

Sodeho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

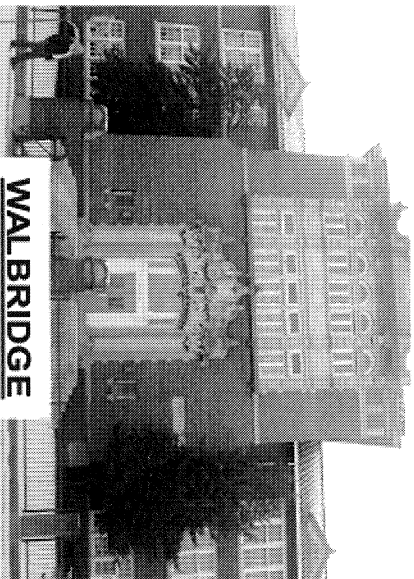
State

MO

Building Id : 1,164

Building Name : WALBRIDGE

Year Built	1924
Year Renovated	
GSF	79077
CRV	\$9489240.0000
Building Usage	ACADEMIC
Secondary Usage	GENERAL-USE



Capital Plan Summary

Deferred Maintenance	\$13,022.10
Capital Renewal	\$837,938.50
Capital Improvement	\$4,057.52
New Construction	
Facility Condition Index	0.09
FC/QI	0.09

Findings

Overall Condition :

Functional Suitability :

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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63101

Date 6/22/2006

Building Name : WALBRIDGE ELEMENTARY

Building ID : 1,164

Year Built : 1924

Year Renovated :

Gross Square Feet : 79,077

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$9,489,240

Comments : Community Center at night

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), staircases	1	8	EACH	\$4,058				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete Block Pavers	1	1,575	S.F.	\$10,238				
Interior Construction	Cyclical _ CR	Toilet Partition, Porcelain Enamel	3	2	EACH	\$1,960				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods	4	1,092	S.F.	\$2,785				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp	5	2	EACH	\$3,084				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 400 Amp	5	1	EACH	\$2,586				

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Building Name : WALBRIDGE ELEMENTARY

Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	79,077	S.F.	\$355,847				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	79,077	S.F.	\$474,462				

Building Project Total : \$855,018

Building DM Total \$13,022

Building CR Total : \$837,939

Building CI Total : \$4,058

Percent Of Building Value (FCI) : 0.14 %

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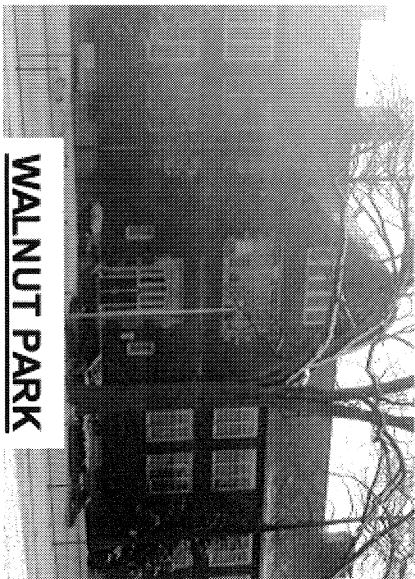
State

MO

Building Id : 1,194

Building Name : WALNUT PARK

Year Built	1909
Year Renovated	
GSF	57281
CRV	\$7446530.0000
Building Usage	ACADEMIC
Secondary Usage	SPECIAL-USE



Capital Plan Summary

Deferred Maintenance

\$84,639.19

Capital Renewal

\$932,560.18

Capital Improvement

New Construction

Facility Condition Index

0.14

FC/QI

0.14

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : WALNUT PARK ELEMENTARY

Building ID : 1,194

Year Built : 1909

Year Renovated :

Gross Square Feet : 57,281

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,446,530

Comments : Leased and Holding

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Improvements	Repair/Replace _ DM	Steps, Concrete, Masonry Paving	1	70	S.F.	\$3,010				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, sidewalks and landings around building	1	6,950	S.F.	\$41,700				
Stairs	Repair/Replace _ DM	Stair Treads, Vinyl, 4' Wide	1	132	EACH	\$6,435				
Stairs	Repair/Replace _ DM	Stair Treads, Vinyl, 8' Wide	1	20	EACH	\$1,408				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile in boys and girls restrooms in basement	2	1,296	S.F.	\$2,385				
Site Improvements	Repair/Replace _ DM	Seal Coating	3	7,989	S.Y.	\$13,661				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods w/Padding	3	1,440	S.F.	\$5,112				

