Facilities Management

Building Audit and Budget Information

Attendees

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Audit date

05/24/2023

Building: Children's Justice Center

Year Built: 2011

Major Remodel/Addition:

Sq. Footage: 9,800 ft.

Address: 125 S. Main St. Farmington, Ut. 84025



Summary

Overall, interior of building looks maintained. No known issues. Facade replaced Summer-2020. Insulation in ceiling is minuscule according to Building Maintenance. Sealed exterior beams in courtyard for continued preventative maintenance - Summer 2021. Will be done again, Summer 2023. Need to watch exterior tiles on building and in stairwells. Make sure they are not falling off.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Insulation	Batting in ceiling throughout building is sporadic. Building maintenance recommends taking batting out and having insulation blown in.		
Front Planters	Xeriscaping front planters with rocks.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Concerned with wall cracking in the corner near ceiling in office.	There is a crack near ceiling from settling that needs to be patched and painted. Has been repaired multiple times.		
Front Door Security	Employees would like better security on entrance doors. Key Fobs? Would like limited access to building. Anyone can walk in at the moment. Lightin		
Lighting	Hall lighting has not been working. *battery ordered for inverter		
Landscaping	Planters/Courtyard full of weeds. Dead spots in grass. Dead trees need to be taken out.		

Major Systems Report

Roof:	Standing Seam - Good condition. No issues.
HVAC:	3-6 yrs. HVAC will have reached its life expectancy and will need to be replaced.
Parking Lot:	Has been cracked sealed - Good condition.
Flooring:	No known issues.
Landscape:	Landscaping dying. Grass dying and weeds in planters/courtyard.
Façade:	Stone facade was replaced in 2021. Still have stones falling off CJC sign by the parking lot as well as stairwell leading down to Admin.
Lighting/Electrical:	Facilities has updated LEDs that had been a continuing issue.
Interior Wall Finishes:	Good condition. Dings throughout that need to be filled and painted.
Plumbing:	Haven't had complaints of the smells/sewer venting from bathroom in awhile. Other then that...Good condition.
Exterior Concrete:	Good Condition. No known issues.
Doors:	Residential grade. Not weather tight. High winds bring the outside in. Front entrance doors not feel safe to staff.

Routine Maintenance Observations

	Need	Action
1.	Exterior lighting fixtures are home to wasps.	Continue to monitor situation. Add wasp traps as needed.
2.	Light bulb replacement.	Check lighting and change burned-out light bulbs as needed.
3.	Stairwell Tiles.	There are loose and/or tiles coming off stairwell leading down to Admin. Please repair.
4.	Circuit board budgeting.	Break up circuit board purchases and charge to proper buildings.
5.	Tar at front entrance.	Please try to remove tar footprints around front entrance and sidewalk. Acetone and the pressure washer?
6.	Wood on outside of building.	Wood needs to be sealed again on front entrance and in the courtyard. *Super Deck Product
7.	Courtyard.	In the courtyard, weeds need to be pulled; extra tiles from building need to be thrown away.
8.	Weatherstripping.	Need weatherstripping at the south door of the building.
9.	Carpeting.	Carpet squares need to be replaced around front desk - worn out in entrance. Current squares need to be glued down better.
10.	Windows/Molding	Molding is coming up along the hallway of windows. - Brad nailer.

Additional Recommended Projects

	Need	Action
1.		
2.		
3.		
4.		
5.		
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8.		
9.		
10.		