



Soderho  
Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

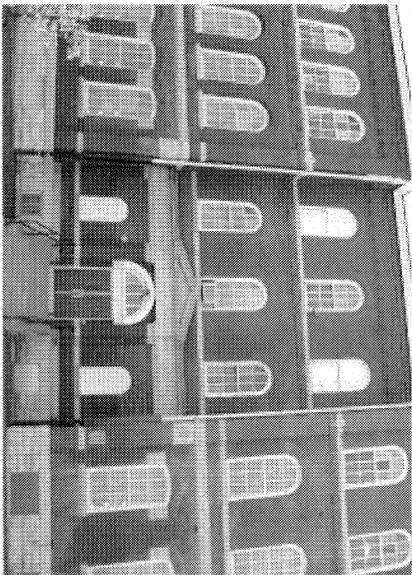
State

MO

Building Id : 1,250

Building Name : OLD HODGEN SCHOOL

Year Built	1884
Year Renovated	
GSF	57400
CRV	\$7462000.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$2,044,021.06
Capital Renewal	
Capital Improvement	\$1,637,350.00
New Construction	
Facility Condition Index	0.49
FC/QI	0.49

Findings

Overall Condition :

Functional Suitability :

## St. Louis Public Schools

City St. Louis

State MO

Postal Code 63101

Date 6/22/2006

Building Name : OLD HODGEN SCHOOL

Building ID : 1,250

Year Built : 1884

Year Renovated :

Gross Square Feet : 57,400

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,462,000

Comments : Closed

FC/QI : 0.01

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Finishes	Repair/Replace _DM	Plaster on Stud Framing, thru the whole building	1	10,000	S.F.	\$71,500				
Furnishings	Code Compliance _ CI	Exhaust hood 7' long w/ fire protection system, in the cafeteria kitchen	1	1	EACH	\$9,950				
Interior Finishes	Repair/Replace _DM	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	2	35,000	S.F.	\$22,750				
Electrical	Repair/Replace _DM	Outdoor Fixture, Surface-Mounted, Sheet Metal, Custom	2	15	EACH	\$4,718				
Furnishings	Repair/Replace _DM	Replace all damage Window Shades	3	184	EACH	\$8,832				
Interior Finishes	Repair/Replace _DM	Hardwood refinish, sand, fill, coating, includes furniture move thru the whole building 1st,2nd,3rd floor	3	35,000	S.F.	\$57,750				

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**Building Name : OLD HODGEN SCHOOL**

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4' , thru the whole building	3	35,000	S.F.	\$127,400				
Exterior Enclosure	Repair/Replace _DM	Metal Double Hung Window, Single Pane, 4'x5'	3	184	EACH	\$168,544				
Plumbing	Repair/Replace _DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, women bathroom 3rd floor	3	2	EACH	\$4,260				
Plumbing	Repair/Replace _DM	Bathroom, 2 Fixtures, 1 Wall Plumbing, staff bathroom 2nd floor	3	2	EACH	\$4,260				
Interior Finishes	Repair/Replace _DM	Carpet, Roll Goods, in the principle office	3	500	S.F.	\$1,275				
Plumbing	Repair/Replace _DM	Bathroom, 3 Fixtures, 2 Wall Plumbing, girls bathroom ground level	3	6	EACH	\$20,550				
HVAC	Improvement/ Functionality _ CI	Install new central air system and equipment	3	1	JOB	\$1,500,000				
HVAC	Repair/Replace _DM	Install and replace new boiler and system	3	1	JOB	\$1,000,000				
Plumbing	Repair/Replace _DM	Drinking Fountain, High-Low	3	8	EACH	\$19,856				
Exterior Enclosure	Repair/Replace _DM	Steel Double Door, Frame and Hardware	4	6	EACH	\$21,390				
Stairs	Repair/Replace _DM	Stair Treads, Vinyl, 8' Wide	4	216	EACH	\$15,206				
Plumbing	Repair/Replace _DM	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom ground level	4	2	EACH	\$20,430				

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**Building Name : OLD HODGEN SCHOOL**

Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	4	57,400	S.F.	\$258,300				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	57,400	S.F.	\$344,400				

**Building Project Total : \$3,681,371**

**Building DM Total \$2,044,021**

**Building CR Total : \$0**

**Building CI Total : \$1,637,350**

**Percent Of Building Value (FCI) : 27.39 %**



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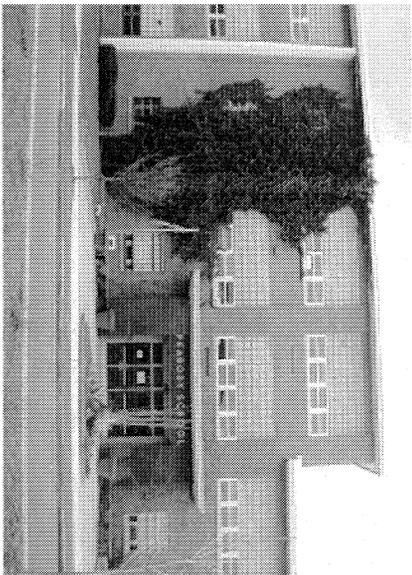
State

MO

Building Id : 1,128

Building Name : PEABODY ELEMENTARY

Year Built	1956
Year Renovated	
GSF	86866
CRV	\$10423920.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$304,031.00
Capital Renewal	\$320,782.40
Capital Improvement	\$15,833.12
New Construction	
Facility Condition Index	0.06
FC/QI	0.06

Findings

Overall Condition :

Functional Suitability :

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Date 6/22/2006

**Building Name : PEABODY ELEMENTARY**

Building ID : 1,128

Year Built : 1956

Year Renovated :

Gross Square Feet : 86,866

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$10,423,920

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	Replace the existing hood in the kitchen by Exhaust hood 7' long w/ fire prot system	1	1	EACH	\$9,950				
Site Improvements	Improvement/ Functionality _ CI	Flatwork, Concrete, infront the south side entrance door	1	500	S.F.	\$3,000				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	2	1	EACH	\$1,246				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp, on the 1st 2nd 3rd floors in the hallway closets	2	6	EACH	\$9,252				
Interior Finishes	Cyclical _ CR	Replace the carpet in the art room by Vinyl Composition Tile	2	2,000	S.F.	\$3,680				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp, in the kitchen	2	1	EACH	\$1,542				

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Building Name : PEABODY ELEMENTARY

Electrical	Cyclical _ CR	Service Panel, 60 Amp, in the basement	2	2	EACH	\$1,049				
Exterior Enclosure	Cyclical _ CR	Replace all the broken exterior Glass Block Wall	2	1,000	S.F.	\$45,500				
Furnishings	Cyclical _ CR	Replace all the damage and missing Window Shades	2	200	EACH	\$9,600				
HVAC	Cyclical _ CR	Replace 2 leaking Circulating Pump, 25 HP, life time cycle is over due	2	2	EACH	\$11,050				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) in the custodial room 1st and 2nd floor	2	2	EACH	\$2,492				
Electrical	Cyclical _ CR	Switchboard, 120/208V, 200 Amp (high end), in the custodial room 1st and 2nd floor	2	2	EACH	\$12,554				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, in girls bathroom 3rd floor	3	2	EACH	\$14,200				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, replace the carpet in the music room	3	1,600	S.F.	\$4,080				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, in the boys bathroom next to the GYM	3	3	EACH	\$8,775				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	3	8	EACH	\$6,155				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, boys bathroom next to the GYM	3	3	EACH	\$2,565				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, boys bathroom 3rd floor	3	2	EACH	\$12,562				