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Building Name : WALNUT PARK ELEMENTARY

Exterior Enclosure	Cyclical _ CR	Wood Casement Window, Double Pane, Large Opening	4	102	EACH	\$193,290				
Exterior Enclosure	Repair/Replace _ DM	Metal Casement Window, Double Pane, Medium Opening	4	25	EACH	\$19,625				
Exterior Enclosure	Cyclical _ CR	Wood Casement Window, Double Pane, Small Opening	4	44	EACH	\$20,680				
Exterior Enclosure	Cyclical _ CR	Metal Casement Window, Double Pane, Large Opening	4	48	EACH	\$60,480				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile	5	1,200	S.F.	\$2,208				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile	5	2,856	S.F.	\$5,255				
Site Improvements	Repair/Replace _ DM	Wrought Iron fence repairs and Paint	5	1,600	L.F.	\$24,000				
Site Improvements	Repair/Replace _ DM	Paint repair wrought iron fence	5	1,100	L.F.	\$16,500				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	57,281	S.F.	\$257,765				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	57,281	S.F.	\$343,686				

Building Project Total : \$1,017,199

Building DM Total \$84,639

Building CR Total : \$932,560

Building CI Total : \$0

Percent Of Building Value (FCI) : 1.14 %

Building Id : 1,165

Building Name : WASHINGTON

Year Built	1956
Year Renovated	
GSF	73849
CRV	\$8861880.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,294,704.26
Capital Renewal	\$722,940.00
Capital Improvement	\$2,126,880.00
New Construction	
Facility Condition Index	0.47
FC/QI	0.47

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : WASHINGTON MONTESSORI ELEMENTARY

Building ID : 1,165

Year Built : 1956

Year Renovated :

Gross Square Feet : 73,849

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,861,880

Comments : New roof 2005 all

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	150	EACH	\$7,200				
HVAC	Repair/Replace _DM	Bathroom Exhaust Fan	1	8	EACH	\$1,946				
HVAC	Improvement/ Functionality _ CI	Install AC system	2	1	JOB	\$2,126,880				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Double Pane, Medium Opening	2	180	EACH	\$168,300				
HVAC	Repair/Replace _DM	Replace Heating System	2	1	JOB	\$1,063,440				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	1	JOB	\$550,000				

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Building Name : WASHINGTON MONTESSORI ELEMENTARY

Site Improvements	Repair/Replace _ DM	Flatwork, Concrete	3	1,620	S.F.	\$9,720				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing	3	4	EACH	\$28,400				
Site Improvements	Repair/Replace _ DM	Seal Coating	4	10,000	S.Y.	\$17,100				
Fire Protection	Repair/Replace _ DM	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	5	73,849	SF/BLDG	\$166,899				
Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, 50 - 100 Gallons	5	2	EACH	\$4,640				

Building Project Total : \$4,144,524**Building DM Total** \$1,294,704**Building CR Total :** \$722,940**Building CI Total :** \$2,126,880**Percent Of Building Value (FCI) :** 14.61 %

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Building Id : 1,206

Building Name : WEBSTER MIDDLE

Year Built	1908
Year Renovated	
GSF	65745
CRV	\$8546850.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$800,744.50
Capital Renewal	\$513,938.40
Capital Improvement	\$18,013.12
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 : WEBSTER MIDDLE

Building ID : 1,206

Year Built : 1908

Year Renovated :

Gross Square Feet : 65,745

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,546,850

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 Stud Framing, in the staff bathroom 3rd floor	1	200	S.F.	\$1,430				
Furnishings	Repair/Replace _ DM	Replace damage Lockers, Steel, Medium in a different location	1	100	EACH	\$17,000				
Site Improvements	Repair/Replace _ DM	Repair and Repaint the Front Iron Fence.	1	200	L.F.	\$3,000				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	1	900	L.F.	\$9,000				
Roofing	Cyclical _ CR	Roof installation of the following, vapor retarder board stock roof insulation per TREMCO report	2	1	JOB	\$275,000				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick,	3	6,666	S.Y.	\$79,992				

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Building Name : WEBSTER MIDDLE

