

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

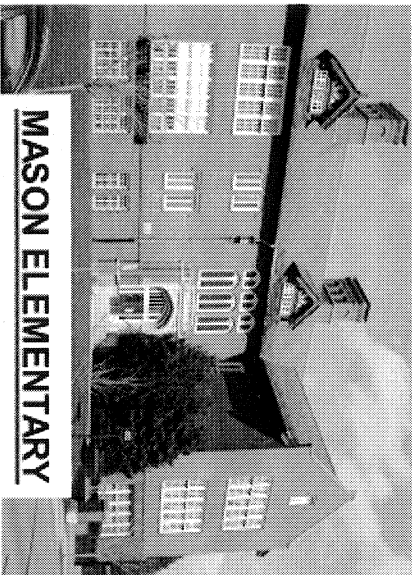
State

MO

Building Id : 1,155

Building Name : MASON ELEMENTARY

Year Built	1919
Year Renovated	2000
GSF	71689
CRV	\$8602680.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$875,799.90
Capital Renewal	\$181,206.00
Capital Improvement	
New Construction	
Facility Condition Index	0.12
FC/QI	0.12

Findings

Overall Condition :

Functional Suitability :

Date 6/22/2006

Building Name : MASON ELEMENTARY

Building ID : 1,155

Year Built : 1919

Year Renovated : 2000

Gross Square Feet : 71,689

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,602,680

Comments : Addition of gym and classrooms year 2000

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 perimeter seal weathershield 6x800	1	4,800	S.F.	\$18,480				
Furnishings	Repair/Replace _DM	Window Shades, 25 percent 150 windows	1	50	EACH	\$2,400				
Interior Finishes	Repair/Replace _DM	Plaster repair and Painting, Primer and 2 Coats, various areas from water leak damage	1	1,500	S.F.	\$2,475				
Site Improvements	Repair/Replace _DM	Lawn, Soil Preparation and Seeding	3	3,500	S.F.	\$1,050				
Site Improvements	Repair/Replace _DM	Trees, Soil Preparation and Planting	3	6	EACH	\$1,800				
Site Improvements	Repair/Replace _DM	Shrubs, Soil Preparation and Planting	3	200	S.F.	\$2,000				

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Building Name : MASON ELEMENTARY

Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, gym floor with markings	3	4,800	S.F.	\$13,632				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, sidewalks	3	2,000	S.F.	\$7,400				
Exterior Enclosure	Repair/Replace _ DM	Paint all exterior Wood Medium Opening	3	150	EACH	\$37,500				
Basement Construction	Repair/Replace _ DM	Foundation Waterproofing, Bituminous 8x200	3	1,600	S.F.	\$19,200				
Basement Construction	Repair/Replace _ DM	Excavation and Backfill, 8' Deep, On-Site Storage	3	1,600	S.F.	\$3,200				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, library	3	768	S.F.	\$1,958				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	71,689	S.F.	\$322,601				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	71,689	S.F.	\$430,134				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing r/r boys 3rd floor	4	1	EACH	\$6,281				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, r/r girls 3rd floor	4	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, r/r 2nd floor men	4	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, r/r 2nd floor womens	4	1	EACH	\$4,250				

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Building Name : MASON ELEMENTARY

Site Improvements	Repair/Replace _ DM	Seal Coating	4	7,000	S.Y.	\$11,970				
Exterior Enclosure	Cyclical _ CR	Wood Double Door, Frame and Hardware, Oversized	5	24	EACH	\$33,600				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, all classrooms	5	50,000	S.F.	\$127,500				

Building Project Total : \$1,057,006

Building DM Total \$875,800

Building CR Total : \$181,206

Building CI Total : \$0

Percent Of Building Value (FCI) : 10.18 %

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

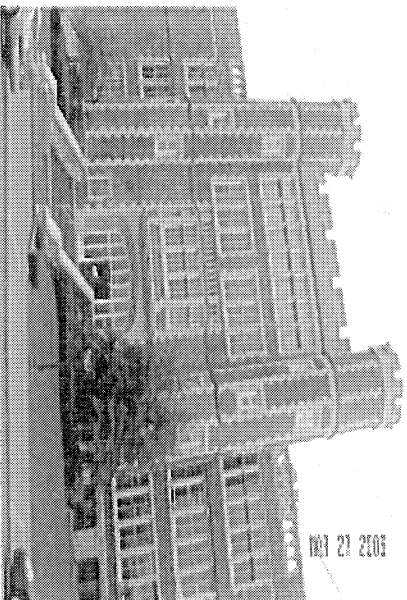
St. Louis Public Schools
City
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Date 8/8/2006

Building Id : 1,204

Building Name : MCKINLEY MIDDLE

Year Built	1903
Year Renovated	
GSF	166823
CRV	\$21580000.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$5,289,641.50
Capital Renewal	\$1,335,885.32
Capital Improvement	\$4,265,066.24
New Construction	
Facility Condition Index	0.50
FC/QI	0.50

Findings

Overall Condition : Based on a May 1993 McCarthy Fleming
recommendation the fourth floor of this building

Functional Suitability :

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Facility Capital Action Plan (FCAP)**St. Louis Public Schools**

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Date 6/22/2006

Building Name : MCKINLEY MIDDLE

Building ID : 1,204

Year Built : 1903

Year Renovated :

Gross Square Feet : 166,823

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$21,580,000

Comments :

FC/QI : 0.06

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Repair/Replace _DM	Repair all the damage exterior walls and tuck points	1	100,000	SF	\$1,200,000				
Roofing	Cyclical _ CR	Per TREMCO report, the roof work will spread over the next 3 years	1	1	JOB	\$507,000				
Interior Finishes	Repair/Replace _DM	Plaster on Stud Framing, thru out the whole school	1	60,000	S.F.	\$429,000				
Interior Finishes	Repair/Replace _DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats thru out the whole school	1	60,000	S.F.	\$39,000				
Furnishings	Cyclical _ CR	Ceiling Skylight Panel, in the GYM hallway	1	50	S.F.	\$1,707				
Fire Protection	Code Compliance _ CI	Fire Suppression System, Preaction, Under 2000 SF in the kitchen	1	2,000	S.F.B.	\$11,000				

