Facilities Management

Building Audit and Budget Information

Attendees

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

Audit date

07/12/2024

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 and the old tube lighting throughout the library. Boiler project was completed as well as some major landscape trimming. Opened lobby up by removing interiors doors for easier access to strollers and patrons.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Lighting	Lighting needs to be updated and added in some dark corners. Update track lighting/can lights.		

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.		
Lighting	Would like to add can lighting in the corner/children's nonfiction.		
Outlets/Power	Add outlets in conference rms. as well as half wall east side of building. Solution may to get portable outlets with USB chargers.		

Major Systems Report

Roof:	Roof is about 5 years old.
HVAC:	Newer HVAC. 2 units left to be replaced.
Parking Lot:	Sealed about 6 years ago. Noticeable alligatoring.
Flooring:	Newer carpet. No wearing visible.
Landscape:	Trees trimmed in the back away from the roof lines.
Façade:	Good Condition. Had stucco work done 6 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 5 years ago.
Plumbing:	Newer 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.	HVAC.	Clean cotton out of filters/ clean HVAC System. Clean air returns on west side of building.
2.	Cobwebs/Stains on concrete.	Use the power washer to clean the cobwebs off the building as well as the front entrance. Concrete is dirty. Stains from people spilling drinks.
3.	Wasp nests.	Contain maintenance around building, remove wasps nests.
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Additional Recommended Projects

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