



Soderho  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

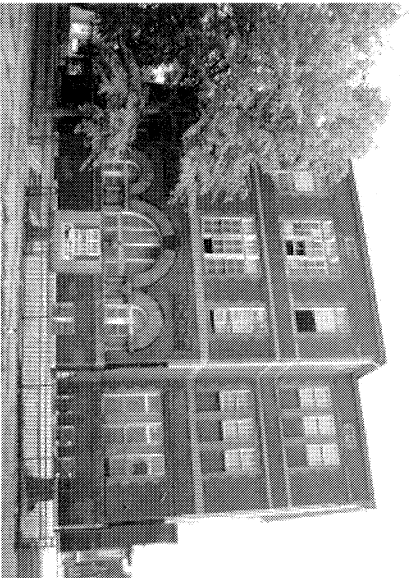
State

MO

Building Id : 1,245

Building Name : HARRISON SCHOOL

Year Built	1899
Year Renovated	
GSF	49530
CRV	\$5943600.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$3,684,297.96
Capital Renewal	
Capital Improvement	\$115,200.00
New Construction	
Facility Condition Index	0.64
FC/QI	0.64

Findings

Overall Condition :

Functional Suitability :

## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : HARRISON SCHOOL

Building ID : 1,245

Year Built : 1899

Year Renovated :

Gross Square Feet : 49,530

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$5,943,600

Comments : Closed

FC/QI : 0.04

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	1	49,530	S.F.	\$222,885				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	1	49,530	S.F.	\$297,180				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, entire building	1	50,000	S.F.	\$357,500				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing, entire bathrooms	1	8	EACH	\$56,800				
Fire Protection	Improvement/ Functionality _ CI	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	1	48,000	S.F.B.	\$115,200				
Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	1	12	EACH	\$2,717				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HARRISON SCHOOL

Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware	1	4	EACH	\$14,260				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	2	4,000	S.Y.	\$48,000				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	2	8	EACH	\$19,856				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4', entire building	2	24,000	S.F.	\$87,360				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Double Pane, 4'x5'	2	120	EACH	\$115,440				
Furnishings	Repair/Replace _ DM	Window Shades	3	120	EACH	\$5,760				
HVAC	Repair/Replace _ DM	Install new central air equipment and system	3	1	JOB	\$1,315,000				
HVAC	Repair/Replace _ DM	Install new boiler and system	3	1	JOB	\$1,000,000				
Interior Construction	Repair/Replace _ DM	Wood Pocket Door, Oversized	3	60	EACH	\$18,000				
Site Improvements	Repair/Replace _ DM	Replace and install iron fence sections	3	600	L.F.	\$9,000				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, entire building	3	46,000	S.F.	\$84,640				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	4	46,000	S.F.	\$29,900				



Sodexo

**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : HARRISON SCHOOL**

---

**Building Project Total : \$3,799,498**

**Building DM Total \$3,684,298**

**Building CR Total : \$0**

**Building CI Total : \$115,200**

**Percent Of Building Value (FCI) : 61.99 %**



Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

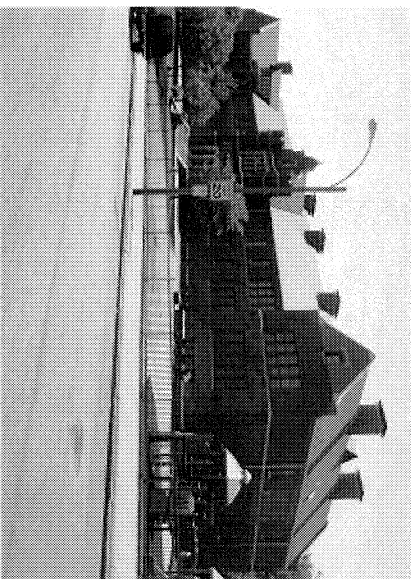
State

MO

Building Id : 1,192

Building Name : HEMPSTEAD

Year Built	1907
Year Renovated	
GSF	73465
CRV	\$9549280.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$3,151,612.10
Capital Renewal	
Capital Improvement	\$2,098,640.00
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 :** HEMPSTEAD ELEMENTARY

Building ID : 1,192

Year Built : 1907

Year Renovated :

Gross Square Feet : 73,465

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$9,549,280

Comments : Closed

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	1	12,000	S.Y.	\$144,000				
Exterior Enclosure	Repair/Replace _ DM	Repair all tuckpoints on the building envelope	1	18,000	S.F.	\$162,000				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing	1	40,000	S.F.	\$286,000				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	1	68,000	S.F.	\$44,200				
Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	2	12	EACH	\$2,717				
Interior Finishes	Improvement/ Functionality _ CI	Vinyl Composition Tile, the entire ground level	3	18,000	S.F.	\$33,120				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HEMPSTEAD ELEMENTARY

Site Improvements	Repair/Replace _ DM	Replace and install missing iron fence sections	3	1,200	L.F.	\$18,000				
Interior Construction	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets.	3	960	S.F.	\$129,600				
Furnishings	Repair/Replace _ DM	Window Shades	3	180	EACH	\$8,640				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move	3	36,000	S.F.	\$90,000				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, bathrooms on 1st 2nd 3rd floor	4	6	EACH	\$25,500				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', ground level	4	18,000	S.F.	\$65,520				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, custodial sinks	4	5	EACH	\$3,847				
HVAC	Improvement/ Functionality _ CI	Install new central air system and equipment	4	1	JOB	\$2,000,000				
HVAC	Repair/Replace _ DM	Replace and install new boiler and system	4	1	JOB	\$1,441,000				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	73,456	S.F.	\$330,552				

