Facilities Management

Building Audit and Budget Information

Attendees

Lane Rose, Tom Vervloet, Jason Herre, Brad Arave and Dustin Volk

Audit date 06/21/2023



Building: Davis Park Golf Course

Year Built: 1968

Major Remodel/Addition:

Sq. Footage: 18,266 ft.

Address: 1074 Nichols Rd. Fruit Heights, Ut. 84037

Summary

Major systems are old and need to be looked at and put on a yearly plan to be fixed and/or replaced. Roof is old on Proshop/Clubhouse and needs to be replaced by 2024; it is leaking over restrooms. HVAC is a problem. Hot spots throughout building during summer hours have been a problem in the past.

Master Plan:
*Roof
*Soffits - Gutters
*Stucco
*Woodwork

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Stucco	Stucco repair on exterior of building. When repairing/replacing roof - patch and paint to match new roofing system.		
Roof	The roof on the Proshop/Clubhouse needs to be replaced.		
Outdoor Lighting	Replace exterior lighting around building.		
Landscape	Landscape updates to the pathways going the new Driving Range Facilty		$50,000

Department Needs/Requests

Project	Detail	Proposal	Estimate
Garage Doors	Replace old garage doors with new insulated doors. Expand opening of one garage door to accommodate larger vehicles.		
Bathroom Remodel	Bathrooms are old and need to be updated with new tile. Tiles are bubbling up. Also, there is a smell in the men's bathroom that needs to be found. New lighting as well.		$20,000 Mens
HVAC	Replace units. Condenser freezes up. Have to turn off unit to let it thaw (by Proshop).		
Windows	Would like to add solar reflective tint to windows on south end of building.		

Major Systems Report

Roof:	Newer roof on shop. Needs new roof on Clubhouse/ProShop.
HVAC:	Cooler has to be recharged every year. Condenser freezes on one unit. Hot spots throughout the Clubhouse.
Parking Lot:	Parking lot was slurry sealed and re-striped 2020.
Flooring:	New carpeting throughout Clubhouse/ProShop. Banquet room carpet is 21 years old. Flooring in Men's bathroom is pulling up under sink area.
Landscape:	N/A - Golf Course takes care of own landscaping.
Façade:	Stucco/Stone. Fair to Good Condition. Fasteners are starting to show through on west side of building stucco wall. Stucco repair is needed.
Lighting/Electrical:	Updated newer shop to LEDs. Need to add LED lighting on outside of shop where snow pulled down exterior lighting. Also, hallway, backroom and offices need updated lighting.
Interior Wall Finishes:	Pro-Shop looks good - Painted Spring/Summer 2021.
Plumbing:	Fair to Good Condition.
Exterior Concrete:	Concrete project was completed Summer 2021. Installed new ball Dispenser. New concrete surround.
Doors:	Garage doors on shop and clubhouse need to be replaced with new insulated doors.

Routine Maintenance Observations

	Need	Action
1.	Planter.	The planter at the south of building needs updating. This may go into the "Master Plan"
2.	Men's bathroom.	The men's bathroom smells like sewer all the time. Check vent pipe?
3.	Kitchen.	Flooring in Cafe kitchen. Ice machine needs to be replaced.
4.	Pergola.	The pergola outside on the east side needs to be stained.
5.	Stucco damage.	Stucco damage around building. Patch and repair as needed.
6.		
7.		
8.		
9.		
10.		

Additional Recommended Projects

	Need	Action
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		