

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

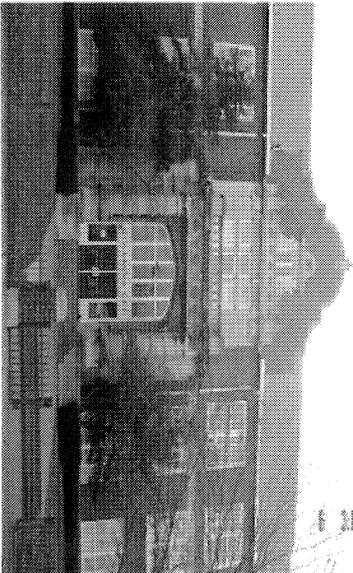
State

MO

Building Id : 1,113

Building Name : COLUMBIA ELEMENTAR

Year Built	1930
Year Renovated	
GSF	59059
CRV	\$7087080.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$343,654.57
Capital Renewal	\$923,987.80
Capital Improvement	\$42,908.12
New Construction	
Facility Condition Index	0.18
FC/QI	0.18

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City St. Louis

State MO

Postal Code 63101

Date 6/22/2006

Building Name : COLUMBIA ELEMENTARY

Building ID : 1,113

Year Built : 1930

Year Renovated :

Gross Square Feet : 59,059

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,087,080

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Repair/Replace _ DM	Repair roof leaks on balcony and annex, Replace missing broken, tiles, ridge, cap and flashings. Per TREMCO report.	1	1	EACH	\$15,000				
Interior Construction	Repair/Replace _ DM	Repair the Boys Bathroom in the ground level, broken urinals, concrete wall. Includes the underground plumbing system.	1	1	EACH	\$22,460				
Exterior Enclosure	Improvement/ Functionality _ CI	Brick Face Cavity Wall, Specialty Brick, Repair / water proof all the damage tuck points.	1	1,300	S.F.	\$31,200				
Interior Finishes	Improvement/ Functionality _ CI	Plaster on Masonry Wall, Repair all the damage interior walls thru the whole building.	1	700	S.F.	\$3,150				
Interior Finishes	Improvement/ Functionality _ CI	Painting, Interior on Plaster and Drywall, Primer and 2 Coats thru the whole building	1	2,500	S.F.	\$1,625				

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Building Name : COLUMBIA ELEMENTARY

Interior Construction	Repair/Replace _ DM	Toilet Partition, Plastic Laminate, thru the whole bathrooms in the building.	3	15	EACH	\$12,825				
Plumbing	Repair/Replace _ DM	Urinal, Porcelain, sinks, toilet seats, thru main bathrooms.	3	9	EACH	\$10,136				
Interior Construction	Repair/Replace _ DM	Steel Single Door, Frame and Hardware, Oversized, Replace the 42" steel door and frame in the the ground level between the existing building and the annex	3	1	EACH	\$1,100				
Site Improvements	Cyclical _ CR	Restore and paint the exterior metal fence, plus replace any damage or missing section	3	1,000	L.F.	\$15,000				
Furnishings	Repair/Replace _ DM	Replace all damage shades.	3	182	EACH	\$13,650				
Plumbing	Cyclical _ CR	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	59,663	S.F.	\$357,978				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	59,663	S.F.	\$268,484				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Double Pane, Extra Large, Opening, Replace all the exterior damages windows.	4	182	EACH	\$522,886				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 277/480V, 100 Amp	5	2	EACH	\$3,304				

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Building Name : COLUMBIA ELEMENTARY

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in two main Bathrooms.	5	600	S.F.	\$4,050				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', for the 2 new drop ceilings in the mian bathrooms.	5	12	EACH	\$2,883				

Building Project Total : \$1,310,550

Building DM Total \$343,655

Building CR Total : \$923,988

Building CI Total : \$42,908

Percent Of Building Value (FCI) : 4.85 %

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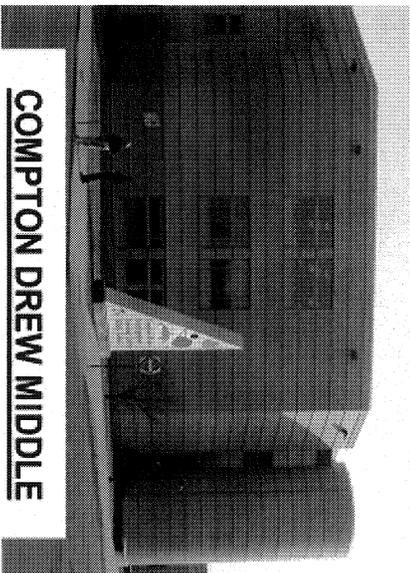
State

MO

Building Id : 1,170

Building Name : COMPTON DREW MIDDLE

Year Built	1996
Year Renovated	
GSF	92000
CRV	\$11960000.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$54,208.00
Capital Renewal	\$50,200.00
Capital Improvement	
New Construction	
Facility Condition Index	0.01
FC/QI	0.01

Findings

Overall Condition : Sports field is used and maintained by University High School

Functional Suitability :

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 : COMPTON DREW MIDDLE

Building ID : 1,170
 Year Built : 1996
 Year Renovated :
 Gross Square Feet : 92,000
 Building Type : 100 - ACADEMIC FACILITIES
 Current Replace Value : \$11,960,000
 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	Painting, Interior on Plaster and Drywall, Primer and 2 Coats, all interior hallways and common area	1	30,000	S.F.	\$19,500				
Interior Finishes	Cyclical _ CR	Painting, Interior on Masonry, Primer and 2 Coats, all interior masonry walls, common areas	1	20,000	S.F.	\$15,400				
Site Improvements	Repair/Replace _ DM	Seal Coating	2	3,500	S.Y.	\$5,985				
Site Improvements	Repair/Replace _ DM	Seal Coating	2	1,300	S.Y.	\$2,223				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, Library, Staff, music room, Band room, Office areas	3	6,000	S.F.	\$15,300				
Exterior Enclosure	Repair/Replace _ DM	Pressure wash exterior of building and clean all windows	4	1	JOB	\$25,000				

