

Room Programming Inventory

Pan Am Pool - 25 Poseidon Drive

Key: Best SMB1-72
November 2009

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
MAIN FLOOR					
Aerobics Room A Aerobics Room B	Used for aerobics, yoga, pilates, tai chi. Commonly used as one large room, but can be partitioned off into rooms A and B using ceiling-mounted room dividing panels.	Area A: 989 sf Area B: 558 sf	Hardwood floors, mirrors on two walls, drop ceiling (some tiles water stained). Egress is by a single 36" door to each room. Double 36" doors at the rear of Room A lead to the adjacent Multi-Purpose Rooms.	Emergency lighting in each section. <u>Room A:</u> weights & exercise equipment, sink & cupboards, speakers, water fountain, projection screen <u>Room B:</u> weights & exercise equipment, speakers, water fountain, 2 large ceiling-mounted fans,	1) HVAC system needs to be adjustable for activity level of users. 2) Need safety bars to hold equipment stored along walls (aerobic steps, balls). 3) A card access or numeric keypad system at entrance doors would facilitate access by user groups. 4) Hard-wired, impact-resistant clock. 5) Improved storage.
Multi-Purpose Room A Multi-Purpose Room B	Used for hot yoga, floor hockey, general meetings, summer camp, and occasionally daycare. Commonly used as one large room, but can be partitioned off into rooms A and B using ceiling-mounted room dividing panels.	Area A: 560 sf Area B: 694 sf	Vinyl floor tile, mirrored on one full wall, textured plastic wall sheeting, display boards at each end of the room, drop ceiling. Egress is by a single 36" door to each room. Double 36" doors at the rear of Room A lead to the adjacent Aerobics Rooms.	Emergency lighting in each section. <u>Room A:</u> sink & cupboards, water fountain <u>Room B:</u> sink & cupboards, water fountain	1) Additional electrical circuits required to run the additional space heaters needed for hot yoga. This work needs to be done asap to be relevant to current programming trends. 2) A card access or numeric keypad system at entrance doors would facilitate access by user groups. 3) Hard-wired, impact-resistant clock. 4) Improved storage.
Men's Washroom	Main public washroom. Provides access to an electrical panel room.	Area: 308 sf	Painted wallboard, vinyl flooring, acoustic ceiling tile in t-bar.	3 sinks, 3 stall toilets (1 handicap), 3 urinals. Baseboard heater, sump pump, heat detector, PA speaker, emergency lighting, floor drain, sprinklered.	Room Finishes and Amenity List need to be verified on site.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Women's Washroom	Main public washroom	Area: 307 sf	Painted wallboard, vinyl flooring, acoustic ceiling tile in t-bar.	3 sinks, 6 stall toilets (1 handicap), baby change table. Baseboard heater, emergency lighting, heat detector, PA speaker, floor drain, sprinklered.	
Kitchen / Servery	Food preparation, storage, display and sale area. This space is run by a third party on a rental agreement.	Area: 239 sf	Rolling lockable shutters on all window and counter access points.	The following equipment is City owned: commercial cooling case, 2 drink coolers, commercial stove, deep freezer, commercial dishwasher, vent hood, deep fryer, cash register.	My key does not open this room. Room Finishes and Amenity List need to be verified on site.
Main Concession Area	Customer seating area. This space is run by a third party on a rental agreement.	Area: 796 sf	Sealed concrete floors, painted concrete walls. acoustic ceiling tile in t-bar.	Tables & chairs, baseboard heaters under exterior glazing wall. Emergency lighting, PA speaker, sprinklered.	Upgrade flooring and install base trim for ease of cleaning and improved aesthetics.
Vestibule – Main Entrance	Public entrance to the Central Lobby from the parking lot.	Area: 630 sf	Painted walls, tile floor, acoustic ceiling tile in t-bar.	Annunciator panel, 2 pay telephones, handicap door operators & separate corridor, 4 forced air heaters, PA speaker.	
