

Attendees

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

Audit date 06/27/2025

Building: Administration Building

Year Built: 2010

Major Remodel/Addition:

Sq. Footage: 72,727 ft.

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



Summary

Rock exterior replaced 2024/2025. Flooring issues include wearing carpets in common areas. Tile is also worn in some areas. HVAC has 1-2 yrs. left in life span before needing replaced. Interior walls and lighting are good.

Facility Recommended Projects

Project	Detail	Proposal	Estimate
Ice/Water Makers	The 3 breakrooms need to have their ice makers replaced. It's costing more to fix and maintain them. 3x\$6,000 ea		\$18,000
Flooring Southend Project	The carpet running down the hall at the southend of the building needs replacement. Coming apart and pulling at the seams. Needs a walk off carpet.		
Ballard Replacement	West employee entrance needs new ballards off the walk way.		\$10,000
Bathroom Fixtures	The fixtures in the bathrooms need to be replaced. The covers continuously fall down and do not stay in place.		

Department Needs/Requests

Project	Detail	Proposal	Estimate

## Major Systems Report

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Roof:	No known issues.
HVAC:	Each unit has a 15 yr. life span (1-2 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. Replace with walk off carpet?
Landscape:	No major issues. Continue to maintain all landscaping areas.
Façade:	Rock facade replaced 2024/2025.
Lighting/Electrical:	Most lighting has been updated to LEDs.
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:	No know issues.

## Routine Maintenance Observations

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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.	Concrete raised up under tile in break room. 3rd floor.	Continue to monitor it.
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.
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Additional Recommended Projects

	Need	Action
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