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Date 6/22/2006

Building Name : COMPTON DREW MIDDLE

Site Improvements	Repair/Replace _DM	Lawn, Soil Preparation and Seeding	5	50,000	S.F.	\$15,000				
Site Improvements	Repair/Replace _DM	Trees, Soil Preparation and Planting	5	20	EACH	\$6,000				

Building Project Total : \$104,408

Building DM Total \$54,208

Building CR Total : \$50,200

Building CI Total : \$0

Percent Of Building Value (FCI) : 0.45 %

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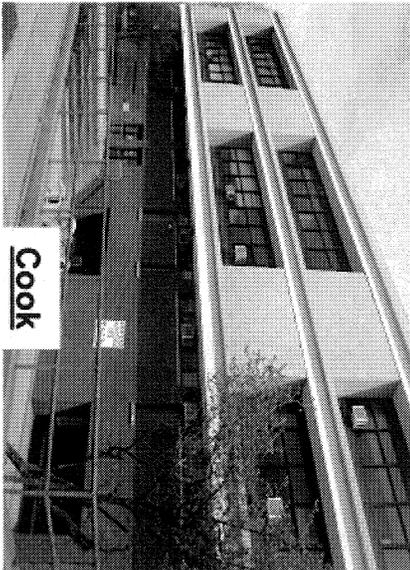
State

MO

Building Id : 1,189

Building Name : COOK ELEMENTARY

Year Built	1964
Year Renovated	
GSF	73590
CRV	\$9566700.0000
Building Usage	GENERAL-USE
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$331,155.00
Capital Renewal	\$2,089,270.08
Capital Improvement	\$2,000,000.00
New Construction	
Facility Condition Index	0.46
FC/QI	0.46

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

Building Name : COOK ELEMENTARY

Building ID : 1,189

Year Built : 1964

Year Renovated :

Gross Square Feet : 73,590

Building Type : 600 - GENERAL-USE FACILITIES

Current Replace Value : \$9,566,700

Comments : Leased School

FC/QI : 0.16

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
HVAC	Cyclical _ CR	Replace Heating System	3	1	JOB	\$1,544,752				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	73,590	S.F.	\$331,155				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, replace the existing floor tiles on the 3rd and 2nd floor.	3	30,000	S.F.	\$55,200				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x4' (2 lamp), stair cases	3	20	EACH	\$4,805				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	3	10	EACH	\$24,820				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, dance room 201	3	1,600	S.F.	\$4,080				

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Building Name : COOK ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, men bathroom 3rd floor	3	1	EACH	\$2,130				
Interior Finishes	Cyclical _ CR	Replace all the damage drop ceiling on the 3rd floor Acoustical Ceiling Tile, Suspended Grid, 2'x4'	3	10,000	S.F.	\$36,400				
Plumbing	Cyclical _ CR	Water Heater, Commercial, Gas, Up To 50 Gallons	3	1	EACH	\$1,790				
Electrical	Cyclical _ CR	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	15	EACH	\$3,396				
Site Improvements	Cyclical _ CR	Chain Link Fence	3	800	L.F.	\$8,000				
Exterior Enclosure	Cyclical _ CR	Masonry Wall Mortar, Concrete Mortar (repaint)	3	7,500	SF/WALL	\$40,875				
HVAC	Improvement/ Functionality _ CI	Install new cooling systems.	3	1	JOB	\$2,000,000				
Exterior Enclosure	Cyclical _ CR	Exterior Metal Double Hung Window, Double Pane, 4'x5'	4	161	EACH	\$154,882				
Furnishings	Cyclical _ CR	Replace all the damage Window Shades	4	161	EACH	\$7,728				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	4	6,666	S.Y.	\$79,992				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware	4	4	EACH	\$2,400				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, men bathroom 3rd floor	4	4	EACH	\$8,520				

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Building Name : COOK ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom 2nd floor	4	1	EACH	\$10,215				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, men bathroom 2nd floor	4	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	4	1	EACH	\$3,425				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, girls bathroom 2nd floor	4	1	EACH	\$6,281				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, 1st floor men bathroom	4	2	EACH	\$20,430				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, men bathroom 1st floor	4	1	EACH	\$3,425				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, women bathroom 1st floor	4	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, staff bathroom 1st floor	4	1	EACH	\$2,130				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the main office 1st floor	4	4,000	S.F.	\$10,200				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, pre k bathroom ground level	4	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, women bathroom ground level	4	1	EACH	\$2,925				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the director office ground level	4	400	S.F.	\$1,020				

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Building Name : COOK ELEMENTARY

Plumbing	Cyclical_CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, men bathroom ground level	4	1	EACH	\$2,925				
Plumbing	Cyclical_CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, kitchen bathroom ground level	4	1	EACH	\$2,130				
Plumbing	Cyclical_CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, staff bathroom ground level	4	1	EACH	\$3,425				
Plumbing	Cyclical_CR	Staff Bathroom 3rd floor, 2 Fixtures, 2 Wall Plumbing	4	1	EACH	\$2,300				
Plumbing	Cyclical_CR	Slop Sink, Single Bowl, custodial closets	4	4	EACH	\$3,078				
Interior Finishes	Cyclical_CR	Painting, Interior on Plaster and Drywall, Primer and 2 Coats, 3rd floor	4	35,000	S.F.	\$22,750				
Plumbing	Cyclical_CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, girls bathroom 3rd floor	4	1	EACH	\$6,281				