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**Building Name :** PEABODY ELEMENTARY

Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, boys bathroom 3rd floor	3	4	EACH	\$3,420				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, girls bathroom 3rd floor	3	2	EACH	\$14,200				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), install new fixtures in the staircases	3	12	EACH	\$2,883				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, in the boys bathroom 2nd floor	3	2	EACH	\$14,200				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the teacher lounge bathroom	3	2	EACH	\$4,260				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the nurse office bathroom	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, teachers bathroom 1st floor	3	1	EACH	\$2,925				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, girls bathroom 1st floor	3	3	EACH	\$21,300				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, girls bathroom 1st floor	3	12	EACH	\$10,260				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, teacher bathroom 1st floor in hallway	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, boys bathroom 1st floor	3	6	EACH	\$25,500				

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**Building Name :** PEABODY ELEMENTARY

Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the girls bathroom next to the gym	3	5	EACH	\$4,275				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the girls bathroom next to the GYM	3	4	EACH	\$8,520				
Interior Finishes	Cyclical _ CR	Drywall Ceiling, Regular Drywall, Tape and Texture (ACM), in the kitchen area	3	900	S.F.	\$4,770				
Exterior Enclosure	Cyclical _ CR	Steel Double Door, Frame and Hardware, main entrance	3	2	EACH	\$7,130				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	86,866	S.F.	\$304,031				
Site Improvements	Cyclical _ CR	Repair and repaint the Chain Link Fence	4	800	L.F.	\$8,000				
Site Improvements	Cyclical _ CR	Seal Coating and Repair 2 large holes in the parking lot	4	7,000	S.Y.	\$11,970				
Interior Construction	Cyclical _ CR	Steel Double Door, Frame and Hardware, Oversized, next to the cafeteria	4	1	EACH	\$1,050				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing in the kitchen bathroom	4	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Kitchen Sink, Enameled Steel, Single Bowl, in the kitchen and 2 in the custodial closet	5	2	EACH	\$1,490				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	5	10	EACH	\$24,820				

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**Building Name : PEABODY ELEMENTARY**

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**Building Project Total : \$640,647**

**Building DM Total \$304,031**

**Building CR Total : \$320,782**

**Building CI Total : \$15,833**

**Percent Of Building Value (FCI) : 2.92 %**



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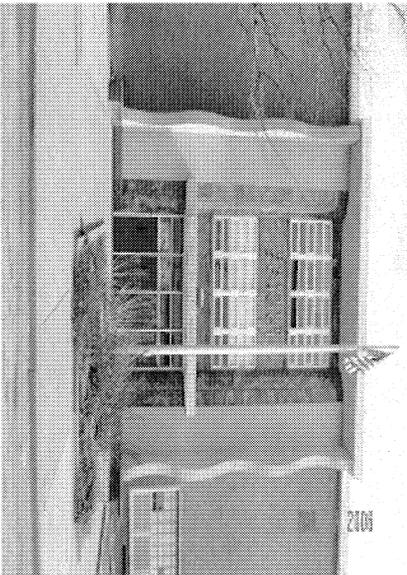
State

MO

Building Id : 1,205

Building Name : PRUITT MILITARY MIDDLE

Year Built	1955
Year Renovated	
GSF	103470
CRV	\$13451100.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$2,465,615.00
Capital Renewal	\$459,153.52
Capital Improvement	\$2,317,582.00
New Construction	
Facility Condition Index	0.39
FC/QI	0.39

Findings

Overall Condition :

Functional Suitability :

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**Building Name : PRUITT MILITARY MIDDLE**

Building ID : 1,205

Year Built : 1955

Year Renovated :

Gross Square Feet : 103,470

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$13,451,100

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), in the uniform storage ground level	1	2	EACH	\$2,492				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), hallway 2nd floor	1	1	EACH	\$1,246				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS) 3rd floor hallway	1	1	EACH	\$1,246				
Fire Protection	Code Compliance _ CI	Fire Suppression System, Preaction, Under 2000 SF For Kitchen Hood	1	2,000	S.F.B.	\$11,000				
Fire Protection	Code Compliance _ CI	Replace Kitchen Hood and Fan With Unit Including Fire Suppression	1	1	EACH	\$3,495				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	1	103,470	S.F.	\$465,615				

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**Building Name : PRUITT MILITARY MIDDLE**

Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x4' (2 lamp), update all the light fixtures in all the bathrooms	2	30	EACH	\$7,208				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	2	4,000	S.F.	\$10,200				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, nurse office bathroom	2	1	EACH	\$2,300				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the principle office	2	900	S.F.	\$2,295				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, music room ground level	2	1,500	S.F.	\$3,825				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, in the boys locker room	2	1	EACH	\$4,250				
Interior Finishes	Cyclical _ CR	Replace damage Plaster on Stud Framing, room 212	3	1,080	S.F.	\$7,722				
Plumbing	Cyclical _ CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, girls bathroom	3	1	EACH	\$7,100				
Furnishings	Cyclical _ CR	Replace all Window Shades	3	386	EACH	\$18,528				
HVAC	Repair/Replace _ DM	Complete update of the heating equipments and systems.	3	1	JOB	\$2,000,000				
HVAC	Improvement/ Functionality _ CI	New central air systems	3	1	EACH	\$2,300,000				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, boys bathroom	3	1	EACH	\$4,250				

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**Building Name : PRUITT MILITARY MIDDLE**

Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, boys bathroom	3	2	EACH	\$1,710				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, girls bathroom	3	2	EACH	\$8,500				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, girls bathroom	3	5	EACH	\$4,275				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, boys bathroom 2nd floor	3	1	EACH	\$5,325				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, KITCHEN BATHROOM	3	1	EACH	\$2,300				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, GIRLS bathroom next to the GYM	3	4	EACH	\$3,420				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing	3	3	EACH	\$6,390				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing	3	2	EACH	\$8,500				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	3	6	EACH	\$4,617				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, in the boys bathroom 3 rd floor	3	2	EACH	\$12,562				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	6	EACH	\$14,892				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, stage floor	4	1,200	S.F.	\$3,000				

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Building Name : PRUITT MILITARY MIDDLE

Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick, the side parking lot	4	2,722	S.Y.	\$32,664				
Exterior Enclosure	Cyclical _ CR	Replace the exterior windows and glass blocks	4	1	JOB	\$231,300				
Interior Construction	Cyclical _ CR	Urinal Partition, Plastic Laminate, the boys locker room	5	2	EACH	\$750				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2, boys locker room'	5	900	S.F.	\$3,087				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x2', boys locker room for new drop ceiling	5	8	EACH	\$1,922				
Interior Construction	Cyclical _ CR	Urinal Partition, Plastic Laminate, boys bathroom 2nd floor	5	3	EACH	\$1,125				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the boys bathroom next to the GYM	5	2	EACH	\$1,710				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, girls bathroom 3rd floor	5	3	EACH	\$2,565				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, boys bathroom 3rd floor	5	3	EACH	\$2,565				
Exterior Enclosure	Cyclical _ CR	Replace all damage Glass Block Wall	5	800	S.F.	\$36,400				

