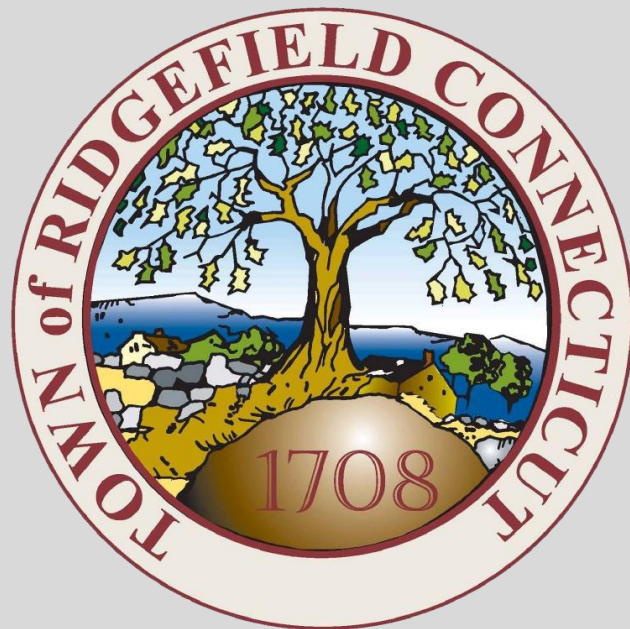


NEW PUBLIC SAFETY FACILITY PROJECT



INFORMATIONAL SESSION



September 27th, 2025



BETTER TOGETHER

A NOTE

This presentation has been developed with information pulled from a variety of publicly available documents and plans available at www.ridgefieldpublicsafetybuildingproject.info

Financial figures contained herein are based on the most current information and represent the Town's best estimates at this time. Design renderings are in the conceptual phase and will be adjusted throughout detailed design if the project is approved.

This presentation is intended to provide policy makers and voters with quality and transparent data to inform their own independent decision-making processes.

This presentation follows years of planning and over thirty public meetings and forums with citizen committees, staff, designers, architects, and residents. The Town thanks all residents for your engagement and feedback throughout this process. We welcome your feedback. Questions can be submitted through the question box on the project website homepage.