Sodexo

**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City St. Louis

State MO

Postal Code 63101

Date 6/22/2006

**Building Name : HEMPSTEAD ELEMENTARY**

Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	73,456	S.F.	\$440,736				
----------	------------------------	---	---	--------	------	-----------	--	--	--	--

**Building Project Total : \$5,250,252**

**Building DM Total \$3,151,612**

**Building CR Total : \$0**

**Building CI Total : \$2,098,640**

**Percent Of Building Value (FCI) : 33.00 %**



Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

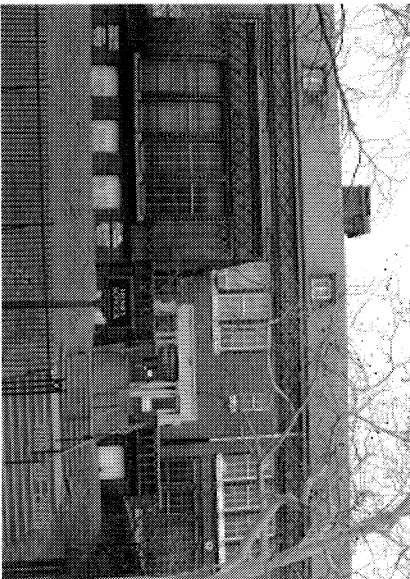
State

MO

Building Id : 1,118

Building Name : HENRY ELEMENTARY

Year Built	1906
Year Renovated	
GSF	71645
CRV	\$8597400.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$752,272.50
Capital Renewal	\$536,796.93
Capital Improvement	\$14,804.32
New Construction	
Facility Condition Index	0.15
FC/QI	0.15

Findings

Overall Condition :

Functional Suitability :



## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : HENRY ELEMENTARY**

Building ID : 1,118

Year Built : 1906

Year Renovated :

Gross Square Feet : 71,645

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,597,400

Comments : ONE - STORY ADDITION BUILT IN 1990s

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Plumbing	Cyclical _ CR	Water Heater, Commercial, Oil, 50 - 100 Gallons, in the boiler room	1	1	EACH	\$2,303				
Roofing	Cyclical _ CR	Replace and repair the west roof section per TREMCO report	1	1	EACH	\$95,000				
Interior Finishes	Cyclical _ CR	Plaster on Stud Framing, in room 210,209	1	600	S.F.	\$4,290				
Exterior Enclosure	Cyclical _ CR	Brick Face Cavity Wall, Common Brick, Insulated Backup	2	600	S.F.	\$11,700				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	71,645	S.F.	\$322,403				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	71,645	S.F.	\$429,870				

Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis  
State MO  
Postal Code 63101

Date 6/22/2006

**Building Name :** HENRY ELEMENTARY

Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	3	5	EACH	\$3,847				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the music room	3	1,600	S.F.	\$4,080				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	3	2,100	S.F.	\$5,355				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware, south entrance.	3	1	EACH	\$3,565				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the main office	3	2,500	S.F.	\$6,375				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	3	5	EACH	\$12,410				
Interior Finishes	Improvement/ Functionality _ CI	Vinyl, Sheet Goods, south and north ground level entrances.	3	600	S.F.	\$3,000				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, teacher bathroom ground level	3	1	EACH	\$2,130				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware, exterior back doors	3	2	EACH	\$1,200				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Single Pane, 4'x5'	3	241	EACH	\$220,756				
Furnishings	Cyclical _ CR	Window Shades	3	241	EACH	\$11,568				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware, the exterior boiler room	3	1	EACH	\$3,565				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HENRY ELEMENTARY

Site Improvements	Cyclical _ CR	Repair and replace the damage iron fence sections	3	300	L.F.	\$4,500				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, boys bathroom	3	5	EACH	\$4,275				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, girls bathroom	3	3	EACH	\$10,275				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom	4	300	S.F.	\$1,029				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', for the new drop ceiling in the girls bathroom	4	8	EACH	\$1,922				
Site Improvements	Cyclical _ CR	Seal Coating	4	4,444	S.Y.	\$7,599				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, in the boys bathroom ground level	4	3	EACH	\$12,750				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the boys bathroom ground level	4	4	EACH	\$3,420				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom	4	300	S.F.	\$1,029				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom ground level	4	8	EACH	\$1,922				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, in the girls bathroom ground level	4	2	EACH	\$12,562				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HENRY ELEMENTARY

Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the girls bathroom ground level	4	7	EACH	\$5,985				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the girls bathroom ground level	4	300	S.F.	\$1,029				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the girls bathroom for the new drop ceiling	4	8	EACH	\$1,922				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, teacher lounge	4	1	EACH	\$2,130				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, in the main office.	4	900	S.F.	\$1,656				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the boys bathroom ground level	4	3	EACH	\$15,975				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom ground level	4	300	S.F.	\$1,029				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', for the new drop ceiling in the boys bathroom.	4	8	EACH	\$1,922				
Interior Construction	Cyclical _ CR	Steel Single Door, Frame and Hardware, Oversized, south entrance.	4	3	EACH	\$2,100				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, 1st and 2nd floor	4	25,000	S.F.	\$62,500				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, in the women bathroom 1st floor	4	1	EACH	\$2,925				