Building Project Total : \$4,420,425

Building DM Total \$331,155

Building CR Total : \$2,089,270

Building CI Total : \$2,000,000

Percent Of Building Value (FCI) : 3.46 %

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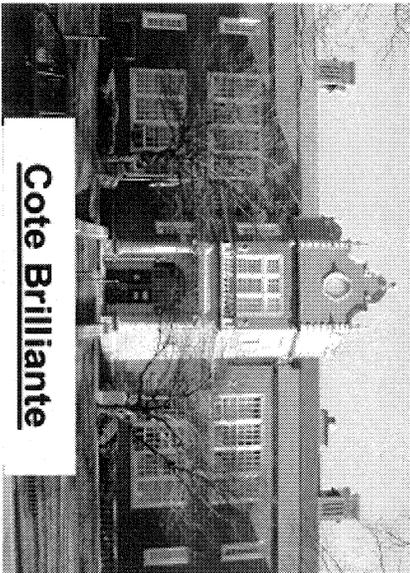
State

MO

Building Id : 1,139

Building Name : COTE BRILLIANTE

Year Built	1904
Year Renovated	1993
GSF	64640
CRV	\$7756800.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$748,333.00
Capital Renewal	\$314,258.90
Capital Improvement	\$6,086.28
New Construction	
Facility Condition Index	0.14
FC/QI	0.14

Findings

Overall Condition :

Functional Suitability :

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Facility Capital Action Plan (FCAP)

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Date 6/22/2006

Building Name : COTE BRILLIANTE ELEMENTARY

Building ID : 1,139
 Year Built : 1904
 Year Renovated : 1993
 Gross Square Feet : 64,640
 Building Type : 100 - ACADEMIC FACILITIES
 Current Replace Value : \$7,756,800
 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 repairs and Painting, Interior on Plaster and Drywall, Primer and 2 Coats	1	1,000	S.F.	\$26,000				
Plumbing	Cyclical _CR	Bathroom, 9 Fixtures, 3 Wall Plumbing	1	1	EACH	\$10,215				
Interior Construction	Cyclical _CR	Toilet PartiToilet Partition, Plastic Laminate, all restrooms	1	16	EACH	\$13,680				
Exterior Enclosure	Cyclical _CR	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	24	EACH	\$15,000				
Roofing	Cyclical _CR	Concrete Tiles 6 feet around perimeter roof line replace, and weathershield	1	5,400	S.F.	\$24,300				
Fire Protection	Improvement/ Functionality _CI	Emergency Egress Light (with circuitry) staircases	1	12	EACH	\$6,086				

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Building Name : COTE BRILLIANTE ELEMENTARY

Roofing	Repair/Replace _DM	Roof Edges, Galvanized Metal, weatherseal 6 feet around perimeter	1	900	L.F.	\$5,085				
Furnishings	Cyclical _CR	Window Shades	2	125	EACH	\$6,000				
Roofing	Repair/Replace _DM	Gutters, Galvanized Steel, Built-In	2	900	L.F.	\$10,800				
Roofing	Repair/Replace _DM	Repair all the damage area on the original building per TREMCO	2	1	JOB	\$20,000				
Exterior Enclosure	Cyclical _CR	Wood Sliding Window, Single Pane, Medium Opening	3	50	EACH	\$26,750				
Exterior Enclosure	Cyclical _CR	Wood Sliding Window, Single Pane, Small Opening	3	37	EACH	\$14,800				
Fire Protection	Cyclical _CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	3	64,640	SF/BLDG	\$146,086				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	64,640	S.F.	\$290,880				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	64,640	S.F.	\$387,840				
Interior Finishes	Repair/Replace _DM	Vinyl Composition Tile Rooms 212 210 119 Teachers Lounge	4	4,200	S.F.	\$7,728				
Site Improvements	Cyclical _CR	Seal Coating, all parking lots and play areas	4	6,250	S.Y.	\$10,688				
Interior Finishes	Cyclical _CR	Cork Tile	5	4,100	S.F.	\$46,740				

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Date 6/22/2006

Building Name : COTE BRILLIANTE ELEMENTARY

Building Project Total : \$1,068,678

Building DM Total \$748,333

Building CR Total : \$314,259

Building CI Total : \$6,086

Percent Of Building Value (FCI) : 9.65 %

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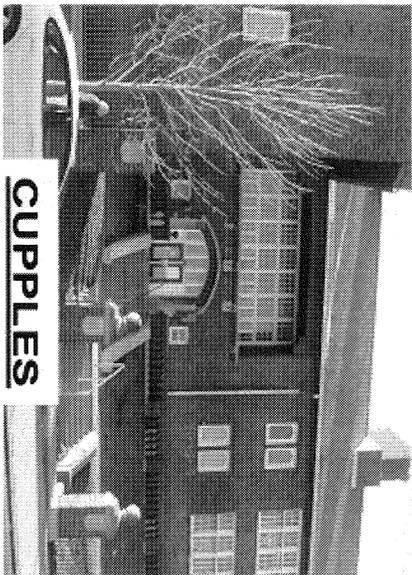
State

MO

Building Id : 1,171

Building Name : CUPPLES ELEMENTARY

Year Built	1908
Year Renovated	1993
GSF	69228
CRV	\$8999640.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$860,911.00
Capital Renewal	\$388,157.28
Capital Improvement	\$4,057.52
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 : CUPPLES ELEMENTARY

Building ID : 1,171
 Year Built : 1908
 Year Renovated : 1993
 Gross Square Feet : 69,228
 Building Type : 100 - ACADEMIC FACILITIES
 Current Replace Value : \$8,999,640
 Comments : Holding School
 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	Chimney repairs for water leak in basement	1	1	JOB	\$5,000				
Exterior Enclosure	Repair/Replace _DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	26	EACH	\$16,250				
Site Improvements	Repair/Replace _DM	Steps, Concrete, Masonry Paving, front entrance	1	336	S.F.	\$14,448				
Site Improvements	Repair/Replace _DM	Flatwork, Concrete, Stone Paving front entrances landings	1	900	S.F.	\$19,575				
Fire Protection	Code Compliance _CI	Emergency Egress Light (with circuitry)	1	8	EACH	\$4,058				
Site Improvements	Repair/Replace _DM	Parking Lot, Asphalt, 2" Thick	1	6,142	S.Y.	\$73,704				