AGENDA

INTRODUCTION

STUDY PROCESS

PLAN DEVELOPMENT

PROJECT FUNDING

PROJECT TIMELINE

INTRODUCTION

THE FUTURE OF PUBLIC SAFETY



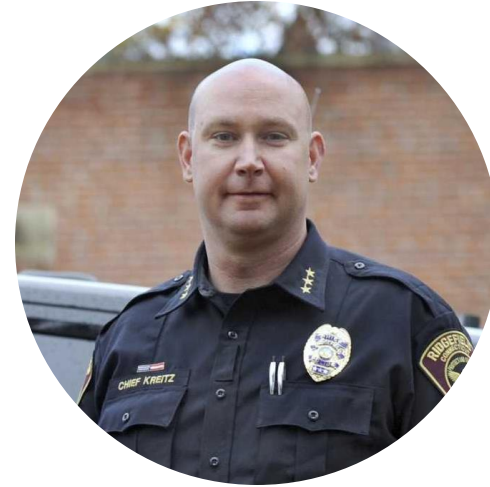
IN RIDGEFIELD

How We Arrived Here

YOUR PROJECT TEAM



RUDY MARCONI
First Selectperson



JEFF KREITZ
Chief of Police



ROMMIE DUCKWORTH
Fire Chief



JAKE MULLER
Director of Public Works
& Facilities



TODD COSTA, AIA
KBA | Principal-in-Charge



SCOTT MANGIAGLI,
AIA, LEED AP BD+C
KBA | Project Manager



NICOLE GREEN
KBA | Director of Business
Development

CHECK OUT THE PROJECT WEBSITE

SCAN ME





HOME ABOUT EXISTING CONDITIONS PLANS TEAM EVENTS FAQs RESOURCES



**RIDGEFIELD PUBLIC SAFETY FACILITY**
BUILDING PROJECT

ABOUT THE PROJECT

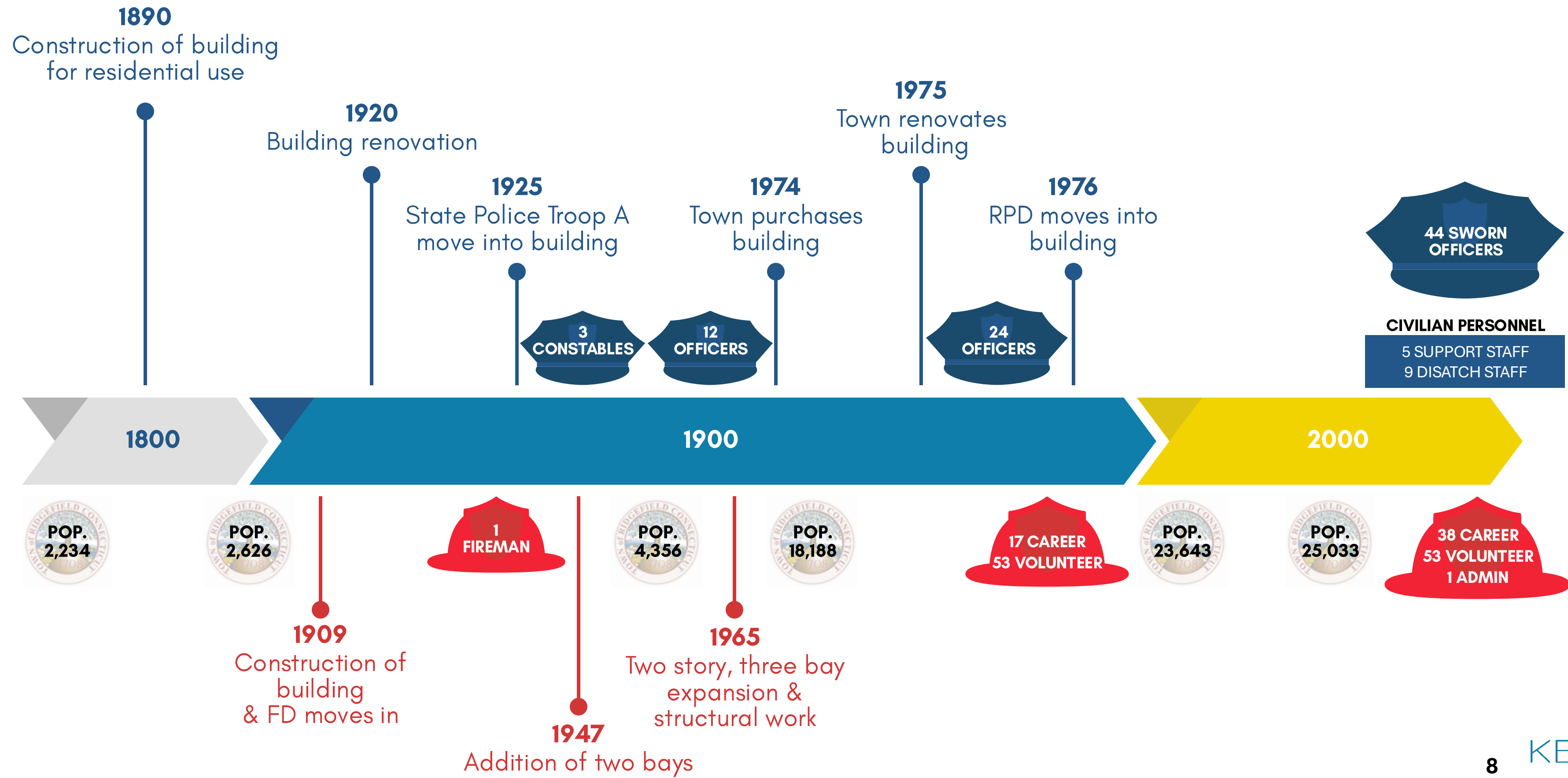
The current Police and Fire headquarters no longer meet the needs of Ridgefield's community. Outdated infrastructure limits emergency response capabilities and strains resources, making it increasingly difficult for our First Responders to serve effectively and safely.

BENEFITS OF THE PROPOSED PUBLIC SAFETY FACILITY

- Adequate space to support operations and growth
- Modern technologies for improved emergency response
- ADA-compliant for all residents
- Lower operating costs through improved efficiency
- Eco-friendly, financially responsible infrastructure
- Investment in current and future community safety



PROGRESSION OF THE POLICE & FIRE DEPARTMENTS



FIRE DEPARTMENT EXISTING CONDITIONS

EXISTING CONDITION CHALLENGES

Extremely poor access for career and volunteer staff

File storage has expanded to occupy hallways

Apparatus is tightly stored based on size, as opposed to the requirement for calls, causing a delayed response

PPE storage within the apparatus floor causes premature replacement due to reduced life