Storage under Stairs	Maintenance staff lockers and misc. storage.	Area: 50 sf (approx)	Concrete floor and ceiling, concrete block walls.	Heat detector, sprinklered.	
Delivery Vestibule	Electrical panels for parking lot block heater outlets are located in this room.	Area: 182 sf	Concrete floor and ceiling, concrete block walls.	Lighting, sprinklered.	

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Bulk CO2 Storage	Used to store bulk CO2 tanks.	Area: 130 sf	Concrete walls, ceiling, floor. Exterior wall is drywall.	Emergency lighting, exhaust fan (interlocked together, operated by a switch outside the room). Fire alarm horn/strobe, sprinklered. Fill box outside the room for liquid CO2 delivery.	
Central and Rear Lobby	Assembly area for groups, families and individuals.	Area: 3,694 sf	Painted walls, tile floor, acoustic ceiling tile in t-bar.	3 fire extinguishers, emergency lighting, fire alarm bell, PA speaker, sprinklered. Elevator, 2 gum machines, 2 drink machines, 1 candy machine, 1 ice cream machine, 1 change machine, 12 display cases.	
Marlins Club Office	Dedicated swim club office space off Central Lobby.	Area: 117 sf			My key does not open this room. Room Finishes and Amenity List need to be verified on site.
Mantra Club Office	Dedicated swim club office space off Central Lobby.	Area: 117 sf			My key does not open this room. Room Finishes and Amenity List need to be verified on site.
Reception - Control Desk	Manned 6:30-9:30 p.m. daily. Reception & Control Desk space has 4 workstations. This desk is used to process incoming facility users, and for general information.	Area: 167 sf	Painted wallboard, tile floor, acoustic ceiling tile in t-bar.	Computers, wall cabinets with lockable doors – not currently used, as doors and locks are broken. Emergency lighting on facing wall.	Need storage for pamphlets and educational materials. Repair cabinet doors and locks. Need a wire management system under the workstations, as the numerous cords get tangled with staff feet. Outside air from main doors makes this area very cold for staff. Hard to control access to the locker area by public by-passing the Reception Desk.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Reception – Control Office	Small storage area behind the Reception Control Desk. Used to store materials and office equipment.	Area: 118 sf	Painted wallboard, tile floor, acoustic ceiling tile in t-bar.	Built-in wall safe, photocopier, bar fridge, microwave.	Need more shelving for supplies.
Boardroom	Used for staff and swim club meetings, and as a marshalling room for major events.	Area: 504 sf	Painted walls, carpet, acoustic ceiling tile in t-bar.	Tables and chairs with seating for 21 persons. Shelving units (empty), sink, TV, VCR.	Carpeting is old and difficult to clean.
Male Staff Change Room	Lifeguard staff use locker storage, changing area, toilets and showers.	Area: 370 sf	Painted walls and ceiling, vinyl roll flooring.	Lockers, fire alarm bell, P.A. speaker, drowning alarm bell, emergency lighting, 2 shower stalls with an exhaust over each, 1 stall toilet, 1 urinal, 1 sink with mirror.	Poor air circulation.
Female Staff Change Room	Lifeguard staff use locker storage, changing area, toilets and showers.	Area: 479 sf	Painted walls and ceiling, vinyl roll flooring.	Lockers, fire alarm bell, P.A. speaker, drowning alarm bell, emergency lighting, 2 shower stalls with an exhaust over each, 1 stall toilets, 1 sink with mirror. 2 electrical panels.	Floor drain raised off the floor 1/16"-1/8" near showers. This should be corrected to improve drainage and eliminate a trip hazard. Poor air circulation. Roll flooring is not sealed at shower entrances, and is lifted and mildewed.
Pool Deck Vestibule	Used as a pass-through area from Reception area to main pool deck and to access the Special Needs Change Room. Also used for misc. storage.	Area: 263 sf	Painted ceiling, tile walls, vinyl roll flooring.	Emergency lighting, sprinklered.	