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Building Name : CUPPLES ELEMENTARY

Basement Construction	Repair/Replace _DM	Excavation and Backfill, 12' Deep, Off-Site Storage	1	1,200	S.F.	\$5,040				
Furnishings	Cyclical _ CR	Window Shades	2	170	EACH	\$8,160				
Interior Construction	Cyclical _ CR	Urinal Partition, Painted Metal	3	18	EACH	\$4,968				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Single Pane, Medium Opening	3	24	EACH	\$17,808				
Exterior Enclosure	Cyclical _ CR	Wood Sliding Window, Double Pane, Small Opening	3	104	EACH	\$47,840				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Single Pane, Extra Large Opening	3	42	EACH	\$110,670				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	69,228	S.F.	\$311,526				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	69,228	S.F.	\$415,368				
Furnishings	Cyclical _ CR	Replace synchronous clocks	4	35	EACH	\$5,250				
Furnishings	Cyclical _ CR	Replace chalkboards with dry erasable boards	4	100	EACH	\$24,400				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 6' Wide	4	108	EACH	\$6,458				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp	4	2	EACH	\$3,084				

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Building Name : CUPPLES ELEMENTARY

Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	4	1	EACH	\$1,246				
Site Improvements	Cyclical _ CR	Iron Open Rail Fence paint	4	568	L.F.	\$1,818				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	5	69,228	SF/BLDG	\$156,455				

Building Project Total : \$1,253,126

Building DM Total \$860,911

Building CR Total : \$388,157

Building CI Total : \$4,058

Percent Of Building Value (FCI) : 9.57 %

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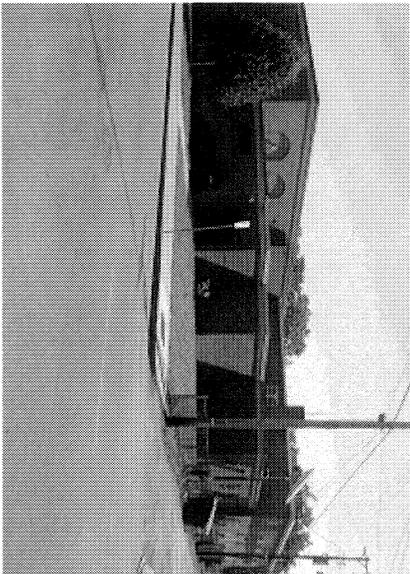
State

MO

Building Id : 1,190

Building Name : DES PERES MIDDLE

Year Built	1966
Year Renovated	
GSF	16743
CRV	\$2176590.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$431,982.36
Capital Renewal	
Capital Improvement	\$500,000.00
New Construction	
Facility Condition Index	0.43
FC/QI	0.43

Findings

Overall Condition :

Functional Suitability :

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Facility Capital Action Plan (FCAP)

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Date 6/22/2006

Building Name : DES PERES MIDDLE SCHOOL

Building ID : 1,190

Year Built : 1966

Year Renovated :

Gross Square Feet : 16,743

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$2,176,590

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Furnishings	Repair/Replace _DM	Window Shades	3	40	EACH	\$1,920				
HVAC	Repair/Replace _DM	Replace and install new boiler and system	3	1	JOB	\$283,000				
Plumbing	Repair/Replace _DM	Drinking Fountain, High-Low	3	3	EACH	\$7,446				
Electrical	Repair/Replace _DM	Fluorescent Fixture, 2'x4' (2 lamp)	3	80	EACH	\$19,221				
HVAC	Improvement/ Functionality _CI	Install new central air equipments and systems	4	1	Job	\$500,000				
Interior Finishes	Repair/Replace _DM	Acoustical Ceiling Tile, Suspended Grid, 2'x4'	4	6,000	S.F.	\$21,840				

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Building Name : DES PERES MIDDLE SCHOOL

Plumbing	Repair/Replace _DM	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom 1st floor	4	2	EACH	\$12,562				
Plumbing	Repair/Replace _DM	Bathroom, 5 Fixtures, 2 Wall Plumbing, girls bathroom 1st floor	4	2	EACH	\$10,650				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	16,743	S.F.	\$75,344				

Building Project Total : \$931,982

Building DM Total \$431,982

Building CR Total : \$0

Building CI Total : \$500,000

Percent Of Building Value (FCI) : 19.85 %

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Facility Capital Action Plan (FCAP)

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Building Id : 1,140

Building Name : DEWEY ELEMENTARY

Year Built	1917
Year Renovated	
GSF	49964
CRV	\$5995680.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$700,366.76
Capital Renewal	\$466,883.86
Capital Improvement	\$3,278,500.44
New Construction	
Facility Condition Index	0.74
FC/QI	0.74

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City St. Louis
 State MO
 Postal Code 63101

Date 6/22/2006

Building Name : DEWEY ELEMENTARY

Building ID : 1,140

Year Built : 1917

Year Renovated :

Gross Square Feet : 49,964

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$5,995,680

Comments :

FC/QI : 0.02

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Cyclical _ CR	Remove existing roof system installation of the following vapor retarder/ temporary roof . tapered insulation. Mutli ply modified bitumen roofing system. Flashings and miscellaneous sheet metal per TREMCO report	1	1	JOB	\$94,000				
HVAC	Improvement/ Functionality _ CI	Bathroom Exhaust system, both boys and girls basement	1	2	EACH	\$15,000				
HVAC	Repair/Replace _ DM	Bathroom Exhaust Fan, second and first floor r/r faculty	1	4	EACH	\$973				
Fire Protection	Improvement/ Functionality _ CI	Emergency Egress Light (with circuitry), all staircases	1	16	EACH	\$8,115				

