Facilities Management

Building Audit and Budget Information

Attendees

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

Audit date

05/24/2023



Building: Department of Motor Vehicles

Year Built: 2006

Major Remodel/Addition:

Sq. Footage: 5,687 ft.

Address: 969 West Clark Lane Farmington Ut. 84025

Summary

Budgeted to rip out more planters and replace with river rock last year. Project started 2022/2023. Landscaping still needs help. Exterior of building has no known issues. Inside building has no major issues either. Touch up paint.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Irrigation Controller		$10,000	

Department Needs/Requests

Project	Detail	Proposal	Estimate

Major Systems Report

Roof:	Single-Ply Membrane. Known issues with damning water which is creating ice/icicles.
HVAC:	HVAC needs to be replaced - 1-2 yrs.
Parking Lot:	Concrete corner of approach on west entrance into parking lot. Worn grass/dirt where people have cut the corner. Parking lot sealed in 2020.
Flooring:	Walk-off carpet down hall by employee entrance was replaced in 2020.
Landscape:	Ask for budget on planter renovation. Rip out planters and replace with river rock and new shrubbery.
Façade:	Stone/Metal. Good condition. No known issues.
Lighting/Electrical:	T-8s or T-5s. Will need to be upgraded to LEDs within 1-2 yrs.
Interior Wall Finishes:	Fair Condition. Lots of wear and tear. Will need a full paint job within 1-2 yrs.
Plumbing:	Good Condition. No known issues.
Exterior Concrete:	Good Condition. no known issues.
Doors:	Have had a few issues with automatic doors. Rob had the door company come out and work on them. No known issues now.

Routine Maintenance Observations

	Need	Action
1.	Concrete Pad.	Pour a small concrete pad where Robbie can put a ladder if needed by the drive-thru bay. While pouring that pad, pour concrete at approach where the grass is worn from people cutting corner.
2.	Front Pillars.	Continue to monitor and stain pillars at front entrance as well as drive through pillars. PM should be in place for a reminder.
3.	Front of Building.	Cobwebs and bug carcasses need to be cleaned from building.
4.	Parking Lot Sink Hole.	Southwest corner of parking lot is sinking. In-house concrete project. *Finished July 2023
5.	Drive Through Siding.	The siding up towards the ceiling of the drive through area in falling off. Please reattach and/or fix appropriately.
6.	Shed.	The shed at the back the parking lot needs to be repainted. Rob said he has some paint?
7.	Landscaping.	Dead trees on west side of parking lot need to be removed. Planter in front needs to be removed, add rocks and fountain grass.
8.		
9.		
10.		

Additional Recommended Projects

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