

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

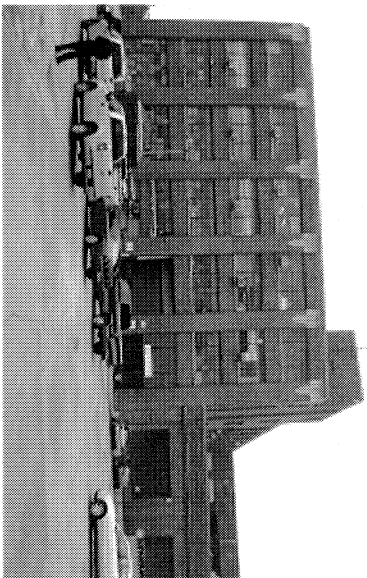
State

MO

Building Id : 1,241

Building Name : BUILDINGS AND

Year Built	1930
Year Renovated	
GSF	231000
CRV	\$30030000.0000
Building Usage	SUPPORTING
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,954,636.72
Capital Renewal	
Capital Improvement	\$425,000.00
New Construction	
Facility Condition Index	0.08
FC/QI	0.08

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : BUILDINGS AND GROUNDS/WAREHOUSE

Building ID : 1,241

Year Built : 1930

Year Renovated :

Gross Square Feet : 231,000

Building Type : 700 - SUPPORTING FACILITIES

Current Replace Value : \$30,030,000

Comments :

FC/QI : 0.01

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Fire Protection	Code Compliance _ CI	Fire/Smoke Alarm System (includes horn, strobe, annunciator panel, etc.)	1	125,000	S.F.B.	\$425,000				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	1	231,000	S.F.	\$1,039,500				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, (offices , conference rooms, etc.)	2	5,000	S.F.	\$12,750				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	2	4,000	S.Y.	\$48,000				
Conveying	Repair/Replace _ DM	Upgrade Traction Geared Freight Elevator, 4,000 - 10,000 lb.	2	2	EACH	\$150,000				
Roofing	Repair/Replace _ DM	Built Up Roof	2	1	JOB	\$150,000				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : BUILDINGS AND GROUNDS/WAREHOUSE

Interior Finishes	Repair/Replace _ DM	Repair wood floors throughout building	3	1	JOB	\$30,000				
Exterior Enclosure	Repair/Replace _ DM	Steel Single Door, Frame and Hardware	3	4	EACH	\$2,400				
Roofing	Repair/Replace _ DM	Skylight 15x15	3	11	EACH	\$67,100				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	10	EACH	\$24,820				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, Custodial sinks	4	6	EACH	\$4,617				
Exterior Enclosure	Repair/Replace _ DM	Roll-Up Steel Grille, Manually Operated	4	2	EACH	\$48,000				
Plumbing	Repair/Replace _ DM	Restroom, 5 Fixtures, 1 Wall Plumbing	4	10	EACH	\$103,250				
Conveying	Repair/Replace _ DM	Upgrade Traction Geared Passenger Elevator, 2,000 - 3,500 lb.	4	1	EACH	\$75,000				
Exterior Enclosure	Repair/Replace _ DM	Metal Window, Single Pane, Extra Large Opening	5	120	EACH	\$199,200				

Building Project Total : \$2,379,637

Building DM Total \$1,954,637

Building CR Total : \$0

Building CI Total : \$425,000

Percent Of Building Value (FCI) : 6.51 %

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

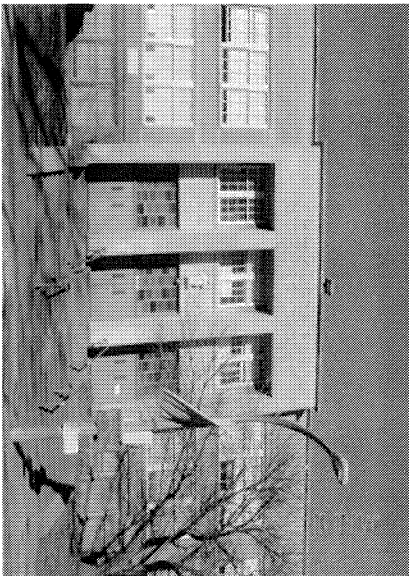
State

MO

Building Id : 1,242

Building Name : BUNCHE MIDDLE

Year Built	1925
Year Renovated	
GSF	92047
CRV	\$11966110.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,215,671.03
Capital Renewal	\$46,485.00
Capital Improvement	\$85,180.16
New Construction	
Facility Condition Index	0.11
FC/QI	0.11

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : BUNCHE MIDDLE

Building ID : 1,242

Year Built : 1925

Year Renovated :

Gross Square Feet : 92,047

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$11,966,110

Comments : Students moved to Southwest High School; sharing building with Central VPA

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Superstructure	Repair/Replace _ DM	Replace damaged eyebrow overhang roofs over entrances (4) including demolition	1	240	SF	\$12,240				
HVAC	Repair/Replace _ DM	Kitchen Hood Exhaust Fan, Large	1	6	EACH	\$5,017				
Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, in various location thru the school	1	600	S.F.	\$4,290				
Exterior Enclosure	Repair/Replace _ DM	Brick Face Cavity Wall, Common Brick	1	600	S.F.	\$13,200				
Roofing	Repair/Replace _ DM	Replace all the missing and damage downspots.	1	6	EACH	\$3,978				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, Replace 5 toilets and 3 sinks in the girls bathroom	1	2	EACH	\$8,500				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : BUNCHE MIDDLE