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Date 6/22/2006

Building Name : MCKINLEY MIDDLE

Furnishings	Code Compliance _ CI	Exhaust hood 7' long w/ fire prot system, for the kitchen	2	2	EACH	\$19,900				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) next to the locker room	2	1	EACH	\$1,246				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp in the kitchen area	2	2	EACH	\$3,084				
Electrical	Cyclical _ CR	Switchboard, 120/208V, 200 Amp (high end), in the kitchen area	2	1	EACH	\$6,277				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp, in the GYM area	2	2	EACH	\$3,084				
Interior Finishes	Cyclical _ CR	Plaster Ceiling, Textured Finish (ACM), in the GYM	2	7,000	S.F.	\$70,700				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) on the 3rd floor	2	1	EACH	\$1,246				
HVAC	Repair/Replace _ DM	Update and replace the old heating systems and equipments.	2	1	JOB	\$1,750,000				
HVAC	Improvement/ Functionality _ CI	Instal new central air system and equipment	2	1	JOB	\$4,203,939				
Exterior Enclosure	Repair/Replace _ DM	Waterproofing for the below grade wall around the building	2	1,600	SF	\$120,000				
Site Improvements	Cyclical _ CR	Steps, Concrete, Masonry Paving, INFRONT OF THE BUILDING	2	200	S.F.	\$8,600				

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Building Name : MCKINLEY MIDDLE

Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) on the 4th floor	2	1	EACH	\$1,246				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	166,823	S.F.	\$750,704				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	166,823	S.F.	\$1,000,938				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move in the various areas	3	12,000	S.F.	\$30,000				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware	3	8	EACH	\$28,520				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	3	3,200	S.F.	\$8,160				
Site Improvements	Cyclical _ CR	Seal Coating, the back parking lot	3	2,000	S.Y.	\$3,420				
Site Improvements	Improvement/ Functionality _ CI	Install new Chain Link Fence in the back parking lot	3	300	L.F.	\$3,000				
Site Improvements	Improvement/ Functionality _ CI	Install new iron fence in front of the building	3	300	LF	\$4,500				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5', for the exterior windows	3	436	EACH	\$419,432				
Furnishings	Cyclical _ CR	Window Shades	3	436	EACH	\$20,928				

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Building Name : MCKINLEY MIDDLE

Stairs	Cyclical _ CR	Stair Treads, Vinyl, 6' Wide, on the interior stair cases	3	300	EACH	\$17,940				
Interior Construction	Cyclical _ CR	Steel Single Door, Frame and Hardware, Oversized	3	7	EACH	\$4,900				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', for the 4th floor	3	4,000	S.F.	\$14,560				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp) for the new drop ceiling on the 4th floor	3	16	EACH	\$3,844				
Interior Finishes	Cyclical _ CR	Painting, Interior on Masonry, Primer and 2 Coats, in the GYM	3	10,000	S.F.	\$7,700				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom ground level	3	350	S.F.	\$1,201				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the girls bathroom ground level	3	350	S.F.	\$1,201				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x2', for the new drop ceiling in the girls bathroom ground level	4	8	EACH	\$1,922				
Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, in the girls bathroom ground level	4	350	S.F.	\$2,118				
Interior Finishes	Cyclical _ CR	Ceramic Tile Wall, in the girls bathroom ground level	4	640	S.F.	\$3,584				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, in the boys bathroom ground level	4	2	EACH	\$14,200				

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Building Name : MCKINLEY MIDDLE

Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, in the boys bathroom ground level	4	350	S.F.	\$2,118				
Interior Finishes	Cyclical _ CR	Ceramic Tile Wall, in the boys bathroom ground level	4	640	S.F.	\$3,584				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', for the new drop ceiling in the boys bathroom ground level	4	8	EACH	\$1,922				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the Faculty bathroom 1st level	4	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, in the girls bathroom ground level	4	2	EACH	\$14,200				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, in the women locker room	4	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the men locker room	4	2	EACH	\$10,650				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, in the man bathroom ground level	4	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, on the 3rd floor bathroom	4	2	EACH	\$8,500				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate	4	4	EACH	\$3,420				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, in the teacher bathroom, 3rd floor	4	1	EACH	\$3,425				

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Building Name : MCKINLEY MIDDLE

Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	4	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, men bathroom 2nd floor	4	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, for the GYM floor	4	7,000	S.F.	\$28,000				
Electrical	Cyclical _ CR	Light Fixture, Surface-Mounted, Fluorescent, Stock	4	16	EACH	\$6,755				
Furnishings	Cyclical _ CR	4 power controls for Bleacher sections in the GYM area,	5	10,000	EACH	\$40,000				

Building Project Total : \$10,890,593

Building DM Total \$5,289,642

Building CR Total : \$1,335,885

Building CI Total : \$4,265,066

Percent Of Building Value (FCI) : 24.51 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/21/2006

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Building Id : 1,182

Building Name : MEDA P. WASHINGTON

Year Built

1928

Year Renovated

GSF

45362

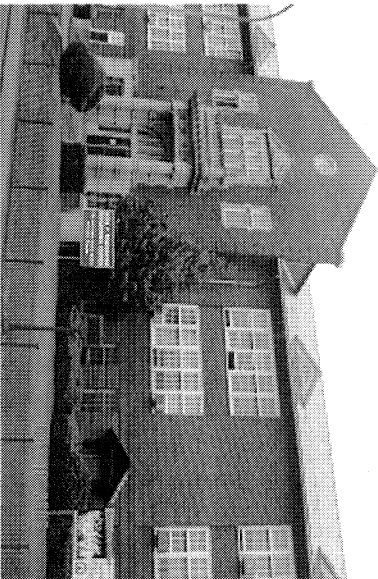
CRV

\$6804300.0000

Building Usage

ACADEMIC

Secondary Usage



Capital Plan Summary

Deferred Maintenance

\$1,027,638.00

Capital Renewal

\$1,111,211.10

Capital Improvement

\$1,315,701.64

New Construction

Facility Condition Index

0.51

FC/QI

0.51

Findings

Overall Condition :

Functional Suitability :

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/22/2006

Building Name : MEDA P. WASHINGTON HIGH SCHOOL

Building ID : 1,182

Year Built : 1928

Year Renovated :

Gross Square Feet : 45,362

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,804,300

Comments : A.K.A: previously known as Wade Elementary pre 1995

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, entire school	1	100	EACH	\$4,800				
Interior Finishes	Repair/Replace _ DM	Repair Plaster on Masonry Wall and Paint, north staircase and room's 105 and 205	1	1,200	S.F.	\$5,052				
Interior Finishes	Cyclical _ CR	Replace Carpet, Roll Goods, library, office and various classrooms	1	2,500	S.F.	\$6,375				
Exterior Enclosure	Repair/Replace _ DM	Pressure wash exterior front of building, remove oxidation and seal	1	1,500	S.F.	\$9,450				
Site Improvements	Repair/Replace _ DM	Shrubs, Soil Preparation and Planting, remove old shrubs and replace	1	2,000	S.F.	\$20,000				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, front entrance landings	1	1,500	S.F.	\$5,550				

