Repositioning Obsolete Assets

Manufacturing to Emergency Response

Sharon Purvis, Director, Corporate Properties & Buildings
May 2006 Presentation - Executive Forum on Public Property

www.calgary.ca   call 3-1-1

Repositioning Obsolete Assets

Situation

• Additional EMS headquarter space
• Communication and dispatch space

Consideration

• Existing heritage fire-hall invalid
  – location in flood-plain ≠ 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 ≠ criteria

Repositioning Obsolete Assets

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
Repositioning Obsolete Assets

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

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
Repositioning Obsolete Assets

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

Office renovations

• Redeveloped portion to integrated call centre
• Back-up Mayoral/City Manager command centre
Repositioning Obsolete Assets

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

Repositioning Obsolete Assets

Warehouse Renovations
• Emergency response apparatus & logistical area
• Storage
Repositioning Obsolete Assets

Successes

Overall energy efficiency
- co-location & shared space
- Reduced overall footprint

Successes

• Right equipment for the job
• More responsible furniture
• Remote inspector deployment - closer to destinations
Repositioning Obsolete Assets

Successes

• Alignment - 911 and 311

• 24/7 operation
• Amenities for employees (fitness)
Repositioning Obsolete Assets

**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

---

CONTACT INFORMATION:
Charles Starke
Coordinator, Project Management
Corporate Properties & Buildings
cstarke@calgary.ca
(403) 268-2057
Repositioning Obsolete Assets