POLICE DEPARTMENT EXISTING CONDITIONS

EXISTING CONDITION CHALLENGES

The needs of the department have outgrown the usable space in the building

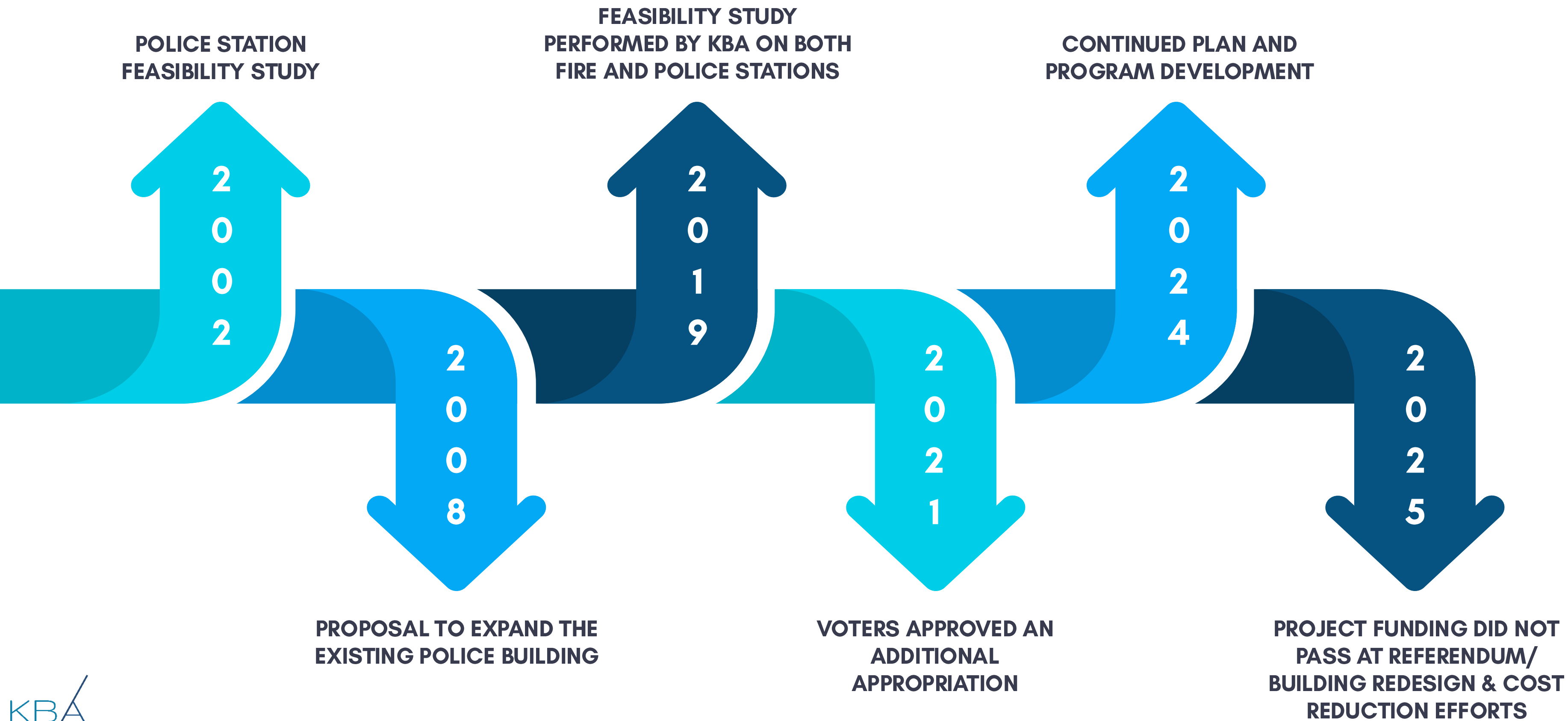
Lack of private meeting space

Operational inefficiencies throughout the building

Lack of safety and security inside and outside of the building



HOW WE GOT HERE



STUDY PROCESS

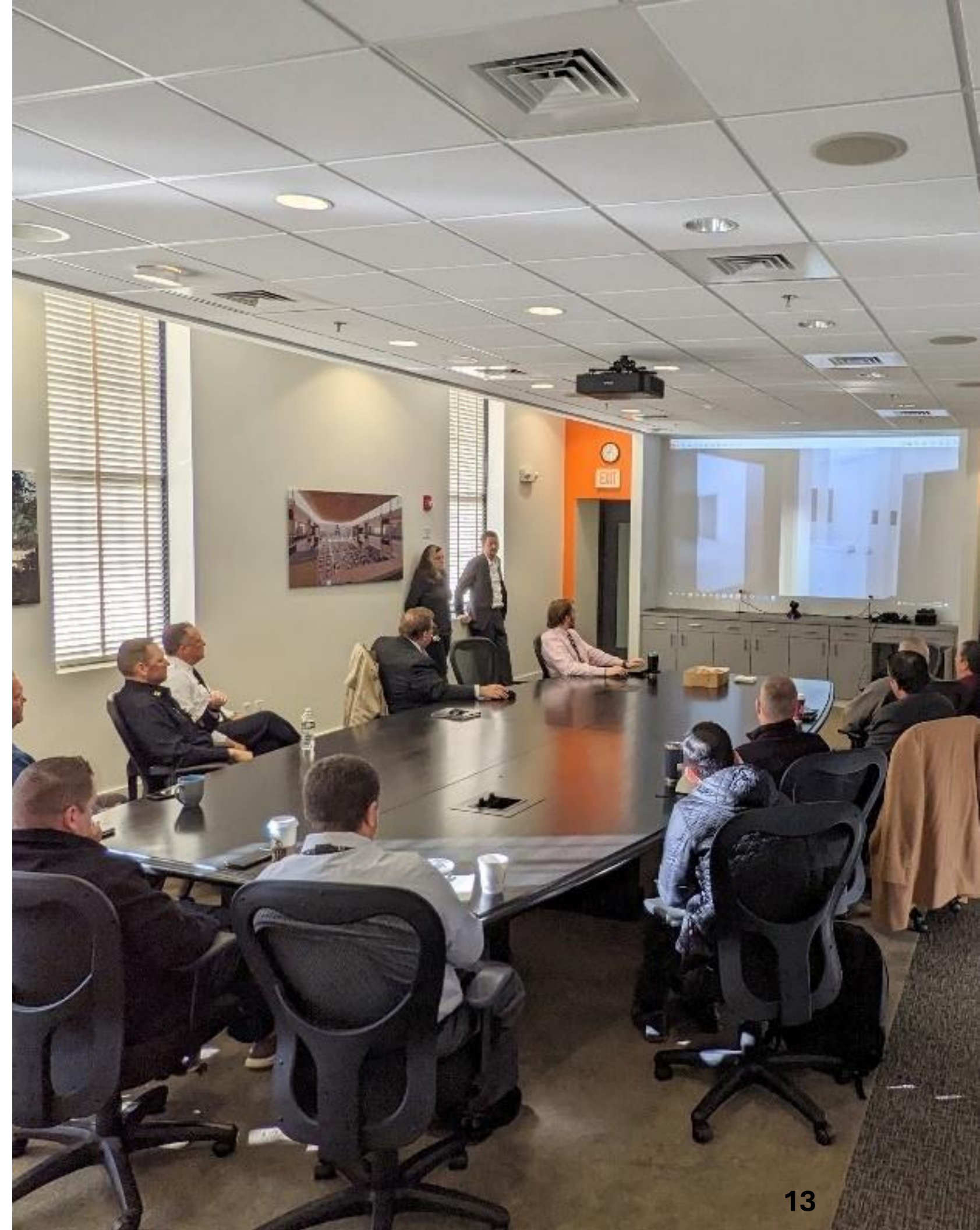
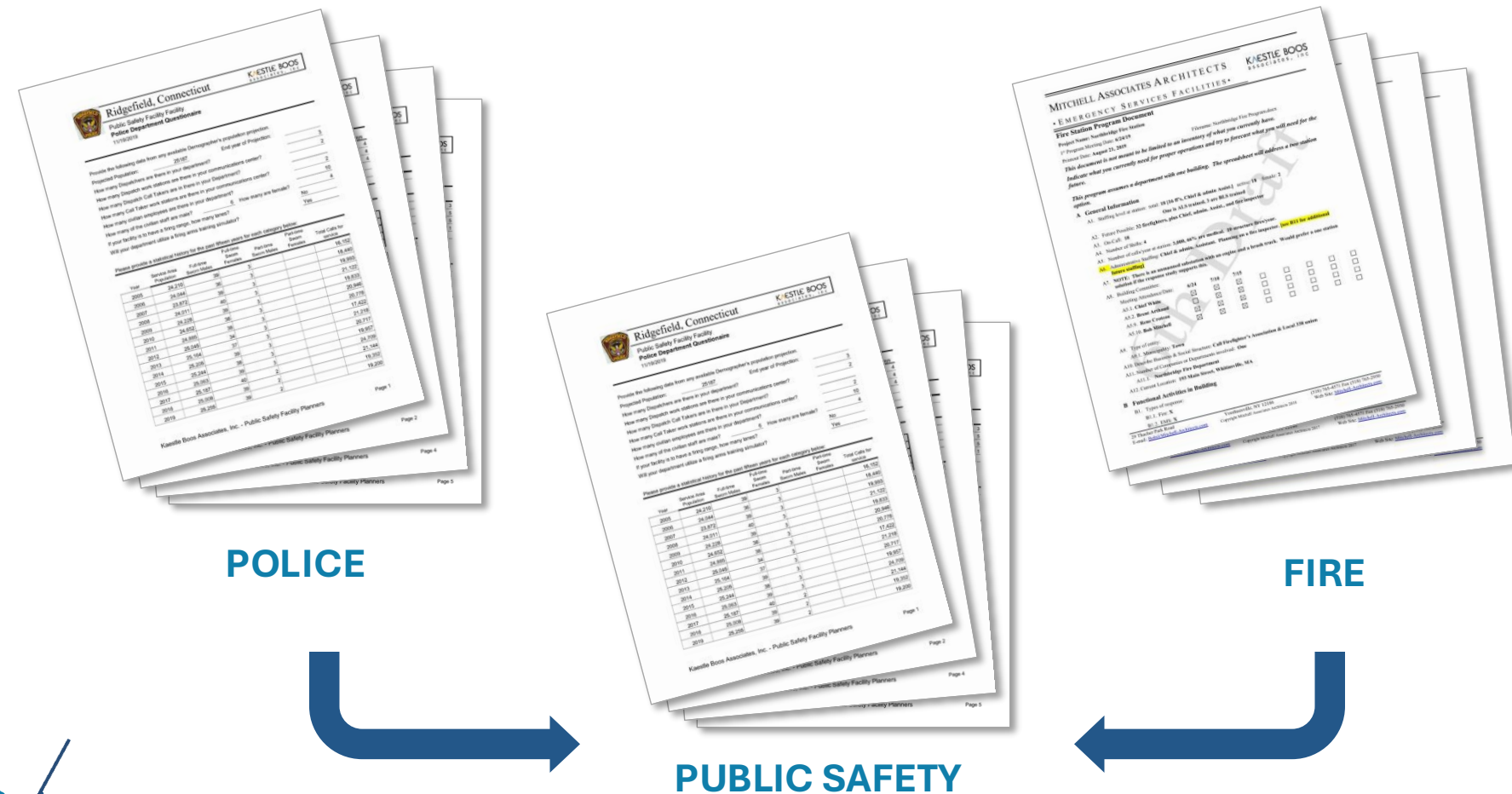
Finding the New Home of
Public Safety in Ridgefield



FACILITY PROGRAMMING – Documentation

Formal documentation of the programming process, including detailed space requirements for each operational and office function

Guiding principles for design moving forward



FACILITY PROGRAMMING – Summary of Headquarters Program

COMBINED PS PROGRAM

Proposed Headquarters: **75,000 SF**

Training / Meeting EOC Room, Dedicated decontamination area, Records, Permitting, Patrol Operations, Command Operations, Investigative Operations, PPE Storage, Triage Room, Sallyport, Secured Evidence Storage, Locker Rooms, Wellness Area, Defensive Tactics & Simulation, & Auxiliary Building