Building Project Total : \$5,242,351

Building DM Total \$2,465,615

Building CR Total : \$459,154

Building CI Total : \$2,317,582

Percent Of Building Value (FCI) : 18.33 %



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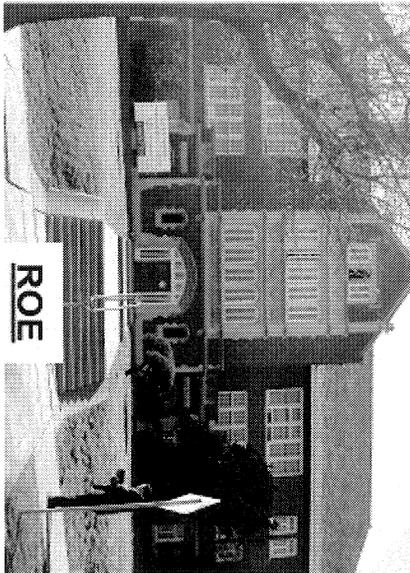
State

MO

Building Id : 1,160

Building Name : ROE ELEMENTARY

Year Built	1920
Year Renovated	
GSF	52683
CRV	\$6321960.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$791,881.50
Capital Renewal	\$418,279.20
Capital Improvement	\$20,909.64
New Construction	
Facility Condition Index	0.19
FC/QI	0.19

Findings

Overall Condition :

Functional Suitability :

## St. Louis Public Schools

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Date 6/22/2006

**Building Name :** ROE ELEMENTARY

Building ID : 1,160

Year Built : 1920

Year Renovated :

Gross Square Feet : 52,683

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$6,321,960

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Interior Finishes	Cyclical _ CR	Plaster on Stud Framing, in the storage room 1st floor next to the room 114	1	300	S.F.	\$2,145				
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircases	1	12	EACH	\$6,086				
Exterior Enclosure	Repair/Replace _ DM	Security Light Fixtures Outdoor High Pressure Sodium Light 400 watt wall pack	1	12	EACH	\$7,500				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), additional lighting both hallways	3	24	EACH	\$5,766				
Stairs	Cyclical _ CR	Stair Treads, Stone, 6' Wide, 2nd and 1st floor at the end of the hallway	3	22	EACH	\$4,928				
Interior Finishes	Cyclical _ CR	Plaster on Stud Framing, 2nd stair well wall	3	600	S.F.	\$4,290				

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Building Name : ROE ELEMENTARY

Site Improvements	Repair/Replace _DM	Steps, Concrete, REPLACE THE DAMAGE CONCRETE STEPS ON THE SIDE OF THE BUILDING	3	350	S.F.	\$14,000				
Site Improvements	Repair/Replace _DM	Parking Lot, Asphalt, 2" Thick	3	18,000	S.Y.	\$216,000				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	52,683	S.F.	\$237,074				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	52,683	S.F.	\$316,098				
Exterior Enclosure	Cyclical _CR	Wood Double Hung Window, Single Pane, Medium Opening	4	170	EACH	\$126,140				
Furnishings	Cyclical _CR	Window Shades	4	170	EACH	\$8,160				
Exterior Enclosure	Cyclical _CR	Steel Double Door, Frame and Hardware, for the main entrance	4	1	EACH	\$3,565				
Plumbing	Cyclical _CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the women bathroom 1st floor	4	1	EACH	\$5,325				
Plumbing	Cyclical _CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, in the nurse office bathroom	4	1	EACH	\$2,300				
Site Improvements	Cyclical _CR	Iron fence , repair and replace the damage	4	500	L.F.	\$7,500				
Plumbing	Cyclical _CR	Bathroom, 7 Fixtures, 2 Wall Plumbing, in the girls bathroom ground level	4	3	EACH	\$21,300				

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**Building Name :** ROE ELEMENTARY

Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, girls bathroom ground level	4	900	S.F.	\$5,445				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom ground level	4	900	S.F.	\$3,087				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x2', in the girls bathroom for the new drop ceiling	4	12	EACH	\$2,883				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the boys bathroom ground level	4	3	EACH	\$30,645				
Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, in the boys bathroom ground level	4	900	S.F.	\$5,445				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom ground level	4	900	S.F.	\$3,087				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom for the new drop ceiling	4	12	EACH	\$2,883				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial bathroom	4	4	EACH	\$3,078				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, in the men bathroom 3rd level	4	1	EACH	\$6,281				
Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, in the men bathroom 3rd floor	4	200	S.F.	\$1,210				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, in the assistant principle bathroom	4	1	EACH	\$2,300				

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Building Name : ROE ELEMENTARY

Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the women bathroom 3rd floor	4	1	EACH	\$5,325				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	4	52,683	S.F.B.	\$126,439				
Site Improvements	Cyclical _ CR	Flatwork, Concrete	4	1,200	S.F.	\$7,200				
Site Improvements	Repair/Replace _ DM	Flatwork, Brick on Mortar, Running Bond	4	100	S.F.	\$1,210				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	5	2,100	S.F.	\$5,355				
Site Improvements	Cyclical _ CR	Chain Link Fence ,repair and repaint the damage	5	500	L.F.	\$5,000				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware, in front of the building	5	2	EACH	\$1,200				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low, thru out the building	5	10	EACH	\$24,820				

Building Project Total : \$1,231,070

Building DM Total \$791,882

Building CR Total : \$418,279

Building CI Total : \$20,910

Percent Of Building Value (FCI) : 12.53 %



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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

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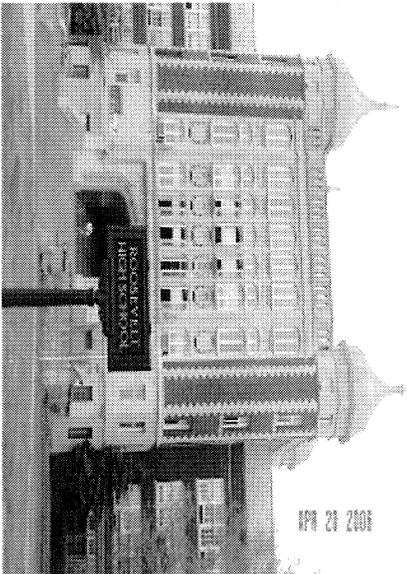
State

MO

Building Id : 1,211

Building Name : ROOSEVELT HIGH

Year Built	1922
Year Renovated	
GSF	294104
CRV	\$44115600.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$9,055,624.43
Capital Renewal	\$1,333,483.64
Capital Improvement	\$6,173,206.32
New Construction	
Facility Condition Index	0.38
FC/QI	0.38

Findings

Overall Condition :

Functional Suitability :

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**Building Name :** ROOSEVELT HIGH SCHOOL

Building ID : 1,211

Year Built : 1922

Year Renovated :