Pool Deck Vestibule - Storage	Used for misc. storage.	Area: 19 sf	Painted walls, concrete floor and ceiling.	Emergency lighting, sprinklered, heat detector.	

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Special Needs Change Rooms	Dedicated change rooms for special needs persons. Signs at both doors clearly indicate this (signs meet accessibility design standards). 5 change rooms.	Area: 680 SF	Painted walls, acoustic ceiling tile in t-bar, vinyl roll flooring.	<p><u>Main area:</u> Lockers, hand dryers, counter, mirror, baby change table. Emergency lighting in main area and in each stall. Fire alarm bell, PA speaker.</p> <p><u>Room #1:</u> Shower with fold-down seat, wooden bench.</p> <p><u>Room #2:</u> Toilet, sink, mirror, grab bar, paper towel dispenser.</p> <p><u>Room #3:</u> Shower with fold-down seat, toilet, sink, mirror, grab bar, paper towel, dispenser, chair.</p> <p><u>Room #4:</u> Shower with fold-down seat, wooden bench.</p> <p><u>Room #5:</u> Shower with fold-down seat, wooden bench.</p>	The individual rooms currently use a key system to restrict access, but keys are frequently not returned. Recommend a high deposit system for keys, or upgrading to a system where the change room doors can only be opened electronically from the Reception Control Desk. Missing signage indicating weight restriction for shower seat in Rooms #1, #4 and #5.
Nursery / Daycare	Fee for service child supervision. Parents must remain in the facility while children are in the Nursery/Daycare. <u>Open times:</u> Mon & Wed 8:30-12:15 Mon & Wed 12:45-3:00 Tue & Thu 8:30-3:00 Fri 8:30-12:15 Reduced operating hours in December.	Area: 403 sf	Painted wallboard, carpeting and vinyl floor tile, acoustic ceiling tile in t-bar.	Separate VAV box, and portable A/C unit (vents to hallway). Bar fridge, sink. Heat detector, sprinklered.	
Server Room (door labeled "Staff / Personal")	Computer server room, converted from a janitor sink room.	Area: 61 sf	Concrete floor and ceiling, concrete block walls.	Portable A/C unit.	

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Womens Lockers – Drying Area at Entrance	Used for egress to and from Women’s Lockers. Also used for drying hair, beauty application, and assembly.	Area: 191 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	6 wall-mounted dryers with swivel nozzles at various heights, baby change table. P.A. speaker, emergency lighting, forced air heater, sprinklered, handicap door operator (doors are normally propped open).	Need additional counter space, crowded.
Womens Lockers – Toilets at Entrance	“Dry area” toilets.	Area: 88 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	3 stall toilets, 2 sinks with mirrors, water fountain, feminine product dispenser, emergency lighting.	
Womens Lockers – Locker Area	Public use locker storage and changing area.	Area: 3,029 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	Lockers, private change rooms, emergency lighting, sprinklered, PA speaker, fire alarm bell.	Poor air circulation. Problems with theft from lockers. <u>Staff suggestion:</u> mini lockers for valuables by Reception Control Desk.
Womens Lockers – Locker Room Maintenance Staff Area	Locker space for Maintenance Staff. Locked.	Area: 246 sf	Painted concrete floor (worn), painted concrete ceiling, painted concrete block walls.	Ceiling fan, emergency lighting, sprinklered, heat detector, PA speaker. A fire extinguisher is located in this room, but the label is on the opposite side of the wall in the Women’s Lockers.	
Womens Lockers – Pool Storage	Used for pool equipment storage. Accessible from Women’s Lockers (locked) and Main pool deck (door frequently left ajar).	Area: 151 sf	Painted concrete floor (worn), concrete ceiling, concrete and concrete block walls.	Emergency lighting, sprinklered, heat detector.	There is a fire extinguisher label on the door to the interior room, but the door is locked – my key does not open this room, and Maintenance Staff did not have a key to this room. Room Finishes and Amenity List for this interior room need to be verified on site.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Womens Lockers – Toilets and Showers	"Wet area" toilets and drying area.	Area: 403.5 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	3 stall toilets, 2 sinks, hand dryers, mirror, feminine product dispenser, water fountain. Separate handicap stall with sink and mirror outside. An additional stall is located off the shower area with toilet, sink and mirror. 2 wall-mounted hand dryers. Emergency lighting, sprinklered, PA speaker.	
