3	1,092	S.F.	\$147,420				
Furnishings	Repair/Replace _ DM	Repair, paint as needed all school Lockers located in Hallways	3	1,800	EACH	\$36,000				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats. Patch and Paint Hallways	3	48,000	S.F.	\$31,200				

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Date 6/22/2006

Building Name : GATEWAY HIGH SCHOOL

Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, Gym fieldhouse hallways	4	6,600	S.F.	\$12,144				
Plumbing	Repair/Replace _ DM	Slop Sinks, Aviation classroom's	4	5	EACH	\$8,000				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x2', with lighting animal classroom	4	3,000	S.F.	\$19,500				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack, complete exterior includes inner courtyards	4	36	EACH	\$29,700				
Site Improvements	Repair/Replace _ DM	Roadways, Asphalt, 2" Thick	4	11,111	S.Y.	\$133,332				
HVAC	Improvement/ Functionality _ CI	New A.C. for building, per bond report	4	1	JOB	\$11,298,984				
HVAC	Repair/Replace _ DM	Heating system upgrade per bond report	4	1	JOB	\$4,707,910				
Foundations	Repair/Replace _ DM	Basement upgrades for new HVAC bond project	4	1	JOB	\$942,282				
Electrical	Repair/Replace _ DM	Electric Upgrades for new HVAC project bond	4	1	JOB	\$1,884,564				
Site Improvements	Repair/Replace _ DM	Concrete Block Seat Wall w/Cap Stone	4	65	L.F.	\$1,950				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, GYM and Aud stage	4	14,000	S.F.	\$35,000				
HVAC	Cyclical _ CR	Window A/C Unit	5	10	EACH	\$12,000				

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Date 6/22/2006

Building Name : GATEWAY HIGH SCHOOL

Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring. Includes light fixture replacement	5	453,000	S.F.	\$2,151,750				
Furnishings	Cyclical _ CR	Bleachers replace with motor units Gym, both levels	5	1	JOB	\$115,000				
HVAC	Cyclical _ CR	Boiler, Cast Iron, Gas Fired, Steam or Hot Water, 100-300M, pool heater and shower room w/ 4 super storage units	5	1	EACH	\$24,475				
Plumbing	Cyclical _ CR	Drinking Fountain, stone outside, inner courtyard	5	1	EACH	\$2,482				
Plumbing	Cyclical _ CR	Pool filters and pumps	5	1	JOB	\$70,000				
Furnishings	Repair/Replace _ DM	Pool resurfacing, repairs, upgrades	5	1	JOB	\$40,000				
HVAC	Improvement/ Functionality _ CI	Pool Pack, air ventlation system	5	1	UNIT	\$175,000				
HVAC	Improvement/ Functionality _ CI	Pool Pac to air condition the Pool area	5	1	UNIT	\$125,000				
Electrical	Cyclical _ CR	Pool lighting wall mounted units	5	12	EACH	\$18,020				
Interior Construction	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. parents as teachers office	5	144	S.F.	\$19,440				

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Date 6/22/2006

Building Name : GATEWAY HIGH SCHOOL

Furnishings	Repair/Replace _ DM	Lockers, Steel, Medium, aviation classroom	5	140	EACH	\$23,800				
Interior Finishes	Repair/Replace _ DM	Ceramic Tile Floor, boys and girls locker room in gym fieldhouse	5	1,920	S.F.	\$11,616				
Plumbing	Repair/Replace _ DM	Shower Fixture, both locker rooms gym fieldhouse	5	42	EACH	\$10,710				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. michael's basement r/r's	5	576	S.F.	\$77,760				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. Gym fieldhouse locker rooms girls and boys r/r's	5	960	S.F.	\$129,600				
Plumbing	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical. top and bottom floor Gym r/r's	5	1,344	S.F.	\$181,440				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, replace	5	50,000	S.F.	\$127,500				
Furnishings	Cyclical _ CR	Shades Replace all	5	1,790	EACH	\$85,920				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	5	16	EACH	\$39,712				
Electrical	Repair/Replace _ DM	Upgrade electrical distribution system	5	453,091	S.F.	\$2,152,182				

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Date 6/22/2006

Building Name : GATEWAY HIGH SCHOOL

Furnishings	Cyclical _ CR	Seating, Auditorium, Upholstered	5	120	EACH	\$48,000				
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Building Project Total : \$27,896,296

Building DM Total \$11,382,431

Building CR Total : \$4,817,681

Building CI Total : \$11,696,184

Percent Of Building Value (FCI) : 16.75 %

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Date 6/21/2006

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Building Id : 1,147

Building Name : GUNDLACH ELEMENTAL

Year Built	1931
Year Renovated	
GSF	69579
CRV	\$8349480.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,427,367.60
Capital Renewal	\$553,481.32
Capital Improvement	\$2,180,518.34
New Construction	
Facility Condition Index	0.50
FC/QI	0.50

Findings

Overall Condition :

Functional Suitability :

Sodexo

Facility Capital Action Plan (FCAP)

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Date 6/22/2006

Building Name : GUNDLACH ELEMENTARY

Building ID : 1,147

Year Built : 1931

Year Renovated :

Gross Square Feet : 69,579

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,349,480

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry)	1	6	EACH	\$3,043				
Exterior Enclosure	Improvement/ Functionality _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack, outside lighting	1	24	EACH	\$15,000				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, sidewalk repair replacement	1	3,500	S.F.	\$21,000				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, driveway	1	5,040	S.F.	\$30,240				
Site Improvements	Repair/Replace _ DM	Cast-in-Place Concrete Retaining Wall, 10"-12" Thick, repair cap	1	300	S.F.	\$5,400				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods w/Padding in office, library, and room 210	2	3,304	S.F.	\$11,729				