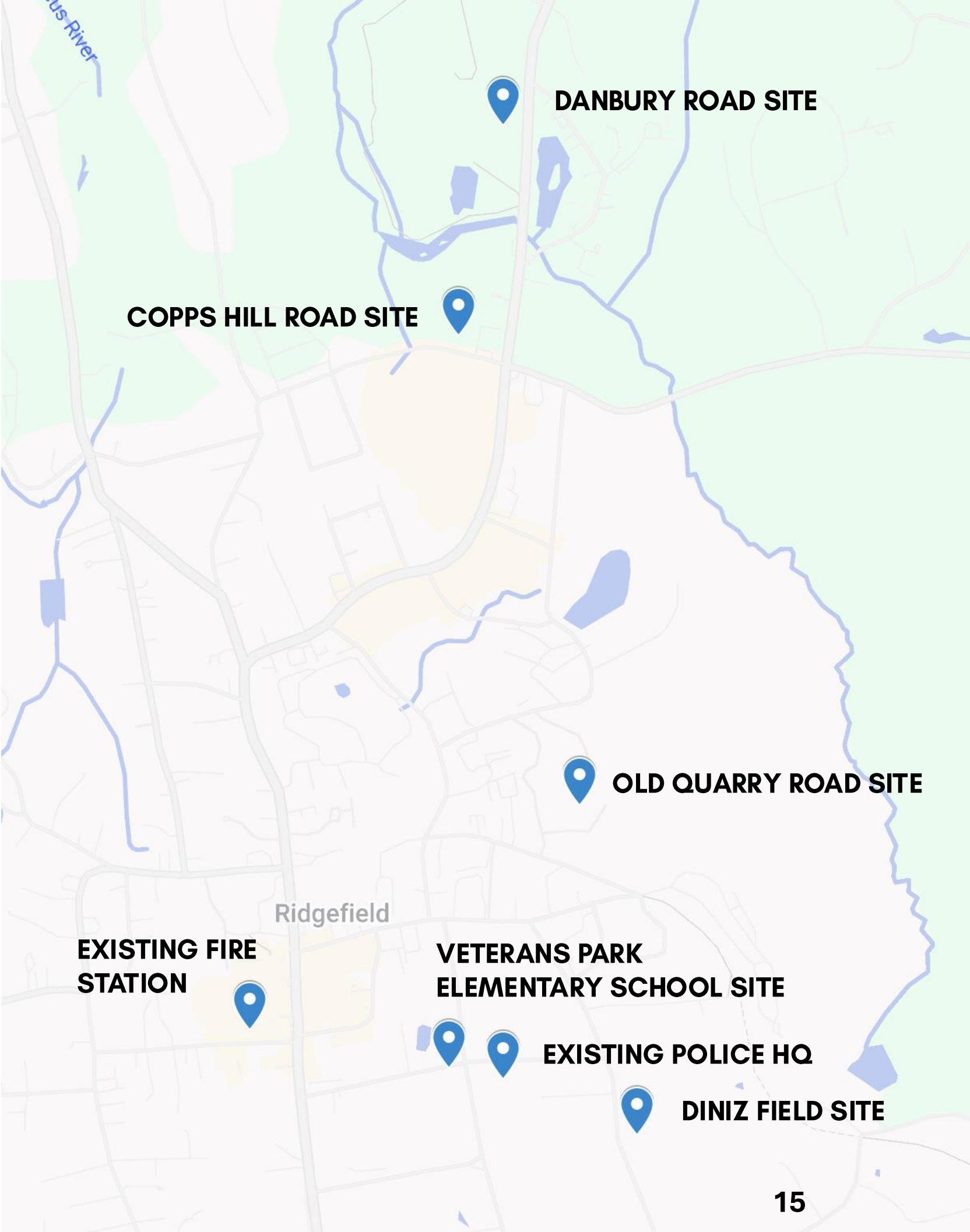


SITES CONSIDERED

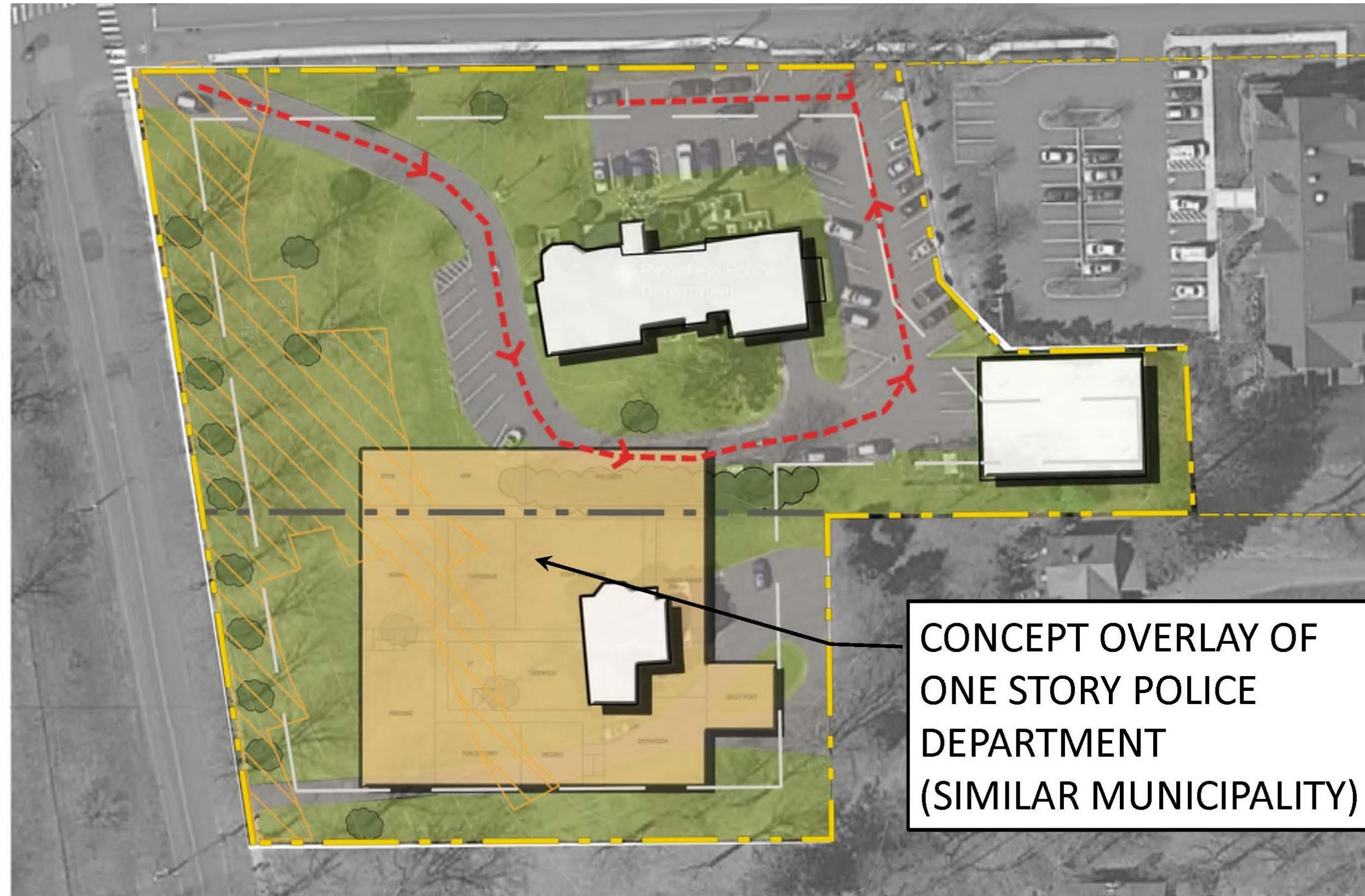
RIDGEFIELD PUBLIC SAFETY SITE SELECTION MATRIX