Womens Lockers – Special Needs Shower Room	Private handicap accessible shower room. This room is kept locked and Maintenance Staff have advised that it is no longer in use.	Area: 44 sf	Painted concrete board ceiling, tile walls and floor.	Fold-down seating, water shutoff valves, no taps. Sprinklered.	Light was not on, and there is no light switch inside or outside the room.
Womens Lockers – Janitor Closet	Storage and clean-up room located off the Shower area for Locker Maintenance Staff.	Area: 19 sf	Painted concrete board ceiling, tile walls and floor.	Floor sink, eyewash station. Sprinklered.	
Womens Lockers – Showers	Open shower room.	Area: 1,006 sf	Painted concrete ceiling, tile walls and floor.	6 shower trees: 4 open and 2 with privacy partitions. Emergency lighting, PA speaker, sprinklered.	
Staff Office	Lifeguard office area access from the Main Tank deck.	Area: 123 sf	Painted concrete ceiling, painted concrete block walls, concrete floor.	Shelving, electrical panels, sprinklered.	Missing diffuser covers for fluorescent light fixtures (safety issue).
Staff Lunch Room	Lifeguard lunch room accessed from the Staff Office.	Area: 269 sf	Painted concrete ceiling, painted concrete block walls, concrete floor.	Sink and counter area, coffee maker, microwave, fridge. Sprinklered, window AC unit, fire extinguisher, P.A. speaker.	Missing diffuser covers for fluorescent light fixtures (safety issue).
Chemical Storage	Maintenance area used to store CO2 gas tanks and cleaning equipment.	Area: 206 sf	Concrete ceiling and floor, concrete block walls.	Sprinklered, heat detector, forced air heater.	

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
First Aid Room	Used for first aid treatment and storage.	Area: 166 sf	Concrete ceiling and floor, painted concrete block walls.	Folding cot, freezer, sink, emergency defibrillator. Fire extinguisher, PA speaker, sprinklered, window AC unit, emergency lighting.	
South Entrance Vestibule	Emergency exit from Kiddie Pool deck. Provides access to the Sun Deck.	Area: 143 sf	Concrete ceiling, painted concrete block walls, stained tile floor.	Sprinklered, motion detector, forced air heater.	Broken floor tiles.
Kiddie Pool & Deck	Area is used for entering & exiting Kiddie pool, public assembly.	Area: 3,990 sf	Painted concrete walls, tile floor, acoustic ceiling tile in t-bar.	2 portable lifeguard stations, 2 picnic tables, 3-tier metal bleacher. Tinted film on windows with adjustable roller mechanism. Emergency lighting, sprinklered, FA bell, drowning alarm, medical stretchers.	Some windows missing the tinted film. Possible Code Issue: NBC 3.2.4.18 requires visual fire alarm signal devices where ambient noise level is more than 87 dBA (possible during events), or where area occupants use ear protection (ear plugs). Signal devices in this area are audible only.
