Facilities Management

Building Audit and Budget Information

Attendees

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Audit date 07/22/2024



Building: Davis Conference Center

Year Built: 2004

Major Remodel/Addition: 2007

Sq. Footage: 114,282 ft.

Address: 800 West Heritage Park Blvd. Layton Ut, 84041

Summary

End Game - Have all lights LEDs - dimmable - programmable. Need to have a HVAC yearly replacement plan.
Conference Center went through a refresh in 2016-2017.
Current Concerns: - Lighting (Codale) - AV Equipment - EV 8 Charging Stations (install Aug/Sept 2024)
- HVAC - Air Walls RFP
- WiFi - Server (Codale)
- Xeroscape /$160,000 available/$233,000 (over budget) Working on what needs to be cut.
- Restaurant Carpet/Refresh Building(working with designer)

Facility Recommended Projects

Project	Detail	Proposal	Estimate
HVAC	1-5 years recommended phase 5-6 yearly replacement. 7 replaced/43 units total.		
Xeriscaping	Xeriscaping bid - $233,000. Over budget by $73,000.Working on what can be cut out.		
Lighting	Codale - All new fixtures included. Grant $248,000 (Budget difference 2025). $97,000 back in incentives.	380,000	

Department Needs/Requests

Project	Detail	Proposal	Estimate
Lighting	Meridian Room and Expo Room - update lighting. Fixtures/chandelier, hoist and controls included. Grant $248,000	$380,000	
Fire Riser Maintenance			
Landscaping	Update to xeriscaping. Budget - $160,000	$233,000	
Security Camera Upgrade	Upgrade cameras to newer technology.		$30,000

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Major Systems Report

Roof:	The roof has been cleaned and rid of a lot of build up and trash that was collected over the years, and overall condition is good to fair. Should expect another 15-20 year of life.
HVAC:	The system is aging and reaching its life expectancy. Many of the RTU's had work done two years ago just to get it operable. Recommend to start a phased replacement in 0-4 years. 2025 Budget
Parking Lot:	Parking lot was sealed in Summer 2021. Recommend crack seal every 1-2 years.
Flooring:	Most of the flooring is in good to fair condition and maintenance. Carpets were replaced during the refresh in 2016-17.
Landscape:	Update landscaping/planter on east side of building. where the fountain was to go. - Rock planter w/flowers. Start xeriscaping park strips and islands in parking lot.
Façade:	This system is good condition. The majority of the system is split face CMU that hides flaws and should look good for years, life expectancy another 35+ years.
Lighting/Electrical:	Codale bid for for LED upgrade 2024.
Interior Wall Finishes:	This system is generally in good to fair condition and it seem like the DCC management has maintained day to day repairs in drywall and paint.
Plumbing:	There are 5 water heaters in building. The bathroom water heaters need replacement. One water heater tripping breaker. 5 yr. plan for replacement.
Exterior Concrete:	The concrete sidewalks and pavement is currently in good condition.
Doors:	The door are currently in fair condition and have some expected wear with scratches, nicks, gouges for uses throughout the years. 5-10 years recommended replacement or refurbished on high use doors.

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Routine Maintenance Observations

	Need	Action
1.	Concrete Path	Would like to have a concrete path poured from Hotel to the east side of the Conference Center.
2.	Parking Signage	Need to get signs limiting parking. No Parking/No Overnight Parking! Issues may arise from the Apartment complex.
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Additional Recommended Projects

	Need	Action
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