

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

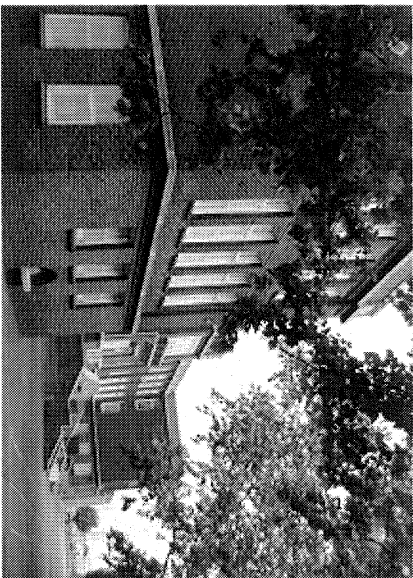
State

MO

Building Id : 1,248

Building Name : LAFAYETTE ELEMENTA

Year Built	1907
Year Renovated	
GSF	61946
CRV	\$3903544.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$2,014,403.16
Capital Renewal	
Capital Improvement	\$2,000,000.00
New Construction	
Facility Condition Index	1.03
FC/QI	1.03

Findings

Overall Condition :

Functional Suitability :

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

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Postal Code

63101

Date 6/22/2006

Building Name : LAFAYETTE ELEMENTARY

Building ID : 1,248

Year Built : 1907

Year Renovated :

Gross Square Feet : 61,946

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$3,903,544

Comments :

FC/QI : 0.07

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	61,946	S.F.	\$278,757				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	1	61,946	S.F.	\$371,676				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Double Pane, 4'x5'	3	180	EACH	\$173,160				
Exterior Enclosure	Repair/Replace _ DM	Steel Single Door, Frame and Hardware	3	4	EACH	\$2,400				
Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	15	EACH	\$3,396				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	8	EACH	\$19,856				

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Building Name : LAFAYETTE ELEMENTARY

Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	3	6,000	S.Y.	\$72,000				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move	3	24,000	S.F.	\$60,000				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, in the teacher lounge	3	560	S.F.	\$1,428				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, in the library	3	2,400	S.F.	\$6,120				
Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, girls bathroom 2nd floor	3	2	EACH	\$4,260				
Plumbing	Repair/Replace _ DM	Water Heater, Commercial, Gas, 50 - 100 Gallons	3	1	EACH	\$2,320				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, in the kitchen and ground level	3	1,000	S.F.	\$1,840				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, girls bathroom	3	10	EACH	\$8,550				
HVAC	Improvement/ Functionality _ CI	Install new equipment and system	4	1	JOB	\$2,000,000				
HVAC	Repair/Replace _ DM	Replace and install new boiler and system	4	1	JOB	\$1,000,000				
Furnishings	Repair/Replace _ DM	Window Shades	4	180	EACH	\$8,640				

Building Project Total : \$4,014,403

Building DM Total \$2,014,403

Building CR Total : \$0

Building CI Total : \$2,000,000

Percent Of Building Value (FCI) : 51.60 %

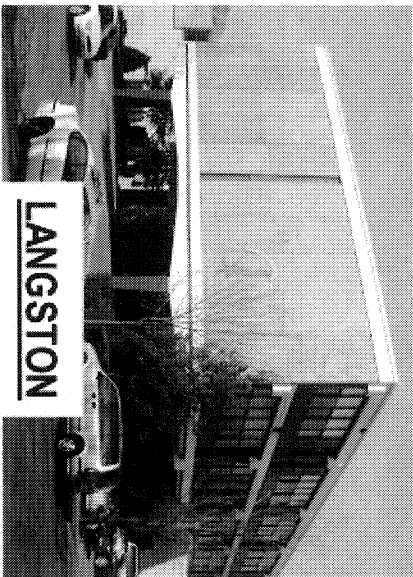
Date 6/21/2006

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MO

Building Id : 1,174

Building Name : LANGSTON MIDDLE



Year Built	1964
Year Renovated	
GSF	72831
CRV	\$9468030.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$362,939.50
Capital Renewal	\$277,930.90
Capital Improvement	\$39,560.00
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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Date 6/22/2006

Building Name : LANGSTON MIDDLE

Building ID : 1,174

Year Built : 1964

Year Renovated :

Gross Square Feet : 72,831

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$9,468,030

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, Dry Pipe, under outside parking area	1	7,000	SF/BLDG	\$32,060				
Exterior Enclosure	Code Compliance _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	12	EACH	\$7,500				
Exterior Enclosure	Repair/Replace _ DM	Structure concrete cracks, repair	1	1	JOB	\$10,000				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate in girls rr 3rd floor, boys rr basement, girls rr basement, womens rr 2nd floor, girls rr 2nd floor	2	20	EACH	\$17,100				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp one each on 1st and 2nd floors	3	2	EACH	\$3,084				

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Building Name : LANGSTON MIDDLE

Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) on 1st floor	3	1	EACH	\$1,246				
Plumbing	Cyclical _ CR	Lavatory Sink, Wall-Hung boys rr 3rd floor, boys rr 2nd floormens rr 2nd floor, womens rr 2nd floorgirls rr 2nd floor, girls rr basement.	3	10	EACH	\$9,800				
Site Improvements	Cyclical _ CR	Seal Coating	3	8,500	S.Y.	\$14,535				
Interior Finishes	Cyclical _ CR	Hardwood Floor	3	220	S.F.	\$1,386				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	72,831	S.F.	\$327,740				
Exterior Enclosure	Cyclical _ CR	Metal Casement Window, singlePane, Medium Opening, primer and paint exterior	4	200	EACH	\$70,000				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	4	72,831	S.F.B.	\$174,794				
Site Improvements	Repair/Replace _ DM	Chain Link Fence, scrape and paint	5	700	L.F.	\$7,000				
Site Improvements	Repair/Replace _ DM	Open iron Rail Fence, scrape and paint	5	200	L.F.	\$1,100				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods	5	1,210	S.F.	\$3,086				

Building Project Total : \$680,430

Building DM Total \$362,940

Building CR Total : \$277,931

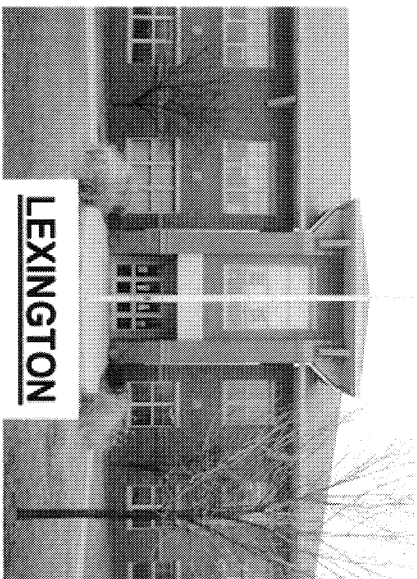
Building CI Total : \$39,560

Percent Of Building Value (FCI) : 3.83 %

Building Id : 1,152

Building Name : LEXINGTON ELEMENTA

Year Built	1996
Year Renovated	
GSF	58554
CRV	\$7026480.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance \$117,908.38

Capital Renewal

Capital Improvement

New Construction

Facility Condition Index

0.02

FC/QI

0.02

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : LEXINGTON ELEMENTARY

Building ID : 1,152

Year Built : 1996

Year Renovated :

Gross Square Feet : 58,554

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,026,480

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, library	1	2,232	S.F.	\$5,692				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, all hallways, classrooms and common areas, Gym, stage	3	43,000	S.F.	\$79,120				
Site Improvements	Repair/Replace _ DM	Seal Coating, all parking areas, patch where needed and linestripe	4	12,618	S.Y.	\$21,577				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	5	1,152	L.F.	\$11,520				

Building Project Total : \$117,908

Building DM Total \$117,908

Building CR Total : \$0

Building CI Total : \$0

Percent Of Building Value (FCI) : 1.68 %

Long Middle

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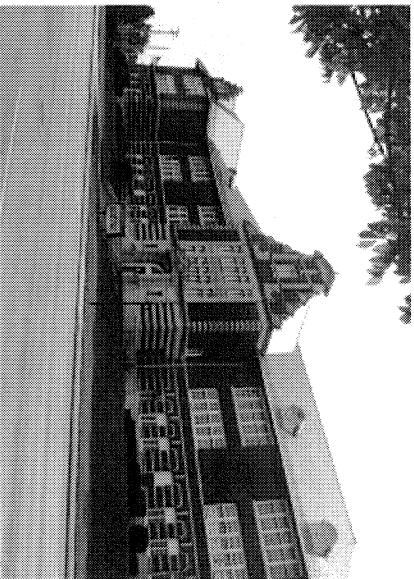
State

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Building Id : 1,175

Building Name : LONG MIDDLE

Year Built	1923
Year Renovated	
GSF	71456
CRV	\$9289280.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance \$1,279,818.52

Capital Renewal

Capital Improvement

New Construction

Facility Condition Index

FC/QI 0.14

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : LONG MIDDLE

Building ID : 1,175

Year Built : 1923

Year Renovated :

Gross Square Feet : 71,456

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$9,289,280

Comments :

FC/QI : 0.03

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	3	71,456	S.F.	\$321,552				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	71,456	S.F.	\$428,736				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Double Pane, 4'x5'	3	180	EACH	\$173,160				
Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	12	EACH	\$2,717				
Roofing	Repair/Replace _ DM	Remove debris from the gutters and downspouts Replace missing, broken, and friable slate	3	1	JOB	\$12,000				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, in classrooms 1st and 2nd floor	3	20,000	S.F.	\$51,000				

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Date 6/22/2006

Building Name : LONG MIDDLE

Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, women bathroom 2nd floor	4	2	EACH	\$4,260				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, boys bathroom 2nd floor	4	1	EACH	\$4,250				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, custodial sinks	4	6	EACH	\$4,617				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, women bathroom 1st floor	4	1	EACH	\$4,250				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, boys bathroom 1st floor	4	1	EACH	\$4,250				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing GYM boys bathroom	4	1	EACH	\$4,250				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, GYM women bathroom	4	1	EACH	\$5,325				
Furnishings	Repair/Replace _ DM	Replace damage Window Shades	4	180	EACH	\$8,640				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	4	1,400	L.F.	\$14,000				
Site Improvements	Repair/Replace _ DM	Replace the damage iron fence	4	800	L.F.	\$12,000				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	4	16,666	S.Y.	\$199,992				