Gross Square Feet : 294,104

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$44,115,600

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	Repair the water damage Masonry Wall Mortar, Concrete Mortar (repoint), room 014,012, ground level	1	2,000	SF/WALL	\$10,900				
Roofing	Cyclical _ CR	Repair a various damages area on the roof per TREMCO report	1	1	EACH	\$23,460				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low,	1	12	EACH	\$29,784				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, 1st floor teacher lounge	1	1	EACH	\$2,300				
Furnishings	Repair/Replace _DM	Exhaust hood 7' long w/ fire prot system,	1	4	EACH	\$39,800				
Fire Protection	Repair/Replace _DM	Fire Suppression System, Preaction, Under 2000 SF	1	2,000	S.F.B.	\$11,000				

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**Building Name :** ROOSEVELT HIGH SCHOOL

HVAC	Improvement/ Functionality _ CI	Install new central air and equipments	2	1	Each	\$6,000,000				
HVAC	Repair/Replace _DM	Install and replace the heating system and equipments	2	1	EACH	\$5,764,160				
Exterior Enclosure	Cyclical _ CR	Replace all the damage exterior windows	2	1,120	EACH	\$579,040				
Exterior Enclosure	Cyclical _ CR	Repair the tuck points on the left front building wall and corner	2	3,000	S.F	\$27,000				
Interior Finishes	Cyclical _ CR	Plaster on Stud Framing a various area and walls thru out the building	2	3,000	S.F.	\$21,450				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	294,104	S.F.	\$1,323,468				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	294,104	S.F.	\$1,764,624				
Furnishings	Cyclical _ CR	Replace all damage Window Shades	3	1,120	EACH	\$53,760				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, principle office	3	2,000	S.F.	\$5,100				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, band room	3	2,400	S.F.	\$6,120				
Interior Finishes	Cyclical _ CR	Painted Concrete Floor	3	1,500	S.F.	\$1,005				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware	3	7	EACH	\$4,200				

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**Building Name : ROOSEVELT HIGH SCHOOL**

Plumbing	Cyclical _ CR	Drinking Fountain, Stainless Steel, at the sport field	3	2	EACH	\$3,452				
Interior Construction	Cyclical _ CR	Wood Pocket Door, Oversized, bathroom doors	3	12	EACH	\$3,600				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom 2nd floor	4	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom 2nd floor	4	600	S.F.	\$2,058				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom 2nd floor	4	10	EACH	\$2,403				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, girls bathroom 2nd floor	4	2	EACH	\$20,430				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', girls bathroom 2nd floor	4	10	EACH	\$2,403				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom	4	600	S.F.	\$2,058				
Electrical	Cyclical _ CR	Light Pole, Aluminum, sport field	4	10	EACH	\$16,518				
Site Improvements	Repair/Replace _ DM	Athletic Fields - Replace Ticket Booth	4	1	EACH	\$3,000				
Electrical	Cyclical _ CR	Sound System, sport field	4	1,200	SF/BLDG	\$2,820				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, home team locker sport field	4	1	EACH	\$6,281				

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**Building Name :** ROOSEVELT HIGH SCHOOL

Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, visitor locker sport field	4	1	EACH	\$6,281				
Interior Finishes	Cyclical _ CR	Painting, Interior on Masonry, Primer and 2 Coats, sport field lockers and bathrooms	4	12,000	S.F.	\$9,240				
Site Improvements	Cyclical _ CR	Athletic Fields - Repair and replace Concrete bleachers, Broom Finish	4	1,500	S.F.	\$46,500				
Furnishings	Cyclical _ CR	Athletic Fields - Bench, Concrete, w/Wood Seat and Back	4	75	EACH	\$62,250				
Superstructure	Cyclical _ CR	Athletic Fields - Track construction and finishes.	4	2,666	S.Y.	\$28,420				
Site Improvements	Repair/Replace _ DM	Athletic Fields - Replace Missing Single goal post, steel, deluxe	4	1	EACH	\$2,072				
Furnishings	Cyclical _ CR	Athletic Fields Scoreboard, One Sided	4	1	EACH	\$45,000				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys locker pool area	4	1,500	S.F.	\$5,145				
Site Improvements	Cyclical _ CR	Athletic Fields Lawn, Soil Preparation and Sodding	4	12,000	S.F.	\$4,200				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys locker pool area	4	10	EACH	\$2,403				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, girls locker pool area	4	1	EACH	\$5,325				
Interior Finishes	Cyclical _ CR	Painted Concrete Floor, girls locker pool area	4	1,500	S.F.	\$1,005				

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Building Name : ROOSEVELT HIGH SCHOOL

Site Improvements	Repair/Replace _ DM	Athletic Fields - Steps, Concrete, Masonry Paving	4	1,000	S.F.	\$43,000				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, staff bathroom ground level	4	1	EACH	\$4,250				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, girls bathroom ground level	4	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom ground level	4	1,500	S.F.	\$5,145				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', girls bathroom ground level	4	10	EACH	\$2,403				
Furnishings	Cyclical _ CR	Athletic Fields Lockers, Steel, Medium for Home and Visitor Teams	4	200	EACH	\$34,000				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, boys locker next to the pool	4	2	EACH	\$4,260				
Plumbing	Cyclical _ CR	Bathroom, 6 Fixtures, 2 Wall Plumbing, girls bathroom 1st floor	4	3	EACH	\$18,843				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, nurse office 1st floor	4	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Bathroom, 4 Fixtures, 2 Wall Plumbing, boys bathroom next to the weight room	4	1	EACH	\$4,250				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom weight room	4	2,100	S.F.	\$7,203				

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Building Name : ROOSEVELT HIGH SCHOOL

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom next to the weight room	4	10	EACH	\$2,403				
Site Improvements	Repair/Replace _ DM	Athletic Field Irrigation System Replacement	4	12,000	S.F.	\$21,600				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, girls bathroom weight room	4	1	EACH	\$3,425				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2'	4	2,100	S.F.	\$7,203				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', girls bathroom next to the weight room	4	10	EACH	\$2,403				
Furnishings	Cyclical _ CR	Seating, Lecture Hall, Pedestal Type, in the music room 3rd floor	4	140	EACH	\$22,400				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, girls bathroom 3rd floor	4	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom 3rd floor	4	600	S.F.	\$2,058				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', girls bathroom 3rd floor	4	10	EACH	\$2,403				
Interior Finishes	Cyclical _ CR	Painted Concrete Floor, Girls locker room next to the gym	4	1,800	S.F.	\$1,206				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls locker room next to the gym	4	1,800	S.F.	\$6,174				

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**Building Name :** ROOSEVELT HIGH SCHOOL

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', girls locker room next to the gym	4	12	EACH	\$2,883				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, girls locker room	4	3	EACH	\$6,390				
Interior Finishes	Improvement/ Functionality _ CI	Painted Concrete Floor, boys locker room next to the gym	4	1,600	S.F.	\$1,072				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys locker room next to the gym	4	1,600	S.F.	\$5,488				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom next to the gym	4	10	EACH	\$2,403				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, boys bathroom next to the gym	4	1	EACH	\$5,325				
Site Improvements	Cyclical _ CR	Athletic Fields - Replace and repair the exterior iron fence	4	1,200	L.F	\$18,000				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, room 303	4	1,200	S.F.	\$3,060				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom 3rd floor	4	2	EACH	\$20,430				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom 3rd floor	4	600	S.F.	\$2,058				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom 3rd floor	4	10	EACH	\$2,403				