Interior Finishes	Repair/Replace _ DM	Plaster on Stud Framing, Room 221.	1	240	S.F.	\$1,716				
Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp	1	6	EACH	\$9,252				
Interior Finishes	Repair/Replace _ DM	Plaster on Masonry Wall	1	3,000	S.F.	\$6,630				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the boys bathroom	2	1	EACH	\$5,325				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	2	3	EACH	\$1,875				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, Replace carpet in the library	2	4,200	S.F.	\$10,710				
Site Improvements	Repair/Replace _ DM	Chain Link Fence	2	1,000	L.F.	\$10,000				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the top floor and Nurses Office	2	1,500	S.F.	\$3,825				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile on the third floor	2	1,200	S.F.	\$2,208				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, in room 1109	2	1,296	S.F.	\$3,305				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4'in the supply room	2	990	S.F.	\$3,604				
Site Improvements	Repair/Replace _ DM	Exterior Ramp. Replace accessible metal rails at all exterior stairways	2	100	L.F.	\$8,000				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware	3	2	EACH	\$7,130				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : BUNCHE MIDDLE

Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	92,047	S.F.	\$414,212				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	92,047	S.F.	\$552,282				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, in the front main entrance	4	800	S.F.	\$4,800				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4', in room 208,209	4	1,440	S.F.	\$5,242				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4', in room 1109	4	540	S.F.	\$1,966				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys room	4	300	S.F.	\$1,029				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, side walk	4	800	S.F.	\$4,800				
Furnishings	Improvement/ Functionality _ CI	Replace Gymnasium Bleachers with motorized units. 15 feet wide sections	4	11	EACH	\$72,600				
Exterior Enclosure	Repair/Replace _ DM	Glass Block Wall, Replace the damage glass block on the exterior walls	4	700	S.F.	\$42,000				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom	4	500	S.F.	\$1,715				
Site Improvements	Repair/Replace _ DM	Flatwork, Concrete, Replace the damage side walk in front of the building	4	3,250	S.F.	\$19,500				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : BUNCHE MIDDLE

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', room 1001	4	2,400	S.F.	\$8,736				
Exterior Enclosure	Repair/Replace _ DM	Steel Single Door, Frame and Hardware	4	1	EACH	\$1,000				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware	4	2	EACH	\$7,130				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	4	3,555	S.Y.	\$42,660				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, 12"x12", Spline, in the Gym	4	6,000	S.F.	\$20,100				
Interior Finishes	Repair/Replace _ DM	Ceramic Tile Wall, Replace the damage ceramic tiles in the girls bathroom.	4	768	S.F.	\$4,301				
Interior Construction	Repair/Replace _ DM	Partition, Plastic Laminate, in the girls bathroom	4	6	EACH	\$3,000				
Interior Finishes	Repair/Replace _ DM	Ceramic Tile Floor, boys bathroom	5	675	S.F.	\$4,084				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), for the drop ceiling in room 1001	5	16	EACH	\$3,844				
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x2', for the drop ceiling in the boys bathroom	5	8	EACH	\$1,922				
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x2',	5	6	EACH	\$1,442				
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x4' (2 lamp)	5	8	EACH	\$1,922				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : BUNCHE MIDDLE

Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x4' (2 lamp)	5	16	EACH	\$3,844				
Electrical	Repair/Replace _ DM	Fluorescent Fixture, 2'x4' (2 lamp)	5	10	EACH	\$2,403				

Building Project Total : \$1,347,336

Building DM Total \$1,215,671

Building CR Total : \$46,485

Building CI Total : \$85,180

Percent Of Building Value (FCI) : 10.16 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,169

Building Name : BUSCH AAA MIDDLE

Year Built

1953

Year Renovated

GSF

52122

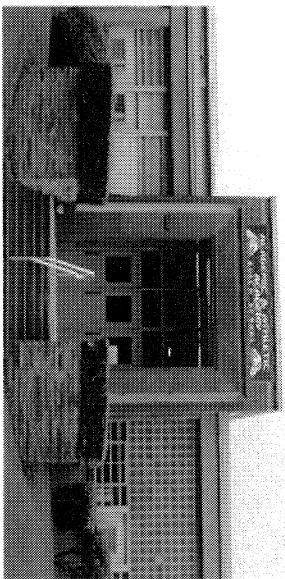
CRV

\$6775860.0000

Building Usage

ACADEMIC

Secondary Usage



Capital Plan Summary

Deferred Maintenance

\$715,782.96

Capital Renewal

Capital Improvement

\$14,070.00

New Construction

Facility Condition Index

0.11

FC/QI

0.11

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 : BUSCH AAA MIDDLE

Building ID : 1,169

Year Built : 1953

Year Renovated :

Gross Square Feet : 52,122

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,775,860

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Furnishings	Code Compliance _ CI	Kitchen Exhaust hood 7' long w/ fire prot system	1	1	EACH	\$9,950				
Site Improvements	Repair/Replace _ DM	Parking Lot, Asphalt, 2" Thick	2	2,000	S.Y.	\$24,000				
Roofing	Repair/Replace _ DM	Replace and repair damage roof sections	3	1	JOB	\$24,000				
Fire Protection	Code Compliance _ CI	Fire Suppression System, Chemical, Kitchen	3	2,000	C.F.	\$4,120				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, GYM	3	16,000	S.F.	\$29,440				
Interior Construction	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets.	3	960	S.F.	\$129,600				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : BUSCH AAA MIDDLE

Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Single Pane, 2'x3'	3	230	EACH	\$117,300				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, hallways	3	9,000	S.F.	\$16,560				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	6	EACH	\$14,892				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 1 Wall Plumbing, men bathroom	3	1	EACH	\$2,925				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl, custodial sinks	3	2	EACH	\$1,539				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, library	3	1,800	S.F.	\$4,590				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	52,112	S.F.	\$234,504				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, room 176	4	1,200	S.F.	\$2,208				
Interior Construction	Repair/Replace _ DM	Upgrade restroom to include floor, walls, ceiling, lighting, plumbing and fixtures, partitions, ventilation and electrical outlets. women bathroom	4	500	S.F.	\$67,500				
Plumbing	Repair/Replace _ DM	Bathroom, 3 Fixtures, 1 Wall Plumbing, men bathroom	4	1	EACH	\$2,925				
Interior Finishes	Repair/Replace _ DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4', hallways	4	9,000	S.F.	\$32,760				
Furnishings	Repair/Replace _ DM	Window Shades	4	230	EACH	\$11,040				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : BUSCH AAA MIDDLE