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom for the new ceiling	3	12	EACH	\$2,883				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, room 105	3	720	S.F.	\$1,836				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	3	1,800	S.F.	\$4,590				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', for new drop ceiling in the girls bathroom	3	10	EACH	\$2,403				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, Music room	3	864	S.F.	\$2,203				
Site Improvements	Cyclical _ CR	Repair/Replace Brick Face Retaining Wall, C.I.P. Concrete Backup, Specialty Brick at Gymnasium Exit Door	4	40	S.F.	\$1,520				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, 1st ,2nd,3rd floor	4	48,000	S.F.	\$120,000				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, staff bathroom on the 3rd floor	5	2	EACH	\$4,260				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Wall, boys bathroom ground level	5	1,060	S.F.	\$5,936				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the boys bathroom ground level	5	2	EACH	\$20,430				

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Building Name : WEBSTER MIDDLE

Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the boys bathroom	5	12	EACH	\$10,260				
Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, in the boys bathroom	5	1,080	S.F.	\$6,534				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom, ground level	5	1,080	S.F.	\$3,704				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing in the women bathroom 1st floor	5	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing girls bathroom ground level	5	2	EACH	\$20,430				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate	5	10	EACH	\$8,550				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom ground level	5	900	S.F.	\$3,087				
Plumbing	Cyclical _ CR	Lavatory Sink, Wall-Hung in the custodial closets	5	4	EACH	\$3,920				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the boys bathroom 2nd floor	5	2	EACH	\$4,260				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	65,745	S.F.	\$295,853				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	65,745	S.F.	\$394,470				

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Building Name : WEBSTER MIDDLE

Building Project Total : \$1,332,696

Building DM Total \$800,745

Building CR Total : \$513,938

Building CI Total : \$18,013

Percent Of Building Value (FCI) : 9.37 %

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Building Id : 1,166

Building Name : WILKINSON ELEMENTA

Year Built	1958
Year Renovated	
GSF	37621
CRV	\$4514520.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$785,925.07
Capital Renewal	\$180,000.00
Capital Improvement	\$1,083,000.00
New Construction	
Facility Condition Index	0.45
FC/QI	0.45

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : WILKINSON ELEMENTARY

Building ID : 1,166

Year Built : 1958

Year Renovated :

Gross Square Feet : 37,621

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,514,520

Comments :

FC/QI : 0.01

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Repair/Replace _ DM	Repair and replace damage roof sections	1	1	JOB	\$25,000				
HVAC	Improvement/ Functionality _ CI	Install AC system	2	1	JOB	\$1,083,000				
HVAC	Repair/Replace _ DM	Replace heating system	2	1	JOB	\$580,000				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, custodial sinks	2	4	EACH	\$3,078				
Site Improvements	Repair/Replace _ DM	Seal Coating, parking lots	2	1,333	S.Y.	\$2,279				
Site Improvements	Repair/Replace _ DM	Iron fence	2	600	L.F.	\$9,000				

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Building Name : WILKINSON ELEMENTARY

Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, Boys bathroom ground level	2	7	EACH	\$14,910				
Electrical	Cyclical _ CR	Upgrade electrical system	2	1	JOB	\$180,000				
Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, Girls bathroom ground level	3	7	EACH	\$14,910				
Electrical	Repair/Replace _ DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	12	EACH	\$2,717				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Single Pane, 4'x5'	3	90	EACH	\$82,440				
Furnishings	Repair/Replace _ DM	Window Shades	3	90	EACH	\$4,320				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	8	EACH	\$19,856				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, room 003	4	800	S.F.	\$2,040				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 1 Wall Plumbing, boys bathroom 2nd floor	5	2	EACH	\$5,850				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, girls bathroom 2nd floor	5	1	EACH	\$5,325				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing, boys bathroom ground level	5	2	EACH	\$14,200				

Building Project Total : \$2,048,925

Building DM Total \$785,925

Building CR Total : \$180,000

Building CI Total : \$1,083,000

Percent Of Building Value (FCI) : 17.41 %

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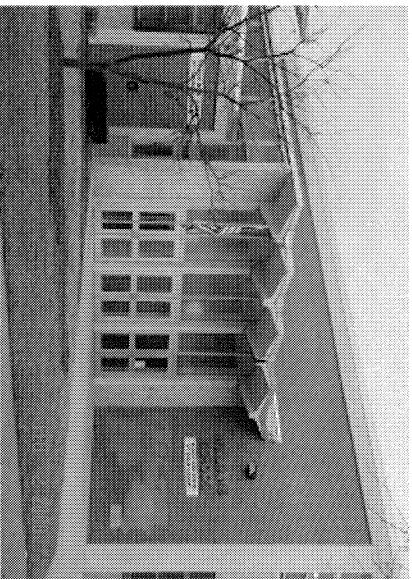
Date 6/21/2006