SITE RATINGS TABLE (FOR COMBINED PD/FD)

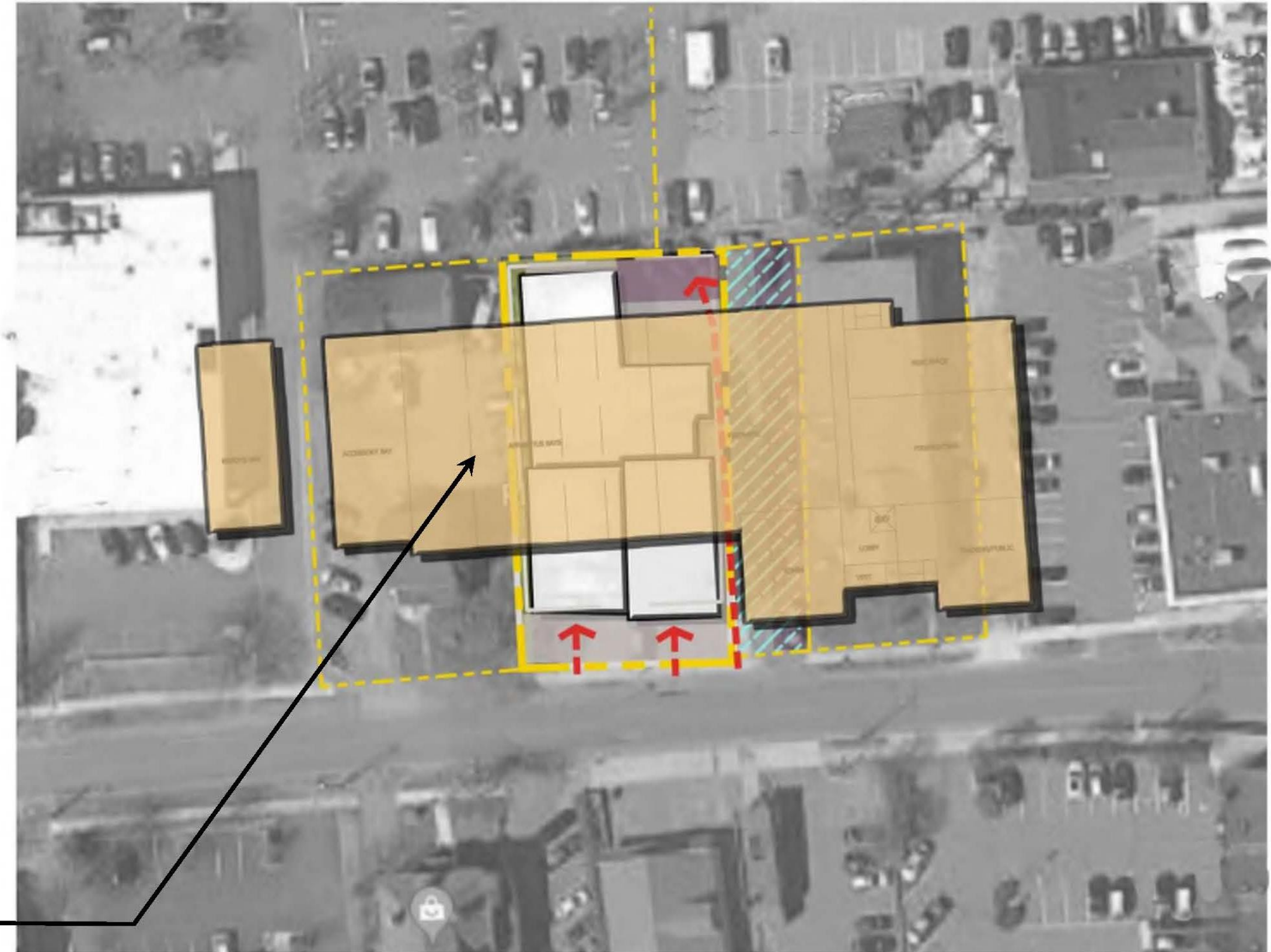
SITE	ADEQUATE SIZE LOT	USABLE AREA	PREFERED LOCATION	ANTICIPATED SITE DEVELOPMENT COSTS	PROPERTY ACQUISITION COSTS	ROOM FOR GROWTH	MUNICPAL WATER & SEWER	NEGHBORHOOD IMPACTS	HISTORIC RESTRICTIONS	HISTORIC CONCERNS	
EXISTING POLICE DEPT. (WITH ADDT'L LOT)		SLOPES		EX. BLDG ?	PURCHASE ADJ PROPERTY			PARKS RESIDENCES		PUBLIC PERCEPTION	COMBINED SITE WORKS WITH STAND ALONE PD BUILDING
EXISTING FIRE DEPT.	EVEN WITH INCLUSION OF ADJACENT PROPERTIES	CONGESTION			PURCHASE ADJ PROPERTY						
36 OLD QUARRY ROAD (SHLUMBERGER PROPERTY)			ACCESS TO STATE ROADS?	LEDGE & ACCESS				ADJACENT MED/RES			NO STREET PRESENCE 3RD ACCESS TO SUNSET LANE?
63 COPPS HILL ROAD	ADEQUATE AREA FOR PARKING?	SLOPES & WETLANDS		DEMO EXIST. BUILDING	PURCHASE COST						EXISTING BUILDING MAY WORK BETTER AS STAND ALONE PD