Building Project Total : \$729,853

Building DM Total \$715,783

Building CR Total : \$0

Building CI Total : \$14,070

Percent Of Building Value (FCI) : 10.56 %

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

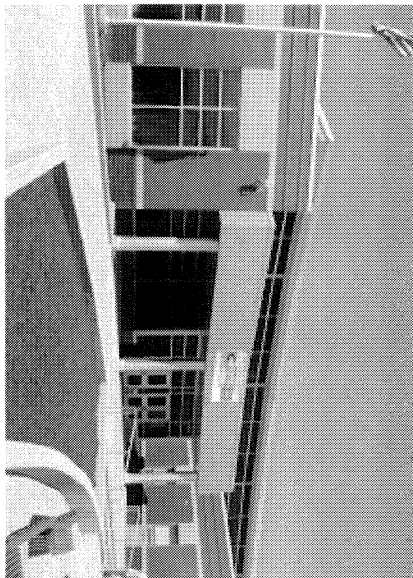
Date 6/21/2006

State

MO

Building Id : 1,200

Building Name : CARNAHAN MIDDLE



Year Built	2003
Year Renovated	
GSF	73500
CRV	\$11057768.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$0.00
Capital Renewal	
Capital Improvement	
New Construction	
Facility Condition Index	0.00
FC/QI	0.00

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 : CARNAHAN MIDDLE

Building ID : 1,200

Year Built : 2003

Year Renovated :

Gross Square Feet : 73,500

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$11,057,768

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Site Improvements	Aesthetic _ DM	No deficiencies noted.	1							

Building Project Total :

Building DM Total \$0

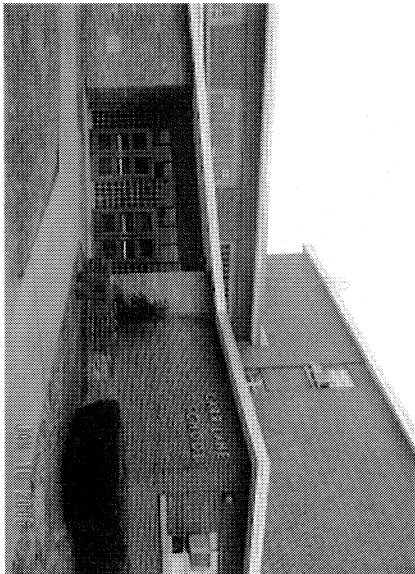
Building CR Total : \$0

Building CI Total : \$0

Percent Of Building Value (FCI) : 0.00 %

Building Id : 1,107

Building Name : CARR LANE MIDDLE



Year Built	1959
Year Renovated	
GSF	114191
CRV	\$10799065.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$983,959.50
Capital Renewal	\$67,200.00
Capital Improvement	\$17,500.00
New Construction	
Facility Condition Index	0.10
FC/QI	0.10

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 : CARR LANE MIDDLE SCHOOL

Building ID : 1,107

Year Built : 1959

Year Renovated :

Gross Square Feet : 114,191

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$10,799,065

Comments : STUDENT CAPACITY 640

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Repair/Replace _ DM	Repair or replace stage lighting in gym	1	20	EACH	\$4,000				
HVAC	Repair/Replace _ DM	Safety Steam Valves need to be replaced and properly vented	1	4	EACH	\$1,800				
Plumbing	Repair/Replace _ DM	Main Water booster pumps not working.	1	2	EACH	\$3,000				
Site Improvements	Repair/Replace _ DM	Southeast corner has a depression where concrete sewer manhole pad is sinking	2	400	C.F.	\$6,000				
Site Improvements	Repair/Replace _ DM	Resurface (patch) and level Asphalt in school yard water pooling w/ 2" asphalt	2	8,000	S.F.	\$16,000				
Furnishings	Repair/Replace _ DM	Gym stage Curtain torn and deteriorated	2	600	S.F.	\$1,200				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CARR LANE MIDDLE SCHOOL

Exterior Enclosure	Repair/Replace _ DM	awning windows leaking into classrooms	2	510	EACH	\$30,600				
Roofing	Repair/Replace _ DM	Replace missing gutters and downspout on eyebrows over entrance doors	2	400	L.F.	\$2,000				
HVAC	Repair/Replace _ DM	Replace condensation return pump badly deteriorated	2	1	UNIT	\$1,500				
Roofing	Repair/Replace _ DM	Repair eyebrows over entrance door ways	3	400	S.F.	\$4,000				
Exterior Enclosure	Cyclical _ CR	Replace all damage Glass Block Wall	3	700	S.F.	\$31,850				
HVAC	Repair/Replace _ DM	Firetube boilers over 20 years old and displaying deterioration	4	2	EACH	\$400,000				
HVAC	Improvement/ Functionality _ CI	Boiler and air handler control panel over 20 years old	4	1	EACH	\$3,500				
Interior Finishes	Improvement/ Functionality _ CI	Class room carpet worn	4	200	S.F.	\$1,400				
Interior Finishes	Improvement/ Functionality _ CI	Resurface and recoat dance studio wood floor	4	1,800	S.F.	\$12,600				
Interior Finishes	Cyclical _ CR	Media Room Carpet worn	4	390	S.F.	\$2,730				
Interior Finishes	Cyclical _ CR	Main Office Carpet worn	4	960	S.F.	\$6,720				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	114,191	S.F.	\$513,860				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : CARR LANE MIDDLE SCHOOL