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MO

Building Id : 1,207

Building Name : WILLIAMS MIDDLE



Year Built	1964
Year Renovated	
GSF	64504
CRV	\$8385520.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$72,509.76
Capital Renewal	\$778,168.00
Capital Improvement	\$130,068.52
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 : WILLIAMS MIDDLE

Building ID : 1,207

Year Built : 1964

Year Renovated :

Gross Square Feet : 64,504

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,385,520

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
HVAC	Repair/Replace _ DM	Repair or replace 20 H.P. hot water circulating pumps and motors for heating system.	1	2	EACH	\$11,331				
HVAC	Improvement/ Functionality _ CI	Replace Control air compressor and dryer for buildings Air Temperature control system.	1	1	EACH	\$3,140				
Electrical	Improvement/ Functionality _ CI	Replace 240V, 100 Amp fused emergency light panel in boiler room.	1	1	EACH	\$3,056				
Site Improvements	Repair/Replace _ DM	Repair uneven concrete sidewalk on West side of building.	1	200	S.F.	\$8,600				
Site Improvements	Cyclical _ CR	Parking lot, Repair and seal Coat school lot area.	4	90,000	S.Y.	\$153,900				

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Building Name : WILLIAMS MIDDLE

Exterior Enclosure	Cyclical _ CR	Replace curtain wall type windows and awning type window throughout the building. Large opening average two to four windows per opening.	4	1	LOT	\$334,000				
HVAC	Improvement/ Functionality _ CI	Replace house fans and motors needed to heat building.	4	2	EACH	\$30,000				
Electrical	Improvement/ Functionality _ CI	Replace switchboard, 120/208V, 1600 Amp for boiler controls. In Boiler Room.	4	1	EACH	\$39,870				
Conveying	Repair/Replace _ DM	Repair, replace small service elevator.	4	1	EACH	\$10,000				
Plumbing	Improvement/ Functionality _ CI	Replace flush valve in all restrooms throughout the building. Old units with hard to find replacement parts.	4	56	EACH	\$11,424				
HVAC	Repair/Replace _ DM	Replace Boiler, Cast Iron Gas Fired, Steam or Hot Water. Net BTUH 2700 MBH, Gross BTUH 3600 MBH, 108 H.P.	4	1	EACH	\$42,579				
HVAC	Improvement/ Functionality _ CI	Install additional Boiler, Cast Iron Gas Fired, Steam or Hot Water, Up to 108 H.P. Presently, there is no backup boiler if present boiler fails.	4	1	EACH	\$42,579				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	64,504	S.F.	\$290,268				

Building Project Total : \$980,746

Building DM Total \$72,510

Building CR Total : \$778,168

Building CI Total : \$130,069

Percent Of Building Value (FCI) : 0.86 %

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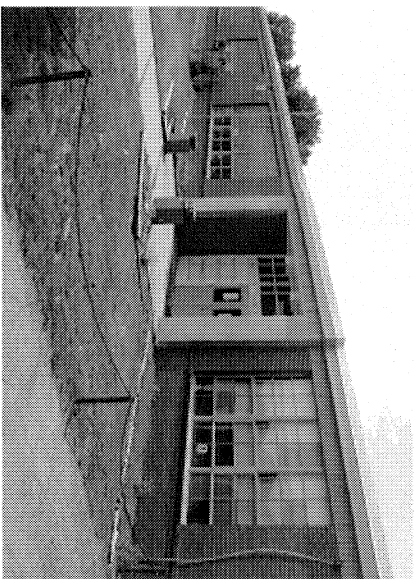
State

MO

Building Id : 1,198

Building Name : WINDSOR SCHOOL

Year Built	1952
Year Renovated	
GSF	30832
CRV	\$4008160.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance

\$333,291.76

Capital Renewal

\$138,744.00

Capital Improvement

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 : WINDSOR SCHOOL

Building ID : 1,198

Year Built : 1952

Year Renovated :