Sodexo

**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HENRY ELEMENTARY

---

**Building Project Total :** \$1,303,874

**Building DM Total** \$752,273

**Building CR Total :** \$536,797

**Building CI Total :** \$14,804

**Percent Of Building Value (FCI) :** 8.75 %



Sodexo  
**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,149

Building Name : HERZOG ELEMENTARY

Year Built	1937
Year Renovated	
GSF	48231
CRV	\$5787720.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$489,405.44
Capital Renewal	\$513,650.00
Capital Improvement	\$6,086.28
New Construction	
Facility Condition Index	0.17
FC/QI	0.17

Findings

Overall Condition :

Functional Suitability :

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : HERZOG ELEMENTARY**

Building ID : 1,149

Year Built : 1937

Year Renovated :

Gross Square Feet : 48,231

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$5,787,720

Comments : Under renovation HVAC

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, Masonry Paving	1	500	S.F.	\$21,500				
Furnishings	Repair/Replace _ DM	Window Shades	1	190	EACH	\$9,120				
Interior Finishes	Repair/Replace _ DM	Painting, interior FAUX surfaces to 8 feet height	1	12,000	SF	\$36,000				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	1	32,921	S.F.	\$21,399				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry) , staircases	1	12	EACH	\$6,086				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing	1	4	EACH	\$17,000				



## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HERZOG ELEMENTARY

Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	15	EACH	\$9,375				
Roofing	Repair/Replace _ DM	Single Ply Roof, Fully Adhered, gym roof	1	4,400	S.F.	\$9,240				
Site Improvements	Cyclical _ CR	Flatwork, Concrete	1	4,000	S.F.	\$24,000				
Furnishings	Cyclical _ CR	Chalkboards	1	1,250	S.F.	\$15,275				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	1	48,231	S.F.	\$289,386				
Exterior Enclosure	Cyclical _ CR	Wood Casement Window, Double Pane, Medium , Opening, bond year	2	1	JOB	\$110,450				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	48,231	S.F.	\$217,040				
Site Improvements	Repair/Replace _ DM	Line striping	4	35	M.L.F.	\$4,375				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	4	10,000	S.Y.	\$120,000				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x4' (2 lamp)	5	150	EACH	\$36,039				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, replace all tile floors	5	29,706	S.F.	\$54,659				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, library	5	3,215	S.F.	\$8,198				

Sodexo

**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City St. Louis

State MO

Postal Code 63101

Date 6/22/2006

Building Name : HERZOG ELEMENTARY

---

Building Project Total : \$1,009,142

Building DM Total \$489,405

Building CR Total : \$513,650

Building CI Total : \$6,086

Percent Of Building Value (FCI) : 8.46 %



Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

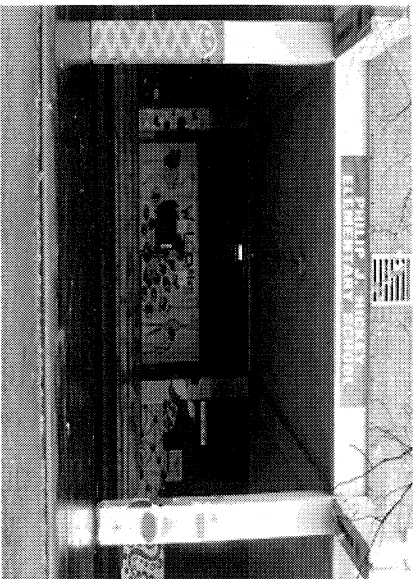
State

MO

Building Id : 1,119

Building Name : HICKEY ELEMENTARY

Year Built	1965
Year Renovated	
GSF	62222
CRV	\$7466640.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$6,451.42
Capital Renewal	\$892,302.79
Capital Improvement	\$27,927.40
New Construction	
Facility Condition Index	0.12
FC/QI	0.12

Findings

Overall Condition :

Functional Suitability :



**Sodexo**  
**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City St. Louis  
 State MO  
 Postal Code 63101

**Date 6/22/2006**

**Building Name : HICKEY ELEMENTARY**

Building ID : **1,119**

Year Built : **1965**

Year Renovated :

Gross Square Feet : **62,222**

Building Type : **100 - ACADEMIC FACILITIES**

Current Replace Value : **\$7,466,640**

Comments :

FC/QI : **0.00**

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Plumbing	Cyclical _ CR	Replace Kitchenette in Faculty Lounge With Kitchen Sink, Stainless Steel, Single Bowl	1	1	EACH	\$1,100				
Stairs	Code Compliance _ CI	Stair Railing, Steel Pipe Height Extension on all Inside Stairwells	1	100	L.F.	\$2,310				
HVAC	Repair/Replace _ DM	Bathroom Exhaust Fans in all Bathrooms	1	12	EACH	\$2,918				
Roofing	Cyclical _ CR	Replace Roof On Area A per TREMCO Report	1	1	LOT	\$271,500				
Interior Construction	Repair/Replace _ DM	Wood Door, Solid Core, Single Door, Frame and Hardware in 2nd Floor Boys Room (Abandoned)	2	1	EACH	\$1,000				
Furnishings	Cyclical _ CR	Window Shades	2	70	EACH	\$3,360				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HICKEY ELEMENTARY

Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Fluorescent, Stock	2	6	EACH	\$2,533				
Furnishings	Cyclical _ CR	Exhaust hood 7' long w/ fire prot system in Kitchen	3	1	EACH	\$9,950				
Site Improvements	Cyclical _ CR	Chain Link Fence	3	720	L.F.	\$7,200				
Electrical	Cyclical _ CR	Switchboard, 120/208V, 200 Amp (high end)	3	6	EACH	\$37,662				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 8' Wide	3	80	EACH	\$5,632				
Interior Construction	Cyclical _ CR	Partitions, Folding Accordion separating Kindergarten Classrooms	4	200	S.F.	\$2,470				
Site Improvements	Improvement/ Functionality _ CI	Landscape Inner (Kindergarten) Courtyard	4	1	LOT	\$5,000				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4' in 1st Floor Boys and Girls Rooms	4	1,600	S.F.	\$5,824				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4' in 1st Floor Boys and Girls Rooms	4	1,600	S.F.	\$5,824				
Interior Finishes	Cyclical _ CR	Epoxy Resin Floor in 1st Floor Boys and Girls Rooms	4	1,600	S.F.	\$11,616				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp) in 1st Floor Boys and Girls Rooms	4	12	EACH	\$2,883				
Exterior Enclosure	Cyclical _ CR	Metal Window, Single Light, Single Pane, Large Opening	5	70	EACH	\$24,360				



**Sodexo**  
**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

**City** St. Louis  
**State** MO  
**Postal Code** 63101

**Date 6/22/2006**

**Building Name : HICKEY ELEMENTARY**

Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	5	2,111	S.Y.	\$25,332				
Site Improvements	Cyclical _ CR	Seal Coating Playground	5	2,777	S.Y.	\$4,749				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	5	6	EACH	\$14,892				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing in Mens and Womens Rooms On 3rd Floor	5	2	EACH	\$10,650				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing in 3rd Floor Girls and Boys Rooms	5	2	EACH	\$10,650				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing in 3rd Floor Mens Room	5	2	EACH	\$5,850				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing in 1st Floor Girls Room	5	4	EACH	\$25,124				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing in 1st Floor Boys Room	5	7	EACH	\$29,750				
Site Improvements	Cyclical _ CR	Seal Coating of Playground Underneath Building	5	1,700	S.Y.	\$2,907				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing in (2) 1st Floor Unisex Restrooms	5	2	EACH	\$10,650				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing in 1st Floor Private Women's Restroom	5	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing in 1st Floor Coed Restroom	5	1	EACH	\$2,925				

Sodexo

## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HICKEY ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing in Kindergarten Room	5	2	EACH	\$5,850				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry) in Stairwells	5	12	EACH	\$6,086				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile	5	45,000	S.F.	\$82,800				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	62,222	S.F.	\$279,999				

**Building Project Total :** \$926,682**Building DM Total** \$6,451**Building CR Total :** \$892,303**Building CI Total :** \$27,927**Percent Of Building Value (FCI) :** 0.09 %





Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,120

Building Name : HODGCEN ELEMENTARY

Year Built	2000
Year Renovated	
GSF	51000
CRV	\$6120000.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	
Capital Renewal	\$10,000.00
Capital Improvement	\$8,520.00
New Construction	
Facility Condition Index	0.00
FC/QI	0.00

Findings

Overall Condition :

Functional Suitability :

Sodexho

## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HODGEN ELEMENTARY

Building ID : 1,120

Year Built : 2000

Year Renovated :

Gross Square Feet : 51,000

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,120,000

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Superstructure	Cyclical _ CR	Repair the joint roof structure between the GYM and the new building.	1	100	L.F.	\$10,000				
Site Improvements	Improvement/ Functionality _ CI	Install new iron fence with gate around the transformer	2	50	L.F.	\$1,000				
Plumbing	Improvement/ Functionality _ CI	Roof Drain, 4" Diameter	2	40	L.F.	\$7,520				

Building Project Total : \$18,520

Building DM Total \$0

Building CR Total : \$10,000

Building CI Total : \$8,520

Percent Of Building Value (FCI) : 0.00 %



**Soderho  
Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

Date 8/8/2006

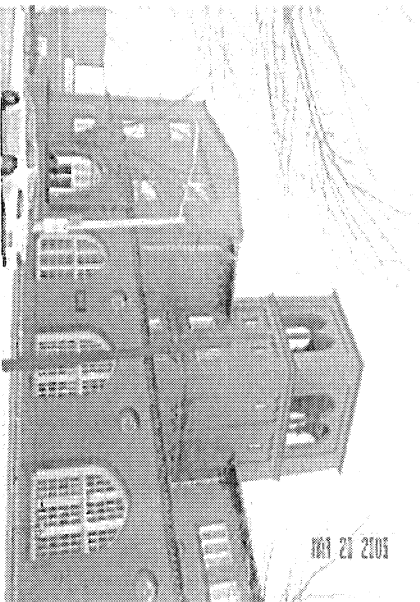
State

MO

Building Id : 1,202

Building Name : HUMBOLDT MIDDLE

Year Built	1910
Year Renovated	
GSF	62479
CRV	\$8122270.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$783,594.00
Capital Renewal	\$405,432.24
Capital Improvement	
New Construction	
Facility Condition Index	0.15
FC/QI	0.15

Findings

Overall Condition :

