



Repositioning Obsolete Assets

Manufacturing to Emergency Response

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www.calgary.ca call 3-1-1



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Situation

- Additional EMS headquarter space
- Communication and dispatch space



Consideration

- Existing heritage fire-hall invalid
 - location in flood-plain \neq dispatch operations
- Site location search & partnership opportunities with other City services





Unique Locational Criteria

(46 sites ↓ 5 sites)

- Proximity to:
 - airport NEF contours
 - hazardous goods routes
 - floodplain
 - electrical interference
 - fiber optic networks
 - radio frequency
 - line of site capability
- City-owned sites \neq criteria



3



Partnership Opportunities (EMS)

- Call center function
 - Calgary Police Services
 - Calgary Fire Services
 - Calgary Public Contact Centre
- Warehouse space – Fire Services

Challenges

- Tight timelines to complete
- Coordinate 3 highly competitive organizations
- Limited funding



4

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Partnership selected former high end manufacturing building (micro-chip plant)

Value

- 17.17 acres (3 titled lots)
 - 12.61 acres for City
 - 4.56 acres for future use or disposition
- 90,000 sq ft office
- 108,000 sq ft warehouse



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Existing Business Site & Building

- 770 parking stalls
- UPS & generator
- Quality HVAC & electrical upgrades
- Fiber links onsite
- 2000 phone lines
- Sound proofing & deadening
- Same server/conductivity system
- Cafeteria
- fitness room
- video conferencing
- Security hardware



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Benefits

- Accommodates strategic alliances
- Reduced duplication = Cost savings
 - EMS, Police, Fire, Corporate Properties (call centre, admin, warehouse)
- Significant parking
- Opens up space in operational assets elsewhere
- Accommodates growth



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Office renovations

- Redeveloped portion to integrated call centre
- Back-up Mayoral/City Manager command centre



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Office renovations

- Administrative space
- “hotelling” & deployment space
- Cafeteria & “bistro” fit-ups



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Warehouse Renovations

- Emergency response apparatus & logistical area
- Storage



Relocating Obsolete Assets



Successes

Overall energy efficiency

- co-location & shared space
- Reduced overall footprint



Relocating Obsolete Assets



Successes

- Right equipment for the job
- More responsible furniture
- Remote inspector deployment - closer to destinations



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Successes

- Alignment - 911 and 311



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Successes

- 24/7 operation
- Amenities for employees (fitness)



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Successes

Cost Savings

New \$48M
Existing \$19M

Shorter Timeline to Occupancy

Land acquisition & facility
construction 3 – 3.5 years
Acquire existing site & facility 2 years



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