Gross Square Feet : 30,832

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,008,160

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	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	1	30,000	S.F.	\$19,500				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Double Pane, 4'x5'	2	90	EACH	\$86,580				
Furnishings	Repair/Replace _ DM	Window Shades	3	90	EACH	\$4,320				
Plumbing	Repair/Replace _ DM	Bathroom, 9 Fixtures, 3 Wall Plumbing, all building bathroom	3	4	EACH	\$40,860				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4'	3	14,000	S.F.	\$50,960				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, entire building floor	3	24,000	S.F.	\$44,160				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	8	EACH	\$19,856				

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Building Name : WINDSOR SCHOOL

Plumbing	Repair/Replace _ DM	Water Heater, Commercial, Gas, 50 - 100 Gallons	3	2	EACH	\$4,640				
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x4' (2 lamp), entire building	3	60	EACH	\$14,416				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	4	4,000	S.Y.	\$48,000				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	30,832	S.F.	\$138,744				

Building Project Total : \$472,036

Building DM Total \$333,292

Building CR Total : \$138,744

Building CI Total : \$0

Percent Of Building Value (FCI) : 8.32 %

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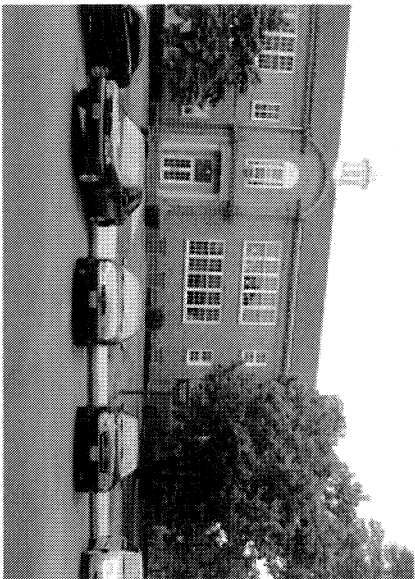
State

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Building Id : 1,167

Building Name : WOERNER ELEMENTAR

Year Built	1932
Year Renovated	
GSF	62623
CRV	\$7514760.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$89,782.00
Capital Renewal	\$969,735.93
Capital Improvement	
New Construction	
Facility Condition Index	0.14
FC/QI	0.14

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 : WOERNER ELEMENTARY**

Building ID : 1,167

Year Built : 1932

Year Renovated :

Gross Square Feet : 62,623

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,514,760

Comments :

FC/QI : 0.00

Building Svstem	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Furnishings	Cyclical _ CR	Window Shades, entire school	1	160	EACH	\$7,680				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	1	1,200	L.F.	\$12,000				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	1	8,333	S.Y.	\$99,996				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	12	EACH	\$7,500				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, thr out the building	1	600	S.F.	\$4,290				
Exterior Enclosure	Repair/Replace _ DM	Wood Overhead Door, 12'x12', manually Operated, front entrance	1	1	EACH	\$1,100				

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63101

Date 6/22/2006

Building Name : WOERNER ELEMENTARY

Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, entire school	1	8	EACH	\$19,856				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move, 1st and 2nd floor	1	12,000	S.F.	\$30,000				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	62,623	S.F.	\$375,738				
Plumbing	Repair/Replace _ DM	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom 1st floor	3	1	EACH	\$6,281				
Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, 50 - 100 Gallons	3	1	EACH	\$2,320				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, girls bathroom 1st floor	3	1	EACH	\$5,325				
Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, nurse office bathroom	3	1	EACH	\$2,130				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware,	3	2	EACH	\$7,130				
Exterior Enclosure	Repair/Replace _ DM	Steel Single Door, Frame and Hardware	3	2	EACH	\$1,200				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, principle office	4	900	S.F.	\$2,295				
Plumbing	Repair/Replace _ DM	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom 2nd floor	4	1	EACH	\$6,281				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	4	1	EACH	\$4,250				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
 State MO
 Postal Code 63101

Date 6/22/2006

Building Name : WOERNER ELEMENTARY

Roofing	Cyclical _ CR	Roof replacement per tremco report	4	1	JOB	\$43,350				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl	5	6	EACH	\$4,617				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Single Pane, Medium Opening	5	160	EACH	\$118,720				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring. Includes light fixture replacement	5	62,623	S.F.	\$297,459				

Building Project Total : \$1,059,518

Building DM Total \$89,782

Building CR Total : \$969,736

Building CI Total : \$0

Percent Of Building Value (FCI) : 1.19 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,134