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Date 6/22/2006

Building Name : LONG MIDDLE

Building Project Total : \$1,279,819

Building DM Total \$1,279,819

Building CR Total : \$0

Building CI Total : \$0

Percent Of Building Value (FCI) : 13.78 %

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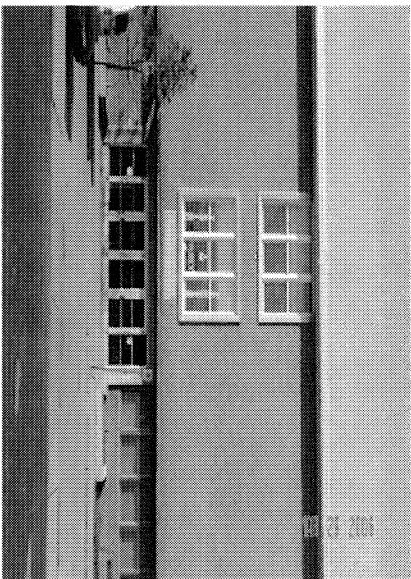
State

MO

Building Id : 1,203

Building Name : LOUVERTURE MIDDLE

Year Built	1950
Year Renovated	
GSF	83803
CRV	\$10894390.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$377,113.50
Capital Renewal	\$881,358.30
Capital Improvement	\$157,932.44
New Construction	
Facility Condition Index	0.13
FC/QI	0.13

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : LOUVERTURE MIDDLE

Building ID : 1,203

Year Built : 1950

Year Renovated :

Gross Square Feet : 83,803

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$10,894,390

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, Dry Pipe, Under 2000 SF, in the kitchen	1	2,000	SF/BLDG	\$9,160				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp, next to the Cafeteria	2	1	EACH	\$1,542				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 6" Thick, in the back parking lot	2	8,888	S.Y.	\$106,656				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp next to the GYM hallway	2	2	EACH	\$3,084				
Furnishings	Cyclical _ CR	Replace and install new Window Shades	2	350	EACH	\$16,800				
Electrical	Cyclical _ CR	Switchboard, 120/208V, 200 Amp (high end), the 2nd floor	2	1	EACH	\$6,277				

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Building Name : LOUVERTURE MIDDLE

Exterior Enclosure	Cyclical _ CR	Storefront Door, Metal and Glass, Frame and Hardware front entrance doors	2	2	EACH	\$4,200				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp 3rd and 2nd floor	2	4	EACH	\$6,168				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, 3rd floor staff bathroom	3	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, on all levels	3	10	EACH	\$24,820				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, in the boys bathroom 3rd floor	3	2	EACH	\$12,562				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2' in the boys bathroom 3rd floor	3	400	S.F.	\$1,372				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom for the new drop ceiling 3rd floor	3	8	EACH	\$1,922				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the girls bathroom 2nd floor	3	2	EACH	\$10,650				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the girls bathroom 2nd floor	3	400	S.F.	\$1,372				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the girls bathroom 2nd floor	3	8	EACH	\$1,922				
Interior Finishes	Improvement/ Functionality _ CI	Vinyl Composition Tile, in the music room.	3	2,400	S.F.	\$4,416				

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Date 6/22/2006

Building Name : LOUVERTURE MIDDLE

Plumbing	Cyclical _ CR	Lavatory Sink, Wall-Hung, in the hallways 1,2,3rd floor	3	3	EACH	\$2,940				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom 1st floor	3	1	EACH	\$6,281				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom 1st floor	3	400	S.F.	\$1,372				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom for the new drop ceiling	3	8	EACH	\$1,922				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, teacher bathroom 1st floor	3	1	EACH	\$2,925				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the girls bathroom 1st floor	3	1	EACH	\$10,215				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the girls bathroom 1st floor	3	400	S.F.	\$1,372				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', at the north side entrance	3	1,500	S.F.	\$5,460				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4' at the main entrance and hallway	3	15,000	S.F.	\$54,600				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the girls bathroom 1st floor for the new drop ceiling	3	8	EACH	\$1,922				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), for new drop ceiling at the main entrance and hallway	3	100	EACH	\$24,026				

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Building Name : LOUVERTURE MIDDLE

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', at the Auditorium	3	4,000	S.F.	\$14,560				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), in the Auditorium for the new drop ceiling	3	40	EACH	\$9,610				
Furnishings	Cyclical _ CR	Seating, Auditorium, Upholstered	3	300	EACH	\$120,000				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, in the girls bathroom at the Auditorium	3	1	EACH	\$3,425				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate in the girls bathroom at the Auditorium	3	2	EACH	\$1,710				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, in the teacher bathroom 1st floor	3	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the secretary office bathroom	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the principle office bathroom	3	1	EACH	\$2,130				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the main office	3	500	S.F.	\$1,275				
Exterior Enclosure	Cyclical _ CR	Glass Block Wall, at Gym staircases	3	1,800	S.F.	\$108,000				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 6" Thick, on the side parking lot	3	900	S.Y.	\$10,800				

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Building Name : LOUVERTURE MIDDLE

Interior Finishes	Improvement/ Functionality _ CI	Texture spray for the concrete over hung around the parameters of the school	3	1,350	SF	\$12,150				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the boys bathroom next to the GYM	3	3	EACH	\$30,645				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom 1st floor next to the GYM	3	1,200	S.F.	\$4,116				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom 1st floor next to the gym	3	12	EACH	\$2,883				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the girls bathroom 1st floor next to the GYM	3	2	EACH	\$10,650				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the girls bathroom 1st floor next to the GYM	3	400	S.F.	\$1,372				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the girls bathroom for the new drop ceiling	3	10	EACH	\$2,403				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, in the GYM	3	2,800	S.F.	\$5,152				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, IN THE LIBRARY	3	2,800	S.F.	\$7,140				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5', exterior windows	3	350	EACH	\$336,700				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, in the teacher lounge bathroom	3	1	EACH	\$3,425				