St. Louis Public Schools

City

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State

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Postal Code

63101

Date 6/22/2006

Building Name : DEWEY ELEMENTARY

Exterior Enclosure	Improvement/ Functionality _ CI	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack, exterior of building	1	15	EACH	\$9,375				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 6' Wide, all	1	100	EACH	\$5,980				
HVAC	Improvement/ Functionality _ CI	Install new central air system and equipment, bonded	1	1	EACH	\$3,200,000				
HVAC	Repair/Replace _ DM	Replace and update the central heat system and equipment, bonded	1	1	EACH	\$254,272				
Interior Finishes	Cyclical _ CR	Painted Concrete Floor, replace the damage stairs landing	3	3,600	S.F.	\$2,412				
Stairs	Cyclical _ CR	Stair Treads. Stone, 4' Wide, in the basement preschool room oo5	3	8	EACH	\$1,144				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick, broken area	3	1,111	S.Y.	\$13,332				
Exterior Enclosure	Cyclical _ CR	Replace the damage exterior windows	3	120	EACH	\$108,000				
Furnishings	Cyclical _ CR	Window Shades, Replace the damage shades	3	120	EACH	\$5,760				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, classrooms	3	15,000	S.F.	\$24,750				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, in the hallways	3	10,000	S.F.	\$18,400				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', in the hallways	3	10,000	S.F.	\$36,400				

St. Louis Public Schools

City St. Louis
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Date 6/22/2006

Building Name : DEWEY ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), for the new drop ceiling in the hallways	3	40	EACH	\$9,610				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the main office	3	5,000	S.F.	\$12,750				
Site Improvements	Cyclical _ CR	Flatwork, Concrete, left landing concrete	3	360	S.F.	\$2,160				
Site Improvements	Repair/Replace _ DM	Brick Face Retaining Wall, Masonry Backup, Common Brick	3	250	S.F.	\$4,500				
Site Improvements	Cyclical _ CR	Repair and repaint iron fence	3	805	L.F.	\$12,075				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	41,964	S.F.	\$188,838				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	41,964	S.F.	\$251,784				
Site Improvements	Cyclical _ CR	Seal Coating	4	6,944	S.Y.	\$11,874				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	4	2,800	S.F.	\$7,140				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp in the basement	4	2	EACH	\$3,084				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	9	EACH	\$22,338				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	4	41,964	S.F.B.	\$100,714				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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

Building Name : DEWEY ELEMENTARY

Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 400 Amp in the custodial room	4	2	EACH	\$5,172				
Exterior Enclosure	Cyclical _ CR	Fiberglass molded, Door, Frame and Hardware, front entrance doors	5	4	EACH	\$14,260				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closet	5	2	EACH	\$1,539				

Building Project Total : \$4,445,751

Building DM Total \$700,367

Building CR Total : \$466,884

Building CI Total : \$3,278,500

Percent Of Building Value (FCI) : 11.68 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

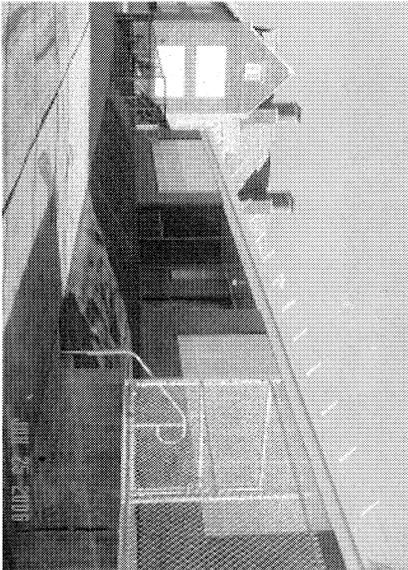
State

MO

Building Id : 1,243

Building Name : DUNBAR BRANCH

Year Built	1951
Year Renovated	
GSF	9947
CRV	\$1193640.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$108,137.51
Capital Renewal	
Capital Improvement	\$13,629.00
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 : DUNBAR BRANCH

Building ID : 1,243
 Year Built : 1951
 Year Renovated :
 Gross Square Feet : 9,947
 Building Type : 100 - ACADEMIC FACILITIES
 Current Replace Value : \$1,193,640
 Comments :
 FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Improvement/ Functionality _ CI	Replace fused Service Panel in corridors, 3 Phase, 4 Wire, 120/208V, 200 Amp	1	2	EACH	\$3,084				
Plumbing	Repair/Replace _DM	Replace Bathroom, 17 Fixtures, 2 Wall Plumbing girls room.	1	1	EACH	\$15,290				
Plumbing	Repair/Replace _DM	Bathroom, 3 Fixtures, 1 Wall Plumbing	1	1	EACH	\$4,515				
Site Improvements	Repair/Replace _DM	Asphalt repair, resurface or patching	1	267	S.Y.	\$5,340				
Electrical	Improvement/ Functionality _ CI	Replace fused Service Panel in boiler room, 3 Phase, 4 Wire, 120/208V, 1200 Amp (Alum BUS)	2	1	EACH	\$10,545				
Site Improvements	Repair/Replace _DM	Repair or replace 6 foot height chain Link Fence.	3	324	L.F.	\$3,221				

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St. Louis Public Schools

City St. Louis
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Date 6/22/2006

Building Name : DUNBAR BRANCH

Site Improvements	Repair/Replace _ DM	Repair and pave parking and school yard Lot, Asphalt, 4" Thick	3	1,296	S.Y.	\$5,702				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring. Includes light fixture replacement	3	9,947	S.F.	\$47,248				
Plumbing	Repair/Replace _ DM	Replace water fountains throughout the building.	4	2	EACH	\$1,300				
Electrical	Repair/Replace _ DM	Replace Fluorescent Fixture, 1'x4' throughout the building.	5	126	EACH	\$25,521				