Sodexho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : GUNDLACH ELEMENTARY

Plumbing	Repair/Replace _ DM	Water Heater, Commercial, Gas, 50 - 100 Gallons	2	1	EACH	\$2,320				
HVAC	Repair/Replace _ DM	Upgrade heating system and equipment	2	1	JOB	\$1,001,938				
HVAC	Improvement/ Functionality _ CI	HVAC UPGRADE BOND '08'	3	1	JOB	\$2,003,875				
Exterior Enclosure	Improvement/ Functionality _ CI	Window, replacement bond '08'	3	1	JOB	\$158,600				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	75,000	S.F.	\$337,500				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	69,579	S.F.	\$417,474				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move	4	1,050	S.F.	\$2,625				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile	4	38,268	S.F.	\$70,413				
Exterior Enclosure	Repair/Replace _ DM	Wood Single Door, Frame and Hardware, front doors	4	2	EACH	\$1,400				
Furnishings	Repair/Replace _ DM	Window Shades, replace 50 percent of window shades	4	125	EACH	\$6,000				
Site Improvements	Repair/Replace _ DM	Open Iron Rail Fence, paint and repair	4	1,600	L.F.	\$24,000				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick, repair pot holes and saw cut large cracks	5	2,500	S.Y.	\$30,000				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : GUNDLACH ELEMENTARY

Site Improvements	Repair/Replace _ DM	Seal Coating, repair potholes and cracks	5	11,000	S.Y.	\$18,810				
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Building Project Total : \$4,161,367

Building DM Total \$1,427,368

Building CR Total : \$553,481

Building CI Total : \$2,180,518

Percent Of Building Value (FCI) : 17.10 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,148

Building Name : HAMILTON ELEMENTAI

Year Built	1918
Year Renovated	
GSF	65110
CRV	\$7813200.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,816,155.00
Capital Renewal	\$423,836.12
Capital Improvement	\$2,029,301.68
New Construction	
Facility Condition Index	0.55
FC/QI	0.55

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : HAMILTON ELEMENTARY

Building ID : 1,148

Year Built : 1918

Year Renovated :

Gross Square Feet : 65,110

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,813,200

Comments : Secondary use Adult activity center, Gym addition in 1990s

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Cyclical _ CR	Replace all damage exterior windows.	1	240	EACH	\$149,138				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	12	EACH	\$7,500				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircases and boiler room	1	16	EACH	\$8,115				
HVAC	Improvement/ Functionality _ CI	Install a new central air equipments. bonded	1	1	EACH	\$2,000,000				
HVAC	Repair/Replace _ DM	Update the and replace the heating system and equipment, bonded	1	1	EACH	\$1,125,000				
Furnishings	Cyclical _ CR	Replace all Window Shades.	1	240	EACH	\$11,520				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : HAMILTON ELEMENTARY

Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture, move, 1st and 2nd floors	3	25,000	S.F.	\$62,500				
Site Improvements	Cyclical _ CR	Restore iron fence and replace missing sections	3	1,200	L.F.	\$18,000				
Interior Finishes	Cyclical _ CR	Replace Carpet in the library, Roll Goods	3	2,800	S.F.	\$7,140				
Site Improvements	Cyclical _ CR	Cast-in-Place Concrete Retaining Wall, 10"-12" Thick, on the side of the building	3	600	S.F.	\$10,800				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	65,110	S.F.	\$292,995				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	65,110	S.F.	\$390,660				
Site Improvements	Cyclical _ CR	Seal Coating, All parking lots and play areas	4	6,000	S.Y.	\$10,260				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 8' Wide, Interior middle stair case.	4	72	EACH	\$5,069				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing in the principle bathroom 1st floor	4	1	EACH	\$2,925				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), in the ground level	4	2	EACH	\$2,492				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the boys bathroom ground level	4	3	EACH	\$30,645				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
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Date 6/22/2006

Building Name : HAMILTON ELEMENTARY

Interior Construction	Cyclical _ CR	Urinal Partition, Plastic Laminate, in the boys bathroom ground level	4	8	EACH	\$3,000				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, in the boys bathroom ground level	4	864	S.F.	\$5,227				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom ground level	4	864	S.F.	\$2,964				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom ground level	4	10	EACH	\$2,403				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom ground level	4	864	S.F.	\$2,964				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the girls bathroom ground level	4	10	EACH	\$2,403				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the girls bathroom ground level.	4	16	EACH	\$13,680				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the girls bathroom ground level	4	3	EACH	\$30,645				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, in the girls bathroom	4	864	S.F.	\$5,227				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	12	EACH	\$29,784				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing in the teacher bathroom 2nd floor	5	1	EACH	\$2,925				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : HAMILTON ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing in the women bathroom 1st floor	5	1	EACH	\$4,250				
Interior Construction	Cyclical _ CR	Steel Double Door, Frame and Hardware, Oversized, Cafeteria door	5	1	EACH	\$1,050				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, in the nurse bathroom	5	1	EACH	\$2,925				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware for the two main entrances	5	2	EACH	\$7,130				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	5	4	EACH	\$3,078				
Site Improvements	Cyclical _ CR	Steps, Concrete, Broom Finish, in front of the two entrances	5	480	S.F.	\$14,880				

Building Project Total : \$4,269,293

Building DM Total \$1,816,155

Building CR Total : \$423,836

Building CI Total : \$2,029,302

Percent Of Building Value (FCI) : 23.24 %