Lap Pool & Deck	Area is used for entering & exiting Lap pool, public assembly, storage and dryland training.	Area: 22,478 sf	Painted concrete walls, tile floor, acoustic ceiling tile in t-bar.	3 portable lifeguard stations, 1 bulkhead, 8 starting blocks, 3 picnic tables, 3-tier metal bleacher. Timing equipment, medical stretchers, fire extinguisher, 2 canoes. Drowning alarm, emergency lighting, sprinklered. FA bell.	Storage required, especially by North Office. Timing equipment is outdated and does not operate correctly. Possible Code Issue: NBC 3.2.4.18 requires visual fire alarm signal devices where ambient noise level is more than 87 dBA (possible during events), or where area occupants use ear protection (ear plugs). Signal devices in this area are audible only.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Main Pool & Deck	Entering & exiting Main pool tanks and diving boards and platforms, public assembly.	Area: 28,620 sf	Painted concrete walls, tile floor, vaulted ceiling acoustic tile in t-bar.	7 portable lifeguard stations, 1 bulkhead, 1 dive tower, 4 springboards, 8 starting blocks, 1 rope swing. Timing equipment, drowning alarm, FA bell, emergency lighting, sprinklered.	Storage required for water polo and miscellaneous. Need two electric water fountains, one for each side of pool. Bulkhead is at the end of its rated life and requires replacement. Possible Code Issue: NBC 3.2.4.18 requires visual fire alarm signal devices where ambient noise level is more than 87 dBA (possible during events), or where area occupants use ear protection (ear plugs). Signal devices in this area are audible only. Possible Issue: Manitoba Health requires an average of 200 lux on the pool deck. Although the average on the deck may exceed 200 lux, light levels behind the dive tower are very low. There appears to a wall-mounted luminaire in this area, but it was not operating on any of my site visits.
Timing Office	Only used for major events, but then it is occupied for 6-8 hours at a time.	Area: 249 sf		Timing equipment, electrical panels, fire extinguisher, emergency lighting, sprinklered.	No outside air source. My key does not open this room. Room Finishes and Amenity List need to be verified on site.
UPS Battery Storage Room (door labeled "P.A. Office")	Storage room for P.A. equipment and UPS battery packs for genset backup. Accessible from Men's Lockers (locked) and Main pool deck (door knob is locked, but door is frequently not latched). "Fire Extinguisher" label on pool-side door.	Area: 159 sf	Concrete ceiling and floor, painted concrete block walls.	Portable A/C and ductless split A/C unit. Battery packs for genset, P.A. equipment. Electrical panel, emergency lighting, fire extinguisher.	Needs outside air source to reduce chlorine content in the air and extend equipment life. My key does not open this room.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Mens Lockers – Drying Area at Entrance	Used for drying hair, beauty application, and assembly.	Area: 362 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	#? Wall-mounted dryers with swivel nozzles. P.A. speaker, emergency lighting, forced air heater, sprinklered, handicap door operator (doors are normally propped open).	Room Finishes and Amenity List need to be verified on site.
Mens Lockers – Toilets at Entrance	“Dry area” toilers.	Area: 85 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	2 stall toilets, 1 urinal, 2 sinks with mirror, water fountain, emergency lighting.	Room Finishes and Amenity List need to be verified on site.
Mens Lockers – Locker Area	Public use locker storage and changing area.	Area: 2,491 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	Lockers, private change rooms, emergency lighting, sprinklered, PA speaker, fire alarm bell.	Room Finishes and Amenity List need to be verified on site.
Mens Lockers – Storage	Accessible from Men’s Lockers.	Area: 156 sf			Room Finishes and Amenity List need to be verified on site.
Mechanical Room	Accessible from Storage Room in Men’s Lockers.	Area: 91 sf			Room Finishes and Amenity List need to be verified on site.
Mens Lockers – Pool Storage	Separate lockable equipment storage for water polo, Manta and other clubs. Accessible from Men’s Lockers (locked) and Main pool deck (door frequently left ajar).	Area: 254 sf	Painted concrete floor (worn), concrete ceiling, concrete and concrete block walls.	Wooden lockers, emergency lighting, heat detector, sprinklered.	There is a fire extinguisher label on the door to the interior room, but the door is locked – my key does not open this room, and Maintenance Staff did not have a key to this room. Room Finishes and Amenity List for this interior room need to be verified on site.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Mens Lockers – Toilets by Showers	"Wet area" toilets.	Area: 452 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	1 toilet stall, 2 urinals, and 2 sinks with mirror. 1 additional stall with toilet and sink off shower area. There are 2 handicap stalls: 1 with toilet and sink, and 2 sinks in a counter outside the room, and 1 room with toilet and sink located off the shower area. Emergency lighting, PA speaker, sprinklered.	Room Finishes and Amenity List need to be verified on site.