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Date 6/22/2006

Building Name : MEDA P. WASHINGTON HIGH SCHOOL

Site Improvements	Repair/Replace _ DM	Steps, Concrete, Broom Finish, front entrance	1	500	S.F.	\$15,500				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircases	1	12	EACH	\$6,086				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick, both parking lots	1	5,000	S.Y.	\$60,000				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	1	630	L.F.	\$6,300				
Site Improvements	Repair/Replace _ DM	Replace Open Iron Rail Fence	1	1,000	L.F.	\$10,700				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack, outside of entire building	1	12	EACH	\$7,500				
Exterior Enclosure	Repair/Replace _ DM	Repair and Painting, Exterior on Wood Trim, Primer and 2 Coats, entire overhang	1	630	L.F.	\$7,560				
Site Improvements	Repair/Replace _ DM	Guard Rail steel for parking Lots	1	460	L.F.	\$14,720				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, entire building all floors	1	8	EACH	\$19,856				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	45,362	S.F.	\$204,129				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	45,362	S.F.	\$272,172				

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Date 6/22/2006

Building Name : MEDA P. WASHINGTON HIGH SCHOOL

HVAC	Improvement/ Functionality _ CI	Central A.C. bond "09	4	1	JOB	\$1,306,420				
HVAC	Cyclical _ CR	Boiler and distribution upgrade bond "09	4	1	JOB	\$544,344				
Electrical	Repair/Replace _ DM	Electric A.C. upgrade bond 09"	4	1	JOB	\$217,737				
Interior Construction	Repair/Replace _ DM	Structural upgrades for new A.C. per 09" bond	4	1	JOB	\$108,868				
Exterior Enclosure	Cyclical _ CR	Window upgrades for A.C project "09, 110 windows	4	1	JOB	\$103,550				
HVAC	Improvement/ Functionality _ CI	Kitchen Hood Exhaust Fan, Stainless Steel	4	72	SF/OPNG	\$3,195				
HVAC	Repair/Replace _ DM	Window A/C Unit	5	23	EACH	\$27,600				
Interior Construction	Cyclical _ CR	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. All 2nd floor r/r's	5	800	S.F.	\$108,000				
Exterior Enclosure	Cyclical _ CR	Exterior Wood Door, Frame and Hardware, Oversized, main entrance and perimeter	5	6	EACH	\$8,400				
Exterior Enclosure	Repair/Replace _ DM	Masonry Wall Mortar, Concrete Mortar (repoint), front of building	5	7,500	SF/WALL	\$90,000				

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Building Name : MEDA P. WASHINGTON HIGH SCHOOL

Interior Construction	Cyclical _ CR	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. 1st floor and basement r/r's	5	1,500	S.F.	\$202,500				
Furnishings	Cyclical _ CR	Whiteboards, cover black boards, all classrooms	5	4,400	S.F.	\$52,800				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, all custodial closets	5	7	EACH	\$5,386				

Building Project Total : \$3,454,551

Building DM Total \$1,027,638

Building CR Total : \$1,111,211

Building CI Total : \$1,315,702

Percent Of Building Value (FCI) : 15.10 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 8/8/2006

State

MO

Building Id : 1,126

Building Name : MERAMEC ELEMENTAR



Year Built	1910
Year Renovated	
GSF	45278
CRV	\$5433360.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$475,419.00
Capital Renewal	\$382,104.48
Capital Improvement	\$11,604.58
New Construction	
Facility Condition Index	0.16
FC/QI	0.16

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : MERAMAC ELEMENTARY

Building ID : 1,126

Year Built : 1910

Year Renovated :

Gross Square Feet : 45,278

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$5,433,360

Comments : MULTI-PURPOSE ADDITION CONSTRUCTED IN 1990s.

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Cyclical _ CR	Replace missing broken, and friable tiles per TREMCO report	1	1	EACH	\$11,000				
Site Improvements	Cyclical _ CR	Replace and repair damage iron fence	2	500	L.F	\$7,500				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move 2nd and 3rd floor in various classrooms	3	20,000	S.F.	\$50,000				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in custodial closets	3	4	EACH	\$3,078				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low,	3	6	EACH	\$14,892				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, men bathroom 2nd floor	3	1	EACH	\$6,281				

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Building Name : MERAMAC ELEMENTARY

Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, room 201	3	900	S.F.	\$2,295				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	3	1	EACH	\$6,281				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, principle office	3	900	S.F.	\$2,295				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	3	6,666	S.Y.	\$79,992				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, men bathroom 1st floor	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, women bathroom 1st floor	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom ground level	3	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom ground level	3	750	S.F.	\$2,573				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x2', boys bathroom ground level	3	8	EACH	\$1,922				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, boys bathroom ground level	3	750	S.F.	\$4,538				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, girls bathroom ground level	3	2	EACH	\$14,200				

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Building Name : MERAMAC ELEMENTARY

Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, girls bathroom ground level	3	750	S.F.	\$4,538				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom ground level	3	750	S.F.	\$2,573				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', ground level girls bathroom	3	8	EACH	\$1,922				
Electrical	Cyclical _ CR	Outdoor Fixture, Recessed, Incandescent, Stock	3	10	EACH	\$2,811				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware	3	3	EACH	\$1,800				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware	3	2	EACH	\$7,130				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5'	3	140	EACH	\$134,680				
Furnishings	Cyclical _ CR	Replace all damage Window Shades	3	140	EACH	\$6,720				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	45,278	S.F.	\$271,668				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	45,278	S.F.	\$203,751				

Building Project Total : \$869,128

Building DM Total \$475,419

Building CR Total : \$382,104

Building CI Total : \$11,605

Percent Of Building Value (FCI) : 8.75 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

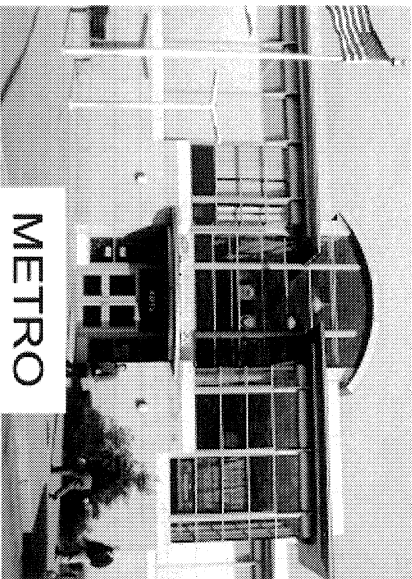
State

MO

Building Id : 1,186

Building Name : METRO HIGH SCHOOL

Year Built	1996
Year Renovated	
GSF	56726
CRV	\$8508900.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$3,660.80
Capital Renewal	\$139,353.00
Capital Improvement	
New Construction	
Facility Condition Index	0.02
FC/QI	0.02