Functional Suitability :

Sodexo

## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HUMBOLDT MIDDLE

Building ID : 1,202

Year Built : 1910

Year Renovated :

Gross Square Feet : 62,479

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,122,270

Comments :

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Finishes	Cyclical _ CR	Plaster on Stud Framing, Thru the whole building 1st , 2nd floor and the ground level	1	25,000	S.F.	\$178,750				
Interior Finishes	Cyclical _ CR	Painting, Interior on Plaster and Drywall, Primer and 2 Coats, 1st and 2nd and ground level	1	54,000	S.F.	\$35,100				
Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, 50 - 100 Gallons, in the boiler room	1	2	EACH	\$4,640				
Site Improvements	Cyclical _ CR	Repair and the replace the damage iron fence	2	500	L.F.	\$7,500				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the music room	2	960	S.F.	\$2,448				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	2	2,400	S.F.	\$6,120				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** HUMBOLDT MIDDLE

Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the 6 area in the main office	2	2,500	S.F.	\$6,375				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, in the boys bathroom in the ground level	3	3	EACH	\$21,300				
Site Improvements	Cyclical _ CR	Chain Link Fence.	3	500	L.F.	\$5,000				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Single Pane, 4'x5'.	4	130	EACH	\$119,080				
Furnishings	Cyclical _ CR	Window Shades	4	240	EACH	\$11,520				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	74,628	S.F.	\$335,826				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	74,628	S.F.	\$447,768				
Site Improvements	Cyclical _ CR	Seal Coating	5	4,444	S.Y.	\$7,599				

Building Project Total : \$1,189,026

Building DM Total \$783,594

Building CR Total : \$405,432

Building CI Total : \$0

Percent Of Building Value (FCI) : 9.65 %





Sodexo  
**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

Date 6/21/2006

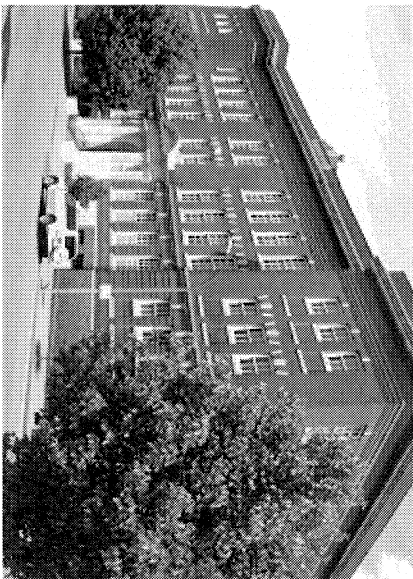
State

MO

Building Id : 1,247

Building Name : JACKSON ELEMENTARY

Year Built	1899
Year Renovated	
GSF	52085
CRV	\$2801876.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,852,924.14
Capital Renewal	
Capital Improvement	\$1,620,000.00
New Construction	
Facility Condition Index	1.24
FC/QI	1.24

Findings

Overall Condition :

Functional Suitability :

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : JACKSON ELEMENTARY**

Building ID : 1,247

Year Built : 1899

Year Renovated :

Gross Square Feet : 52,085

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$2,801,876

Comments : Closed

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	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	1	12	EACH	\$2,717				
Site Improvements	Repair/Replace _ DM	Steps, Concrete, Broom Finish, side entrance	1	72	S.F.	\$2,232				
Fire Protection	Code Compliance _ CI	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	1	50,000	S.F.B.	\$120,000				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, Repair all the damage plaster thru out the building	1	7,000	S.F.	\$50,050				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats thru the whole building	1	50,000	S.F.	\$32,500				
Exterior Enclosure	Repair/Replace _ DM	Masonry Wall Mortar, Concrete Mortar (repoint) Kitchen exterior wall, and room 023 exterior wall	1	1,500	SF/WALL	\$8,175				

Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis  
State MO  
Postal Code 63101

Date 6/22/2006

**Building Name :** JACKSON ELEMENTARY

Site Improvements	Repair/Replace _ DM	Replace all the damage iron sections	2	180	L.F.	\$2,700				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	2	200	L.F.	\$2,000				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, room 116	2	1,650	S.F.	\$4,208				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, principle office	2	500	S.F.	\$1,275				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move, 1st,2nd,3rd floor	3	36,000	S.F.	\$90,000				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 2 Wall Plumbing, Men bathroom 1st floor	3	1	EACH	\$3,425				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 1 Wall Plumbing, women bathroom 1st floor	3	1	EACH	\$2,925				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 2 Wall Plumbing, nurse bathroom	3	1	EACH	\$3,425				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 2 Wall Plumbing, principle bathroom	3	1	EACH	\$3,425				
Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the GYM bathroom	3	3	EACH	\$6,390				
HVAC	Improvement/ Functionality _ CI	Install new central air equipment and sytem	3	1	JOB	\$1,500,000				
HVAC	Repair/Replace _ DM	Repalce and install new boiler and system	3	1	JOB	\$1,000,000				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** JACKSON ELEMENTARY

Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	52,000	S.F.	\$234,000				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, in the library	3	2,400	S.F.	\$6,120				
Interior Construction	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. boys and girls bathroom on the ground level	3	960	S.F.	\$129,600				
Furnishings	Repair/Replace _ DM	Replace all damage Window Shades	3	150	EACH	\$7,200				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	8	EACH	\$19,856				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, Custodial sinks	3	4	EACH	\$3,078				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Double Pane, 4'x5'	3	150	EACH	\$144,300				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	4	7,777	S.Y.	\$93,324				