Building Project Total : \$121,767

Building DM Total \$108,138

Building CR Total : \$0

Building CI Total : \$13,629

Percent Of Building Value (FCI) : 9.06 %

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St. Louis Public Schools

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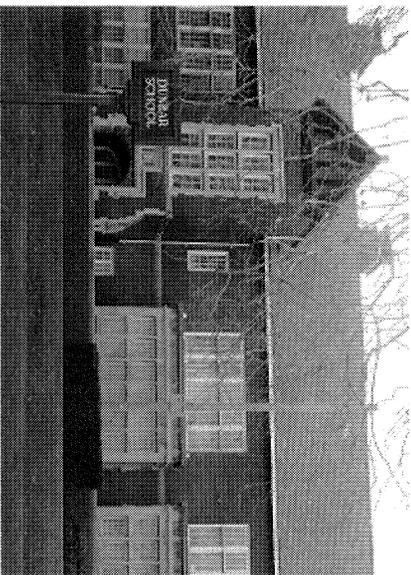
State

MO

Building Id : 1,114

Building Name : DUNBAR ELEMENTARY

Year Built	1912
Year Renovated	
GSF	72784
CRV	\$8734080.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,159,013.96
Capital Renewal	\$27,623.00
Capital Improvement	\$35,338.03
New Construction	
Facility Condition Index	0.14
FC/QI	0.14

Findings

Overall Condition :

Functional Suitability :

Sodexho
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
 State MO
 Postal Code 63101

Date 6/22/2006

Building Name : DUNBAR ELEMENTARY

Building ID : 1,114

Year Built : 1912

Year Renovated :

Gross Square Feet : 72,784

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$8,734,080

Comments : 1 - STORY MULTIPURPOSE ADDITION IN THE 1990s

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	Replace Outdoor light Fixture, Oversized for better lighting.	1	14	EACH	\$11,673				
Exterior Enclosure	Repair/Replace _ DM	Waterproof exterior walls on the North, East, and South side of the building	1	826	C.S.F.	\$316,573				
Exterior Enclosure	Repair/Replace _ DM	Brick Wall, Solid, Double Width, Common Brick. North and South entrance walk ways.	1	240	S.F.	\$4,380				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Double Pane, Extra Large Opening	1	1	EACH	\$2,873				
Plumbing	Improvement/ Functionality _ CI	Replace trough water fountains throughout the building.	1	14	EACH	\$15,166				

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Building Name : DUNBAR ELEMENTARY

Roofing	Cyclical _ CR	Repair and replace slate roof at various location on the North, East, South and West side of the building.	3	3,000	S.F.	\$24,750				
Exterior Enclosure	Repair/Replace _ DM	Replace Brick mold cover ,coping, around the North and South brick wall area.	3	400	L.F.	\$10,120				
Exterior Enclosure	Repair/Replace _ DM	Brick Wall, Solid, Double Width, Common Brick. Southwest side of the building.	3	1,248	S.F.	\$22,776				
Electrical	Repair/Replace _ DM	Repair or replace Electro-magnetic door locks and control panel throughout the building.	3	15	EACH	\$15,000				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	72,784	S.F.	\$327,528				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	72,784	S.F.	\$436,704				
Exterior Enclosure	Repair/Replace _ DM	Steel Double Door, Frame and Hardware	4	4	EACH	\$14,260				
Plumbing	Improvement/ Functionality _ CI	Replace Urinal, Porcelain, Stall Type	5	13	EACH	\$20,172				

Building Project Total : \$1,221,975

Building DM Total \$1,159,014

Building CR Total : \$27,623

Building CI Total : \$35,338

Percent Of Building Value (FCI) : 13.27 %

Building Id : 1,098

Building Name : ELIOT ELEMENTARY

Year Built	1898
Year Renovated	
GSF	51380
CRV	\$6165600.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$742,292.80
Capital Renewal	\$91,480.00
Capital Improvement	\$1,058.40
New Construction	
Facility Condition Index	0.14
FC/QI	0.14

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City St. Louis
 State MO
 Postal Code 63101

Date 6/22/2006

Building Name : ELIOT ELEMENTARY

Building ID : 1,098

Year Built : 1898

Year Renovated :

Gross Square Feet : 51,380

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,165,600

Comments :

FC/QI : 0.01

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
HVAC	Repair/Replace _DM	New Chiller completely vandalized of major parts. Online Construction Costs For Contractors estimate.	1	1	EACH	\$33,631				
Exterior Enclosure	Repair/Replace _DM	Replace roller shades in all windows	1	135	EACH	\$6,480				
Furnishings	Code Compliance _CI	Replace fire extinguishers throughout building.	1	18	EACH	\$1,058				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	1	51,380	S.F.	\$231,210				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	1	51,380	S.F.	\$308,280				
Electrical	Repair/Replace _DM	Replace stairwell fixtures 1 ft x 4 ft fluorescent fixtures	2	12	EACH	\$2,431				

St. Louis Public Schools

City

St. Louis

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63101

Date 6/22/2006

Building Name : ELIOT ELEMENTARY

Electrical	Repair/Replace _DM	Replace two 200 amp circuit panels in basement - currently fused panels and out of code.	2	2	EACH	\$2,365				
Interior Finishes	Repair/Replace _DM	Repair plaster ceilings and walls.	2	1,000	S.F.	\$10,000				
Interior Finishes	Repair/Replace _DM	Replace carpeting in auditorium.	2	1,944	S.F.	\$4,957				
Site Improvements	Repair/Replace _DM	Repair fence and gates. NOTE. Unit price was calculated using Online Construction Costs For Contractors estimate for installing new fence.	2	600	L.F.	\$13,116				
Stairs	Repair/Replace _DM	Replace Stair Treads in both Stairwells	2	84	EACH	\$5,023				
Furnishings	Repair/Replace _DM	Replace synchronous clocks	3	30	EACH	\$4,500				
Interior Finishes	Repair/Replace _DM	Replace VCT Tile in Basement corridor and cafeteria	3	700	S.F.	\$17,500				
Furnishings	Cyclical _CR	Replace Existing Slate Chalkboards With Dry Erase Boards 4 ft x 8 ft. Remove old slate boards and refinish walls as needed at 6400 dollars.	4	100	EACH	\$24,400				
Exterior Enclosure	Cyclical _CR	Replace double hung windows. 6 x 3 panes. Total 96 x 36 inches.	4	52	EACH	\$67,080				
Interior Finishes	Repair/Replace _DM	Sanding and recoating wooden floors in classrooms.	5	37,440	S.F.	\$37,440				
Plumbing	Repair/Replace _DM	Replace all faculty unisex bathroom plumbing fixtures	5	3	EACH	\$22,500				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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

