Facilities Management

Building Audit and Budget Information

Attendees

Lane Rose, Tom Vervloet, Jason Herre, Pete Stone and Dustin Volk

Audit date 06/18/2024

Building: Valley View Golf Course

Year Built: 1974

Major Remodel/Addition: 2008

Sq. Footage:18,043 ft.

Address: 2501 E. Gentile Layton, Ut. 84040



Summary

Roof is about 12 yrs old. Has another 2-3 yrs. Would like to replace carpet and update/paint pro shop.
Parking lot is in need of a "mill and seal".
Major project mentioned:
Driving Range Overhaul/Structure - Ball machine and Training center
(Design 2025 Budget)(Structure 2026 Budget). Davis Park Design Plan?
Phase 1 - Level Tee/Mat Structure
Phase 2 - Lights/Canopy Structure

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Parking lot	Needs to be ground down and replaced with new pavement.		

Department Needs/Requests

Project	Detail	Proposal	Estimate
Parking Lot (high priority)	Needs proper drainage. Ground down and replaced with new pavement.		
Landscaping	Would like curbing in planters, updated landscaping		
Maintenance Shop	Needs new roof/windows - East building		
Entrance Door	Would like double doors/crash bar - Move doors to where the ball machine is currently.		

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Major Systems Report

Roof:	Roof is about 13 yrs. old. Replace in 2-3 yrs.
HVAC:	Heating/Furnace downstairs - original building (shop) needs to be replaced in the near future.
Parking Lot:	Needs to be replaced. Slope differently to have proper drain off. Have contractor come out for budget. Have estimate include outside front gates. Also, include cart area and driveway down to garage.
Flooring:	Newer tile flooring is cracking due to settling. There are some replacement tiles in the downstairs storage room. Carpet upstairs was last replaced in 2009. Would like to replace it. Downstairs Carpet was replaced during renovation - 2022.
Landscape:	2 in. curbing around flower beds near parking lot. Draining in to parking lot. Landscaping is done "in house"
Façade:	Stucco needs repaired around exterior of building. Water damage. Also rain gutter on west side of building. Ball dispenser building is falling on east side where ground is eroding underneath.
Lighting/Electrical:	Almost all lighting has been updated to LED. Add lighting for driving range.
Interior Wall Finishes:	Freshen up Pro Shop paint with lighter neutral colors. Paint new banquet room doors the color of the upper walls in banquet room. Touch up chair railing where there is scuff marks.
Plumbing:	Test water pressure? Regulator issue or expansion tank.
Exterior Concrete:	Good Condition.
Doors:	New doors have been installed in banquet room. Garage doors need to be replaced. Need new front door. Wind whips it opens, needs crash bar.

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Routine Maintenance Observations

	Need	Action
1.	Parking lot lighting.	One light is not working, One light is stuck on.
2.	Storage Shed.	Grade dirt, concrete and window wells. Bring in contractor for bid. Different point of entry for plumbing.
3.	Stucco.	The stucco around building needs to be patched and painted where damaged.
4.	Rain Gutter.	The rain gutter on the west side of building needs to be looked at.
5.	Deck.	The deck attached to the banquet room needs to be refinished with either stain or paint. Get quote for Trek or vinyl decking.
6.	Dustin's Office.	Would like to have thermostat moved into his office.
7.	Wood Columns.	Wood columns need to be resealed (by banquet Room). Cover with Hardiboard and paint?
8.	Swallows. Wasps.	Stay on top of swallows. Check building for wasps nests. South side of building has multiple wasps nests.
9.	Front Door Repair.	Repair door/area around door where the wind has whipped it open. Get quotes for new door. - Duff
10.	Maintenance Shop.	Roof/Soffet. Double pane windows.

Additional Recommended Projects

	Need	Action
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2.		
3.		
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