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: Valley View Golf Course

Year Built: 1974

Major Remodel/Addition: 2008

Sq. Footage:18,043 ft.

Address: 2501 E. Gentile Layton, Ut. 84040



Summary

Roof is about 12 yrs old. Has another 8-13yrs. Would like to replace carpet and update/paint pro shop. Parking lot is need of a "mill and seal". In need of a few stucco repairs on exterior of building/rain gutter. Downstairs men's bathroom was updated Summer 2021; Women's 2022. Maintenance Shop/Portable needs attention.
Projects Mentions: New Ball Machine out by the driving range. *Budget for next Fall (High Priority)
Gas tank for golf carts.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Parking lot	Needs to be ground down and replaced with new pavement.		
Mechanical Shop	Windows need to be replaced as well as garage doors. *2024		
Garage doors	Doors need to be replaced with new insulated doors and new weatherstripping.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Ball Machine Building	Build new building out by driving range.		
Portable	Add on to the portable. Need office space and bathroom. The building is deteriorating.		
Driving range	Design service for the driving range area, to get a plan together for renovation in 2025		$10,000
Gas Tank	Would like a gas tank for golf carts.		

Major Systems Report

Roof:	Roof is about 12 yrs. old. Replace in 8-13 yrs.
HVAC:	Heating/Furnace downstairs - original building (shop) needs to be replaced in the near future.
Parking Lot:	Needs to be replaced. Slope differently to have proper drain off. Have contractor come out for budget. Have estimate include outside front gates. Also, include cart area and driveway down to garage.
Flooring:	Newer tile flooring is cracking due to settling. There are some replacement tiles in the downstairs storage room. Carpet upstairs was last replaced in 2009. Would like to replace after downstairs project is finished. Carpet was replaced during renovation - 2022.
Landscape:	2 in. curbing around flower beds near parking lot. Draining in to parking lot. Landscaping is done "in house"
Façade:	Stucco needs repaired around exterior of building. Water damage. Also rain gutter on west side of building. Ball dispenser building is falling on east side where ground is eroding underneath.
Lighting/Electrical:	Almost all lighting has been updated to LED.
Interior Wall Finishes:	Freshen up Pro Shop paint with lighter neutral colors. Paint new banquet room doors the color of the upper walls in banquet room. Touch up chair railing where there is scuff marks.
Plumbing:	Test water pressure? Regulator issue or expansion tank.
Exterior Concrete:	Good Condition.
Doors:	New doors have been installed in banquet room. Garage doors need to be replaced.

Routine Maintenance Observations

	Need	Action
1.	Caps - Stone Pillars	Finish putting new caps on stone fence pillars. 13 more to finish.
2.	Mechanical storage area.	Grade dirt, concrete and window wells. Bring in contractor for bid. Different point of entry for plumbing.
3.	Stucco.	The stucco around building needs to be patched and painted where damaged.
4.	Rain Gutter.	The rain gutter on the west side of building needs to be looked at.
5.	Deck.	The deck attached to the banquet room needs to be refinished with either stain or paint.
6.	Dustin's Office.	Would like to have thermostat moved into his office.
7.	Wood Columns.	Wood columns need to be resealed (by banquet Room). Cover with Hardiboard and paint?
8.	Dumpster Signs.	Order signs for dumpsters. "No public access"
9.	Reception Area.	Add chair rail, paint reception area. *Winter project.
10.	Swallows. Wasps.	Stay on top of swallows, nests on south side of building as well as west side. Check building for wasps nests.

Additional Recommended Projects

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