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Building Name : LOUVERTURE MIDDLE

Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	83,803	S.F.	\$377,114				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware, exterior doors	4	5	EACH	\$3,000				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware	4	3	EACH	\$10,695				
Electrical	Cyclical _ CR	Outdoor Fixture, Recessed, Incandescent, Stock	4	10	EACH	\$2,811				

Building Project Total : \$1,416,404**Building DM Total** \$377,114**Building CR Total :** \$881,358**Building CI Total :** \$157,932**Percent Of Building Value (FCI) :** 3.46 %

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Building Id : 1,249

Building Name : LOWELL ELEMENTARY

Year Built	1927
Year Renovated	
GSF	59155
CRV	\$7690150.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$900,576.66
Capital Renewal	
Capital Improvement	
New Construction	
Facility Condition Index	0.12
FC/QI	0.12

Findings

Overall Condition :

Functional Suitability :

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Building Name : LOWELL ELEMENTARY

Building ID : 1,249

Year Built : 1927

Year Renovated :

Gross Square Feet : 59,155

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,690,150

Comments : Closed

FC/QI : 0.03

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	59,155	S.F.	\$266,198				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	1	59,155	S.F.	\$354,930				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing	1	6,000	S.F.	\$42,900				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	1	48,000	S.F.	\$31,200				
Site Improvements	Repair/Replace _ DM	Replace and repair Iron fence	3	1,200	L.F.	\$18,000				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move	3	36,000	S.F.	\$90,000				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/22/2006

Building Name : LOWELL ELEMENTARY

Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	3	4,445	S.Y.	\$44,450				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	8	EACH	\$19,856				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing, boys bathroom	4	2	EACH	\$14,200				
Plumbing	Repair/Replace _ DM	Bathroom, 6 Fixtures, 2 Wall Plumbing, girls bathroom	4	3	EACH	\$18,843				

Building Project Total : \$900,577**Building DM Total** \$900,577**Building CR Total :** \$0**Building CI Total :** \$0**Percent Of Building Value (FCI) :** 11.71 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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St. Louis

Date 6/21/2006

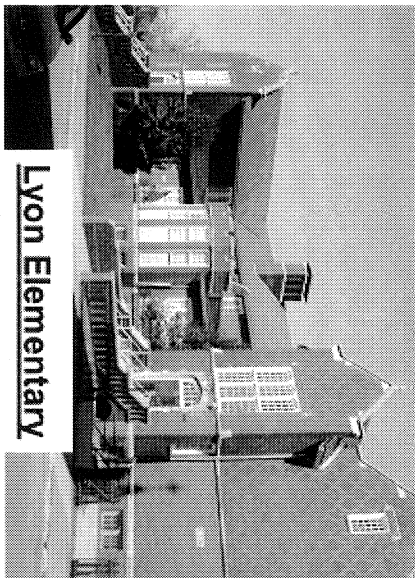
State

MO

Building Id : 1,153

Building Name : LYON ELEMENTARY

Year Built	1910
Year Renovated	
GSF	43044
CRV	\$5165280.0000
Building Usage	ACADEMIC
Secondary Usage	



Lyon Elementary

Capital Plan Summary

Deferred Maintenance	\$1,371,770.46
Capital Renewal	\$213,851.00
Capital Improvement	\$1,335,945.40
New Construction	
Facility Condition Index	0.57
FC/QI	0.57

Findings

Overall Condition :

Functional Suitability :

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/22/2006

Building Name : LYON ELEMENTARY

Building ID : 1,153

Year Built : 1910

Year Renovated :

Gross Square Feet : 43,044

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$5,165,280

Comments :

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	Roof repairs from Tremco report, 06	1	1	JOB	\$15,500				
Site Improvements	Repair/Replace _ DM	Open iron Rail Fence, repair and paint	1	500	L.F.	\$3,375				
Roofing	Repair/Replace _ DM	Roof repairs from Tremco report, 08	3	1	JOB	\$26,800				
HVAC	Improvement/ Functionality _ CI	HVAC new, bond 2008	3	1	JOB	\$1,266,710				
HVAC	Repair/Replace _ DM	Replace Heating system	3	1	JOB	\$633,355				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Single Pane, Medium Opening, bond 2008 with HVAC	3	110	EACH	\$100,650				

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Building Name : LYON ELEMENTARY

Interior Finishes	Repair/Replace _DM	Vinyl Composition Tile, nurses office, basement classrooms	3	1,200	S.F.	\$4,380				
Stairs	Repair/Replace _DM	Stair Treads, Vinyl, 6' Wide	3	150	EACH	\$8,970				
Exterior Enclosure	Repair/Replace _DM	Wood Double Door, Frame and Hardware	3	12	EACH	\$27,600				
Exterior Enclosure	Repair/Replace _DM	Masonry Wall Mortar, Sand Mortar (repoint), various areas	3	5,000	SF/WALL	\$27,250				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	65,044	S.F.	\$292,698				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	43,044	S.F.	\$258,264				
HVAC	Repair/Replace _DM	Bathroom Exhaust Fan, all single r/r	4	4	EACH	\$1,820				
HVAC	Repair/Replace _DM	Bathroom Exhaust system both r/r, basement	4	2	EACH	\$5,000				
Plumbing	Repair/Replace _DM	Bathroom, 15 Fixtures, 2 Wall Plumbing, boys r/r basement	4	2	EACH	\$20,430				
Plumbing	Repair/Replace _DM	Bathroom, 15 Fixtures, 2 Wall Plumbing, girls r/r basement	4	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, both basement r/rooms	4	700	S.F.	\$4,235				
Plumbing	Repair/Replace _DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, office r/r	4	1	EACH	\$2,130				