Mens Lockers – Showers	Open shower area.	Area: 996 sf	Painted concrete ceiling, painted concrete block walls, tile floor.	6 shower trees. Emergency lighting, PA speaker.	Room Finishes and Amenity List need to be verified on site.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Lower Weight Room	Free weights and universal gym equipment.	Area: 815 sf	Painted concrete walls, rubber mat flooring, acoustic ceiling tile in t-bar.	Ductless split AC, water fountain, heat detector, security camera, emergency lighting, sprinklered.	Need shelving in storage closet. Remove disconnected forced air heater in storage closet. No fresh air source. Floor is noticeable uneven. Missing diffuser covers for fluorescent light fixtures (safety issue). Significant condensation at exterior wall during season changes. Issue with (wet) people coming in from the pool deck to use the water fountain. Possible Issue: This area does not have a fire alarm signal device. Although not required by code, sound from the pool deck is very muted when the sliding door is closed. Possible Safety Issue: My understanding is that the sliding door is often kept locked during classes to keep out the general public. If this is correct, need to confirm that panic hardware is in place to allow emergency egress by room occupants. My key does not open this room.
North Office	Located on the Lap Pool deck.	Area: 283 sf	Concrete ceiling, painted concrete block walls, vinyl flooring.	3 desks, 2 photocopiers, heat detector, PA speaker, sprinklered.	No fresh air source.
North Entrance Vestibule	Emergency exit from Lap Pool deck.	Area: 191 sf	Concrete ceiling, painted concrete block walls, stained tile floor.	Sprinklered, motion detector, forced air heater.	

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SECOND FLOOR					
Exhibit Hall	Used for lawn bowling (north end) and yoga and exercise classes (south end).	Area: 7,078 sf	Sealed concrete floor, carpeted at south end. Drywall and glazing on walls. Open vaulted ceiling?	Window shades on south end windows. Fire alarm bell/strobes, sprinklered, emergency lighting, P.A. speakers, handicap chair lift. Lawn bowling carpet strips. Door alarm. Fire extinguished located outside entrance, at top of stair from Central Lobby.	Need window shades on north end windows.
North Meeting Room in Exhibit Hall	Used by Community Services for meetings and training.	Area: 571 sf	Carpeted. Finished drywall wall separating Exhibit Hall does not go to the ceiling.	Electrical panels. Sprinklered, emergency lighting.	
South Storage Room in Exhibit Hall	Used to store equipment for yoga and exercise classes.	Area: 586 sf	Sealed concrete floor, metal stud wall, drywall installed on Exhibit Hall side only? No ceiling.	Electrical panels. Sprinklered, emergency lighting.	
Dive Training Room	Used exclusively by the Pan Am Diving Club for dryland training.	Area: 742 sf	Rubber mat flooring. Walls: stairwell glazing, drywall, and 2 plastic panel walls. Walls do not reach the ceiling. This room has no ceiling, and is open to the second floor hall area.	Trampoline and guide wires, springboard, rubber mats and equipment.	
Multi-Purpose Room (MPR)	Used for a meeting room for young adults, teens and children.	Area: 742 sf	Vinyl flooring. Walls: stairwell glazing, drywall, and 2 plastic panel walls. Walls do not reach the ceiling. This room has no ceiling, and is open to the second floor hall area.	chairs	Room is very loud and very humid.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Second Floor Public Corridor	Enables public to access second floor rooms and Main Tank Viewing Gallery. Lobby area between Dive Training Room and MPR is used for public assembly and display purposes. Painted lines on the floor indicate areas used for Walking-Running Track.	Area: 18,522	Sealed concrete floor, painted concrete walls, exposed vaulted ceiling.	Emergency lighting, pay telephone, 2 water fountains, PA speakers, sprinklered, fire alarm bells. 2 wall-mounted fire extinguishers at Stair Hall entrances, and 4 fire extinguishers recessed into corridor walls outside each public washroom. Manual roller blinds at high windows in Lobby area are used to reduce glare and solar gain. 2 blinds are broken and have been removed.	Replace broken/missing window blinds. Recommend installing locating signs for the recessed fire extinguishers.