Building Name : ELIOT ELEMENTARY

Plumbing	Repair/Replace _DM	Replace toilets, sinks and urinals in two restrooms in basement. Cost based on 9 fixture, 3-wall price times 2 per bathroom	5	2	JOB	\$40,860				
Plumbing	Repair/Replace _DM	Replace water fountains. Note. Unit price doubled to allow for wall repair to remove old trough type units.	5	4	EACH	\$2,000				

Building Project Total : \$834,831

Building DM Total \$742,293

Building CR Total : \$91,480

Building CI Total : \$1,058

Percent Of Building Value (FCI) : 12.04 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

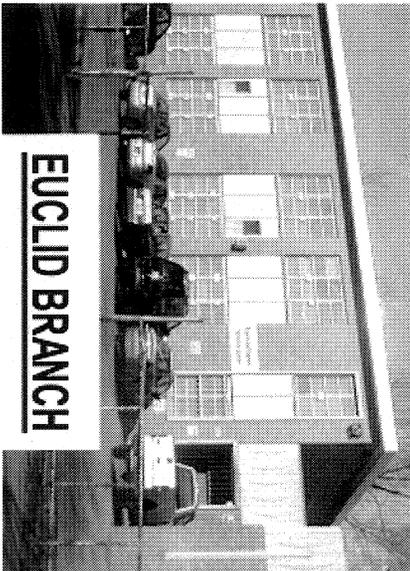
Date 6/21/2006

State

MO

Building Id : 1,172

Building Name : EUCLID BRANCH



Year Built	1967
Year Renovated	
GSF	16210
CRV	\$2107300.0000
Building Usage	SUPPORTING
Secondary Usage	

Capital Plan Summary

Deferred Maintenance	\$122,412.30
Capital Renewal	\$160,731.30
Capital Improvement	\$177,745.16
New Construction	
Facility Condition Index	0.22
FC/QI	0.22

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City St. Louis
 State MO
 Postal Code 63101

Date 6/22/2006

Building Name : EUCLID BRANCH

Building ID : 1,172

Year Built : 1967

Year Renovated :

Gross Square Feet : 16,210

Building Type : 700 - SUPPORTING FACILITIES

Current Replace Value : \$2,107,300

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Cyclical _ CR	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	10	EACH	\$6,250				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry)	1	4	EACH	\$2,029				
Furnishings	Repair/Replace _ DM	Window Shades	2	52	EACH	\$2,496				
Site Improvements	Repair/Replace _ DM	Seal Coating	3	2,880	S.Y.	\$4,925				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	16,210	S.F.	\$72,945				
Electrical	Cyclical _ CR	Receptacle System, High Density, upgrade all internal building wiring per classroom	4	16,210	SF/BLDG	\$50,251				

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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

Building Name : EUCLID BRANCH

Electrical	Repair/Replace _ DM	Fluorescent Fixture, 1'x8'	4	150	EACH	\$42,047				
HVAC	Improvement/ Functionality _ CI	Chilled Water, Cooling Tower Systems, Fan Coil Units	5	16,210	SF/BLDG	\$175,716				
HVAC	Cyclical _ CR	Heating System, Terminal Unit Heater, Steam or Hot Water	5	16,210	SF/BLDG	\$104,230				

Building Project Total : \$460,889

Building DM Total \$122,412

Building CR Total : \$160,731

Building CI Total : \$177,745

Percent Of Building Value (FCI) : 5.81 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

State

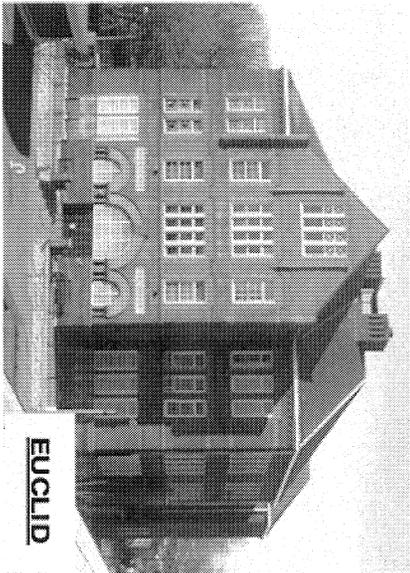
MO

Date 6/21/2006

Building Id : 1,143

Building Name : EUCLID MONTESSORI

Year Built	1893
Year Renovated	
GSF	35727
CRV	\$4287240.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$430,633.50
Capital Renewal	\$152,391.00
Capital Improvement	\$1,800,000.00
New Construction	
Facility Condition Index	0.56
FC/QI	0.56

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

St. Louis

State

MO

Postal Code

63101

Date 6/22/2006

Building Name : EUCLID MONTESSORI ELEMENTARY

Building ID : 1,143

Year Built : 1893

Year Renovated :

Gross Square Feet : 35,727

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,287,240

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	Gutters, Galvanized Steel, Built-In, weatherseal roof perimeter in six feet, new	1	1	JOB	\$24,000				
Furnishings	Cyclical _ CR	Window Shades 50 percent of building	1	60	EACH	\$2,880				
Exterior Enclosure	Cyclical _ CR	Wood Double Door, Frame and Hardware	2	2	EACH	\$2,600				
Plumbing	Cyclical _ CR	Bathroom, 18 Fixtures total, 2 Wall Plumbing	2	2	EACH	\$14,200				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp	2	2	EACH	\$3,084				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 300 Amp	2	1	EACH	\$2,586				