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City St. Louis
 State MO
 Postal Code 63101

Date 6/22/2006

Building Name : METRO HIGH SCHOOL

Building ID : 1,186

Year Built : 1996

Year Renovated :

Gross Square Feet : 56,726

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,508,900

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Stairs	Repair/Replace _ DM	Stair Treads Replace treads on 52 steps, Vinyl, 8' Wide,	1	52	EACH	\$3,661				
Interior Finishes	Cyclical _ CR	Replace tile in hallway and room 217	2	600	S.F.	\$1,104				
Site Improvements	Cyclical _ CR	Resurface parking lot	3	3,000	EACH	\$13,200				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, Replace carpet in auditorium	3	1,980	S.F.	\$5,049				
Roofing	Cyclical _ CR	Roof replacement from Temco Report	4	1	JOB	\$120,000				

Building Project Total : \$143,014

Building DM Total \$3,661

Building CR Total : \$139,353

Building CI Total : \$0

Percent Of Building Value (FCI) : 0.04 %

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

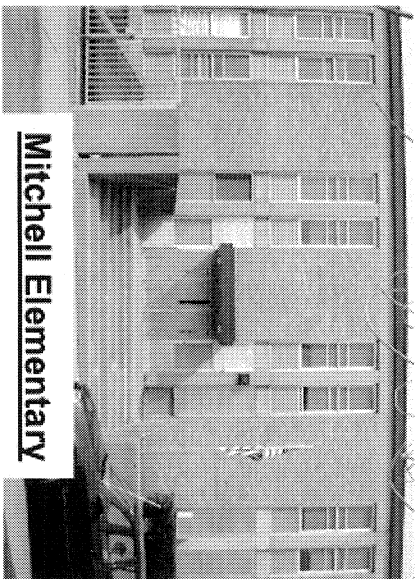
State

MO

Building Id : 1,156

Building Name : MITCHELL ELEMENTAR

Year Built	1964
Year Renovated	
GSF	54531
CRV	\$6543720.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,286,572.00
Capital Renewal	\$389,189.32
Capital Improvement	\$2,072,895.40
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

City

St. Louis

State

MO

Postal Code

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Date 6/22/2006

Building Name : MITCHELL ELEMENTARY

Building ID : 1,156

Year Built : 1964

Year Renovated :

Gross Square Feet : 54,531

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,543,720

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	Carpet, Roll Goods, library	1	2,500	S.F.	\$6,375				
HVAC	Improvement/ Functionality _ CI	Install new AC system and equipment	1	1	JOB	\$2,064,643				
Plumbing	Cyclical _ CR	Drinking Fountain, Porcelain	2	6	EACH	\$7,056				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, 3 floor boys room and basement boy's rr	2	11	EACH	\$9,405				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, boys room 3 rd floor and 1st floor and 2nd floor	2	9	EACH	\$19,170				
Furnishings	Cyclical _ CR	Window Shades	2	212	EACH	\$10,176				

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Facility Capital Action Plan (FCAP)**St. Louis Public Schools**

City

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Date 6/22/2006

Building Name : MITCHELL ELEMENTARY

Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	3	54,531	S.F.B.	\$130,874				
Stairs	Improvement/ Functionality _ CI	Stair Treads, Vinyl, 6' Wide	3	138	EACH	\$8,252				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile	3	7,816	S.F.	\$14,381				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	56,500	S.F.	\$254,250				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	4	9,250	S.Y.	\$111,000				
Site Improvements	Cyclical _ CR	Steps, Concrete, Broom Finish	4	225	S.F.	\$6,975				
HVAC	Repair/Replace _ DM	Boiler system and equipment	5	1	JOB	\$1,032,322				
Exterior Enclosure	Cyclical _ CR	Metal Window, Single Light, Single Pane, Large Opening	5	212	EACH	\$73,776				

Building Project Total : \$3,748,657**Building DM Total \$1,286,572****Building CR Total : \$389,189****Building CI Total : \$2,072,895****Percent Of Building Value (FCI) : 19.66 %**

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

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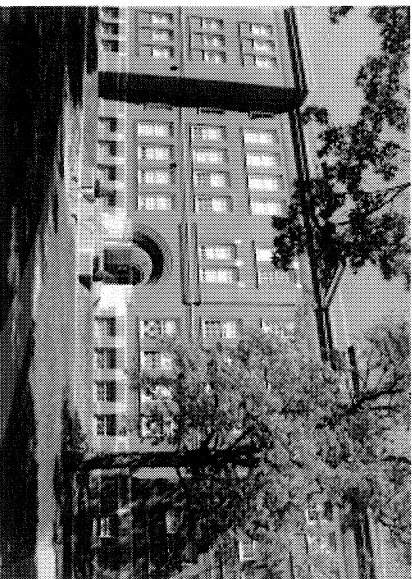
State

MO

Building Id : 1,127

Building Name : MONROE ELEMENTARY

Year Built	1899
Year Renovated	1996
GSF	48498
CRV	\$5819760.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$590,575.50
Capital Renewal	\$11,730.00
Capital Improvement	\$7,650.00
New Construction	
Facility Condition Index	0.10
FC/QI	0.10

Findings

Overall Condition :

Functional Suitability :

Sodexho

Facility Capital Action Plan (FCAP)**St. Louis Public Schools**

City

St. Louis

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Postal Code

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Date 6/22/2006

Building Name : MONROE ELEMENTARY

Building ID : 1,127

Year Built : 1899

Year Renovated : 1996

Gross Square Feet : 48,498

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$5,819,760

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Stairs	Repair/Replace _ DM	Stair Treads, Vinyl, 6' Wide, on 6 stair cases	1	150	EACH	\$8,970				
Site Improvements	Cyclical _ CR	Groundcover, Soil Preparation and Planting, school front	3	8,500	S.F.	\$7,650				
Site Improvements	Improvement/ Functionality _ CI	Irrigation System, Residential Scale, school front	3	8,500	S.F.	\$7,650				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the main office	4	1,600	S.F.	\$4,080				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	55,391	S.F.	\$249,260				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	55,391	S.F.	\$332,346				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/22/2006