Womens Toilets – South	Public washroom.	Area: 232 sf	Painted concrete walls, ceiling and floor.	4 stall toilets, 3 sinks with counter and mirror, feminine product dispenser. Air freshener, sprinklered. Emergency lighting in vestibule.	
Janitor Room – South	Cleaning staff office and storage room. Locked.	Area: 229 sf	Painted concrete walls, ceiling and floor.	Heat detector, sprinklered.	
Mens Toilets – South	Public washroom.	Area: 230 sf	Painted concrete walls, ceiling and floor.	2 stall toilets, 3 urinals, 3 sinks with mirror. Emergency lighting in vestibule.	Room Finishes and Amenity List need to be verified on site.
Stair Hall - South	Top landing of stairs.	Area: 567 sf	Sealed concrete floor, painted concrete walls, exposed vaulted ceiling.	Emergency lighting, sprinklered.	
IG3 Track Office	Used for Community Services office space. Locked.	Area: 237 sf	New carpeting (workers complain of high VOC's). Finished drywall walls, hallway wall is not insulated.	2 work stations, portable A/C unit that exhausts into the hallway. Fire extinguisher, sprinklered.	Additional electrical circuits required for office, A/C and space heater equipment. Needs improved A/C and/or dehumidification. No fresh air supply.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Storage Room inside IG3 Track Office	This room is accessible through the IG3 Track Office, and provides storage for aquatic training equipment. Locked.	Area: 147 sf	One drywall wall, rest of room is open to mechanical area.	Wooden shelving, sprinklered.	
Mechanical Space next to IG3 Track Office	Used as office space and misc. storage by AER staff. Locked. "Fire Extinguisher" label on door.	Area: 300 sf (approx)	Concrete floor. Drywall walls and ceiling.	Wooden lockers, control for fan F14, sprinklered, fire extinguisher on floor by the door.	Mount fire extinguisher on the wall.
Southeast Vestibule	Exit to exterior stair.	Area: 209 SF	Concrete floor, glazed walls, acoustic ceiling in t-bar.	Forced air duct heating, sprinklered.	
Main Tank Viewing Gallery - South	General seating used for viewing main tank events (swimming lessons and large swim meet events). Accessed through 2 nd level vomitories, and open to the main tank room. Not well used.	Area: 4,809 sf	Tiered concrete with painted wood planking for seats. Painted metal railing.	n/a	Railing height may not meet current code requirements. No backrests on seats, seat depth is insufficient.
Training (Lap) Tank Viewing Gallery	Open area off the running track used to view Lap Pool events.	Area: 252 sf	Plexiglass railing, acoustic baffles hanging in ceiling.	Two 2-tier bleachers, 2 fire extinguishers, emergency lighting.	Insufficient seating for events.
Upper Weight Room	Free weights, universal gym equipment, and cardio area.	Area: 3,217 sf	Painted wallboard, sectional rubber flooring, exposed vaulted ceiling.	Free weights, cardio equipment, universal gym equipment. 6 ceiling fans, hand sanitizer station, fire alarm bell, emergency lighting, sprinklered.	Flooring is old and difficult to clean.
Northeast Vestibule	Exit to exterior stair.	Area: 211 sf	Concrete floor, glazed walls, acoustic ceiling in t-bar.	Forced air duct heating, sprinklered.	
Aquatic Emergency Response (AER) Room	Used by Community Services staff as office space and to store First Aid Training equipment. Locked.	Area: 235 sf		Fire extinguisher, heat detector, sprinklered.	My key does not open this room. Room Finishes and Amenity List need to be verified on site.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Stair Hall - North	Top landing of stairs.	Area: 567 sf	Sealed concrete floor, painted concrete walls, exposed vaulted ceiling.	Emergency lighting, sprinklered.	
