Facilities Management

Building Audit and Budget Information

Attendees

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

Audit date 07/09/2024

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 looks good. Windows need to be replaced - trim coming off. Air conditioners replaced Spring 2024. Water heater replaced Spring 2024. Drinking Fountain Project completed. New lockers added for employees but they are still in need of storage space.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Ceiling Tiles	Replacement ceiling tiles do not match old ceiling. Very noticeable.		
Window Replacement	Windows need to be replaced where fogging is an issue. Have not been able to get a window company out to look at windows.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Storage Space	Looking to add more space for storage.		

Major Systems Report

Roof:	Fair to Good Condition. Asphalt Shingles. 10-15 yrs life expectancy left.
HVAC:	HVAC/Air conditioners replaced Spring 2024.
Parking Lot:	Slurry sealed in July 2020.
Flooring:	Carpet holding up well to wear and tear.
Landscape:	No major issues.
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:	Water heater replaced Spring 2024.
Exterior Concrete:	Good Condition.
Doors:	Main doors replaced 6 years ago. Other doors in Good Condition.

Routine Maintenance Observations

	Need	Action
1.	Ceiling Damage.	Water damage - ceiling in YA. Leaks from water heater install.
2.	Touchless Faucets.	Budget 2025 for new faucets.
3.	Glycol Leak	There is a stain on building where there is glycol leaking.
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. Budget for 2025.
8.		
9.		
10.		

Additional Recommended Projects

	Need	Action
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2.		
3.		
4.		
5.		
6.		
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9.		
10.		