

Region: West Vancouver - Facilities Asset: Klee Wyck - Garage Glass Studio
Zone: Hugo Ray Area and Klahanie Park Areas Asset Number: 107

Assets are ordered by Asset Name Currency: CAD

Statistics

FCI Cost:	164,955	FCI:	0.49
RI Cost:	164,955	RI:	0.49
Total Requirements Cost:	164,953		
Current Replacement Value:	334,428	Date of most Recent Assessment:	Dec 7, 2018

Type	Building	Construction Type	CNBC - Group D
Area	140 SM	Historical Category	Business/Personal Services
Use	Storage - General	City	West Vancouver
Floors	1	State/Province/Region	CANADA
Address 1	200 Keith Road	Zip/Postal Code	
Address 2	-	Architect	-
Year Constructed	1985	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	City Owned		

Photo



Klee Wyck - Garage Glass Studio

Asset Description

Please note that the building interior was not accessible during the field assessment. Some exterior pictures of the building were taken and exterior conditions were observed by the assessment staff. Model systems have been used based on a typical building of this kind. Assumptions on building systems and conditions have been made based on the age of the building. Actual

condition may vary and need to be verified by having complete access to building areas.

Klee Wyck - Garage Glass Studio

ARCHITECTURAL

GENERAL

The Klee Wyck - Garage Glass Studio, Asset Number 107, is located in the District of West Vancouver at 200 Keith Road, West Vancouver, BC. It is a one-story wood-framed building that was constructed in about 1985 providing an estimated finished floor area of approximately 140 square meters. The building includes workshop room.

Substructure

The building has cast-in-place concrete foundation walls and strip footings. The ground floor has a cast-in-place concrete floor slab.

Superstructure

The building superstructure has a timber framed flat roof using wood roof beams covered with plywood decking.

Exterior Construction

The exterior walls are CMU walls on wood stud backup. The building includes the original exterior aluminum window units with insulated glass. The exterior doors include a metal door in metal frame and a overhead door. Wood trim is found at exterior windows, decking, roof eaves and fascia. The roof finish is comprised of SBS modified bitumen membrane.

Interior Construction

The building interior partition walls consist of painted gypsum wallboard on wood wall studs. The interior wall finishes include a standard painted finish. Floor finishes include concrete floor. The ceilings include painted gypsum wallboard ceiling system.

Accessibility

The building is generally not considered barrier free per the requirements of section 3.8 Building Requirements for Persons with Disabilities of the 2012 British Columbia Building Code.

Occupancy Type

According to the 2012 British Columbia Building Code, Article 3.1.2.1. (1), the Music Box is classified as an Assembly Group D occupancy.

MECHANICAL



Asset Detail Report

By Asset Name

HVAC

The heating needs for the Klee Wyck - Garage Glass Studio are provided by a gas-fired heater.

Plumbing

The building domestic water distribution system includes main water supply line entering in the building with associated distribution piping.

The building includes a sanitary waste piping system with gravity discharge to the municipal system.

The building also includes a natural gas distribution system for the unit heater.

Fire Protection

Handheld type fire extinguisher is located in the building.

ELECTRICAL

Electrical Service and Distribution

The building includes a typical electrical service, which includes incoming feeders, 100A 120/240V main panelboard, disconnects, and metering. The panelboard provides power for lighting, life safety and local tenant needs.

The building does not have any exit signs.

Lighting

Lighting system includes surface mounted fluorescent fixtures, conduit and wire.

Exterior lighting consists of wall mounted incandescent fixtures.

Branch Wiring and Devices

Wiring is provided via conduit to a typical collection of devices, receptacles and switches.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	2,279
Door Assembly - 914 x 2134mm Wd Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	4,024



Asset Detail Report By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fixed Cabinets Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	10,880
Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	33,390
Heater - Gas Renewal	Yes	D3020 - Heat Generating Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	6,583
Lighting - Exterior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	689
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	9,469
Main Electrical Service and Distribution - 125A 120/240V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	12,161
Overhead Rolling Doors Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	10,455
SBS Modified Bitumen Membrane Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	67,333
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	3,572
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	4,118
Total						164,953

Region: West Vancouver - Facilities

Asset: Klee Wyck - Original House

Zone: Hugo Ray Area and Klahanie Park Areas **Asset Number:** 106

Assets are ordered by Asset Name

Currency: CAD

Statistics

FCI Cost:	490,890	FCI:	0.66
RI Cost:	490,890	RI:	0.66
Total Requirements Cost:	490,891		
Current Replacement Value:	748,002	Date of most Recent Assessment:	Dec 7, 2018

Type	Building		
Area	462 SM		
Use	Housing - Single Family	Construction Type	CNBC - Group C Residential
Floors	2	Historical Category	None
Address 1	200 Keith Road	City	West Vancouver
Address 2	-	State/Province/Region	CANADA
Year Constructed	1925	Zip/Postal Code	
Year Renovated	-	Architect	-
Ownership	City Owned	Commission Date	-
		Decommission Date	-

Photo



Klee Wyck - Original House

Asset Description

Klee Wyck - Original House

Please note that the building interior was not accessible during the field assessment. Some exterior pictures of the building were taken and exterior conditions were observed by the assessment staff. Model systems have been used based on a typical

building of this kind. Assumptions on building systems and conditions have been made based on the age of the building. Actual condition may vary and need to be verified by having complete access to building areas.