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Date 6/22/2006

Building Name : LYON ELEMENTARY

Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, staff r/r	4	1	EACH	\$2,130				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, replace all floors	4	3	EACH	\$2,308				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing, both r/r 2nd floor	4	2	EACH	\$14,200				
Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, nurses office	4	1	EACH	\$2,130				
Site Improvements	Improvement/ Functionality _ CI	Build New parking lot, lower grass area, pave, markings, security lights, fence, drainage, sidewalks and street entrance 32000 sq.ft.	5	1	JOB	\$65,000				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete	5	500	S.F.	\$3,000				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods	5	1,680	S.F.	\$4,284				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	5	44,000	S.F.B.	\$105,600				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, main office area and steps	5	500	S.F.	\$1,775				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp, mechanical room basement	5	1	EACH	\$1,542				

Building Project Total : \$2,921,567

Building DM Total \$1,371,770

Building CR Total : \$213,851

Building CI Total : \$1,335,945

Percent Of Building Value (FCI) : 26.56 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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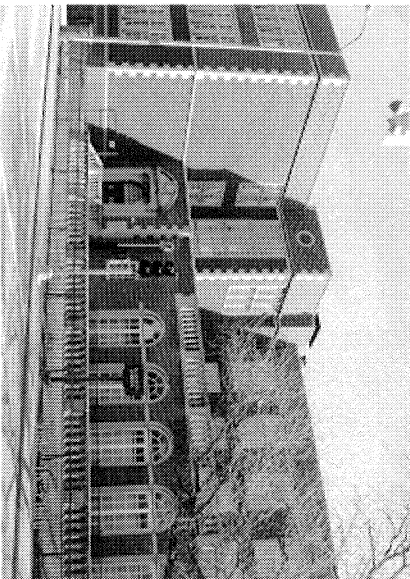
State

MO

Building Id : 1,123

Building Name : MADISON ELEMENTARY

Year Built	1911
Year Renovated	
GSF	74807
CRV	\$8976840.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$839,475.00
Capital Renewal	\$207,560.00
Capital Improvement	\$5,970.12
New Construction	
Facility Condition Index	0.12
FC/QI	0.12

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : MADISON ELEMENTARY

Building ID : 1,123

Year Built : 1911

Year Renovated :

Gross Square Feet : 74,807

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,976,840

Comments :

FC/QI : 0.00

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, 3rd floor in the stairwell ceiling	1	600	S.F.	\$4,290				
Interior Finishes	Cyclical _ CR	Plaster Ceiling, Flat Finish, Repair the damage concrete ceiling under the exterior stairs on both entrances	1	400	S.F.	\$3,800				
Interior Finishes	Cyclical _ CR	Plaster Ceiling, Flat Finish, Repair the ceiling cracks on the north side entrance	1	200	S.F.	\$1,900				
Furnishings	Cyclical _ CR	Window Shades	3	250	EACH	\$12,000				
Interior Finishes	Cyclical _ CR	Painting, Interior on Plaster and Drywall, Primer and 2 Coats, the 3rd floor hallway	3	10,000	S.F.	\$6,500				
Exterior Enclosure	Cyclical _ CR	Replace damage windows by Metal Double Hung Window, Double Pane, 4'x5',	4	150	EACH	\$144,300				

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Building Name : MADISON ELEMENTARY

Site Improvements	Cyclical _ CR	Replace the damage Chain Link Fence	4	500	L.F.	\$7,500				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the boys bathroom ground level	4	8	EACH	\$6,840				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	79,950	S.F.	\$359,775				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	79,950	S.F.	\$479,700				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the boys bathroom in the ground level	5	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom, ground level	5	900	S.F.	\$3,087				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom for the new drop ceiling	5	12	EACH	\$2,883				

Building Project Total : \$1,053,005

Building DM Total \$839,475

Building CR Total : \$207,560

Building CI Total : \$5,970

Percent Of Building Value (FCI) : 9.35 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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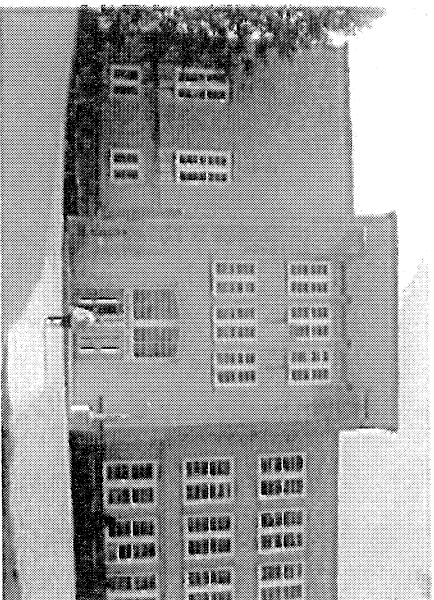
Date 8/8/2006