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**Building Name :** ROOSEVELT HIGH SCHOOL

Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	4	10	EACH	\$7,694				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	4	12,000	S.F.	\$30,600				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom sport field	4	1	EACH	\$10,215				
Site Improvements	Repair/Replace _ DM	Athletic Fields Cast-in-Place Concrete Retaining Wall, 10"-12" Thick On Both Sides Of Bleachers and On Side Of Snack Bar	4	4,000	S.F.	\$72,000				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, girls bathroom sport field	4	1	EACH	\$10,215				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the music room 3rd floor	5	800	S.F.	\$2,040				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', 4th floor level	5	15,000	S.F.	\$54,600				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), 4th floor	5	30	EACH	\$7,208				
Interior Finishes	Cyclical _ CR	Plaster on Stud Framing	5	5,000	S.F.	\$35,750				
Interior Finishes	Cyclical _ CR	Painting, Interior on Plaster and Drywall, Primer and 2 Coats	5	20,000	S.F.	\$13,000				
Interior Finishes	Improvement/ Functionality _ CI	Vinyl Composition Tile, 4th floor	5	15,000	S.F.	\$27,600				

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**Building Name :** ROOSEVELT HIGH SCHOOL

Plumbing	Improvement/ Functionality _ CI	Bathroom, 4 Fixtures, 2 Wall Plumbing, new boys bathroom 4th floor in the comment area	5	1	EACH	\$4,250				
Plumbing	Improvement/ Functionality _ CI	Bathroom, 4 Fixtures, 2 Wall Plumbing, new girls bathroom in the comment area 4th floor	5	1	EACH	\$4,250				
Interior Construction	Improvement/ Functionality _ CI	Toilet Partition, Plastic Laminate, for the new boys bathroom 4th floor	5	2	EACH	\$1,710				
Interior Construction	Improvement/ Functionality _ CI	Toilet Partition, Plastic Laminate, new girls bathroom 4th floor	5	4	EACH	\$3,420				

**Building Project Total : \$16,562,314****Building DM Total \$9,055,624****Building CR Total : \$1,333,484****Building CI Total : \$6,173,206****Percent Of Building Value (FCI) : 20.53 %**



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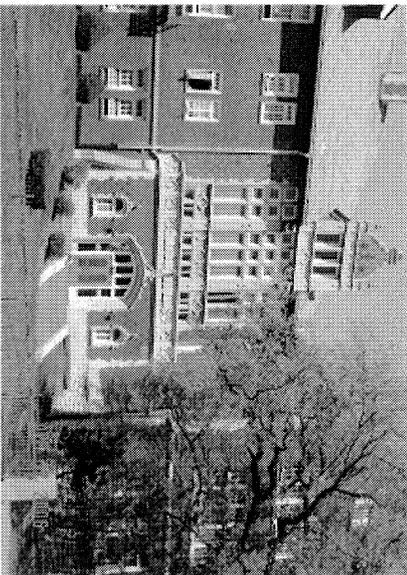
State

MO

Building Id : 1,129

Building Name : SCRUGGS ELEMENTARY

Year Built	1918
Year Renovated	
GSF	64566
CRV	\$7747920.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,780,693.00
Capital Renewal	\$416,032.68
Capital Improvement	\$2,025,461.20
New Construction	
Facility Condition Index	0.54
FC/QI	0.54

Findings

Overall Condition :

Functional Suitability :

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**Facility Capital Action Plan (FCAP)**

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**Building Name : SCRUGGS ELEMENTARY**

Building ID : 1,129

Year Built : 1918

Year Renovated :

Gross Square Feet : 64,566

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,747,920

Comments : ONE - STORY MULTIPURPOSE ADDITION BUILT IN THE 1990s

FC/QI : 0.26

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
HVAC	Improvement/ Functionality _ CI	Install new central air equipments and systems	1	1	EACH	\$2,000,000				
HVAC	Repair/Replace _DM	Replace and install new heating system	1	1	EACH	\$1,099,000				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Double Pane, 4'x5', Exterior doors	2	180	EACH	\$173,160				
Furnishings	Cyclical _ CR	Replace damage Window Shades	2	180	EACH	\$8,640				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	2	64,566	S.F.	\$387,396				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	64,566	S.F.	\$290,547				

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Building Name : SCRUGGS ELEMENTARY

Electrical	Cyclical _ CR	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	12	EACH	\$2,717				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, men bathroom 3rd floor	3	3	EACH	\$6,390				
Site Improvements	Cyclical _ CR	Replace and repair damage chain link fence	3	800	L.F.	\$8,000				
Site Improvements	Cyclical _ CR	Repair and Replace the damage the iron fence	3	700	L.F.	\$10,500				
Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	3	4	EACH	\$3,078				
Stairs	Cyclical _ CR	Stair Treads, Vinyl, 6' Wide	3	260	EACH	\$15,548				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	3	1	EACH	\$5,325				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	3	3,200	S.F.	\$8,160				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods. in the pre school room	3	1,600	S.F.	\$4,080				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, teacher lounge bathroom	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, boys bathroom 1st floor	3	3	EACH	\$30,645				
Interior Finishes	Cyclical _ CR	Ceramic Tile Floor, boys bathroom 1st floor	3	1,600	S.F.	\$9,680				

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Building Name : SCRUGGS ELEMENTARY

Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', boys bathroom 1st floor	3	1,600	S.F.	\$5,488				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom 1 st floor	3	10	EACH	\$2,403				
Interior Construction	Repair/Replace _DM	Urinal Partition, Plastic Laminate, boys bathroom 1st floor	3	10	EACH	\$3,750				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, girls bathroom 1st floor	3	3	EACH	\$30,645				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom 1st floor	3	1,600	S.F.	\$5,488				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', girls bathroom 1st floor	3	10	EACH	\$2,403				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, girls bathroom 1st floor	3	1,600	S.F.	\$9,680				
Roofing	Cyclical _ CR	Replace missing broken, and friable tiles. Remove debris from gutters and downspouts,	3	1	EACH	\$12,000				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, in the women bathroom on the 3rd floor	4	1	EACH	\$2,300				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move, clsrooms 3rd floor, 2nd floor	4	15,000	S.F.	\$37,500				

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**Building Name : SCRUGGS ELEMENTARY**

Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, women bathroom 2nd floor	4	1	EACH	\$5,325				
Site Improvements	Cyclical _ CR	Seal Coating, back parking lot	4	9,000	S.Y.	\$15,390				

**Building Project Total : \$4,222,187**

**Building DM Total \$1,780,693**

**Building CR Total : \$416,033**

**Building CI Total : \$2,025,461**

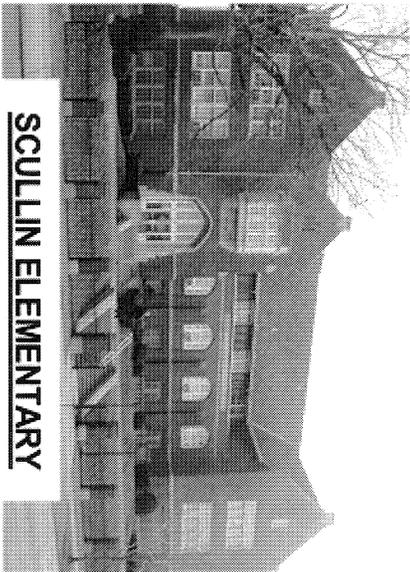
**Percent Of Building Value (FCI) : 22.98 %**