Building Name : WOODWARD

Year Built	1921
Year Renovated	
GSF	61510
CRV	\$7381200.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$659,605.00
Capital Renewal	\$486,047.68
Capital Improvement	\$11,415.12
New Construction	
Facility Condition Index	0.16
FC/QI	0.16

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

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Postal Code

63101

Date 6/22/2006

Building Name : WOODWARD ELEMENTARY

Building ID : 1,134

Year Built : 1921

Year Renovated :

Gross Square Feet : 61,510

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,381,200

Comments :

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 broken, and friable slate tiles, per TREMCO report	1	1	EACH	\$14,000				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp, ground level hallway	1	2	EACH	\$3,084				
Interior Construction	Repair/Replace _ DM	Replace the front fascia over the main door per IDD construction LLC	1	1	EACH	\$13,750				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, single bathroom 2nd floor	3	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom ground level	3	4	EACH	\$25,124				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom ground level	3	900	S.F.	\$3,087				

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63101

Date 6/22/2006

Building Name : WOODWARD ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom ground level	3	12	EACH	\$2,883				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, boys bathroom ground level	3	900	S.F.	\$5,445				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, girls bathroom 2nd floor	3	1	EACH	\$5,325				
Furnishings	Cyclical _ CR	Replace all Window Shades	3	160	EACH	\$7,680				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	3	16,000	S.Y.	\$192,000				
Electrical	Cyclical _ CR	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	12	EACH	\$2,717				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	3	10	EACH	\$24,820				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, custodial sinks	3	4	EACH	\$3,078				
Site Improvements	Cyclical _ CR	Replace and repair the iron fence	3	800	L.F.	\$12,000				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	61,510	S.F.	\$369,060				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5'	4	160	EACH	\$153,920				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	4	3,200	S.F.	\$8,160				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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63101

Date 6/22/2006

Building Name : WOODWARD ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, teacher bathroom 2nd floor	4	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, men bathroom 2nd floor	4	3	EACH	\$6,390				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, women bathroom 1st floor	4	1	EACH	\$5,325				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware	4	5	EACH	\$17,825				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	61,510	S.F.	\$276,795				

Building Project Total : \$1,157,068

Building DM Total \$659,605

Building CR Total : \$486,048

Building CI Total : \$11,415

Percent Of Building Value (FCI) : 8.94 %

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,135

Building Name : WYMAN ELEMENTARY

Year Built	1901
Year Renovated	
GSF	58224
CRV	\$6986880.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,706,438.00
Capital Renewal	\$293,557.50
Capital Improvement	\$1,695,350.20
New Construction	
Facility Condition Index	0.53
FC/QI	0.53

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : WYMAN ELEMENTARY

Building ID : 1,135

Year Built : 1901

Year Renovated :

Gross Square Feet : 58,224

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,986,880

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Improvements	Repair/Replace _ DM	Replace the damage hand rail at school corner near the concrete steps.	1	40	L.F.	\$3,000				
Roofing	Cyclical _ CR	Replace the over hung in the back next to the kitchen back door	1	40	S.F.	\$2,040				
Exterior Enclosure	Repair/Replace _ DM	Brick Wall, solid, double Width, Specialty Brick at gable corner	1	100	S.F.	\$2,028				
Site Improvements	Repair/Replace _ DM	Brick Face Retaining Wall, C.I.P. Concrete Backup, Specialty Brick near the steps at side of building	1	100	S.F.	\$3,800				
Site Improvements	Cyclical _ CR	Seal Coating, playground area	1	10,000	S.Y.	\$17,100				
Site Improvements	Repair/Replace _ DM	Picket Fence, in front of the school, sand and paint	1	256	L.F.	\$3,840				

St. Louis Public Schools

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Building Name : WYMAN ELEMENTARY