Building Project Total : \$3,472,924

Building DM Total \$1,852,924

Building CR Total : \$0

Building CI Total : \$1,620,000

Percent Of Building Value (FCI) : 66.13 %



Sodexo  
**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

Date 6/21/2006

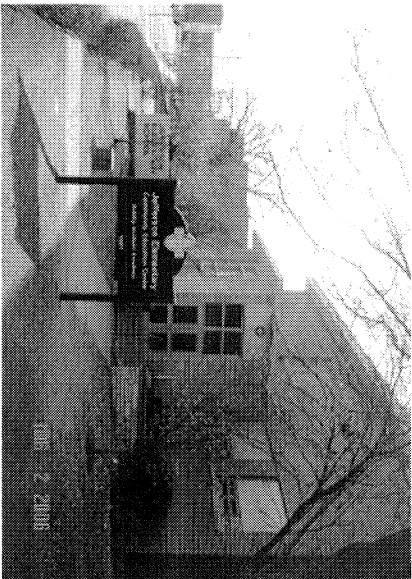
State

MO

**Building Id : 1,121**

**Building Name : JEFFERSON ELEMENTA**

<b>Year Built</b>	1960
<b>Year Renovated</b>	
<b>GSF</b>	89976
<b>CRV</b>	\$10797120.0000
<b>Building Usage</b>	ACADEMIC
<b>Secondary Usage</b>	



**Capital Plan Summary**

<b>Deferred Maintenance</b>	\$404,892.00
<b>Capital Renewal</b>	\$136,878.54
<b>Capital Improvement</b>	\$14,495.00
<b>New Construction</b>	
<b>Facility Condition Index</b>	0.05
<b>FC/QI</b>	0.05

**Findings**

**Overall Condition :**

**Functional Suitability :**

## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : JEFFERSON ELEMENTARY**

Building ID : 1,121

Year Built : 1960

Year Renovated :

Gross Square Feet : 89,976

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$10,797,120

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	Fire Suppression System, Preaction, Under 2000 SF, kitchen	1	2,000	S.F.B.	\$11,000				
Furnishings	Code Compliance _ CI	Replace the kitchen hood and Accessories	1	1	EACH	\$3,495				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, custodial closets	2	4	EACH	\$3,078				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, boys bathroom 1st floor	3	720	S.F.	\$1,325				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick,	3	2,777	S.Y.	\$33,324				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the girls bathroom 1st floor	4	16	EACH	\$13,680				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, girls bathroom 1st floor	4	4	EACH	\$3,420				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** JEFFERSON ELEMENTARY

Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, Early childhood class	4	3	EACH	\$7,446				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	89,976	S.F.	\$404,892				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the girls bathroom 1st floor	5	2	EACH	\$20,430				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, boys bathroom 2nd floor	5	2	EACH	\$8,500				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	5	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, teacher lounge bathroom	5	1	EACH	\$3,425				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom next to the GYM	5	1	EACH	\$10,215				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, in the girls bathroom	5	1	EACH	\$6,281				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the girls bathroom 1st floor	5	2	EACH	\$20,430				

Building Project Total : \$556,266

Building DM Total \$404,892

Building CR Total : \$136,879

Building CI Total : \$14,495

Percent Of Building Value (FCI) : 3.75 %





Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,150

Building Name : KENNARD ELEMENTARY



Year Built	1928
Year Renovated	
GSF	53151
CRV	\$6378120.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$656,109.02
Capital Renewal	\$289,028.08
Capital Improvement	\$6,796.90
New Construction	
Facility Condition Index	0.15
FC/QI	0.15

Findings

Overall Condition :

Functional Suitability :

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** KENNARD ELEMENTARY

Building ID : 1,150

Year Built : 1928

Year Renovated :

Gross Square Feet : 53,151

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,378,120

Comments : Under renovation 4/06 new HVAC

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Stairs	Code Compliance _ CI	Stair Railing, Brass, Stock, front entrance main staircase needs hand rail	1	115	L.F.	\$1,725				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, music room B-12	1	900	S.F.	\$2,295				
Site Improvements	Repair/Replace _ DM	Exterior walls, remove climbing vines and repair brick pointing	1	1	JOB	\$3,000				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, gym floor	1	4,675	S.F.	\$8,602				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, both hallways floors	1	6,000	S.F.	\$11,040				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, all janitor rooms	1	6	EACH	\$4,617				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** KENNARD ELEMENTARY

Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircase landings	1	10	EACH	\$5,072				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Double Pane, Medium Opening	1	130	EACH	\$109,200				
Furnishings	Repair/Replace _ DM	Window Shades	1	130	EACH	\$6,240				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, sidewalk repairs	3	2,000	S.F.	\$12,000				
Site Improvements	Repair/Replace _ DM	Open iron Rail Fence, repairs and painting	3	300	L.F.	\$3,210				
Site Improvements	Repair/Replace _ DM	Chain Link Fence, apinting and repairs	3	425	L.F.	\$4,250				
Site Improvements	Cyclical _ CR	Seal Coating, parking lot and playground	3	10,000	S.Y.	\$17,100				
Site Improvements	Repair/Replace _ DM	Trees, Soil Preparation and Planting	3	6	EACH	\$1,800				
Site Improvements	Repair/Replace _ DM	Lawn, Soil Preparation and Seeding	3	10,000	S.F.	\$3,000				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing Boys r/r 1st floor	3	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, nurses office rm 101	3	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing boys r/r outside gym	3	1	EACH	\$7,100				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, girls r/r outside gym	3	1	EACH	\$7,100				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : KENNARD ELEMENTARY**

Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate	3	4	EACH	\$3,420				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing , girls r/r 1st floor	3	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, Teachers lounge 1st floor	3	1	EACH	\$2,130				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, girls r/r 1st floor	3	3	EACH	\$2,565				
Interior Finishes	Repair/Replace _ DM	Ceramic Tile Wall, room B-14, repair	3	300	S.F.	\$1,680				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	53,151	S.F.	\$239,180				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	53,151	S.F.	\$318,906				
Interior Finishes	Cyclical _ CR	Cork Tile, classrooms both floors, replace	4	9,000	S.F.	\$102,600				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, library	4	1,500	S.F.	\$3,825				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, both floors	4	4	EACH	\$9,928				
Stairs	Repair/Replace _ DM	Stair Railing, Wood, Minimum, refinish	5	10,000	L.F.	\$44,600				
Exterior Enclosure	Cyclical _ CR	Wood Double Door, Frame and Hardware, front doors	5	2	EACH	\$2,800				

Sodexo

**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : KENNARD ELEMENTARY

---

Building Project Total : \$951,934

Building DM Total \$656,109

Building CR Total : \$289,028

Building CI Total : \$6,797

Percent Of Building Value (FCI) : 10.29 %



Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

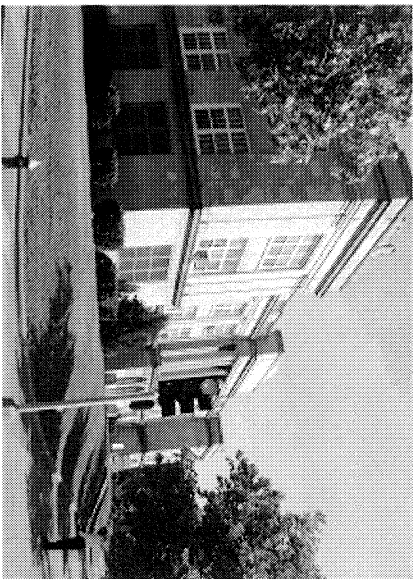
State

MO

Building Id : 1,193

Building Name : KING TRI A HIGH SCHOOL

Year Built	1940
Year Renovated	
GSF	56031
CRV	\$7284030.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,566,016.26
Capital Renewal	
Capital Improvement	\$1,818,020.00
New Construction	
Facility Condition Index	0.46
FC/QI	0.46

Findings

Overall Condition :

Functional Suitability :



Sodexo

## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** KING TRI A HIGH SCHOOL

Building ID : 1,193

Year Built : 1940

Year Renovated :

Gross Square Feet : 56,031

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,284,030

Comments : Closed

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	Glass Block Wall	1	200	S.F.	\$9,100				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, in a various area in the school	2	2,000	S.F.	\$14,300				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	2	50,000	S.F.	\$32,500				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move	2	35,000	S.F.	\$87,500				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	8	EACH	\$19,856				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, library, drama,music rooms	3	6,500	S.F.	\$16,575				
Furnishings	Repair/Replace _ DM	Window Shades	3	110	EACH	\$5,280				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** KING TRI A HIGH SCHOOL

Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4', hallways 1st 2nd,3rd,ground levels	3	18,000	S.F.	\$65,520				
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x4' (2 lamp)	3	60	EACH	\$14,416				
Fire Protection	Code Compliance _ CI	Fire Suppression System, Chemical	3	2,000	C.F.	\$4,120				
Furnishings	Code Compliance _ CI	Exhaust hood 7' long w/ fire protection system	3	2	EACH	\$19,900				
HVAC	Improvement/ Functionality _ CI	Install new central air and equipment	3	1	JOB	\$1,794,000				
Plumbing	Repair/Replace _ DM	Replace and install new boiler and system	3	1	JOB	\$1,000,000				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing, girls locker room ground level	4	2	EACH	\$14,200				
Plumbing	Repair/Replace _ DM	Bathroom, 9 Fixtures, 3 Wall Plumbing, men locker room ground level	4	1	EACH	\$10,215				
Plumbing	Repair/Replace _ DM	Bathroom, 9 Fixtures, 3 Wall Plumbing, women bathroom 3rd floor	4	1	EACH	\$10,215				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing, men bathroom 1st floor	4	2	EACH	\$14,200				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	56,031	S.F.	\$252,140				