Interior Finishes	Cyclical _ CR	Auditorium Carpet Worn	5	3,700	S.F.	\$25,900				
-------------------	---------------	------------------------	---	-------	------	----------	--	--	--	--

Building Project Total : \$1,068,660

Building DM Total \$983,960

Building CR Total : \$67,200

Building CI Total : \$17,500

Percent Of Building Value (FCI) : 9.11 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,212

Building Name : CARVER ELEMENTARY

Year Built	1978
Year Renovated	
GSF	38300
CRV	\$4596000.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$115,419.10
Capital Renewal	\$90,000.00
Capital Improvement	
New Construction	
Facility Condition Index	0.04
FC/QI	0.04

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CARVER ELEMENTARY

Building ID : 1,212

Year Built : 1978

Year Renovated :

Gross Square Feet : 38,300

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,596,000

Comments : Building Is Leased.

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
HVAC	Cyclical _ CR	Replace the 2 roof top units multi function heat/cool 30 ton each	2	2	each	\$90,000				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, in the library	3	1,200	S.F.	\$3,060				
Site Improvements	Repair/Replace _ DM	Seal Coating, parking lots/ playground	3	5,000	S.Y.	\$8,550				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	3	5	EACH	\$12,410				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, room 214	3	500	S.F.	\$1,275				
Conveying	Repair/Replace _ DM	Hydraulic Passenger Elevator, 1,500 - 3,000 lb. (200 FPM, 6 Stops)	4	1	EACH	\$65,000				
Plumbing	Repair/Replace _ DM	Bathroom, 6 Fixtures, 2 Wall Plumbing	4	4	EACH	\$25,124				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : CARVER ELEMENTARY

Building Project Total : \$205,419

Building DM Total \$115,419

Building CR Total : \$90,000

Building CI Total : \$0

Percent Of Building Value (FCI) : 2.51 %

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,240

Building Name : CENTRAL HIGH SCHOOL

Year Built	1904
Year Renovated	
GSF	175077
CRV	\$26261550.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$2,338,183.90
Capital Renewal	\$85,314.24
Capital Improvement	\$763,152.86
New Construction	
Facility Condition Index	0.12
FC/QI	0.12

Findings

Overall Condition :

Functional Suitability :

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CENTRAL HIGH SCHOOL

Building ID : 1,240

Year Built : 1904

Year Renovated :

Gross Square Feet : 175,077

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$26,261,550

Comments : Building presently closed; students at Southwest High School

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Finishes	Repair/Replace _DM	Plaster on Masonry Wall, thru out the whole building	1	19,200	S.F.	\$42,432				
Interior Finishes	Repair/Replace _DM	Painting, Interior on Masonry, Primer and 2 Coats	1	19,200	S.F.	\$14,784				
Site Improvements	Repair/Replace _DM	Parking Lot, Asphalt, 2" Thick	1	2,777	S.Y.	\$33,324				
Exterior Enclosure	Repair/Replace _DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack, on the exterior walls of the building.	1	14	EACH	\$8,750				
Electrical	Repair/Replace _DM	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	1	25	EACH	\$5,660				
Roofing	Repair/Replace _DM	Replace the damage Downspouts, Aluminum	1	1,800	V.L.F	\$9,000				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : CENTRAL HIGH SCHOOL

Exterior Enclosure	Repair/Replace _ DM	Metal Casement Window, Double Pane, Small Opening	1	72	EACH	\$28,080				
Furnishings	Cyclical _ CR	Window Shades, on the all interior windows	1	360	EACH	\$17,280				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 1 Wall Plumbing, in the girls bathroom 3rd floor	1	2	EACH	\$4,260				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the boys bathroom 3rd floor	1	1	EACH	\$5,325				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, boys bathroom 2nd floor	1	1	EACH	\$5,325				
Exterior Enclosure	Repair/Replace _ DM	Storefront, Metal and Glass, at the main entrance	1	288	S.F.	\$9,734				
Exterior Enclosure	Repair/Replace _ DM	Masonry Wall Mortar, Sand Mortar (repoint).	1	19,200	SF/WALL	\$104,640				
Fire Protection	Improvement/ Functionality _ CI	Emergency Egress Light (with circuitry), all staircases	1	12	EACH	\$6,086				
Interior Finishes	Repair/Replace _ DM	Carpet, Roll Goods, in the principle office	2	500	S.F.	\$1,275				
Plumbing	Repair/Replace _ DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the boys bathroom 1st floor	2	1	EACH	\$5,325				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, in the girls bathroom 2nd floor	2	1	EACH	\$4,250				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CENTRAL HIGH SCHOOL

Exterior Enclosure	Repair/Replace _ DM	Storefront Door, Metal and Glass, Frame and Hardware, at main entrance	2	1	EACH	\$2,100				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware, at the back door.	2	1	EACH	\$3,565				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, in the girls bathroom 2nd floor	3	4	EACH	\$3,420				
Plumbing	Repair/Replace _ DM	Bathroom, 4 Fixtures, 2 Wall Plumbing, in the girls bathroom 1st floor	3	1	EACH	\$4,250				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, in the girls bathroom 1st floor	3	4	EACH	\$3,420				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, in the boys bathroom 1st floor	3	2	EACH	\$1,710				
Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	3	1	EACH	\$1,246				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	175,077	S.F.	\$787,847				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	175,077	S.F.	\$1,050,462				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), for the new drop ceilings at 1,2,3,4 floors.	4	1,333	EACH	\$320,267				
Interior Finishes	Repair/Replace _ DM	Hardwood refinish, sand, fill, coating, includes furniture move, 1,2,3,4 floors	4	120,000	S.F.	\$198,000				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CENTRAL HIGH SCHOOL

