Facilities Management

Building Audit and Budget Information

Attendees

Lane Rose, Tom Vervloet, Cass Christensen, Mike Williams, Landis Allen, Debbie Draper and Rachelle Blackham

Audit date 06/22/2023



Building: South Davis Senior Center

Year Built: 1976

Major Remodel/Addition:

Sq. Footage: 10,680 ft.

Address: 726 S. 100 E. Bountiful, Ut. 84010

Summary

Need to put some money into the building to maintain it probably for a 10 yr. plan. HVAC is newer. Bathrooms need to be updated (slated for Fall 2023). Outdated, poor ventilation and circulation in kitchen area.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Bathrooms	Refresh and update paint, fixtures and wallpaper where applicable.		
Automatic Doors	Would like to see the entrance doors be updated to automatic sliders. Easier access for senior citizens. *CDBG money - Fall 2023		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Kitchen Cooling	There is no air flow in the kitchen. Would like an industrial fan or a mini split installed in kitchen. Gets very hot in there.		$12,000
Ceiling Fan	Add ceiling fan where the big wagon wheel chandelier was removed for air circulation.		$8,000

Major Systems Report

Roof:	Roof was replaced 4 years ago.
HVAC:	New water softener. Newer water heater.
Parking Lot:	Half of the parking lot was replaced 6 years ago. Still in Good Condition.
Flooring:	Replaced majority of flooring 5-6 yrs ago. Still in decent condition. Gouges in cafeteria seating area where chairs are dragging along floor.
Landscape:	City maintained. Poor/Fair Condition.
Façade:	Brick Building. Older but in Fair Condition.
Lighting/Electrical:	Lighting is being replaced with LEDs as needed.
Interior Wall Finishes:	Majority of building was repainted within the last 5-6 yrs. Still in Good Condition.
Plumbing:	Faucets in both bathrooms need updating at some point.
Exterior Concrete:	Good Condition. No known tripping hazards.
Doors:	Fair Condition. Dated with normal wear and tear. Automatic doors Fall 2023.

Routine Maintenance Observations

	Need	Action
1.	Fans in Kitchen.	Staff requesting a vent hood over dishwasher but check into mounting fans up in the corners of the ceiling for air flow.
2.	Kitchen Drain.	The drain in kitchen needs to be replaced with an open drain. Air gaps on kitchen sinks.
3.	Smoke Detectors.	There are no smoke detectors in building and building is not wired to fire system.
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Additional Recommended Projects

	Need	Action
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