State

MO

Building Id : 1,154

Building Name : MALLINCKRODT



Year Built	1938
Year Renovated	
GSF	47673
CRV	\$5720760.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$405,172.75
Capital Renewal	\$1,340,742.04
Capital Improvement	\$1,245,753.28
New Construction	
Facility Condition Index	0.52
FC/QI	0.52

Findings

Overall Condition :

Functional Suitability :

Facility Capital Action Plan (FCAP)

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Date 6/22/2006

Building Name : MALLINCKRODT ELEMENTARY

Building ID : 1,154

Year Built : 1938

Year Renovated :

Gross Square Feet : 47,673

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$5,720,760

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Furnishings	Repair/Replace _ DM	Window Shades	1	110	EACH	\$5,280				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, library and principals office	1	2,000	S.F.	\$5,100				
Plumbing	Cyclical _ CR	Drinking Fountain, Stainless Steel	1	12	EACH	\$20,710				
Interior Construction	Cyclical _ CR	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. 3rd floor r/r's	1	200	S.F.	\$27,000				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry) for staircases	1	12	EACH	\$6,086				
Site Improvements	Repair/Replace _ DM	Seal Coating, parking lot	1	4,500	S.Y.	\$7,695				

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Date 6/22/2006

Building Name : MALLINCKRODT ELEMENTARY

Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, sidewalk replacement	1	500	S.F.	\$3,000				
Site Improvements	Repair/Replace _ DM	Lawn, Soil Preparation and over Seeding, all dead areas	1	30,000	S.F.	\$9,000				
Exterior Enclosure	Repair/Replace _ DM	Pressure washing exterior brick, front of building	1	5,000	S.F.	\$6,500				
Exterior Enclosure	Repair/Replace _ DM	Masonry Wall Mortar, Concrete Mortar (repoint), all bad areas	1	1,500	SF/WALL	\$8,175				
Exterior Enclosure	Repair/Replace _ DM	Paint exterior trim paint, all windows and doors and overhang	1	1	JOB	\$12,000				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	1	47,673	S.F.B.	\$114,415				
Interior Construction	Cyclical _ CR	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. Basement R/R's	1	1,200	S.F.	\$162,000				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	10	EACH	\$6,250				
Roofing	Cyclical _ CR	Roof replacement per Tremco report	2	1	JOB	\$138,000				
Electrical	Cyclical _ CR	Upgrade Electric for new HVAC project, bond "08	3	1	JOB	\$206,611				
Interior Construction	Repair/Replace _ DM	Upgrade structural work for new HVAC bond"08	3	1	JOB	\$103,306				
HVAC	Cyclical _ CR	Replace boiler and heat distribution system, bond "08	3	1	JOB	\$516,528				

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Building Name : MALLINCKRODT ELEMENTARY

HVAC	Improvement/ Functionality _ CI	New A.C. bond "08	3	1	JOB	\$1,239,667				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring. Includes light fixture replacement	3	47,673	S.F.	\$226,447				
Exterior Enclosure	Cyclical _ CR	Window replacement per bond report "08	3	110	EACH	\$99,000				
HVAC	Cyclical _ CR	replace, Window A/C Unit , entire school	5	8	EACH	\$9,600				
Site Improvements	Repair/Replace _ DM	Fence , chain link scrape and paint	5	1,200	L.F.	\$12,000				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, gym floor	5	3,000	S.F.	\$5,520				
Interior Construction	Cyclical _ CR	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. 2nd floor r/r's	5	200	S.F.	\$27,000				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, all hallways	5	6,000	S.F.	\$11,040				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), each floor replace fuse	5	3	EACH	\$3,738				

Building Project Total : \$2,991,668**Building DM Total \$405,173****Building CR Total : \$1,340,742****Building CI Total : \$1,245,753****Percent Of Building Value (FCI) : 7.08 %**

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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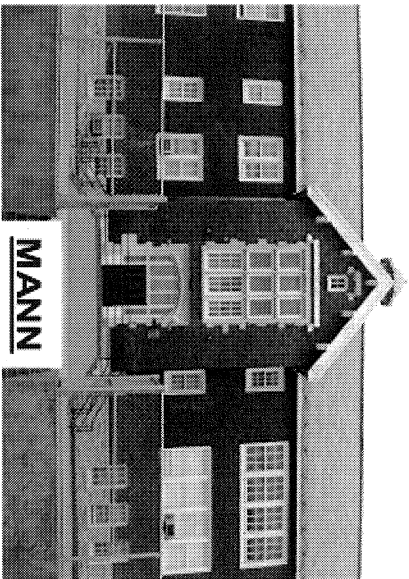
State

MO

Building Id : 1,124

Building Name : MANN ELEMENTARY

Year Built	1902
Year Renovated	
GSF	61983
CRV	\$7437960.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$774,121.50
Capital Renewal	\$1,236,552.00
Capital Improvement	\$1,833,828.40
New Construction	
Facility Condition Index	0.52
FC/QI	0.52

Findings

Overall Condition :

Functional Suitability :

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/22/2006

Building Name : MANN ELEMENTARY

Building ID : 1,124

Year Built : 1902

Year Renovated :

Gross Square Feet : 61,983

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,437,960

Comments : STUDENT CAPACITY 295

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	Flatwork, Concrete, exterior landings	1	1,500	S.F.	\$5,550				
Site Improvements	Cyclical _ CR	Seal Coating	1	4,500	S.Y.	\$7,695				
Site Improvements	Repair/Replace _ DM	Lawn, Soil Preparation and Seeding	1	6,000	S.F.	\$1,800				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry)	1	12	EACH	\$6,086				
Exterior Enclosure	Improvement/ Functionality _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	16	EACH	\$10,000				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.), upgrade	1	61,983	S.F.B.	\$148,759				