EXISTING POLICE DEPARTMENT TEST FIT

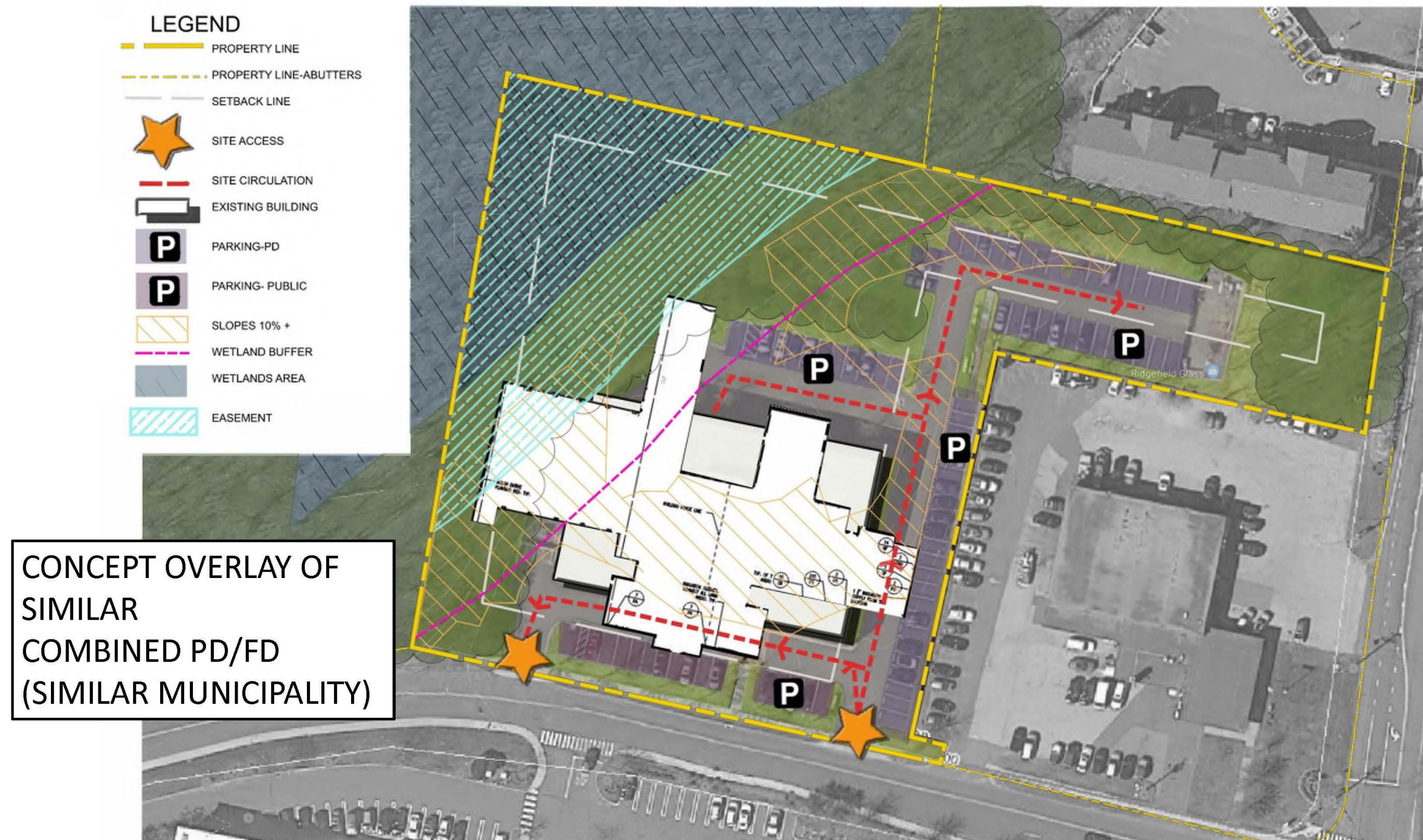


EXISTING FIRE DEPARTMENT TEST FIT



CONCEPT OVERLAY OF
ONE STORY FIRE
DEPARTMENT

63 COPPS HILL ROAD TEST FIT



WHY OLD QUARRY ROAD?