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', for 1,2,3,4, floor	4	120,000	S.F.	\$436,800				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	4	15,000	S.F.	\$38,250				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	12	EACH	\$29,784				

Building Project Total : \$3,186,651

Building DM Total \$2,338,184

Building CR Total : \$85,314

Building CI Total : \$763,153

Percent Of Building Value (FCI) : 8.90 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

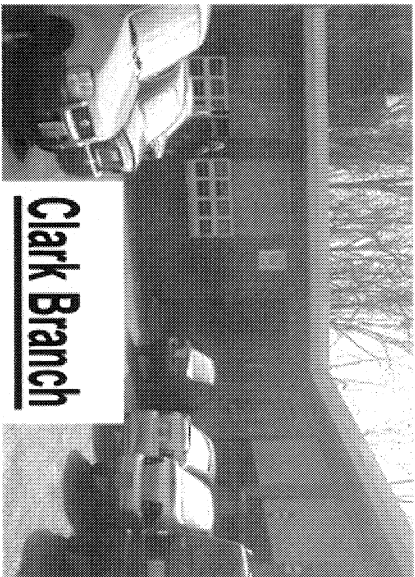
Date 6/21/2006

State

MO

Building Id : 1,188

Building Name : CLARK BRANCH



Year Built	1967
Year Renovated	
GSF	17000
CRV	\$2210000.0000
Building Usage	SUPPORTING
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$129,260.00
Capital Renewal	\$364,487.00
Capital Improvement	\$138,890.00
New Construction	
Facility Condition Index	0.29
FC/QI	0.29

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLARK BRANCH

Building ID : 1,188

Year Built : 1967

Year Renovated :

Gross Square Feet : 17,000

Building Type : 700 - SUPPORTING FACILITIES

Current Replace Value : \$2,210,000

Comments : Adult education

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Cyclical _ CR	Single Ply Roof, Fully Adhered	1	17,000	S.F.	\$35,700				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	1	20,350	S.Y.	\$244,200				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing	1	1	EACH	\$2,130				
Fire Protection	Code Compliance _ CI	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	1	17,000	S.F.B.	\$40,800				
HVAC	Repair/Replace _ DM	Replace Heating System Throughout Building	1	17,000	S.F.	\$51,000				
Furnishings	Cyclical _ CR	Window Shades	2	75	EACH	\$3,600				
Furnishings	Cyclical _ CR	Clock system for 10 classrooms	3	10	EACH	\$1,750				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLARK BRANCH

Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	17,000	S.F.	\$76,500				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile	4	17,000	S.F.	\$31,280				
Site Improvements	Repair/Replace _DM	Chain Link Fence, paint	4	400	L.F.	\$1,760				
HVAC	Cyclical _ CR	Boiler, Cast Iron, Oil or Gas Fired, Steam or Hot Water, 100-300M	5	1	EACH	\$4,475				
HVAC	Improvement/ Functionality _ CI	Split Systems w/Air Cooled Condensing Units	5	17,000	SF/BLDG	\$98,090				
HVAC	Cyclical _ CR	Window A/C Unit	5	13	EACH	\$15,600				
Exterior Enclosure	Cyclical _ CR	Metal Casement Window, Single Pane, Small Opening	5	74	EACH	\$25,752				

Building Project Total : \$632,637

Building DM Total \$129,260

Building CR Total : \$364,487

Building CI Total : \$138,890

Percent Of Building Value (FCI) : 5.85 %

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

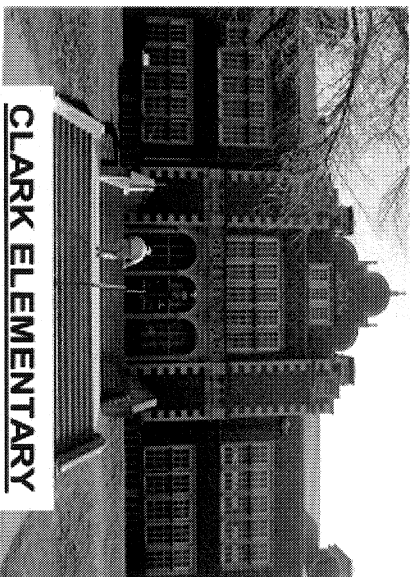
State

MO

Building Id : 1,138

Building Name : CLARK ELEMENTARY

Year Built	1907
Year Renovated	
GSF	62671
CRV	\$7520520.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$667,193.98
Capital Renewal	\$293,043.78
Capital Improvement	\$13,586.28
New Construction	
Facility Condition Index	0.13
FC/QI	0.13

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLARK ELEMENTARY

Building ID : 1,138

Year Built : 1907

Year Renovated :

Gross Square Feet : 62,671

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,520,520

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Code Compliance _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	12	EACH	\$7,500				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircases	1	12	EACH	\$6,086				
Site Improvements	Cyclical _ CR	Cast-in-Place Concrete Retaining Wall, 10"-12" Thick, repair all entrance staircases masonry railings	1	100	S.F.	\$1,800				
Interior Finishes	Cyclical _ CR	Painted Concrete Floor boy's rr in basement	1	1,728	S.F.	\$1,158				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate men's rr, 2nd floor, boy's rr basement	1	5	EACH	\$4,275				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 4' Wide	2	46	EACH	\$2,243				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLARK ELEMENTARY