Building Name : MONROE ELEMENTARY

Building Project Total : \$609,956

Building DM Total \$590,576

Building CR Total : \$11,730

Building CI Total : \$7,650

Percent Of Building Value (FCI) : 10.15 %

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Facility Capital Action Plan (FCAP)

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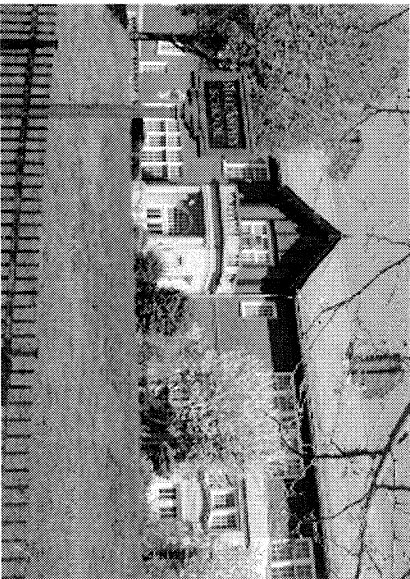
State

MO

Building Id : 1,157

Building Name : MULLANPHY

Year Built	1915
Year Renovated	1978
GSF	126904
CRV	\$15228480.0000
Building Usage	ACADEMIC
Secondary Usage	GENERAL-USE



Capital Plan Summary

Deferred Maintenance	\$3,632,819.82
Capital Renewal	\$924,401.44
Capital Improvement	\$3,168,726.56
New Construction	
Facility Condition Index	0.51
FC/QI	0.51

Findings

Overall Condition :

Functional Suitability :

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

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Date 6/22/2006

Building Name : MULLANPHY ELEMENTARY

Building ID : 1,157

Year Built : 1915

Year Renovated : 1978

Gross Square Feet : 126,904

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$15,228,480

Comments : Community Center, Gym add 1978

FC/QI : 0.01

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Improvements	Code Compliance _ CI	Playgrounds, replace old, unsafe units with poured pads and new equipment	1	2	EACH	\$90,000				
Site Improvements	Repair/Replace _ DM	Steps, Concrete, Masonry replacement	1	1,000	S.F.	\$43,000				
Exterior Enclosure	Repair/Replace _ DM	Repair both front entrance Gables, rot, copper clad	1	1	JOB	\$15,000				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), staircases and mechanical room	1	10	EACH	\$5,072				
HVAC	Improvement/ Functionality _ CI	Install AC system	2	1	JOB	\$2,805,408				
HVAC	Repair/Replace _ DM	Replace boiler 07 HVAC bond	2	1	JOB	\$100,000				

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Date 6/22/2006

Building Name : MULLANPHY ELEMENTARY

Exterior Enclosure	Cyclical _ CR	Window replacement from 07 bond report, 260 windows	2	1	JOB	\$238,550				
HVAC	Improvement/ Functionality _ CI	Bathroom Exhaust Fan, in r/r 2nd and 1st floors	2	6	EACH	\$1,459				
HVAC	Repair/Replace _ DM	Replace heating system	2	1	JOB	\$1,168,920				
Electrical	Repair/Replace _ DM	Upgrade electrical system for HVAC mods	2	1	JOB	\$467,568				
Foundations	Improvement/ Functionality _ CI	Modify bldg structure for HVAC mods	2	1	JOB	\$233,784				
Site Improvements	Repair/Replace _ DM	Lawn, Soil Preparation and Seeding	3	10,000	S.F.	\$3,000				
Site Improvements	Repair/Replace _ DM	Trees, Soil Preparation and Planting, remove all stumps and plant new shade trees	3	10	EACH	\$3,000				
Site Improvements	Repair/Replace _ DM	Open iron Rail Fence, repair or replace	3	2,200	L.F.	\$23,540				
Exterior Enclosure	Repair/Replace _ DM	Masonry Wall Mortar, Sand Mortar (repoint), various areas on exterior	3	5,000	SF/WALL	\$27,250				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, perimeter sidewalks	3	1,200	S.F.	\$7,200				
Site Improvements	Repair/Replace _ DM	Seal Coating parking lots and playground area	3	20,000	S.Y.	\$34,200				
Roofing	Repair/Replace _ DM	Overhang, repair, paint, around entire building includes all Gables.	3	1,800	L.F.	\$63,000				

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Date 6/22/2006

Building Name : MULLANPHY ELEMENTARY

Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, gym floor	3	7,000	S.F.	\$12,880				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, cafeteria	3	4,500	S.F.	\$8,280				
Interior Construction	Repair/Replace _ DM	Partitions, Folding Accordion, in cafeteria	3	450	S.F.	\$5,558				
Furnishings	Repair/Replace _ DM	Kitchen unit, stove, sink cabinet, in teachers lounge	3	1	EACH	\$1,200				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x2', teachers lounge	3	900	S.F.	\$3,087				
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x2', teachers lounge in new ceiling	3	24	EACH	\$5,766				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, basement	3	30,000	S.F.	\$55,200				
Foundations	Repair/Replace _ DM	Excavate basement wall preschool classroom, seal and drainage on exterior wall w/backfill	3	1	JOB	\$24,000				
Exterior Enclosure	Repair/Replace _ DM	Wood Single Door, Frame and Hardware, exterior doors	3	21	EACH	\$18,900				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, Aud.	3	4,200	S.F.	\$10,710				
Electrical	Repair/Replace _ DM	Auditorium Stage lighting	3	1	JOB	\$6,000				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats, auditorium	3	4,000	S.F.	\$2,600				

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Building Name : MULLANPHY ELEMENTARY

Stairs	Repair/Replace _ DM	Stair Railing, Wood, Minimum, refinish all	3	2,000	L.F.	\$8,920				
Interior Construction	Repair/Replace _ DM	Wood Door, Solid Core, Single Door, Frame and Hardware, 23 classrooms	3	23	EACH	\$9,890				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	12	EACH	\$29,784				
Furnishings	Repair/Replace _ DM	Clock system upgrade, 23 classrooms wireless	3	1	JOB	\$15,000				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	126,904	S.F.	\$444,164				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	126,904	S.F.	\$761,424				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move, hallways and classrooms	4	75,000	S.F.	\$187,500				
Furnishings	Cyclical _ CR	Whiteboards, all classrooms	4	6,000	S.F.	\$72,000				
Furnishings	Cyclical _ CR	Seating, Auditorium, Upholstered	4	600	EACH	\$240,000				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, all r/r	4	44	EACH	\$37,620				
Plumbing	Repair/Replace _ DM	Water Heater, Commercial, Gas, 50 - 100 Gallons, for building in gym area	4	1	EACH	\$2,320				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, 2nd floor womens room	4	3	EACH	\$2,565				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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Date 6/22/2006

