Facilities Management

Building Audit and Budget Information

Attendees

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Audit date

06/06/2023



Building: Davis Conference Center

Year Built: 2004

Major Remodel/Addition: 2007

Sq. Footage: 114,282 ft.

Address: 800 West Heritage Park Blvd. Layton Ut, 84041

Summary

End Game - Have all lights LEDs - dimmable - programmable. Need to have a HVAC yearly replacement plan.
Conference Center went through a refresh in 2016-2017.
Current Concerns: - Lighting
- HVAC
- WiFi - Server
- Xeroscape (working on bids)
- Restaurant Carpet (working with designer)
- Kitchen equipment/Beer cooler (monies received to start replacing)
- AV Equipment
- China/Stemware

Facility Recommended Projects

Project	Detail	Proposal	Estimate
HVAC	1-5 years recommended start phased replacement.		
Xeriscaping	Replace unused grass areas with xeriscaping.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Lighting	Meridian Room and Expo Room - update lighting. Refresh rooms. *Getting bids		
Fire Riser Maintenance			
Planter	On the east side of the building toward the hotel, staff would like to see a rock planter put in where the fountain was planned. Would like to start xeriscaping unused landscaping. Add concrete path between hotel and Conference Center.		
Security Camera Upgrade	Upgrade cameras to newer technology.		$30,000

Major Systems Report

Roof:	The roof has been cleaned and rid of a lot of build up and trash that was collected over the years, and overall condition is good to fair. Should expect another 15-20 year of life.
HVAC:	The system is aging and reaching its life expectancy. Many of the RTU's had work done two years ago just to get it operable. Recommend to start a phased replacement in 0-4 years
Parking Lot:	Parking lot was sealed in Summer 2021. Recommend crack seal every 1-2 years.
Flooring:	Most of the flooring is in good to fair condition and maintenance. Carpets were replaced during the refresh in 2016-17.
Landscape:	Update landscaping/planter on east side of building. where the fountain was to go. - Rock planter w/flowers. Start xeriscaping park strips and islands in parking lot.
Façade:	This system is good condition. The majority of the system is split face CMU that hides flaws and should look good for years, life expectancy another 35+ years.
Lighting/Electrical:	The lighting and electrical system would benefit from a LED upgrade for many reasons. Expo Hall Hub. Grants for LED Lighting (next year 2024).
Interior Wall Finishes:	This system is generally in good to fair condition and it seem like the DCC management has maintained day to day repairs in drywall and paint.
Plumbing:	There are 5 water heaters in building. The bathroom water heaters need replacement. One water heater tripping breaker. 5 yr. plan for replacement.
Exterior Concrete:	The concrete sidewalks and pavement is currently in good condition.
Doors:	The door are currently in fair condition and have some expected wear with scratches, nicks, gouges for uses throughout the years. 5-10 years recommended replacement or refurbished on high use doors.

Routine Maintenance Observations

	Need	Action
1.	Concrete Path	Would like to have a concrete path poured from Hotel to the east side of the Conference Center.
2.	Parking Signage	Need to get signs limiting parking. No Parking/No Overnight Parking! Issues may arise from the Apartment complex.
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Additional Recommended Projects

	Need	Action
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