# Facilities Management

## Building Audit and Budget Information

### Attendees

Lane Rose, Tom Vervloet, Rob Nielsen, Tim Symonds and Peter Mason

### Audit date 05/24/2023

Building: Administration Building

Year Built: 2010

Major Remodel/Addition:

Sq. Footage: 72,727 ft.

Address: 61 S. Main St. Farmington, Ut. 84025



### Summary

Rock falling off around south end of the Library and Admin Building. Needs to be replaced with another rock or other material (currently in the process). Flooring issues include wearing carpets in common areas. Tile is also worn in some areas. HVAC has 3-4 yrs. left in life span before needing replaced. Interior walls and lighting are good. New ballards installed at front entrance of Admin Building.

### Facility Recommended Projects

| Project | Detail | Proposal | Estimate |
|---|---|---|---|
| Rock Facade | The rock facade is currently in disrepair. The rocks are falling off and needs to be replaced with a new material. Admin-Library. Project rolling over from 2022/2023. | | 1,000,000 |
| Carpet/Tile Flooring | Flooring is worn in high traffic areas. Needs replacement. | | |
| Bathroom Lighting | Replace ceiling fixtures in bathrooms. Covers continuously fall down. | | |
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### Department Needs/Requests

| Project | Detail | Proposal | Estimate |
|---|---|---|---|
| 2nd Floor Elections | Remodel Elections to include a viewing area for spectators.<br>*(current project as of 07.17.23) | | |
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## Major Systems Report

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| Roof: | No known issues. |
| HVAC: | Each unit has a 15 yr. life span-(3-4 yr. life left). Compressors - 2-3 yrs. before needing replacement. |
| Parking Lot: | Seal Coat put on in Spring 2022. |
| Flooring: | Carpet wear in common hall between Library and Admin. between 1st floor bathrooms and 131A. Worn carpet on the So. end of the building, 2nd floor hall in front of elevator. Maybe replace with carpet squares? |
| Landscape: | No major issues. Continue to maintain all landscaping areas. |
| Façade: | Ongoing stone adherence issues around entire building including Library. Needs to be replaced. |
| Lighting/Electrical: | Most lighting has been updated to LEDs. New lighting installed at frony entrance of Admin. |
| Interior Wall Finishes: | Continued preventative maintenance. Touch-up paint and scuffs as needed. |
| Plumbing: | Faucets are obsolete. Buy a multiple of 10 for future replacement. Rob to count how many we need to update all - to be put in the budget. |
| Exterior Concrete: | Exterior concrete good. Replaced and/or fixed trip hazards as needed through years. |
| Doors: | Rust at bottoms of exterior doors - east side of building. Add kick plate or some thing to protect doors behind crash bars. |

## Routine Maintenance Observations

| | Need | Action |
|---|---|---|
| 1. | Wood buckling outside of window on the 2nd floor in the hall at the south end of building by the janitorial closet and bathrooms. | Need to check into replacing it with Trex decking or some other similar material. |
| 2. | Ice Machines | CLR hard water off front of ice makers. Continue to maintain drain holes so we do not get a build up inside them. |
| 3. | Tile in front of IS is worn down. | Try to get budget to replace tile. |
| 4. | 3rd floor-south end hall towards break room carpet gap at windows. | Currently sealed with clear caulking. Continue to monitor and keep sealed. |
| 5. | Concrete raised up under tile in break room. 3rd floor. | Continue to monitor it. |
| 6. | Stone staircase. | The staircase between the CJC and admin Building needs to be repairs. Stones falling off and are missing. |
| 7. | Gravel - Front Planter. | The front planters at entrance of Admin Building needs more gravel added. Sprinkler lines are showing.<br>*remedied June 2023 Gravel added. |
| 8. | Cracked Concrete. | The sidewalk near the handicap stalls on the east side of front parking lot has a crack. Repair section and re-pour concrete.<br>*remedied July 2023. Concrete section was removed and new concrete was poured. |
| 9. | | |
| 10. | | |

## Additional Recommended Projects

| | Need | Action |
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