Building Name : MULLANPHY ELEMENTARY

Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, both r/r near cafeteria	4	5	EACH	\$4,275				
Roofing	Cyclical _ CR	Roof replacement from Tremco report	4	1	JOB	\$241,400				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, mens and womens r/r teachers lounge	4	3	EACH	\$2,565				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, girls r/r basement	4	21	EACH	\$17,955				
Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 2 Wall Plumbing, coed r/r basement	5	1	EACH	\$2,300				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', R/R, 1st floor and basement girls, boys, install w/ new ceilings	5	36	EACH	\$8,649				
HVAC	Improvement/ Functionality _ CI	Exhaust System, r/r basement girls and boys, install w/ new ceilings	5	2	EACH	\$1,424				
Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, Up To 50 Gallons, boiler room	5	2	EACH	\$3,580				
HVAC	Cyclical _ CR	Window A/C Unit, entire building	5	6	EACH	\$7,200				
Plumbing	Code Compliance _ CI	Bathroom, 2 Fixtures, 1 Wall Plumbing, nurses office, mew and women r/r outside green house area	5	3	EACH	\$6,390				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 1 Wall Plumbing, mens and womens r/r teachers lounge ground floor	5	2	EACH	\$5,850				
Plumbing	Cyclical _ CR	Bathroom, 27 Fixtures, 4 Wall Plumbing, girls r/r basement	5	3	EACH	\$30,645				

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Building Name : MULLANPHY ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, womens r/r cafeteria	5	2	EACH	\$4,260				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, mens r/r cafeteria	5	2	EACH	\$5,850				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, womens r/r 1st floor	5	1	EACH	\$4,250				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', R/R, 1st floor and basement girls and boys	5	2,000	S.F.	\$6,860				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, library and room 100	5	2,000	S.F.	\$5,100				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, r/r coaches room 1st floor	5	1	EACH	\$2,130				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, 2nd floor janitor closet	5	2	EACH	\$1,539				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, principals office	5	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 28 Fixtures, 4 Wall Plumbing, r/r basement boys	5	4	EACH	\$28,400				
Interior Finishes	Improvement/ Functionality _ CI	Basement girls and boys r/r, Ceramic Tile Floor	5	1,600	S.F.	\$9,680				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, girls r/r preschool	5	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 3 Wall Plumbing men r/r 1st floor	5	1	EACH	\$6,281				

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Building Name : MULLANPHY ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, 2nd floor teachers	5	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Kitchen Sink, Stainless Steel, Double Bowl, teachers lounge, cutodial, library, rm 19	5	4	EACH	\$5,005				
Furnishings	Cyclical _ CR	Window Shades	5	260	EACH	\$12,480				

Building Project Total : \$7,725,948

Building DM Total \$3,632,820

Building CR Total : \$924,401

Building CI Total : \$3,168,727

Percent Of Building Value (FCI) : 23.86 %

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St. Louis Public Schools

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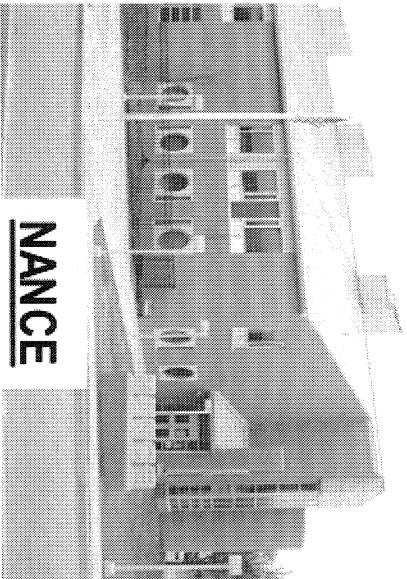
State

MO

Building Id : 1,158

Building Name : NANCE ELEMENTARY

Year Built	2002
Year Renovated	
GSF	61000
CRV	\$7320000.0000
Building Usage	ACADEMIC
Secondary Usage	GENERAL-USE



Capital Plan Summary

Deferred Maintenance	\$66,660.00
Capital Renewal	\$62,737.00
Capital Improvement	
New Construction	
Facility Condition Index	0.02
FC/QI	0.02

Findings

Overall Condition :

Functional Suitability :

Sodexo

Facility Capital Action Plan (FCAP)

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Date 6/22/2006

Building Name : NANCE ELEMENTARY

Building ID : 1,158

Year Built : 2002

Year Renovated :

Gross Square Feet : 61,000

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,320,000

Comments : Community Center after hours open 24/7

FC/QI : 0.01

Building Svsstem	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, upper parking lot	1	5,555	S.Y.	\$66,660				
Site Improvements	Cyclical _ CR	Lawn, Soil Preparation and Sodding	2	10,000	S.F.	\$3,500				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods w/Padding	3	3,000	S.F.	\$10,650				
Site Improvements	Cyclical _ CR	Seal Coating, lower parking lots front and rear	4	4,700	S.Y.	\$8,037				
Furnishings	Cyclical _ CR	Window Blinds, Vinyl, Medium	5	50	EACH	\$3,750				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, hallways and common areas	5	20,000	S.F.	\$36,800				

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Date 6/22/2006

Building Name : NANCE ELEMENTARY

Building Project Total : \$129,397

Building DM Total \$66,660

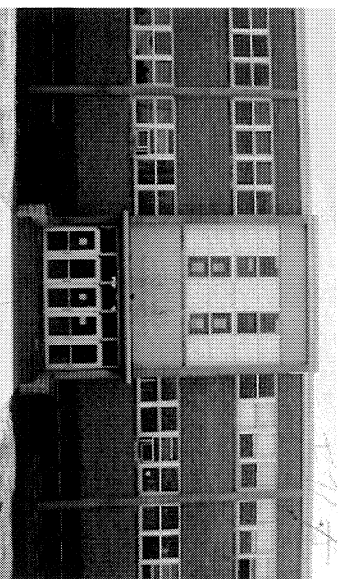
Building CR Total : \$62,737

Building CI Total : \$0

Percent Of Building Value (FCI) : 0.91 %

Building Id : 1,176

Building Name : NORTHWEST MIDDLE



Year Built	1962
Year Renovated	
GSF	170460
CRV	\$22159800.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$423,083.20
Capital Renewal	\$1,561,482.15
Capital Improvement	\$12,679.75
New Construction	
Facility Condition Index	0.09
FC/QI	0.09