Furnishings	Repair/Replace _ DM	Window Shades	2	60	EACH	\$2,880				
Plumbing	Cyclical _ CR	Lavatory Sink, Wall-Hung	3	7	EACH	\$6,860				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, all perimeter sidewalks replace uneven and broken pads	3	2,000	S.F.	\$7,400				
Exterior Enclosure	Repair/Replace _ DM	Paint window frames	3	6,744	S.F.	\$4,518				
Site Improvements	Cyclical _ CR	Seal Coating	3	59,488	S.Y.	\$101,724				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	62,671	S.F.	\$282,020				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	62,671	S.F.	\$376,026				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, all flat landings at 3 entrances	4	24,000	S.F.	\$144,000				
Site Improvements	Cyclical _ CR	Steps, Concrete, Broom Finish, all 3 front entrances	4	450	S.F.	\$13,950				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 8' Wide	4	17	EACH	\$1,197				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl	4	2	EACH	\$1,539				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods (hallways) in library	4	1,728	S.F.	\$4,406				

Sodexo

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : CLARK ELEMENTARY

Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	5	2	EACH	\$2,492				
Site Improvements	Repair/Replace _ DM	Lawn, Soil Preparation and Sodding, dead grass areas	5	5,000	S.F.	\$1,750				

Building Project Total : \$973,824

Building DM Total \$667,194

Building CR Total : \$293,044

Building CI Total : \$13,586

Percent Of Building Value (FCI) : 8.87 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

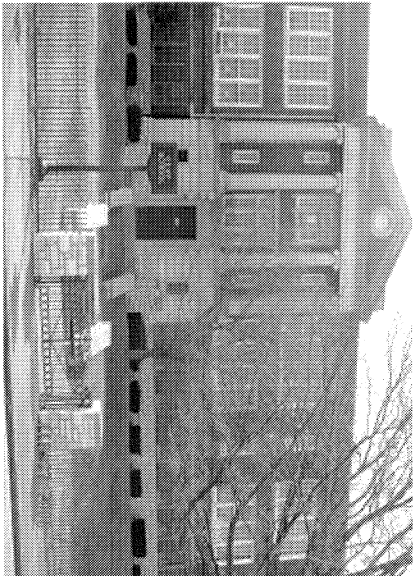
State

MO

Building Id : 1,111

Building Name : CLAY ELEMENTARY

Year Built	1905
Year Renovated	
GSF	57297
CRV	\$6875640.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,026,436.04
Capital Renewal	\$312,435.00
Capital Improvement	\$15,212.24
New Construction	
Facility Condition Index	0.20
FC/QI	0.20

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLAY ELEMENTARY

Building ID : 1,111

Year Built : 1905

Year Renovated :

Gross Square Feet : 57,297

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,875,640

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Repair/Replace _DM	Brick Face Cavity Wall, Specialty Brick, Insulated Backup for the chimney exterior brick walls.	1	840	S.F.	\$17,220				
Exterior Enclosure	Cyclical _CR	Replace and repair all the damage Coursework, Cut Stone, 16"-24" Wide	1	300	L.F.	\$12,345				
Interior Finishes	Cyclical _CR	Plaster on Stud Framing, thru out the building	1	900	S.F.	\$6,435				
Interior Finishes	Repair/Replace _DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	1	2,000	S.F.	\$1,300				
Exterior Enclosure	Cyclical _CR	Tuck point damage in a various area on the exteroir wall	1	900	S.F	\$8,100				
Site Improvements	Cyclical _CR	Replace/Repair Iron fence	2	100	L.F.	\$1,125				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLAY ELEMENTARY

Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	3	8	EACH	\$19,856				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	3	2,100	S.F.	\$5,355				
Site Improvements	Cyclical _ CR	Chain Link Fence around the building	3	900	L.F.	\$9,000				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2' in the boys bathroom for the ceiling	3	10	EACH	\$2,403				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Wall in the boys bathroom	3	800	S.F.	\$4,480				
Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, 50 - 100 Gallons.	3	1	EACH	\$2,320				
Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp	3	1	EACH	\$1,542				
Electrical	Repair/Replace _ DM	Service Panel, 60 Amp	3	2	EACH	\$1,049				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, in the custodial closet 1st , 2nd floor	3	800	S.F.	\$1,472				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2' in the girls bathroom	3	864	S.F.	\$2,964				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2' in the girls bathroom for the new ceiling	3	10	EACH	\$2,403				
Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	3	1	EACH	\$1,246				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLAY ELEMENTARY

Electrical	Repair/Replace _ DM	Upgrade electrical distribution system	3	57,297	SF/BLDG	\$177,621				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	57,297	S.F.	\$257,837				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	57,297	S.F.	\$343,782				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom	4	864	S.F.	\$2,964				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	4	6,500	S.Y.	\$78,000				
Exterior Enclosure	Cyclical _ CR	Pressure Wash All Stone On Exterior	4	30,000	S.F.	\$12,000				
Exterior Enclosure	Repair/Replace _ DM	Metal Double Hung Window, Double Pane, 4'x5'	4	232	EACH	\$223,184				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, 1st , 2nd floor	4	36,000	S.F.	\$90,000				
Interior Finishes	Repair/Replace _ DM	Vinyl Composition Tile, in the nurse office	5	900	S.F.	\$1,656				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, on the 2nd floor	5	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, on the first floor	5	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing in the boys bathroom in the ground level	5	3	EACH	\$18,843				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLAY ELEMENTARY

Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate in the boys bathroom	5	12	EACH	\$10,260				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	5	2	EACH	\$1,539				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing in the girls bathroom in the ground level	5	3	EACH	\$21,300				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the boys bathroom	5	7	EACH	\$5,985				