IG3 Offices	Used for Community Services office space. Locked. "Fire Extinguisher" label on door.	Area: 264 sf	Painted concrete and wood paneling on walls, carpeting, concrete ceiling.	Sprinklered, exit sign. Mini fridge, microwave, water cooler, fire extinguisher.	
Candy's Office	Accessed through the IG3 Offices. Locked.	Area: 242 sf	Painted concrete and wood paneling on walls, carpeting, concrete ceiling.	Sprinklered, exit sign, heat detector.	2x4 light fixture pulling away from the ceiling – needs urgent attention.
Mens Toilets – North	Public washroom.	Area: 227 sf	Painted concrete walls, ceiling and floor.	2 stall toilets, 3 urinals, 3 sinks with mirror. Emergency lighting in vestibule.	Room Finishes and Amenity List need to be verified on site.
Canteen	Only used for swim club events.	Area: 239 sf	Smooth painted walls. 3 wooden serving doors.	No A/C. The only HVAC in the space is one return grill. Has a fridge, stove, microwave. Inspected regularly by the Health Inspector. Sprinklered, fire extinguisher.	
Womens Toilets – North	Public washroom.	Area: 232 sf	Painted concrete walls, ceiling and floor.	4 stall toilets, 3 sinks with counter and mirror, feminine product dispenser, air freshener. Sprinklered. Emergency lighting in vestibule.	Fire extinguisher located outside the room, in the public corridor. Recommend installing a locating sign for the fire extinguisher.
Main Tank Viewing Gallery - North	General seating used for viewing main tank events (swimming lessons and large swim meet events). Accessed through 2 nd level vomitories, and open to the main tank room. Not well used.	Area: 4,809 sf	Tiered concrete with painted wood planking for seats. Painted metal railing.	n/a	Railing height may not meet current code requirements. No backrests on seats, seat depth is insufficient.
Synchro Clubroom over South Gallery	Used exclusively by the specific club.	Area: unknown – area not shown on drawings			My key does not open this room. Room Finishes and Amenity List need to be verified on site.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Water Polo Clubroom over South Gallery	Used exclusively by the specific club.	Area: unknown – area not shown on drawings			My key does not open this room. Room Finishes and Amenity List need to be verified on site.
Diving Club Clubroom over North Gallery	Used exclusively by the specific club.	Area: unknown – area not shown on drawings			My key does not open this room. Room Finishes and Amenity List need to be verified on site.
NORTH MEZZANINE					
3rd Floor Classroom	AER uses this room for training and meetings.	Area: 467 sf	Carpeted, drywall walls.	Ductless split A/C (compressor is in the adjacent stairwell / mechanical plenum). Projector and screen. Fire extinguisher, P.A. speaker, sprinklered.	
SOUTH MEZZANINE					
CMS Office	CMS office space.	Area: 206 sf	Carpeted. Flourescent lighting. Sprinklered.	Ductless split A/C – currently not working (compressor is in the adjacent stairwell / mechanical plenum). Emergency lighting, P.A. speaker, sprinklered.	Unable to handle current electrical load.

Room Name	Description	Room Sq. Footage	Room Finishes	Existing Amenities	Additional Programming and/or Space Requirements
Pool Supervisor Office	Building Engineer's office.	Area: 276 sf	Carpeted. Back wall is a bank of electrical panels covered with vertical blinds. Fluorescent lighting. Sprinklered.	Ductless split A/C (compressor is in the adjacent stairwell / mechanical plenum).	<p>Code Issue: CEC 2-308(1) requires a minimum of 1 meter clearance be maintained around electrical equipment, including panelboards. CEC 2-316 states that flammable material shall not be stored or placed in proximity to electrical equipment. The panelboards are covered by fabric vertical blinds.</p> <p>Required Action: The fabric blinds must be removed, and furnishings must be moved a minimum of 1 metre away from the panelboards. Recommend separating the electrical and office spaces with a new partition wall.</p>