Facilities Management

Building Audit and Budget Information

Attendees

Lane Rose, Tom Vervloet, Lynnette Mills, Cass Christensen, Mike W. and Landis Allen

Audit date 06/20/2023

Building: Centerville Library

Year Built: 2006

Major Remodel/Addition:

Sq. Footage: 10,290 ft.

Address: 45 S. 400 W. Centerville, Ut. 84014



Summary

As a whole the Centerville Library looks well maintained. Front entrance is appealing. Inside everything looks good. Parking lot was slurry sealed 3 years ago. Also, decorative bars on some windows have come off and need to repaired/replaced.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Ceiling Tiles	Syracuse Library may have extras.		
Window Replacement	Windows need to be replaced where fogging is an issue. Window company is at least 6 months out to look at window issue.		
Exterior Lighting	Replace soffit lighting around building. 16 lights plus 3 under pergola.		
HVAC/Air Conditioners	Need to be budgeted in the next few years to have HVAC looked at and replaced.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Drinking Fountain	Current drinking fountain does not chill water. Would like to replace it with one that does as well as have a bottle filler attachment. * Slated Fall 2023		
Storage Space	Looking to add more space for storage.		
Employee Lockers	Employees would like to have new lockers.		

Major Systems Report

Roof:	Fair to Good Condition. Asphalt Shingles. 10-15 yrs life expectancy left.
HVAC:	Will need to be budgeted to be replaced within the next 5 years.
Parking Lot:	Slurry sealed in July 2020.
Flooring:	Carpet holding up well to wear and tear.
Landscape:	No major issues. East side of property, grass is dead due to water restrictions.
Façade:	Crack where stucco meets rock on west side of building. Needs to be sealed with a colored caulk.
Lighting/Electrical:	Most lights have been upgraded to LEDs.
Interior Wall Finishes:	There is no paint for this building. Need to color match paint for a few touch ups and scuff marks on walls. Ceiling tiles are fabric. We need to find a solution to either clean them or find replacements.
Plumbing:	Good Condition. Needs new water heater, 1-2 yrs. Starting to leak.
Exterior Concrete:	Good Condition.
Doors:	Main doors replaced 6 years ago. Other doors in Good Condition.

Routine Maintenance Observations

	Need	Action
1.	Cob Webs	Walk around building and clean lights and other areas where cob webs have built up including front entrance.
2.	Glycol Leak	There is a stain on building where there is glycol leaking.
3.	Ceiling Tile.	There is a ceiling tile above the magazine area and tables that is separating from ceiling. Please reattach.
4.	Ceiling Touch-up.	Paint needs to be touched up where there was a leak in ceiling by entrance. Paint used for touch-up does not match current color.
5.	Carpet Squares.	If there are any extra carpet squares, please replace worn carpet as needed.
6.	Pergola.	Please stain pergola. It is looking thirsty.
7.	Bathroom faucets.	Bathroom faucets need to be replaced with sensored automatic faucets.
8.		
9.		
10.		

Additional Recommended Projects

	Need	Action
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2.		
3.		
4.		
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10.		