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Date 6/22/2006

Building Name : MANN ELEMENTARY

Electrical	Cyclical _ CR	Central Clock system, all classrooms	1	1	JOB	\$8,500				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, offices, library, basement daycare	1	3,500	S.F.	\$8,925				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	61,983	S.F.	\$371,898				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring and new AC	3	65,983	S.F.	\$296,924				
Basement Construction	Repair/Replace _ DM	Excavation and Backfill, 8' Deep, On-Site Storage	3	1	JOB	\$4,500				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, cafeteria	3	1,600	S.F.	\$2,944				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 6' Wide	3	144	EACH	\$8,611				
Exterior Enclosure	Cyclical _ CR	Metal Casement Window, Single Pane, Medium Opening	3	160	EACH	\$142,400				
HVAC	Improvement/ Functionality _ CI	New building AC , from bond report	3	1	JOB	\$1,785,110				
HVAC	Cyclical _ CR	New Boiler, from bond report	3	1	JOB	\$743,796				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 8' Wide first floor entrance	3	26	EACH	\$1,830				
Site Improvements	Cyclical _ CR	Steps, Concrete, Broom Finish, exterior replacement	3	450	S.F.	\$13,950				

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Building Name : MANN ELEMENTARY

Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, first floor r/r	4	1	EACH	\$7,100				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, basement r/r both	4	10	EACH	\$29,250				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing	4	2	EACH	\$14,200				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate	4	15	EACH	\$12,825				
HVAC	Improvement/ Functionality _ CI	Bathroom Exhaust Fan system, basement r/r	4	2	JOB	\$15,000				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', both r/r/ basement	4	4,300	S.F.	\$14,749				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', basement r/r both	4	12	EACH	\$2,883				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, basement r/r both	4	4,500	S.F.	\$8,280				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing first floor parents lounge	4	1	EACH	\$3,425				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, basement r/r	4	2	EACH	\$4,260				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, gym floor	5	6,000	S.F.	\$11,040				

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Building Name : MANN ELEMENTARY

Roofing	Cyclical _ CR	Single Ply Roof, Fully Adhered, gym roof	5	6,000	S.F.	\$12,600				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move, entire school	5	60,000	S.F.	\$99,000				
Site Improvements	Cyclical _ CR	Open iron Rail Fence, repaint	5	130	L.F.	\$1,391				
HVAC	Cyclical _ CR	Window A/C Unit, all school	5	12	EACH	\$14,400				

Building Project Total : \$3,844,502**Building DM Total** \$774,122**Building CR Total :** \$1,236,552**Building CI Total :** \$1,833,828**Percent Of Building Value (FCI) :** 10.41 %

Sodexo
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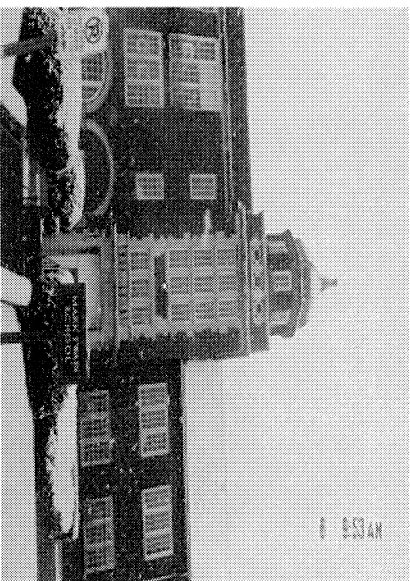
State

MO

Building Id : 1,125

Building Name : MARK TWAIN

Year Built	1912
Year Renovated	
GSF	66259
CRV	\$7951080.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,203,177.06
Capital Renewal	
Capital Improvement	\$10,772.44
New Construction	
Facility Condition Index	0.15
FC/QI	0.15

Findings

Overall Condition :

Functional Suitability :

Sodexo

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Date 6/22/2006

Building Name : MARK TWAIN ELEMENTARY

Building ID : 1,125

Year Built : 1912

Year Renovated :

Gross Square Feet : 66,259

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,951,080

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Finishes	Repair/Replace _ DM	Plaster on Masonry Wall, Repair all damaged walls through the building	1	3,600	S.F.	\$7,956				
Interior Finishes	Repair/Replace _ DM	Painting, interior FAUX surfaces to 8 feet height, Paint all of the walls in the building	1	3,600	SF	\$10,800				
Stairs	Repair/Replace _ DM	Stair Treads, Vinyl, 6' Wide	1	144	EACH	\$8,611				
Furnishings	Repair/Replace _ DM	Replace all the damage Window Shades throughout the building	1	268	EACH	\$12,864				
Roofing	Repair/Replace _ DM	Replace broken, missing, and friable, slate tiles. Cut and repair large blister formations, repair open wall flashing laps	1	1	EACH	\$16,650				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware, Replace the main entrance door.	1	1	EACH	\$3,565				