Building Id : 1,195

Building Name : SCULLIN ELEMENTARY

Year Built	1927
Year Renovated	
GSF	36735
CRV	\$4775550.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$387,205.50
Capital Renewal	\$395,654.71
Capital Improvement	\$6,086.28
New Construction	
Facility Condition Index	0.17
FC/QI	0.17

Findings

Overall Condition :

Functional Suitability :

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**Building Name :** SCULLIN ELEMENTARY

Building ID : 1,195

Year Built : 1927

Year Renovated :

Gross Square Feet : 36,735

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,775,550

Comments : Holding School

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Fire Protection	Code Compliance _ CI	Emergency Egress Light (with circuitry), all staircases	1	12	EACH	\$6,086				
Roofing	Cyclical _ CR	Terra Cotta Tile Roof Area A	1	6,081	S.F.	\$55,641				
Exterior Enclosure	Repair/Replace _ DM	Painting, Exterior on Wood, Primer and 2 Coats, front wood windows, 50 count	1	1,200	S.F.	\$1,488				
Furnishings	Cyclical _ CR	Window Shades, 50 percent replace, main building	1	50	EACH	\$2,400				
Furnishings	Cyclical _ CR	Window Shades, replace 56 on N. and S. Port buildings	1	56	EACH	\$2,688				
Exterior Enclosure	Cyclical _ CR	Wood Sliding Window, Single Pane, Medium Opening, repair all front wood	1	50	EACH	\$13,750				

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Building Name : SCULLIN ELEMENTARY

Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, replace all buildings	1	36,735	S.F.	\$67,592				
Furnishings	Cyclical _ CR	Replace clocks	2	70	EACH	\$10,500				
Electrical	Cyclical _ CR	Fluorescent Fixture, 2'x2', with new ceilings portable buildings	3	216	EACH	\$51,896				
Interior Construction	Cyclical _ CR	Toilet Partition, Painted Metal	3	22	EACH	\$14,520				
Interior Finishes	Cyclical _ CR	Acoustical Ceiling Tile, Suspended Grid, 2'x2', both portable buildings	3	8,100	S.F.	\$27,783				
Plumbing	Cyclical _ CR	Lavatory Sink, Wall-Hung	4	8	EACH	\$7,840				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	4	10,000	S.Y.	\$120,000				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	4	36,735	S.F.	\$220,410				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	5	36,735	S.F.	\$165,308				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS)	5	2	EACH	\$2,492				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 200 Amp	5	1	EACH	\$1,542				
Roofing	Cyclical _ CR	Single Ply Roof, Fully Adhered, replace all portable buildings	5	8,100	S.F.	\$17,010				

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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 : SCULLIN ELEMENTARY**

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**Building Project Total : \$788,946**

**Building DM Total \$387,206**

**Building CR Total : \$395,655**

**Building CI Total : \$6,086**

**Percent Of Building Value (FCI) : 8.11 %**



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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

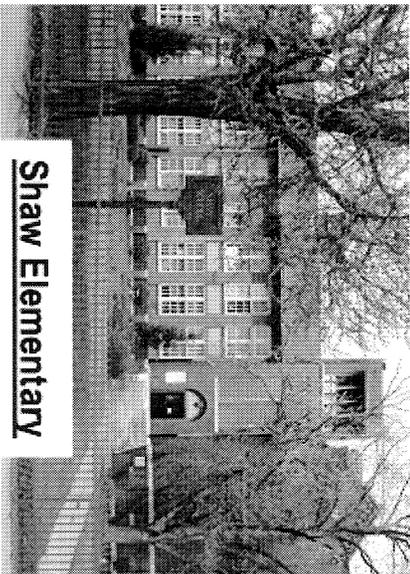
State

MO

Building Id : 1,161

Building Name : SHAW ELEMENTARY

Year Built	1908
Year Renovated	1993
GSF	69961
CRV	\$8395320.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$2,111,718.50
Capital Renewal	\$441,310.28
Capital Improvement	\$2,040,149.36
New Construction	
Facility Condition Index	0.55
FC/QI	0.55

Findings

Overall Condition :

Functional Suitability :

## St. Louis Public Schools

City St. Louis  
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Building Name : SHAW ELEMENTARY

Building ID : 1,161  
 Year Built : 1908  
 Year Renovated : 1993  
 Gross Square Feet : 69,961  
 Building Type : 100 - ACADEMIC FACILITIES  
 Current Replace Value : \$8,395,320  
 Comments : Gym and classrooms added in 1993  
 FC/QI : 0.24

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
HVAC	Improvement/ Functionality _ CI	Install new central air system	1	1	EACH	\$2,000,000				
HVAC	Repair/Replace _DM	Install and replace new heating systems	1	1	EACH	\$1,358,128				
Roofing	Repair/Replace _DM	Roof repairs	2	1	JOB	\$19,000				
Furnishings	Cyclical _CR	Replace the damage Window Shades	3	178	EACH	\$8,544				
Electrical	Cyclical _CR	Outdoor Fixture, Recessed, Incandescent, Stock	3	12	EACH	\$3,373				
Electrical	Cyclical _CR	Outdoor Fixture, Surface-Mounted, Incandescent, Stock	3	12	EACH	\$2,717				

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**Facility Capital Action Plan (FCAP)**

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**Building Name : SHAW ELEMENTARY**

Site Improvements	Cyclical _ CR	Seal Coating, parking lot	3	16,666	S.Y.	\$28,499				
Site Improvements	Cyclical _ CR	Repair and replace damage Chain Link Fence	3	1,500	L.F.	\$15,000				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, drama room boys bathroom	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low	3	10	EACH	\$24,820				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 1 Wall Plumbing, men bathroom 2nd floor	3	1	EACH	\$2,925				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, teacher bathroom 2nd floor	3	1	EACH	\$2,130				
Plumbing	Cyclical _ CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, in the women bathroom 1st floor	3	1	EACH	\$3,425				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the library	3	3,200	S.F.	\$8,160				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), in the kitchen for the new drop ceiling	3	16	EACH	\$3,844				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, in the drama room	3	4,800	S.F.	\$8,832				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, in the band room	3	3,200	S.F.	\$8,160				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, girls bathroom, ground level	3	3	EACH	\$15,975				

## St. Louis Public Schools

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**Building Name :** SHAW ELEMENTARY

Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, music room	3	1,500	S.F.	\$3,825				
Electrical	Repair/Replace _ DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	69,961	S.F.	\$314,825				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	69,961	S.F.	\$419,766				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, boys bathroom ground level	4	10	EACH	\$21,300				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2' boys bathroom ground level	4	3,000	S.F.	\$10,290				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', boys bathroom ground level	4	10	EACH	\$2,403				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', girls bathroom ground level	4	3,000	S.F.	\$10,290				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', for the new ceiling, girls bathroom ground level	4	10	EACH	\$2,403				
Interior Finishes	Cyclical _ CR	Vinyl Composition Tile, Cafeteria	4	3,200	S.F.	\$5,888				
Interior Finishes	Cyclical _ CR	Hardwood Floor, the stage in the Gymnasium	4	2,500	S.F.	\$30,250				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', in the kitchen	4	3,000	S.F.	\$10,920 10290				