Furnishings	Cyclical _ CR	Window Shades thru out the building windows	1	265	EACH	\$12,720				
Interior Finishes	Repair/Replace _ DM	Plaster Ceiling, Textured Finish (ACM), in the GYM hallway	1	360	S.F.	\$3,636				
Site Improvements	Cyclical _ CR	Replace exterior Steps, Concrete, Broom Finish at front and sides of building	1	240	S.F.	\$7,440				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, Room 202,201,117,003,208,207	1	600	S.F.	\$4,290				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats, on the new plaster works.	1	2,000	S.F.	\$1,300				
Exterior Enclosure	Improvement/ Functionality _ CI	Tuckpoint various exterior walls.	1	600	s.f.	\$5,400				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, in the teacher lounge	2	300	S.F.	\$1,200				
Plumbing	Cyclical _ CR	Kitchen Sink, Stainless Steel, Double Bowl, in the teacher lounge	2	1	EACH	\$1,251				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	58,224	S.F.	\$349,344				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	1	JOB	\$485,000				
Site Improvements	Cyclical _ CR	Seal Coating, the back parking lot	3	4,000	S.Y.	\$6,840				
Roofing	Cyclical _ CR	Renovation for the 2 dormers on the roof	3	2	EACH	\$10,042				

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Date 6/22/2006

Building Name : WYMAN ELEMENTARY

HVAC	Improvement/ Functionality _ CI	Install AC system	3	1	EACH	\$1,680,000				
HVAC	Repair/Replace _ DM	Replace the existing heating systems	3	1	EACH	\$840,000				
Exterior Enclosure	Cyclical _ CR	Exterior windows, Replace all the damage units, bonded	3	265	EACH	\$134,090				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing	4	1	EACH	\$3,425				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, Girls bathroom on the 2nd floor	4	1	EACH	\$3,425				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the boys bathroom 2nd floor	4	1	EACH	\$2,130				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, 1st,2nd floor	4	20,000	S.F.	\$33,000				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, in the boys bathroom ground level	4	2	EACH	\$14,200				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, in the girls bathroom ground level	4	5	EACH	\$14,625				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom in the ground level.	4	750	S.F.	\$2,573				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom for the new ceiling.	4	10	EACH	\$2,403				

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St. Louis

State

MO

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63101

Date 6/22/2006

Building Name : WYMAN ELEMENTARY

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the girls bathroom in the ground level.	4	750	S.F.	\$2,573				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2' in the girls bathroom for the new ceiling	4	10	EACH	\$2,403				
Exterior Enclosure	Repair/Replace _ DM	Wood Single Door, Frame and Hardware, Oversized, access to the balcony	5	2	EACH	\$1,800				
HVAC	Repair/Replace _ DM	Window A/C Unit in the admin offices	5	7	EACH	\$8,400				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware, next to the GYM area	5	1	EACH	\$3,565				
Plumbing	Cyclical _ CR	Lavatory Sink, Wall-Hung, in the custodial closet	5	2	EACH	\$1,960				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware, cafeteria outside door	5	1	EACH	\$3,565				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	5	7	EACH	\$17,374				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware at main entrance	5	1	EACH	\$3,565				

Building Project Total : \$3,695,346**Building DM Total \$1,706,438****Building CR Total : \$293,558****Building CI Total : \$1,695,350****Percent Of Building Value (FCI) : 24.42 %**

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

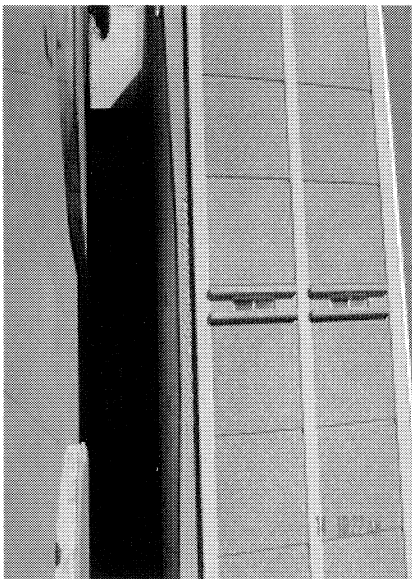
State

MO

Building Id : 1,208

Building Name : YEATMAN MIDDLE

Year Built	1967
Year Renovated	
GSF	77030
CRV	\$10013900.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$462,571.41
Capital Renewal	\$346,635.00
Capital Improvement	\$6,870.00
New Construction	
Facility Condition Index	0.08
FC/QI	0.08

Findings

Overall Condition :

Functional Suitability :

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

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Postal Code

63101

Date 6/22/2006

Building Name : YEATMAN MIDDLE

Building ID : 1,208

Year Built : 1967

Year Renovated :