Building Project Total : \$1,354,083

Building DM Total \$1,026,436

Building CR Total : \$312,435

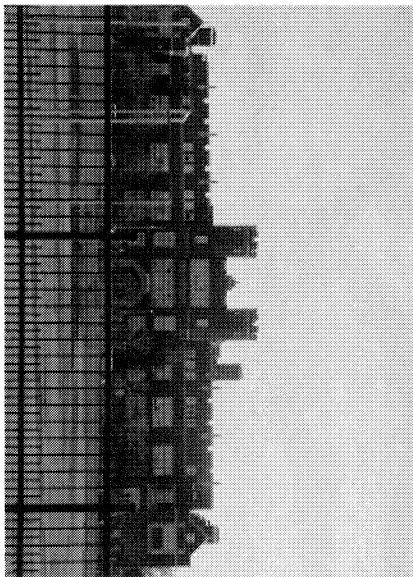
Building CI Total : \$15,212

Percent Of Building Value (FCI) : 14.93 %

Building Id : 1,210

Building Name : CLEVELAND HIGH

Year Built	1915
Year Renovated	
GSF	206497
CRV	\$30974550.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$10,989,630.28
Capital Renewal	\$44,480.00
Capital Improvement	\$6,561,500.00
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 63101

Date 6/22/2006

Building Name : CLEVELAND HIGH SCHOOL

Building ID : 1,210

Year Built : 1915

Year Renovated :

Gross Square Feet : 206,497

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$30,974,550

Comments :

FC/QI : 0.04

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Repair/Replace _ DM	Waterproof North, South, and West exterior walls around building. Install perforated drain pipe with gravel to collect rain water and carry away from the building.	1	1	JOB	\$1,379,520				
Interior Finishes	Repair/Replace _ DM	Repair Plaster walls throughout various locations of the building.	1	1	LOT	\$1,517,280				
Exterior Enclosure	Repair/Replace _ DM	Waterproof Two Auditorium Stairwells Including Insulation, Waterproofing and Brickwork.	1	13,000	S.F.	\$156,000				
Exterior Enclosure	Repair/Replace _ DM	Replace 3rd floor skylight roof windows in Art Room, south side, and Room 300 north side of building. Cost estimate based on Velux window system for skylight windows.	1	1,100	S.F.	\$38,500				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
State MO
Postal Code 63101

Date 6/22/2006

Building Name : CLEVELAND HIGH SCHOOL

Interior Finishes	Repair/Replace _ DM	Replace Worn Carpeting In Library.	2	4,000	S.F.	\$10,200				
Interior Finishes	Repair/Replace _ DM	Replace all necessary flooring areas in basement corridors.	2	5,800	S.F.	\$29,000				
Interior Finishes	Repair/Replace _ DM	Replace all necessary ceramic tile in bathroom floors	2	3,000	S.F.	\$18,150				
Interior Finishes	Repair/Replace _ DM	Replace all necessary ceramic wall tile in bathrooms, including swimming pool lockers.	2	5,000	S.F.	\$28,000				
Plumbing	Repair/Replace _ DM	Replace outdated and obsolete plumbing fixtures in restrooms.	2	10	EACH	\$12,764				
Interior Finishes	Improvement/ Functionality _ CI	Paint various location throughout the building were walls need to be repaired.	2	116,000	S.F.	\$174,000				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	206,497	S.F.	\$929,237				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	206,497	S.F.	\$1,238,982				
Interior Finishes	Repair/Replace _ DM	Replace Main Entrance and Corridor Floors In Main Gym	3	8,250	S.F.	\$86,130				
Site Improvements	Repair/Replace _ DM	Replace Railing At Loading Area Facing Street	3	60	L.F.	\$4,640				
Plumbing	Repair/Replace _ DM	Replace outdated Water Fountains.	3	12	EACH	\$5,179				
Furnishings	Improvement/ Functionality _ CI	Install Motorization System For Bleachers.	3	12	EACH	\$60,000				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLEVELAND HIGH SCHOOL

Site Improvements	Repair/Replace _ DM	Repair Exterior Steps at Two Entrances	3	360	S.F.	\$14,400				
Exterior Enclosure	Repair/Replace _ DM	Replace Three Exterior Double Door Sets and Frames	4	3	EACH	\$10,695				
Site Improvements	Repair/Replace _ DM	Repair Concrete Wall At Street Near Loading Dock	4	12	C.Y.	\$1,234				
Electrical	Repair/Replace _ DM	Replace Exterior Light Fixtures Above All Entrances	4	12	EACH	\$4,400				
Site Improvements	Repair/Replace _ DM	Install Concrete Parking Lot over present brick lot behind loading dock. Includes additional drainage work, grading and Leveling necessary for positive runoff.	4	920	S.Y.	\$21,997				
Site Improvements	Repair/Replace _ DM	Repave Parking Lot Behind New Gym. Includes site improvements for positive drainage.	4	920	S.Y.	\$27,600				
Site Improvements	Repair/Replace _ DM	Resurface Parking Lot Area In Front OF New Gymnasium.	4	4,444	S.Y.	\$89,458				
Exterior Enclosure	Repair/Replace _ DM	Replace Three Single Exterior Doors And Frames.	4	3	EACH	\$1,800				
Interior Finishes	Repair/Replace _ DM	Replace and install carpet in Music Room 300.	4	78	S.Y.	\$1,915				
Site Improvements	Improvement/ Functionality _ CI	Install Bituminous and cork, 2" running track surrounding football field area.	4	42,000	S.F.	\$147,000				
Stairs	Cyclical _ CR	Replace stair treads 8' Wide throughout the building.	4	160	EACH	\$44,480				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : CLEVELAND HIGH SCHOOL