Sodexo

**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : KING TRI A HIGH SCHOOL

---

Building Project Total : \$3,384,036

Building DM Total \$1,566,016

Building CR Total : \$0

Building CI Total : \$1,818,020

Percent Of Building Value (FCI) : 21.50 %



Soderho  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

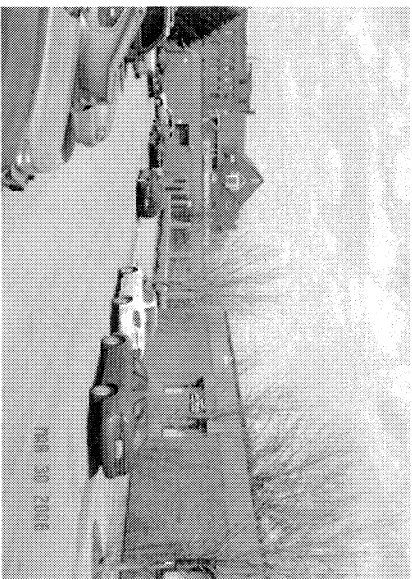
State

MO

Building Id : 1,122

Building Name : KOTTMAYER

Year Built	1969
Year Renovated	
GSF	33656
CRV	\$4038720.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	
Capital Renewal	\$179,238.80
Capital Improvement	
New Construction	
Facility Condition Index	0.04
FC/QI	0.04

Findings

Overall Condition :

Functional Suitability :

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : KOTTMAYER ELEMENTARY**

Building ID : 1,122

Year Built : 1969

Year Renovated :

Gross Square Feet : 33,656

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,038,720

Comments : INCLUDES 4, 1-STORY BUILDINGS. CONSIDERED AN EARLY CHILDHOOD CENTER - ECC

FC/QI : 0.04

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	33,656	S.F.	\$151,452				
Site Improvements	Cyclical _ CR	Seal Coating, in the court yard	2	700	S.Y.	\$1,197				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware, Building 3	3	2	EACH	\$1,200				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in room 105,104,115	3	2,000	S.F.	\$5,100				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, thru the whole building	3	6	EACH	\$14,892				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets.	3	4	EACH	\$3,078				

Sodexo

**Facility Capital Action Plan (FCAP)**

**St. Louis Public Schools**

City St. Louis  
State MO  
Postal Code 63101

**Date 6/22/2006**

**Building Name : KOTTMEYER ELEMENTARY**

Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, 50 - 100 Gallons, in Building 4	3	1	EACH	\$2,320				
----------	---------------	---	---	---	------	---------	--	--	--	--

**Building Project Total : \$179,239**

**Building DM Total \$0**

**Building CR Total : \$179,239**

**Building CI Total : \$0**

**Percent Of Building Value (FCI) : 0.00 %**





Sodexo  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

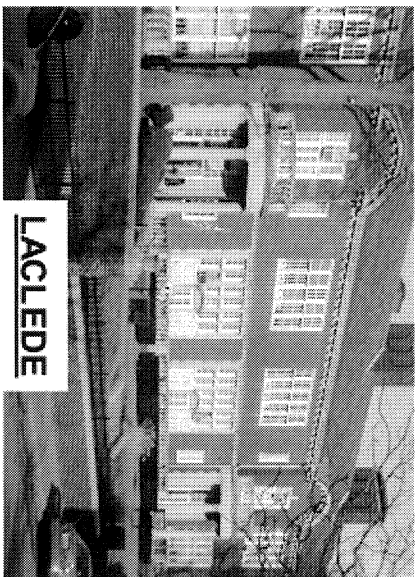
State

MO

Building Id : 1,151

Building Name : LACLEDE ELEMENTARY

Year Built	1915
Year Renovated	
GSF	69020
CRV	\$8282400.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$871,025.20
Capital Renewal	\$194,044.68
Capital Improvement	\$4,057.52
New Construction	
Facility Condition Index	0.13
FC/QI	0.13

Findings

Overall Condition :

Functional Suitability :

## Facility Capital Action Plan (FCAP)

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name :** LACLEDE ELEMENTARY

Building ID : 1,151

Year Built : 1915

Year Renovated :

Gross Square Feet : 69,020

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,282,400

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	8	EACH	\$4,058				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing	1	1,000	S.F.	\$7,150				
Site Improvements	Repair/Replace _ DM	Stone Wall, Solid, repair	1	200	S.F.	\$3,200				
Site Improvements	Repair/Replace _ DM	Brick Wall, Solid, Double Width, Common Brick, repair, point, cap	1	600	S.F.	\$3,600				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, all perimeters sidewalks	1	8,000	S.F.	\$48,000				
Site Improvements	Repair/Replace _ DM	Steps, Concrete, Masonry Paving, 3 entranceways, with landings	1	1,500	S.F.	\$64,500				

## St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

**Building Name : LACLEDE ELEMENTARY**

Site Improvements	Repair/Replace _ DM	Flatwork, Brick on Mortar, Basket Weave, repair front entrance steps landings, both	1	950	S.F.	\$4,275				
Site Improvements	Repair/Replace _ DM	Chain Link Fence, scrape, repair, paint	2	265	L.F.	\$1,060				
Site Improvements	Repair/Replace _ DM	Iron Open Rail Fence, scrape, repair, paint	2	950	L.F.	\$4,275				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods in principals office and library	2	2,368	S.F.	\$6,038				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	3	3	EACH	\$3,738				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	3	69,020	S.F.B.	\$165,648				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	69,000	S.F.	\$310,500				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	69,000	S.F.	\$414,000				
Plumbing	Cyclical _ CR	Urinal, Porcelain, Stall Type boys restroom in basement	4	12	EACH	\$18,620				
Site Improvements	Repair/Replace _ DM	Seal Coating, patch, repair, crack fill	5	6,120	S.Y.	\$10,465				

Building Project Total : \$1,069,127

Building DM Total \$871,025

Building CR Total : \$194,045

Building CI Total : \$4,058

Percent Of Building Value (FCI) : 10.52 %