Gross Square Feet : 77,030

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$10,013,900

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Mechanical Utilities	Repair/Replace _ DM	Replace Box Culverts, Pre-Cast Concrete in Parking Lot	1	4	EACH	\$1,135				
Site Mechanical Utilities	Repair/Replace _ DM	Replace Storm Piping, RCP, 18-24" D connecting 4 Drop Inlets in Parking Lot	1	1,000	L.F.	\$43,000				
Site Improvements	Repair/Replace _ DM	Resurface Parking Lot, Asphalt, 2" Thick Where Drop Inlets And Stormline Have Been Replaced	1	800	S.Y.	\$9,600				
Interior Finishes	Repair/Replace _ DM	Ceramic Tile Wall In Boys Room	1	2,880	S.F.	\$16,128				
Electrical	Repair/Replace _ DM	Replace Service Panels, 3 Phase, 4 Wire, 120/208V, 200 Amp	1	5	EACH	\$7,710				
Furnishings	Repair/Replace _ DM	Window Shades Throughout Building	1	160	EACH	\$7,680				

St. Louis Public Schools

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Date 6/22/2006

Building Name : YEATMAN MIDDLE

Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp Across Hall From Offices	1	2	EACH	\$3,084				
Interior Finishes	Repair/Replace _ DM	Painting, Interior on Masonry, Primer and 2 Coats Room 312	1	1,400	S.F.	\$1,078				
Fire Protection	Improvement/ Functionality _ CI	Fire Suppression System, Dry Pipe, Under 2000 SF in Kitchen	1	1,500	SF/BLDG	\$6,870				
Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) In Boiler Room	2	1	EACH	\$1,246				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods w/Padding in Music Rooms 303 and 304	2	2,016	S.F.	\$7,157				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods w/Padding in Library	2	1,875	S.F.	\$6,656				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	2	6	EACH	\$14,892				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing in Boys Bathroom	2	1	EACH	\$7,100				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware Next To Boiler Room	2	1	EACH	\$3,565				
Exterior Enclosure	Repair/Replace _ DM	Replace Steel Overhead Door, Electrically Operated At Loading Dock	2	1	EACH	\$4,670				
Site Improvements	Repair/Replace _ DM	Seal Coating Parking Lot	2	10,000	S.Y.	\$17,100				
Site Improvements	Repair/Replace _ DM	Resurface Loading Dock Area, Asphalt, 6" Thick	3	240	S.Y.	\$2,784				

St. Louis Public Schools

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Date 6/22/2006

Building Name : YEATMAN MIDDLE

Plumbing	Repair/Replace _ DM	Bathroom, 2 Fixtures, 1 Wall Plumbing in 2nd Floor Girl's Bathroom	3	4	EACH	\$8,520				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Painted Metal	3	6	EACH	\$3,960				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing in Girls Restorrom	3	1	EACH	\$4,250				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Painted Metal In Girls Room	3	2	EACH	\$1,320				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate in Boys Room	3	2	EACH	\$1,710				
Site Improvements	Repair/Replace _ DM	Replace Chain Link Fence Around Parking Lot	3	2,222	L.F.	\$22,220				
Exterior Enclosure	Repair/Replace _ DM	Replace Steel Single Door, Frame and Hardware	3	4	EACH	\$2,400				
Plumbing	Repair/Replace _ DM	Bathroom, 7 Fixtures, 2 Wall Plumbing in Boys Room	3	1	EACH	\$7,100				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing in Mens Restroom Bathroom	3	1	EACH	\$4,250				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate in Mens Restaurant	3	2	EACH	\$1,710				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate in Boys Room	3	2	EACH	\$1,710				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing in Womens Restroom	3	1	EACH	\$4,250				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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

Building Name : YEATMAN MIDDLE

Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate in Women's Restroom	3	3	EACH	\$2,565				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing in Women's Room	3	1	EACH	\$4,250				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate in 1st Floor Boys Room	3	9	EACH	\$7,695				
Exterior Enclosure	Repair/Replace _ DM	Storefront Door, Metal and Glass, Frame and Hardware at Main Entrance	5	3	EACH	\$6,300				
Exterior Enclosure	Repair/Replace _ DM	Steel Frame and Glazing (32 panels with windows)	5	6,048	S.F.	\$223,776				
Electrical	Cyclical _ CR	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	77,030	S.F.	\$346,635				

Building Project Total : \$816,076

Building DM Total \$462,571

Building CR Total : \$346,635

Building CI Total : \$6,870

Percent Of Building Value (FCI) : 4.62 %