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**Building Name : SHAW ELEMENTARY**

Plumbing	Cyclical _ CR	Slop Sink, Single Bowl, in the custodial closets	4	5	EACH	\$3,847				
Interior Finishes	Cyclical _ CR	Hardwood refinish, sand, fill, coating, includes furniture move 1st, and the 2nd floor	4	30,000	S.F.	\$75,000				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, in the drama room girls bathroom	4	1	EACH	\$2,130				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware	4	4	EACH	\$2,400				
Exterior Enclosure	Cyclical _ CR	Replace all damage exterior windows	4	178	EACH	\$161,980				

**Building Project Total : \$4,593,178**

**Building DM Total \$2,111,719**

**Building CR Total : \$441,310**

**Building CI Total : \$2,040,149**

**Percent Of Building Value (FCI) : 25.15 %**



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Facility Capital Action Plan (FCAP)

St. Louis Public Schools

City

St. Louis

Date 6/21/2006

State

MO

Building Id : 1,130

Building Name : SHENANDOAH

Year Built	1926
Year Renovated	
GSF	40344
CRV	\$4841280.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$468,756.00
Capital Renewal	\$1,127,250.88
Capital Improvement	\$1,034,870.04
New Construction	
Facility Condition Index	0.54
FC/QI	0.54

Findings

Overall Condition :

Functional Suitability :

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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 :** SHENANDOAH ELEMENTARY

Building ID : 1,130

Year Built : 1926

Year Renovated :

Gross Square Feet : 40,344

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$4,841,280

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Roofing	Cyclical _ CR	Replace damage and broken, nad cracked tiles, per TREMCO report	1	1	EACH	\$9,000				
HVAC	Cyclical _ CR	Replace, and update the heating system and equipment	2	1	EACH	\$836,512				
HVAC	Improvement/ Functionality _ CI	Install new central air system and equipment	2	1	EACH	\$1,000,000				
Roofing	Cyclical _ CR	Downspouts, Aluminum	2	500	V.L.F	\$2,500				
Exterior Enclosure	Cyclical _ CR	Steel Single Door, Frame and Hardware	3	4	EACH	\$2,400				
Site Improvements	Cyclical _ CR	Parking Lot, Asphalt, 2" Thick	3	3,333	S.Y.	\$39,996				

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**Facility Capital Action Plan (FCAP)**

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**Building Name : SHENANDOAH ELEMENTARY**

Site Improvements	Repair/Replace _DM	Flatwork, Concrete, the side walk around the building	3	800	S.F.	\$4,800				
Site Improvements	Cyclical _CR	Parking Lot, Asphalt, 2" Thick, side parking lot	3	3,500	S.Y.	\$42,000				
Interior Finishes	Cyclical _CR	Carpet, Roll Goods, in the principle office	3	400	S.F.	\$1,020				
Interior Finishes	Cyclical _CR	Carpet, Roll Goods, in the library	3	1,600	S.F.	\$4,080				
Exterior Enclosure	Cyclical _CR	Steel Double Door, Frame and Hardware, for the main entrance	3	1	EACH	\$3,565				
Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	3	40,344	S.F.	\$221,892				
Plumbing	Repair/Replace _DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	3	40,344	S.F.	\$242,064				
Plumbing	Cyclical _CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, men bathroom 2nd floor	4	3	EACH	\$6,390				
Plumbing	Cyclical _CR	Drinking Fountain, High-Low	4	10	EACH	\$24,820				
Plumbing	Cyclical _CR	Slop Sink, Single Bowl, in the custodial closets	4	4	EACH	\$3,078				
Plumbing	Cyclical _CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, women bathroom 1st floor.	4	1	EACH	\$5,325				
Interior Finishes	Improvement/ Functionality _CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', women bathroom	4	400	S.F.	\$1,372				

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Building Name : SHENANDOAH ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', women bathroom	4	6	EACH	\$1,442				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', men bathroom 2nd floor	4	400	S.F.	\$1,372				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', for the new ceiling in the men bathroom 2nd floor	4	6	EACH	\$1,442				
Plumbing	Cyclical _ CR	Bathroom, 5 Fixtures, 2 Wall Plumbing, in the women bathroom 2nd floor	4	1	EACH	\$5,325				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the women bathroom 2nd floor	4	400	S.F.	\$1,372				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the women bathroom for the new ceiling 2nd floor	4	6	EACH	\$1,442				
Plumbing	Cyclical _ CR	Bathroom, 9 Fixtures, 3 Wall Plumbing, in the boys bathroom, ground level	4	2	EACH	\$20,430				
Interior Construction	Cyclical _ CR	Toilet Partition, Plastic Laminate, in the boys bathroom ground level	4	6	EACH	\$5,130				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', in the boys bathroom ground level	4	2,000	S.F.	\$6,860				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', in the boys bathroom ground level for the new ceiling	4	12	EACH	\$2,883				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x4', ground level hallway	4	3,000	S.F.	\$10,920				

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**Building Name : SHENANDOAH ELEMENTARY**

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x4' (2 lamp), for the new ceiling in the hallway	4	24	EACH	\$5,766				
Exterior Enclosure	Cyclical _ CR	Metal Double Hung Window, Single Pane, 4'x5'.	4	120	EACH	\$109,920				
Furnishings	Cyclical _ CR	Reolace the damage Window Shades.	4	120	EACH	\$5,760				

**Building Project Total : \$2,630,877**

**Building DM Total \$468,756**

**Building CR Total : \$1,127,251**

**Building CI Total : \$1,034,870**

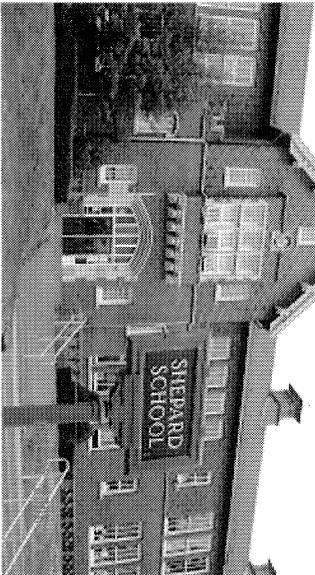
**Percent Of Building Value (FCI) : 9.68 %**



Building Id : 1,131

Building Name : SHEPARD ELEMENTARY

Year Built	1905
Year Renovated	
GSF	61988
CRV	\$7438560.0000
Building Usage	ACADEMIC
Secondary Usage	



Capital Plan Summary

Deferred Maintenance	\$1,880,602.96
Capital Renewal	\$593,228.76
Capital Improvement	\$2,075,272.46
New Construction	
Facility Condition Index	0.61
FC/QI	0.61

Findings

Overall Condition :

Functional Suitability :

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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 : SHEPARD ELEMENTARY**

Building ID : 1,131

Year Built : 1905

Year Renovated :

Gross Square Feet : 61,988

Building Type : 100 - ACADEMIC FACILITIES

Current Replace Value : \$7,438,560

Comments :

