Facilities Management

Building Audit and Budget Information

Attendees

Lane Rose, Tom Vervloet, Rob Nielsen, Tim Symonds and Peter Mason

Audit date

07/11/2024



Building: Administration Building

Year Built: 2010

Major Remodel/Addition:

Sq. Footage: 72,727 ft.

Address: 61 S. Main St. Farmington, Ut. 84025

Summary

Rock on exterior of building is in the process of being removed. Will be replaced with a different material. Flooring issues include wearing carpets in common areas. Tile is also worn in some areas. HVAC has 2-3 yrs. left in life span before needing replaced. Interior walls and lighting are good. Card readers will be installed at second floor for limited access to the floor - Summer 2024.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Sustainable Landscaping	Bids went out for the replacement of landscaping with a more sustainable material.		

Department Needs/Requests

Project	Detail	Proposal	Estimate

Major Systems Report

Roof:	No known issues.
HVAC:	Each unit has a 15 yr. life span-(2-3 yr. life left). Compressors - 1 to 2 yrs. before needing replacement.
Parking Lot:	Seal Coat put on in Spring 2022.
Flooring:	Carpet wear in common hall between Library and Admin. between 1st floor bathrooms and 131A. Worn carpet on the So. end of the building, 2nd floor hall in front of elevator. Maybe replace with carpet squares?
Landscape:	No major issues. Continue to maintain all landscaping areas.
Façade:	Rock replacement started, Summer 2024
Lighting/Electrical:	Most lighting has been updated to LEDs. New lighting installed at front entrance of Admin.
Interior Wall Finishes:	Continued preventative maintenance. Touch-up paint and scuffs as needed.
Plumbing:	No known issues.
Exterior Concrete:	Exterior concrete good. Replaced and/or fixed trip hazards as needed through years.
Doors:	Troublesome doors on east side of building have been updated.

Routine Maintenance Observations

	Need	Action
1.	Wood buckling outside of window on the 2nd floor in the hall at the south end of building by the janitorial closet and bathrooms.	Need to check into replacing it with Trex decking or some other similar material.
2.	Ice Machines	CLR hard water off front of ice makers. Continue to maintain drain holes so we do not get a build up inside them.
3.	Tile in front of IS is worn down.	Needs replacement when budget allows.
4.	3rd floor-south end hall towards break room carpet gap at windows.	Currently sealed with clear caulking. Continue to monitor and keep sealed.
5.	Concrete raised up under tile in break room. 3rd floor.	Continue to monitor it.
6.	Flag pole	The American flag is hanging improperly. Rob checked and a hook broke. He cannot lower the flag. Needs to Colonial or bring a lift in to work on it.
7.	Windows on third floor/Lighting	Need to bring in a boomlift to clean the window ledges on third floor. Use lift to fix flagpole as well. Replace any lights out in the parking lot while we have the boomlift.
8.	Sink hole in parking lot.	The sink hole in the east parking area has been filled but needs another layer of asphalt due to settling.
9.		
10.		

Additional Recommended Projects

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