Facilities Management

Building Audit and Budget Information

Attendees

Lane Rose, Tom Vervloet, Mike Williams, Landis Allen and Lynnette Mills

Audit date 06/05/2023

Building: Layton Library

Year Built: 1988

Major Remodel/Addition: 2002

Sq. Footage: 16,356 ft.

Address: 155 Wasatch Dr. Layton, Ut. 84015



Summary

Multiple updates have been put in to this Library in the last few years. Major issues that are still are a concern are the parking lot allergatoring/drainage. Trees in back need to be trimmed back.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Boiler	Will be done 9-2023		
Landscaping	The trees on the west side of building need to be trimmed back. They are touching building and creating issues. High priority for next year	$30,000	
Skylights	Need to schedule someone to come out and get an estimate for sealing all the skylights in the library.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Parking Lot	Would like to have the drainage issues addressed. Seal the cracks. Need to have the parking lot restriped.		
Mounted Computer Desks	The computer desks mounted to the pillars needs to be resurfaced.		

Major Systems Report

Roof:	Roof is about 4 years old.
HVAC:	Newer HVAC. 2 units left to be replaced. Phase 3 - Budget for new boiler.
Parking Lot:	Sealed about 5 years ago. Noticeable alligatoring.
Flooring:	New carpet. No wearing visible.
Landscape:	Needs to be gone through. Spray for weeds. Prune dead greenery.
Façade:	Good Condition. Had stucco work done 5 years ago.
Lighting/Electrical:	Updated to LEDs. Can lights are not LED yet. The lighting fixtures currently installed at Layton Library can not be replaced. We have no back ups either. Something to think about moving forward.
Interior Wall Finishes:	Repainted about 4 years ago.
Plumbing:	New bathroom fixtures.
Exterior Concrete:	No visible issues.
Doors:	Good Condition. Would like to see front main doors upgraded to automatic door system.

Routine Maintenance Observations

	Need	Action
1.	Landscaping.	Trim trees around property. Trees in back need to be cut back away from building.
2.	Shed.	The shed in back needs to be repainted.
3.	Boiler/Maintenance Room	Clean up room. Get rid of things not needed and move compressor.
4.	HVAC.	Clean cotton out of filters/ clean HVAC System. Clean air returns on west side of building.
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Additional Recommended Projects

	Need	Action
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2.		
3.		
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