ARCHITECTURAL

GENERAL

The Klee Wyck - Original House, Asset Number 107, is located in the District of West Vancouver at 200 Keith Road, West Vancouver, BC. It is a two-story wood-framed building that was constructed in about 1925 providing an estimated finished floor area of approximately 462 square meters. The ground floor includes staff offices, meeting room, kitchen and washroom. The upper floor includes a staff offices.

Substructure

The building has cast-in-place concrete foundation walls and strip footings. The ground floor has a cast-in-place concrete floor slab.

Superstructure

The floor assembly includes wood floor joists and subfloor. The building superstructure has a timber framed sloped gable roof using wood roof beams covered with wood plank decking.

Exterior Construction

The exterior walls are comprised of wood panel siding on wood stud backup. The building includes the original exterior wood window units with non-insulated glass. The exterior doors include wood door in wood frame. Wood trim is found at exterior windows, decking, roof eaves and fascia. The roof finish is comprised of asphalt shingles. The roof is drained by perimeter aluminum roof gutters and downspouts.

Interior Construction

The building interior partition walls consist of painted gypsum wallboard on wood wall studs. The interior wall finishes include a standard painted finish. Floor finishes include wood flooring and 9 x 9 inch vinyl asbestos tiles (VAT). The ceilings include painted gypsum wallboard ceiling system and concealed spline ceiling tiles. The washroom accessories typically include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Hazardous Materials

There are suspected hazardous materials such as asbestos containing materials (ACM's) in the 9 x 9 inch vinyl composite tiles (VAT) located in the basement washroom at this facility.

Vertical Transportation

There is a centrally located stairwell, providing access to the upper floor. The interior stairs include wood stringers, treads and risers with wood handrails and metal guardrails.

Accessibility

The building is generally not considered barrier free per the requirements of section 3.8 Building Requirements for Persons with Disabilities of the 2012 British Columbia Building Code.

Occupancy Type

According to the 2012 British Columbia Building Code, Article 3.1.2.1. (1), the Music Box is classified as an Assembly Group D occupancy.

MECHANICAL

HVAC

The heating needs for the Klee Wyck - Original House are provided by a gas-fired furnace.

The conditioned air to the building via distribution ductwork and floor grilles.

Residential exhaust fans remove air from the washrooms.

The HVAC system includes electric wall-mounted thermostats, control valves, and a basic local HVAC control system.

Plumbing

The building domestic water distribution system includes main water supply line entering in the building with associated distribution piping.

The domestic hot water is provided by a gas fired water heater located in the building. Hot and cold water is distributed to restroom fixtures and other points of use.

The restroom fixtures include vitreous china water closets, lavatories, bath tubs and shower stalls. Plumbing fixtures also include a kitchen sinks.

Rain water is removed from the roof by perimeter gutters, downspouts and rainwater leaders, which discharge to a municipal main.

The building includes a sanitary waste piping system with gravity discharge to the municipal system.

The building also includes a natural gas distribution system for the mechanical HVAC units.

Fire Protection

Handheld type fire extinguisher is located in the building.

ELECTRICAL



Asset Detail Report

By Asset Name

Electrical Service and Distribution

The building includes a typical electrical service, which includes incoming feeders, 100A 120/240V main panelboard, disconnects, and metering. The panelboard provides power for lighting, life safety and local tenant needs.

Emergency Electrical Systems

The emergency lighting system includes self-contained battery packs and lights with both unit mounted heads on the upper floor.

The building does not have any exit signs.

Lighting

Lighting system includes surface mounted fluorescent fixtures, track lights, some pot lights, conduit and wire.

Exterior lighting consists of wall mounted incandescent fixtures.

Branch Wiring and Devices

Wiring is provided via conduit to a typical collection of devices, receptacles and switches.

