Facilities Management

Building Audit and Budget Information

Attendees

Lane Rose, Tom Vervloet, Scott Ewing, Mike Williams, Debbie Draper, Rachelle Blackham and Landis Allen

Audit date

06/22/2023



Building: Central Davis Senior Center

Year Built: 1988

Major Remodel/Addition:

Sq. Footage: 11,000 ft.

Address: 81 East Center St. Kaysville, Ut. 84037

Summary

If building is staying, lighting needs to be updated as well as flooring in the lapidary/ceramics rooms. Automatic doors are planned to be installed this year 2023.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Entrance Doors	Automatic doors slatted to be installed this year.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Ceiling Fan	The fan above the reading alcove/cubicle needs to be fixed.		
Handicap Buttons	When new doors are installed, can we move the handicap buttons to the back of the building's northwest doors?		

Major Systems Report

Roof:	Standing Seam. Good Condition. 3 years ago - fixed Single Ply section.
HVAC:	Newer HVAC - all condensers have been replaced. New water softener. Water heater was replaced this year 2021.
Parking Lot:	Seal Coated 2020. Good Condition.
Flooring:	Newer laminate flooring throughout some of the building. Flooring in Lapidary Room needs to be replaced as well as the flooring in the closet that houses the kiln as well as ceramics room.
Landscape:	No known issues.
Façade:	Stucco/Stone. Obvious signs of wear and tear - holes and cracks in stucco. Stones coming loose and falling off building.
Lighting/Electrical:	Lighting throughout building needs to be updated to LEDs. Fixtures in bathrooms need to be updated, as well.
Interior Wall Finishes:	The great room area has recently been painted white by Facilities. Rest of building needs to painted.
Plumbing:	Bathroom remodel 5-6 yrs. old. Looks good other than lighting fixtures.
Exterior Concrete:	Replaced bad sections of concrete in the last 4-5 yrs. Good Condition overall.
Doors:	Aged. Fair Condition. Some exterior doors need to be replaced within the next 1-3 yrs.

Routine Maintenance Observations

	Need	Action
1.	Dirty Building.	Building needs to be hosed/washed. Exterior walls are very dirty.
2.	Ceiling Vents.	Clean vents throughout building. Also, please clean out light panels. There are visible dead bugs.
3.	Shades/Blinds.	Window shades need to be replaced.
4.	Shatter Proof Lighting.	Lighting in laundry/storage room needs to either have a cover put over the fixture or shatter proof bulb needs to be installed.
5.	Grease Trap.	The grease trap in the kitchen needs to be checked - enzymes.
6.	Men's restroom.	The fan in the men's restroom is very loud. Needs to be looked at and fixed. Also, WD40 the bathroom doors.
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8.		
9.		
10.		

Additional Recommended Projects

	Need	Action
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2.		
3.		
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