Findings

Overall Condition :

Functional Suitability :

Sodexo

Facility Capital Action Plan (FCAP)

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Date 6/22/2006

Building Name : NORTHWEST MIDDLE

Building ID : 1,176

Year Built : 1962

Year Renovated :

Gross Square Feet : 170,460

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$22,159,800

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
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods	1	3,224	S.F.	\$8,221				
Fire Protection	Repair/Replace _ DM	Fire Suppression System, Chemical	1	720	C.F.	\$1,483				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods in auditorium	1	8,000	S.F.	\$20,400				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods in band and choir rooms	1	2,689	S.F.	\$6,857				
Site Improvements	Repair/Replace _ DM	Trees, Soil Preparation and Planting, trim all trees	1	1	JOB	\$3,500				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircases	1	25	EACH	\$12,680				

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Date 6/22/2006

Building Name : NORTHWEST MIDDLE

Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing, gym locker rooms showers	1	3	EACH	\$21,300				
Conveying	Repair/Replace _ DM	Wheelchair Lift, Up to 144" Lifting Height from main building to annex	1	2	EACH	\$32,000				
Furnishings	Repair/Replace _ DM	Window Shades	1	640	EACH	\$30,720				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack, exterior perimeter of building	1	24	EACH	\$15,000				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move stage in auditorium	2	1,260	S.F.	\$3,150				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	2	750	L.F.	\$7,500				
Interior Finishes	Cyclical _ CR	Acoustical Ceiling Tile, Suspended Grid, 2'x4' in cafeteria	3	8,100	S.F.	\$29,484				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 8' Wide	3	35	EACH	\$2,464				
Interior Finishes	Repair/Replace _ DM	Hardwood Floor, Gymnasium in regular gym	3	7,500	S.F.	\$90,750				
Exterior Enclosure	Repair/Replace _ DM	Pressure wash, sand blast all exterior window ledges	3	1	JOB	\$3,500				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	3	14,000	S.Y.	\$168,000				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete	3	4,055	S.F.	\$24,330				

St. Louis Public Schools

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Date 6/22/2006

Building Name : NORTHWEST MIDDLE

Furnishings	Cyclical _ CR	Gym Bleachers with motorization	3	1	JOB	\$67,000				
Interior Construction	Repair/Replace _ DM	Wood Door, Solid Core, single Door, Frame, Refinish, and Paint all floors	4	100	EACH	\$25,000				
Site Improvements	Cyclical _ CR	Cast-in-Place Concrete Retaining Wall, 10"-12" Thick	4	56	S.F.	\$1,008				
Furnishings	Cyclical _ CR	Lockers, Steel, Medium, all floors	4	1,265	EACH	\$215,050				
Site Improvements	Cyclical _ CR	Sports Field, Football, track, bleachers, buildings	4	1	JOB	\$175,000				
Furnishings	Cyclical _ CR	Scoreboard, One Sided, outside football field, inside gym	5	2	EACH	\$7,800				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) 8 on second floor main building 1 on third floor 4 in annex2 in small gym	5	15	EACH	\$18,690				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp 1 on third floor 6 on second floor 4 in annex	5	12	EACH	\$18,504				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 400 Amp	5	4	EACH	\$10,344				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	170,460	S.F.	\$596,610				
Exterior Enclosure	Cyclical _ CR	Metal double hung windows	5	1	JOB	\$380,900				

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Facility Capital Action Plan (FCAP)

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Date 6/22/2006

Building Name : NORTHWEST MIDDLE

Building Project Total : \$1,997,245

Building DM Total \$423,083

Building CR Total : \$1,561,482

Building CI Total : \$12,680

Percent Of Building Value (FCI) : 1.91 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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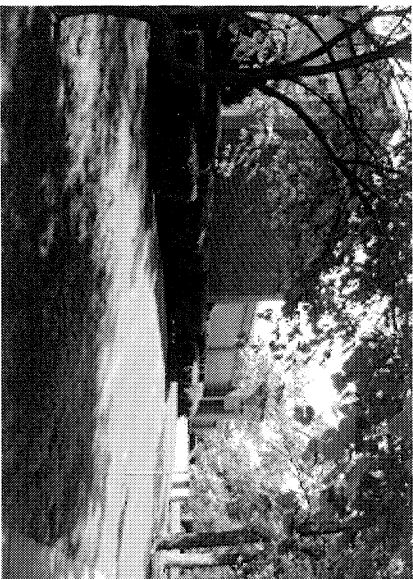
State

MO

Building Id : 1,183

Building Name : NOTTINGHAM HIGH

Year Built	1953
Year Renovated	
GSF	41823
CRV	\$6273450.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,569,705.43
Capital Renewal	
Capital Improvement	\$1,014,070.00
New Construction	
Facility Condition Index	0.41
FC/QI	0.41

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : NOTTINGHAM HIGH SCHOOL

Building ID : 1,183

Year Built : 1953

Year Renovated :

Gross Square Feet : 41,823

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,273,450

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Plumbing	Repair/Replace _DM	Bathroom, 3 Fixtures, 2 Wall Plumbing, men bathroom	3	1	EACH	\$3,425				
Plumbing	Repair/Replace _DM	Bathroom, 3 Fixtures, 2 Wall Plumbing	3	1	EACH	\$3,425				
Interior Construction	Repair/Replace _DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets.	3	240	S.F.	\$32,400				
Interior Construction	Repair/Replace _DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets.	3	200	S.F.	\$27,000				
Plumbing	Repair/Replace _DM	Water Heater, Commercial, Gas, 50 - 100 Gallons	3	1	EACH	\$2,320				
Exterior Enclosure	Repair/Replace _DM	Metal Double Hung Window, Double Pane, 4'x5'	3	110	EACH	\$105,820				

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Date 6/22/2006

Building Name : NOTTINGHAM HIGH SCHOOL

HVAC	Improvement/ Functionality _ CI	Install new AC system	3	1	JOB	\$1,000,000				
HVAC	Repair/Replace _ DM	Replace and install new boiler and heating systems	3	1	JOB	\$936,512				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring. Includes light fixture replacement	3	41,823	S.F.	\$198,659				
Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	12	EACH	\$2,717				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	6	EACH	\$14,892				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, custodial sinks	3	3	EACH	\$2,308				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4', hallway	3	12,000	S.F.	\$43,680				
Interior Construction	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets.	3	450	S.F.	\$60,750				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, women bathroom	3	1	EACH	\$4,250				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 1 Wall Plumbing, teacher bathroom	3	1	EACH	\$2,925				
Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, single bathroom	3	1	EACH	\$2,130				