Communications

The building has a telephone connection and the system includes cabling and RJ11 terminations.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Shingled Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	21,609
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	9,174
Concrete Column Footings Renewal	Yes	A - Substructure	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	1,267
Distribution Ductwork Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	76,145
Door Assembly - 914 x 2134mm Wd Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	12,073
Exterior Stairs - Wood Renewal	Yes	B1015 -	Beyond	3- Necessary	Dec 7, 2021	8,363



Asset Detail Report By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Exterior Stairs and Fire Escapes	Useful Life	- Not Yet Critical		
Fixed Cabinets Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	21,760
Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	25,153
Foundation Wall and Footings 8-Ft - Full Basement Renewal	Yes	A - Substructure	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	5,254
Furnace - Gas Fired Residential Type Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	8,952
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	42,265
GWB on Wood Stud Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	19,072
Gutters and Downspouts - Aluminum Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	3,158
Kitchen Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	3,599
Lighting - Exterior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	689
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	31,249
Main Electrical Service and Distribution - 125A 120/240V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	12,161
Natural Gas Supply for Bldg Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	15,833
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet	Dec 7, 2021	9,536



Asset Detail Report By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	4,361
Sanitary Waste - Gravity Disch Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	18,712
Single-Story - Wood Frame Floor Deck Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	790
Stairs - Wood Renewal	Yes	C20 - Stairs	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	1,242
Swinging Doors - 914 x 2134 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	44,687
Washroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	3,513
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	46,166
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	6,583
Wood Frame Roof Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	6,837
Wood Lap Siding Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	16,274
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	14,414
Total						490,891

Region: West Vancouver - Facilities

Asset: Klee Wyck Caretaker Residence

Zone: Hugo Ray Area and Klahanie Park Areas **Asset Number:** 090

Assets are ordered by Asset Name

Currency: CAD

Statistics

FCI Cost:	325,723	FCI:	0.81
RI Cost:	325,723	RI:	0.81
Total Requirements Cost:	325,722		
Current Replacement Value:	403,948	Date of most Recent Assessment:	Dec 7, 2018

Type	Building		
Area	250 SM		
Use	Housing - Single Family	Construction Type	CNBC - Group C Residential
Floors	2	Historical Category	None
Address 1	200 Keith Road	City	West Vancouver
Address 2	-	State/Province/Region	CANADA
Year Constructed	1925	Zip/Postal Code	
Year Renovated	-	Architect	-
Ownership	City Owned	Commission Date	-
		Decommission Date	-

Photo



Klee Wyck Caretaker Residence

Asset Description

Please note that the building interior was not accessible during the field assessment. Some exterior pictures of the building were taken and exterior conditions were observed by the assessment staff. Model systems have been used based on a typical building of this kind. Assumptions on building systems and conditions have been made based on the age of the building. Actual condition may vary and need to be verified by having complete access to building areas.

Klee Wyck Caretaker Residence

ARCHITECTURAL

GENERAL

The Klee Wyck Caretaker Residence, Asset Number 107, is located in the District of West Vancouver at 200 Keith Road, West Vancouver, BC. It is a two-story wood-framed building that was constructed in about 1925 providing an estimated finished floor area of approximately 250 square meters. The building is used as a caretaker home.

Substructure

The building has cast-in-place concrete foundation walls and strip footings. The ground floor has a cast-in-place concrete floor slab.

Superstructure

The floor assembly includes wood floor joists and subfloor. The building superstructure has a timber framed sloped gable roof using wood roof beams covered with wood plank decking.

Exterior Construction

The exterior walls are comprised of wood panel siding on wood stud backup. The building includes the original exterior wood window units with non-insulated glass. The exterior doors include wood door in wood frame. Wood trim is found at exterior windows, decking, roof eaves and fascia. The roof finish is comprised of asphalt shingles. The roof is drained by perimeter aluminum roof gutters and downspouts.

Interior Construction

The building interior partition walls consist of painted gypsum wallboard on wood wall studs. The interior wall finishes include a standard painted finish. Floor finishes include wood flooring and 9 x 9 inch vinyl asbestos tiles (VAT). The ceilings include painted gypsum wallboard ceiling system and concealed spline ceiling tiles. The washroom accessories typically include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Hazardous Materials

There are suspected hazardous materials such as asbestos containing materials (ACM's) in the 9 x 9 inch vinyl composite tiles (VAT) located in the basement washroom at this facility.

Vertical Transportation

There is a centrally located stairwell, providing access to the upper floor. The interior stairs include wood stringers, treads and risers with wood handrails and metal guardrails.

Accessibility

The building is generally not considered barrier free per the requirements of section 3.8 Building Requirements for Persons with Disabilities of the 2012 British Columbia Building Code.

Occupancy Type

According to the 2012 British Columbia Building Code, Article 3.1.2.1. (1), the Music Box is classified as an Assembly Group D occupancy.

MECHANICAL

HVAC

The heating needs for the Klee Wyck Caretaker Residence are provided by a gas-fired furnace.

The conditioned air to the building via distribution ductwork and floor grilles.

Residential exhaust fans remove air from the washrooms.

The HVAC system includes electric wall-mounted thermostats, control valves, and a basic local HVAC control system.