Furnishings	Improvement/ Functionality _ CI	Replace lockers throughout the building.	4	3,000	EACH	\$460,500				
Furnishings	Improvement/ Functionality _ CI	Replace Auditorium Seating Note, Seating will be upgraded with upholstered surfaces when replaced.	5	1,800	EACH	\$720,000				
HVAC	Repair/Replace _ DM	Replace existing boilers.	5	4	EACH	\$400,000				
HVAC	Repair/Replace _ DM	Replace existing piping and heating units throughout the building. Note, price based on HVAC Capital decision matrix.	5	1	JOB	\$4,000,000				
HVAC	Improvement/ Functionality _ CI	Add air conditioning to entire building. Price based on HVAC Capital decision matrix.	5	1	JOB	\$5,000,000				
Exterior Enclosure	Repair/Replace _ DM	Replace existing windows throughout the building.	5	890	EACH	\$462,204				
Roofing	Repair/Replace _ DM	Replace roof sections A,D, F and G per Tremco roof report dated June 3, 2005.	5	46,200	S.F.	\$500,346				

Building Project Total : \$17,595,610**Building DM Total** \$10,989,630**Building CR Total :** \$44,480**Building CI Total :** \$6,561,500**Percent Of Building Value (FCI) :** 35.48 %

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Date 6/21/2006

Building Id : 1,099

Building Name : CLYDE C. MILLER CARE

Year Built

2004

Year Renovated

GSF

141000

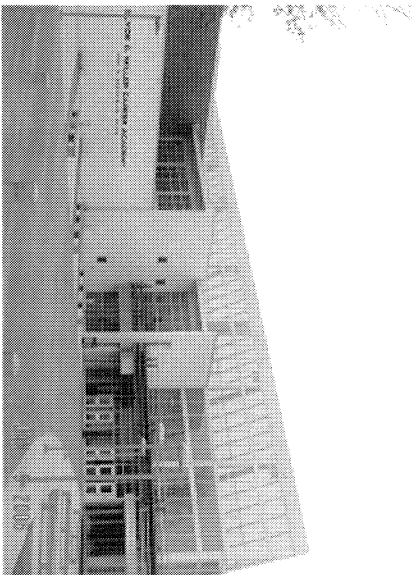
CRV

\$22763563.0000

Building Usage

ACADEMIC

Secondary Usage



Capital Plan Summary

Deferred Maintenance

Capital Renewal

\$7,304.00

Capital Improvement

\$30,000.00

New Construction

Facility Condition Index

0.00

FC/QI

0.00

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 : CLYDE C. MILLER CAREER ACADEMY H.S.

Building ID : 1,099

Year Built : 2004

Year Renovated :

Gross Square Feet : 141,000

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$22,763,563

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Furnishings	Improvement/ Functionality _ CI	Install motorization system for bleachers	1	6	EACH	\$30,000				
Interior Finishes	Cyclical _ CR	Refinish Gym Floor, Includes Restriping	3	8,800	SF	\$7,304				

Building Project Total : \$37,304**Building DM Total \$0****Building CR Total : \$7,304****Building CI Total : \$30,000****Percent Of Building Value (FCI) : 0.00 %**

Soderho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

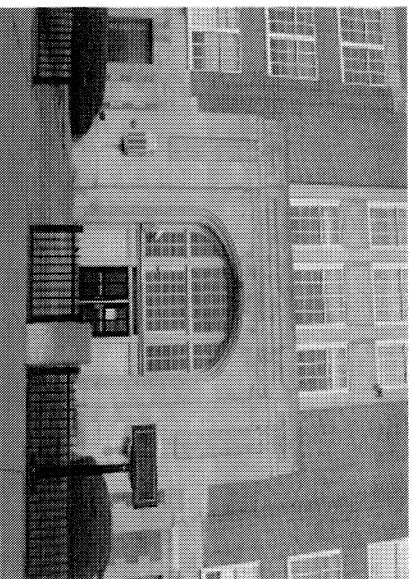
Date 6/21/2006

State

MO

Building Id : 1,112

Building Name : COLE ELEMENTARY



Year Built	1931
Year Renovated	1991
GSF	55233
CRV	\$6627960.0000
Building Usage	ACADEMIC
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$380,192.74
Capital Renewal	\$468,752.80
Capital Improvement	\$14,133.12
New Construction	
Facility Condition Index	0.13
FC/QI	0.13

Findings

Overall Condition :

Functional Suitability :

Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : COLE ELEMENTARY

Building ID : 1,112

Year Built : 1931

Year Renovated : 1991

Gross Square Feet : 55,233

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,627,960

Comments : STUDENT CAPACITY 350

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Single Pane, 4'x5', Replace all the damage windows.	1	142	EACH	\$130,072				
Furnishings	Repair/Replace _ DM	Window Shades	2	142	EACH	\$6,816				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware	2	4	EACH	\$14,260				
Site Improvements	Repair/Replace _ DM	Chain Link Fence, Scrape and Paint	3	500	L.F.	\$5,000				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	55,233	S.F.	\$248,549				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	55,233	S.F.	\$331,398				

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : COLE ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2'	4	12	EACH	\$2,883				
Electrical	Repair/Replace _ DM	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), in room 213, hallway.	4	2	EACH	\$2,492				
Interior Finishes	Cyclical _ CR	Hardwood Floor	4	1,156	S.F.	\$7,283				
Plumbing	Repair/Replace _ DM	Drinking Fountain, High-Low	5	7	EACH	\$17,374				
Plumbing	Repair/Replace _ DM	Slop Sink, Single Bowl In Housekeeping Closets	5	5	EACH	\$3,847				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2'	5	500	S.F.	\$2,750				
Interior Finishes	Improvement/ Functionality _ CI	Relplace Existing Tile Floor In Stairwells With Terrazzo To Match Egress Doorways	5	500	S.F.	\$8,500				
Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate	5	36	EACH	\$30,780				
Plumbing	Repair/Replace _ DM	Bathroom, 9 Fixtures, 3 Wall Plumbing, thru out building.	5	5	EACH	\$51,075				

Building Project Total : \$863,079

Building DM Total \$380,193

Building CR Total : \$468,753

Building CI Total : \$14,133

Percent Of Building Value (FCI) : 5.74 %