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Building Name : NOTTINGHAM HIGH SCHOOL

Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move stage area	3	2,400	S.F.	\$6,000				
Furnishings	Code Compliance _ CI	Exhaust hood 7' long w/ fire prot system	3	1	EACH	\$9,950				
Fire Protection	Code Compliance _ CI	Fire Suppression System, Chemical	3	2,000	C.F.	\$4,120				
Interior Construction	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets.	4	300	S.F.	\$40,500				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	4	6,666	S.Y.	\$79,992				

Building Project Total : \$2,583,775

Building DM Total \$1,569,705

Building CR Total : \$0

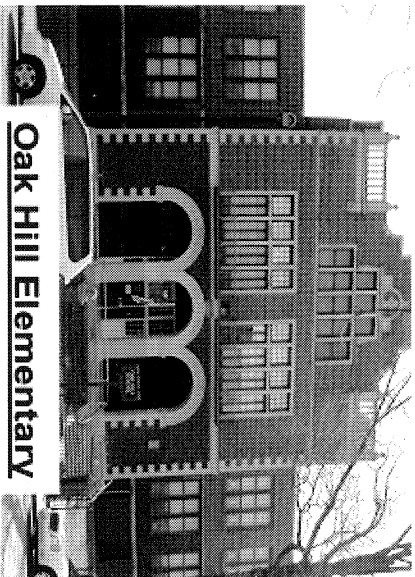
Building CI Total : \$1,014,070

Percent Of Building Value (FCI) : 25.02 %

Building Id : 1,159

Building Name : OAK HILL ELEMENTARY

Year Built	1908
Year Renovated	
GSF	54531
CRV	\$6543720.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$762,121.50
Capital Renewal	\$209,253.08
Capital Improvement	\$43,841.72
New Construction	
Facility Condition Index	0.16
FC/QI	0.16

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : OAK HILL ELEMENTARY

Building ID : 1,159

Year Built : 1908

Year Renovated :

Gross Square Feet : 54,531

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,543,720

Comments : Gym addition 1997

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Construction	Repair/Replace _ DM	Wood Door, Solid Core, Single Door, Frame and Hardware, refinish, various classrooms all floors	1	20	EACH	\$6,800				
HVAC	Improvement/ Functionality _ CI	Bathroom Exhaust Fan, restrooms 1st floor and 2nd floor	1	4	EACH	\$2,600				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), staircase landings and mechanical rooms	1	8	EACH	\$4,058				
Electrical	Improvement/ Functionality _ CI	Wireless, Clock system in all classrooms	1	1	JOB	\$15,000				
Stairs	Repair/Replace _ DM	Stair Treads, Vinyl, 6' Wide, south staircase basement to 1st floor	1	20	EACH	\$1,196				
Site Improvements	Cyclical _ CR	Steps and sidewalks Concrete, Broom Finish, front entrance	1	1,000	S.F.	\$31,000				

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Facility Capital Action Plan (FCAP)

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Building Name : OAK HILL ELEMENTARY

Exterior Enclosure	Repair/Replace _ DM	Windows and iron landings paint all	1	1	JOB	\$6,000				
Site Improvements	Repair/Replace _ DM	Remove dead trees and tree stumps	1	1	JOB	\$3,000				
Site Improvements	Repair/Replace _ DM	Brick Face Retaining Wall, C.I.P. Concrete Backup, Common Brick, east side	1	120	S.F.	\$4,320				
Site Improvements	Cyclical _ CR	Open iron Rail Fence	1	800	L.F.	\$8,560				
Site Improvements	Repair/Replace _ DM	Trees, Soil Preparation and Planting, front yard	1	8	EACH	\$2,400				
Site Improvements	Repair/Replace _ DM	Lawn, Soil Preparation and Seeding, front of building	1	4,000	S.F.	\$1,200				
Exterior Enclosure	Improvement/ Functionality _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack, employee parking lot	1	3	EACH	\$1,875				
Exterior Enclosure	Repair/Replace _ DM	New front entrance sign, OAK HILL	1	1	JOB	\$1,100				
Exterior Enclosure	Repair/Replace _ DM	Brick and masonry repairs on front of building	1	1	JOB	\$24,000				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick, playground	1	6,500	S.Y.	\$78,000				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing boys restroom basement	1	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', both basement bathroom ceilings	1	1,600	S.F.	\$5,824				

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Date 6/22/2006

Building Name : OAK HILL ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), both basement restrooms	1	20	EACH	\$4,805				
HVAC	Repair/Replace _ DM	Bathroom Exhaust Fan, both basement restrooms	1	1	JOB	\$4,000				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, both basement restrooms	1	1,600	S.F.	\$9,680				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, basement girls restroom	1	2	EACH	\$14,200				
Interior Finishes	Repair/Replace _ DM	Hardwood Floor, refinish all floors hallways and classrooms	2	50,000	S.F.	\$125,000				
Site Improvements	Repair/Replace _ DM	Chain Link Fence, paint	3	650	L.F.	\$6,500				
Site Improvements	Repair/Replace _ DM	Seal Coating, employee parking lot	3	1,000	S.Y.	\$1,710				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	54,531	S.F.	\$245,390				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	54,531	S.F.	\$327,186				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, gym floor, and court markings	4	5,000	S.F.	\$12,250				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, womens room 1st floor	4	1	EACH	\$4,250				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, womens room 1st floor	4	3	EACH	\$2,565				

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Building Name : OAK HILL ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, mens room 2nd floor	4	1	EACH	\$3,425				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, mens room 1st floor	4	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, nurses office 2nd floor	4	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, womens room 2nd floor	4	1	EACH	\$3,425				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, 2nd floor womens room	4	2	EACH	\$1,710				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, both floors	4	4	EACH	\$9,928				
Furnishings	Cyclical _ CR	Lockers, Steel, Small, basement	5	162	EACH	\$10,530				
Plumbing	Repair/Replace _ DM	Water Heater, Commercial, Gas, 50 - 100 Gallons, located in room 011	5	1	EACH	\$2,320				
Exterior Enclosure	Cyclical _ CR	Wood Double Door, Frame and Hardware, front entrance	5	1	EACH	\$2,600				

Building Project Total : \$1,015,216

Building DM Total \$762,122

Building CR Total : \$209,253

Building CI Total : \$43,842

Percent Of Building Value (FCI) : 11.65 %