Plumbing

The building domestic water distribution system includes main water supply line entering in the building with associated distribution piping.

The domestic hot water is provided by a gas fired water heater located in the building. Hot and cold water is distributed to restroom fixtures and other points of use.

The restroom fixtures include vitreous china water closets, lavatories, bath tubs and shower stalls. Plumbing fixtures also include a kitchen sinks.

Rain water is removed from the roof by perimeter gutters, downspouts and rainwater leaders, which discharge to a municipal main.

The building includes a sanitary waste piping system with gravity discharge to the municipal system.

The building also includes a natural gas distribution system for the mechanical HVAC units.

Fire Protection

Handheld type fire extinguisher is located in the building.

ELECTRICAL

Electrical Service and Distribution



Asset Detail Report

By Asset Name

The building includes a typical electrical service, which includes incoming feeders, 100A 120/240V main panelboard, disconnects, and metering. The panelboard provides power for lighting, life safety and local tenant needs.

Emergency Electrical Systems

The emergency lighting system includes self-contained battery packs and lights with both unit mounted heads on the upper floor.

The building does not have any exit signs.

Lighting

Lighting system includes surface mounted fluorescent fixtures, track lights, some pot lights, conduit and wire.

Exterior lighting consists of wall mounted incandescent fixtures.

Branch Wiring and Devices

Wiring is provided via conduit to a typical collection of devices, receptacles and switches.

Communications

The building has a telephone connection and the system includes cabling and RJ11 terminations.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Shingled Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	11,693
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	4,070
Concrete Column Footings Renewal	Yes	A - Substructure	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	274
Distribution Ductwork Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	41,204
Door Assembly - 914 x 2134mm Wd Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	12,073
Exterior Stairs - Wood Renewal	Yes	B1015 - Exterior Stairs	Beyond Useful Life	3- Necessary - Not Yet	Dec 7, 2021	8,363



Asset Detail Report By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Critical		
Fixed Cabinets Renewal	Yes	and Fire Escapes E - Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	43,520
Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	43,260
Foundation Wall and Footings 8-Ft - Full Basement Renewal	Yes	A - Substructure	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	3,865
Furnace - Gas Fired Residential Type Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	8,952
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	16,924
GWB on Wood Stud Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	10,320
Gutters and Downspouts - Aluminum Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	2,323
Kitchen Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	3,599
Lighting - Exterior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	689
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	16,910
Main Electrical Service and Distribution - 125A 120/240V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	12,161
Natural Gas Supply for Bldg Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	8,568
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	5,160



Asset Detail Report By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	4,361
Sanitary Waste - Gravity Disch Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	10,126
Single-Story - Wood Frame Floor Deck Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	427
Stairs - Wood Renewal	Yes	C20 - Stairs	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	621
Swinging Doors - 914 x 2134 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	23,833
Washroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	1,901
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	6,378
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	6,583
Wood Frame Roof Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	1,282
Wood Lap Siding Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	5,986
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	10,296
Total						325,722

Region: West Vancouver - Facilities **Asset:** Klee Wyck Greenhouse
Zone: Hugo Ray Area and Klahanie Park Areas **Asset Number:** 085

Assets are ordered by Asset Name **Currency:** CAD

Statistics

FCI Cost:	107,406	FCI:	0.50
RI Cost:	107,406	RI:	0.50
Total Requirements Cost:	107,404		
Current Replacement Value:	216,737	Date of most Recent Assessment:	Dec 7, 2018

Type	Building	Construction Type	CNBC - Group F Industrial, Low Hazard
Area	600 SM	Historical Category	None
Use	Other special facilities	City	West Vancouver
Floors	1	State/Province/Region	CANADA
Address 1	200 Keith Road	Zip/Postal Code	
Address 2	-	Architect	-
Year Constructed	1985	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	City Owned		

Photo



Klee Wyck Greenhouse

Asset Description

Klee Wyck Greenhouse

ARCHITECTURAL



Asset Detail Report

By Asset Name

GENERAL

The Klee Wyck Greenhouse, Asset Number 085, is located in the District of West Vancouver at 200 Keith Road, West Vancouver, BC. It is a metal-framed building that was constructed in about 1985 providing an estimated finished floor area of approximately 600 square meters.

MECHANICAL

The building is heated by a gas fired unit heater. Ventilation is provided by exhaust fan. Natural gas and water distribution piping is provided. Unit heater is controlled via electric thermostat.

ELECTRICAL

100A 120/240V service is provided to the greenhouse which serves mechanical, lighting and general purpose loads.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	11,914
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	14,418
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	10,236
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	4,629
Main Electrical Service and Distribution - 100A 120/240V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	24,322
Unit Heater - Gas Fired Type Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	17,903
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Dec 7, 2021	23,982
Total						107,404