FC/QI : 0.00

Building System	Justification	Comments	Priority Year	Qty	Unit	Estimated Cost	Date Scheduled	Date Completed	Actual Cost	Variance
Electrical	Cyclical _ CR	Central Clock system in 17 classrooms and other rooms	1	1	JOB	\$12,500				
Fire Protection	Repair/Replace _ DM	Emergency Exit Light (with circuitry) all exits signs	1	16	EACH	\$5,793				
Interior Finishes	Cyclical _ CR	Carpet, Roll Goods , library	1	3,200	S.F.	\$8,160				
Roofing	Cyclical _ CR	Roof replacement from TREMCO report	1	1	JOB	\$56,800				
Site Improvements	Cyclical _ CR	Seal Coating, parking lot and playground	1	25,000	S.Y.	\$42,750				
Electrical	Cyclical _ CR	Switchboard, 120/208V, 400 Amp, boiler room main distribution panel	1	1	EACH	\$6,390				

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**Building Name : SHEPARD ELEMENTARY**

Electrical	Repair/Replace _DM	Upgrade building's electrical distribution system, including switches, outlets and wiring	2	61,998	S.F.	\$464,985				
HVAC	Improvement/ Functionality _ CI	Install new AC system	2	1	JOB	\$1,985,000				
Exterior Enclosure	Cyclical _CR	Windows bond 2007, 160 count, flemming report	2	1	JOB	\$142,950				
HVAC	Repair/Replace _DM	Replace heating system	2	1	JOB	\$743,975				
Site Improvements	Repair/Replace _DM	Trees, Soil Preparation and Planting	3	8	EACH	\$2,400				
Site Improvements	Repair/Replace _DM	Lawn, Soil Preparation and seeding	3	4,000	S.F.	\$1,400				
Exterior Enclosure	Repair/Replace _DM	Wood Double Door, Frame and Hardware, Side entrance and front entrance	3	6	EACH	\$8,400				
Site Improvements	Repair/Replace _DM	Flatwork, Concrete, sidewalk repairs	3	1,000	S.F.	\$6,000				
Exterior Enclosure	Repair/Replace _DM	Masonry Wall Mortar, Mortar (repoint), front of building	3	20,000	SF/WALL	\$109,000				
Furnishings	Repair/Replace _DM	Window Shades, 25 percent of classrooms	3	45	EACH	\$2,160				
Interior Finishes	Repair/Replace _DM	Vinyl, Sheet Goods, w/ edge under all water fountains in all areas to protect wood floor 12 areas	3	500	S.F.	\$2,500				
Stairs	Repair/Replace _DM	Stair Treads, Vinyl, 6' Wide , replace all staircases and landing to match	3	240	EACH	\$14,352				

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**Building Name : SHEPARD ELEMENTARY**

Interior Finishes	Repair/Replace _DM	Baseboard, Vinyl, 6", gym, and hallways basement	3	1,500	L.F.	\$2,400				
Plumbing	Repair/Replace _DM	Bathroom, 2 Fixtures, 2 Wall Plumbing principals office	4	1	EACH	\$2,300				
Interior Finishes	Repair/Replace _DM	Vinyl Composition Tile, classrooms 222, 220, and entire basement	4	25,000	S.F.	\$46,000				
Interior Finishes	Repair/Replace _DM	Hardwood refinish, sand, fill, coating, includes furniture move, all classrooms and hallways	4	35,000	S.F.	\$87,500				
Interior Finishes	Repair/Replace _DM	Hardwood Floor replace damage areas 2nd and first floor hallways	4	1,500	S.F.	\$9,450				
Roofing	Cyclical _CR	Roof replacement from TREMCO report	4	1	JOB	\$84,050				
HVAC	Cyclical _CR	Window A/C Unit	5	6	EACH	\$7,200				
Site Improvements	Improvement/ Functionality _CI	Playground equipment with poured in place pad	5	1	JOB	\$45,000				
Plumbing	Cyclical _CR	Bathroom, 3 Fixtures, 2 Wall Plumbing, womens r/r 2nd floor	5	1	EACH	\$3,425				
Plumbing	Cyclical _CR	Slop Sink, Single Bowl, on all floors	5	4	EACH	\$3,078				
Plumbing	Cyclical _CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, mens r/r 2nd floor	5	1	EACH	\$2,130				
Site Improvements	Cyclical _CR	Open iron Rail Fence	5	600	L.F.	\$6,420				

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**Building Name : SHEPARD ELEMENTARY**

Interior Finishes	Cyclical _ CR	Carpet, Roll Goods, main office and principals	5	1,200	S.F.	\$3,060				
Plumbing	Cyclical _ CR	Drinking Fountain, High-Low basemant level	5	4	EACH	\$9,928				
Fire Protection	Cyclical _ CR	Fire Alarm System (includes horn, strobe, annunciator panel, etc.)	5	62,000	S.F.B.	\$148,800				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 2 Wall Plumbing, womens r/r 1st floor	5	2	EACH	\$4,600				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, womens r/r 1st floor	5	225	S.F.	\$1,361				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', womens r/r 1st floor	5	300	S.F.	\$1,029				
Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', womens r/r 1st floor	5	6	EACH	\$1,442				
Plumbing	Cyclical _ CR	Bathroom, 41 Fixtures, 2 Wall Plumbing, basement r/r boys and girls	5	4	EACH	\$40,860				
Stairs	Improvement/ Functionality _ CI	Stair Treads, Vinyl, 8' Wide, both basement r/r's and landings antislip	5	36	EACH	\$2,534				
Interior Finishes	Improvement/ Functionality _ CI	Acoustical Ceiling Tile, Suspended Grid, 2'x2', both basement r/r	5	2,500	S.F.	\$8,575				
Interior Finishes	Improvement/ Functionality _ CI	Ceramic Tile Floor, both basement r/r	5	2,500	S.F.	\$15,125				

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Date 6/22/2006

Building Name : SHEPARD ELEMENTARY

Electrical	Improvement/ Functionality _ CI	Fluorescent Fixture, 2'x2', both basement r/r	5	24	EACH	\$5,766				
HVAC	Improvement/ Functionality _ CI	Basement r/r Exhaust System	5	2	EACH	\$1,424				
Electrical	Cyclical _ CR	Service Panel, 3 Phase, 4 Wire, 120/208V, 100 Amp (42 CKTS), room 028, fire panel mechanic room, boiler room	5	3	EACH	\$3,738				
Fire Protection	Improvement/ Functionality _ CI	Emergency Egress Light (with circuitry), all staircases and mechanical rooms	5	12	EACH	\$6,086				
Plumbing	Cyclical _ CR	Bathroom, 2 Fixtures, 1 Wall Plumbing, r/r basement coed handicape, cafeteria and nurses room	5	3	EACH	\$6,390				
HVAC	Improvement/ Functionality _ CI	Bathroom Exhaust Fan ,basement r/r nurses room , cafeteria, and coed handicape	5	3	EACH	\$1,930				
Plumbing	Repair/Replace _ DM	Upgrade all domestic and sanitary water system piping including drain, waste and vent	5	61,998	S.F.	\$371,988				

Building Project Total : \$4,549,104

Building DM Total \$1,880,603

Building CR Total : \$593,229

Building CI Total : \$2,075,272

Percent Of Building Value (FCI) : 25.28 %