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Date 6/22/2006

Building Name : MARK TWAIN ELEMENTARY

Exterior Enclosure	Repair/Replace _ DM	Waterproof below the grade exterior wall in the front of the building	1	960	S.F.	\$96,000				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom in the Ground level	3	2,160	S.F.	\$7,409				
Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), Replace the circuit panel in the library	4	1	EACH	\$1,246				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Double Pane, 4'x5', Replace all the damage exterior windows	4	268	EACH	\$257,816				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move, Resurface and finish all the wooden floors in rooms 113, 111 and 116	4	2,448	S.F.	\$4,039				
Electrical	Repair/Replace _ DM	Switchboard, 120/208V, 200 Amp (high end), in the Ground level	4	2	EACH	\$12,554				
Interior Construction	Repair/Replace _ DM	Urinal Partition, Plastic Laminate, in the girls bathroom	4	18	EACH	\$6,750				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	66,259	S.F.	\$298,166				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	66,259	S.F.	\$397,554				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	5	8	EACH	\$19,856				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys and the girls bathroom for the new drop ceiling in the ground level	5	14	EACH	\$3,364				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : MARK TWAIN ELEMENTARY

Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 2 Wall Plumbing, replace sinks, toilets, urinals, in the boys and girls bathrooms	5	12	EACH	\$41,100				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods (hallways), Replace the existing carpet in the library	5	3,000	S.F.	\$7,650				

Building Project Total : \$1,213,950

Building DM Total \$1,203,177

Building CR Total : \$0

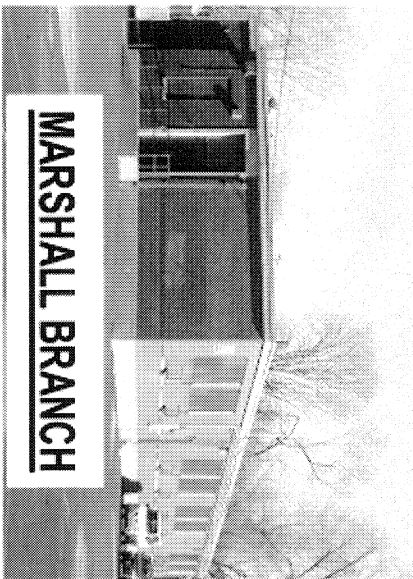
Building CI Total : \$10,772

Percent Of Building Value (FCI) : 15.13 %

Building Id : 1,196

Building Name : MARSHALL BRANCH

Year Built	1953
Year Renovated	
GSF	10404
CRV	\$1352520.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$116,942.00
Capital Renewal	\$50,483.61
Capital Improvement	
New Construction	
Facility Condition Index	0.12
FC/QI	0.12

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : MARSHALL BRANCH

Building ID : 1,196

Year Built : 1953

Year Renovated :

Gross Square Feet : 10,404

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$1,352,520

Comments : Closed

FC/QI : 0.01

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Finishes	Repair/Replace _DM	Painting, Interior on Masonry, Primer and 2 Coats	2	10,000	S.F.	\$7,700				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate	2	5	EACH	\$4,275				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing	2	5	EACH	\$26,625				
Plumbing	Cyclical _ CR	Urinal, Porcelain, Wall Hung	2	7	EACH	\$7,884				
HVAC	Cyclical _ CR	Boiler, Cast Iron, Oil or Gas Fired, Steam or Hot Water, 700-1000M	4	1	EACH	\$11,700				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	10,404	S.F.	\$46,818				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : MARSHALL BRANCH

Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	10,404	S.F.	\$62,424				
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Building Project Total : \$167,426

Building DM Total \$116,942

Building CR Total : \$50,484

Building CI Total : \$0

Percent Of Building Value (FCI) : 8.65 %

Building Id : 1,197

Building Name : MARSHALL ELEMENTAI

Year Built	1900
Year Renovated	
GSF	49896
CRV	\$6486480.0000
Building Usage	SUPPORTING
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$638,768.00
Capital Renewal	\$309,212.00
Capital Improvement	\$5,071.90
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 : MARSHALL ELEMENTARY

Building ID : 1,197

Year Built : 1900

Year Renovated :

Gross Square Feet : 49,896

Building Type : 700 - SUPPORTING FACILITIES

Current Replace Value : \$6,486,480

Comments : Holding

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Furnishings	Repair/Replace _ DM	Window Shades	1	100	EACH	\$4,800				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry)	1	10	EACH	\$5,072				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	2	445	S.Y.	\$5,340				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing	3	2	EACH	\$4,600				
Electrical	Repair/Replace _ DM	Replace lights in gym and entrance way from corridor	3	1	JOB	\$8,000				
Plumbing	Cyclical _ CR	Lavatory Sink, Wall-Hung	3	4	EACH	\$3,920				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	4	2	EACH	\$2,492				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : MARSHALL ELEMENTARY

Interior Finishes	Repair/Replace _ DM	Hardwood Floor	4	16,200	S.F.	\$102,060				
HVAC	Cyclical _ CR	Boiler, Cast Iron, Oil or Gas Fired, Steam or Hot Water, 700-1000M	4	1	EACH	\$87,500				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	49,896	S.F.	\$224,532				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	49,896	S.F.	\$299,376				
Exterior Enclosure	Cyclical _ CR	Wood Casement Window, Double Pane, Medium Opening	5	174	EACH	\$193,140				
Exterior Enclosure	Cyclical _ CR	Wood Casement Window, Double Pane, Small Opening	5	26	EACH	\$12,220				

Building Project Total : \$953,052

Building DM Total \$638,768

Building CR Total : \$309,212

Building CI Total : \$5,072

Percent Of Building Value (FCI) : 9.85 %