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State

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63101

Date 6/22/2006

Building Name : EUCLID MONTESSORI ELEMENTARY

Furnishings	Cyclical _ CR	Chalkboards, 4 classrooms, replace	3	300	S.F.	\$3,666				
Site Improvements	Cyclical _ CR	Stone Face Retaining Wall, Masonry Backup, Common Brick and stone repair	3	250	S.F.	\$4,500				
Interior Construction	Cyclical _ CR	Refinish, Wood Door, Solid Core, Single Door, Frame	3	45	EACH	\$9,675				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	35,727	S.F.	\$160,772				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	35,727	S.F.	\$214,362				
Exterior Enclosure	Cyclical _ CR	Wood Double Hung Window, Single Pane, Medium Opening, Replace front of building	4	30	EACH	\$22,260				
Exterior Enclosure	Repair/Replace _ DM	Metal Casement Window, Double Pane, Medium Opening, Rebuild all metal	4	90	EACH	\$31,500				
HVAC	Improvement/ Functionality _ CI	HVAC new construction	4	1	JOB	\$1,800,000				
Site Improvements	Cyclical _ CR	Seal Coating	5	4,000	S.Y.	\$6,840				
Site Improvements	Cyclical _ CR	Line striping	5	8	M.L.F.	\$1,000				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	5	35,000	SF/BLDG	\$79,100				

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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 : EUCLID MONTESSORI ELEMENTARY

Building Project Total : \$2,383,025

Building DM Total \$430,634

Building CR Total : \$152,391

Building CI Total : \$1,800,000

Percent Of Building Value (FCI) : 10.04 %

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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

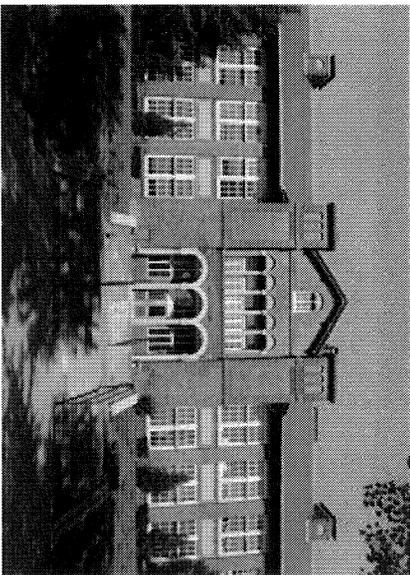
State

MO

Building Id : 1,201

Building Name : FANNING MIDDLE

Year Built	1907
Year Renovated	
GSF	81367
CRV	\$10577710.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$854,353.50
Capital Renewal	\$748,163.72
Capital Improvement	\$28,518.24
New Construction	
Facility Condition Index	0.15
FC/QI	0.15

Findings

Overall Condition :

Functional Suitability :

St. Louis Public Schools

City

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Date 6/22/2006

Building Name : FANNING MIDDLE

Building ID : 1,201

Year Built : 1907

Year Renovated :

Gross Square Feet : 81,367

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$10,577,710

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Exterior Enclosure	Cyclical _ CR	Repair all the tuck points on the exterior walls	1	3,000	S.F.	\$36,000				
Interior Finishes	Cyclical _ CR	Plaster on Stud Framing, on 1st and 2nd floor	1	3,000	S.F.	\$21,450				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, single bathroom 1st floor	1	1	EACH	\$2,130				
Exterior Enclosure	Cyclical _ CR	Masonry Wall Mortar, Concrete Mortar (repoint), band room	1	800	SF/WALL	\$16,000				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom ground floor	1	4	EACH	\$25,124				
Roofing	Cyclical _ CR	Replace missing, broken, and cracked tiles, per TREMCO report	1	1	EACH	\$18,000				

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St. Louis Public Schools

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 Postal Code 63101

Date 6/22/2006

Building Name : FANNING MIDDLE

Site Improvements	Cyclical _ CR	Steps, Concrete, Masonry Paving, infront steps	2	720	S.F.	\$30,960				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	81,367	S.F.	\$366,152				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	81,367	S.F.	\$488,202				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware	3	6	EACH	\$21,390				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, band room	3	4,000	S.F.	\$10,200				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, room 003	3	1,800	S.F.	\$4,590				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 8' Wide, both stairs	3	60	EACH	\$4,224				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, nurse office bathroom 1st floor	3	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, girls bathroom ground level	3	3	EACH	\$21,300				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, main office	3	1,500	S.F.	\$3,825				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, 1st and 2nd floor	3	25,000	S.F.	\$62,500				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, men bathroom 2nd floor	3	1	EACH	\$2,130				

Sodexo
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City St. Louis
 State MO
 Postal Code 63101

Date 6/22/2006

Building Name : FANNING MIDDLE

Electrical	Cyclical _ CR	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	10	EACH	\$2,264				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5'	3	160	EACH	\$153,920				
Furnishings	Cyclical _ CR	Replace all damage Window Shades	4	160	EACH	\$7,680				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, custodial sinks	4	6	EACH	\$4,617				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	4	20,000	S.Y.	\$240,000				
Site Improvements	Cyclical _ CR	Repair and replace the iron fence	4	800	LF	\$12,000				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, women bathroom snd floor	4	1	EACH	\$4,250				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	4	4,800	S.F.	\$12,240				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, women bathroom 1st floor	4	1	EACH	\$4,250				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom	4	1,200	S.F.	\$4,116				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', girls bathroom ground level	4	12	EACH	\$2,883				

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Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, girls bathroom ground level	4	1,200	S.F.	\$7,260				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, boys bathroom ground level	4	1,200	S.F.	\$7,260				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom ground level	4	1,200	S.F.	\$4,116				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom ground level	4	12	EACH	\$2,883				

Building Project Total : \$1,631,035

Building DM Total \$854,354

Building CR Total : \$748,164

Building CI Total : \$28,518

Percent Of Building Value (FCI) : 8.08 %