TOWN-OWNED LAND

No acquisition cost

Consolidates facilities on one site

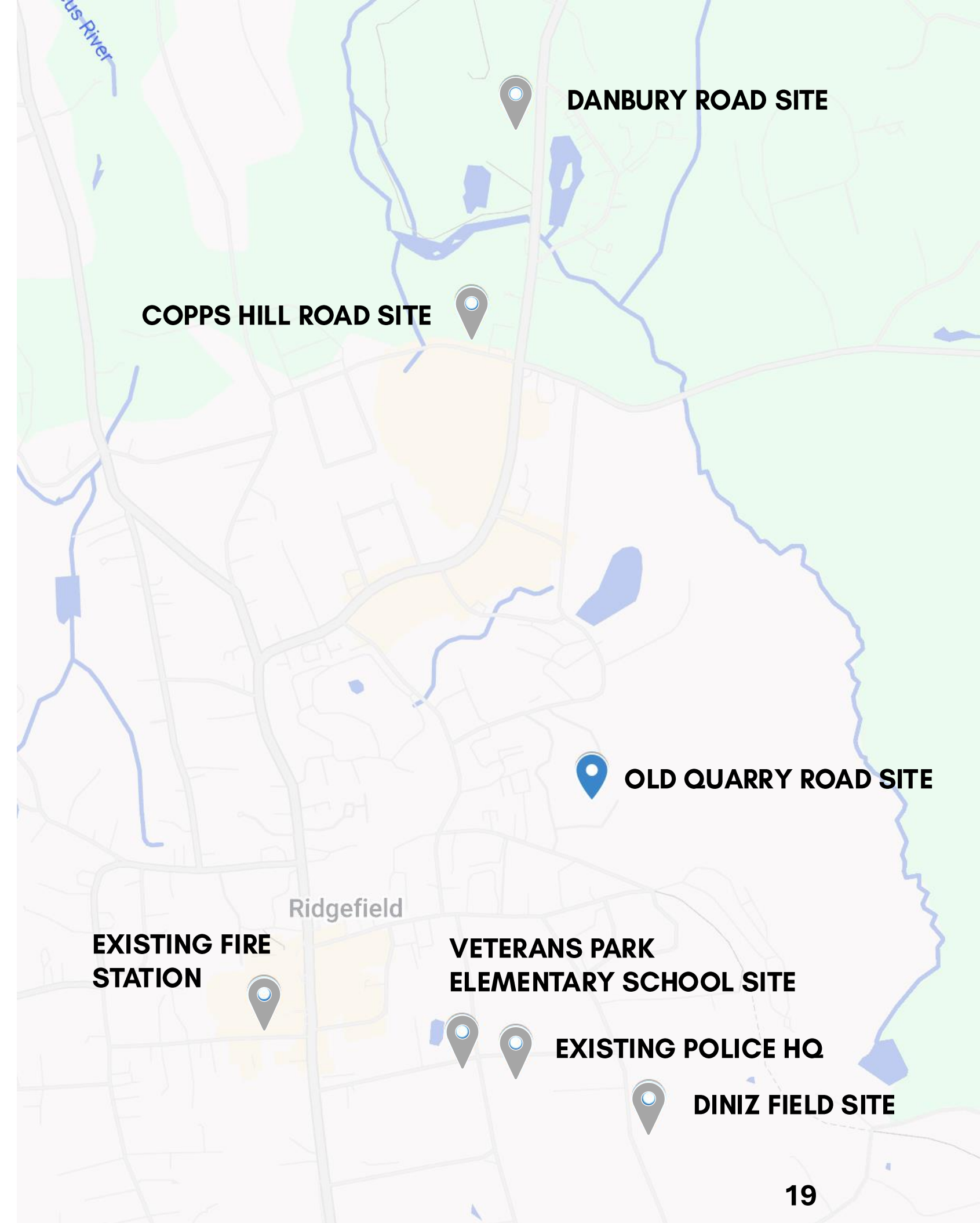
LARGE LOT SITE

Accommodates a properly sized building

Ample space for parking

FASTER RESPONSE TIMES

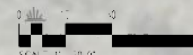
Improved access and workflow for first responders



PLAN DEVELOPMENT

Turning Goals into Reality





Feb. 2025 REFERENDUM SITE PLAN



NOTE: EXIST. ROAD SLOPE @
APPROX. RANGE 12%-15%



**Nov. 2025
REFERENDUM
SITE PLAN**

FACILITY PARKING	
FD	84 SPACES
PD/MAIN LOT	21 SPACES
PD (SECURE)	64 SPACES
TOTAL:	169 SPACES

LOWER LEVEL FLOOR PLAN



	BUILDING SUPPORT SERVICES
	CIRCULATION
	RIDGEFIELD FIRE DEPARTMENT
	RIDGEFIELD POLICE DEPARTMENT
	SHARED DEPARTMENT AREAS



MAIN LEVEL FLOOR PLAN



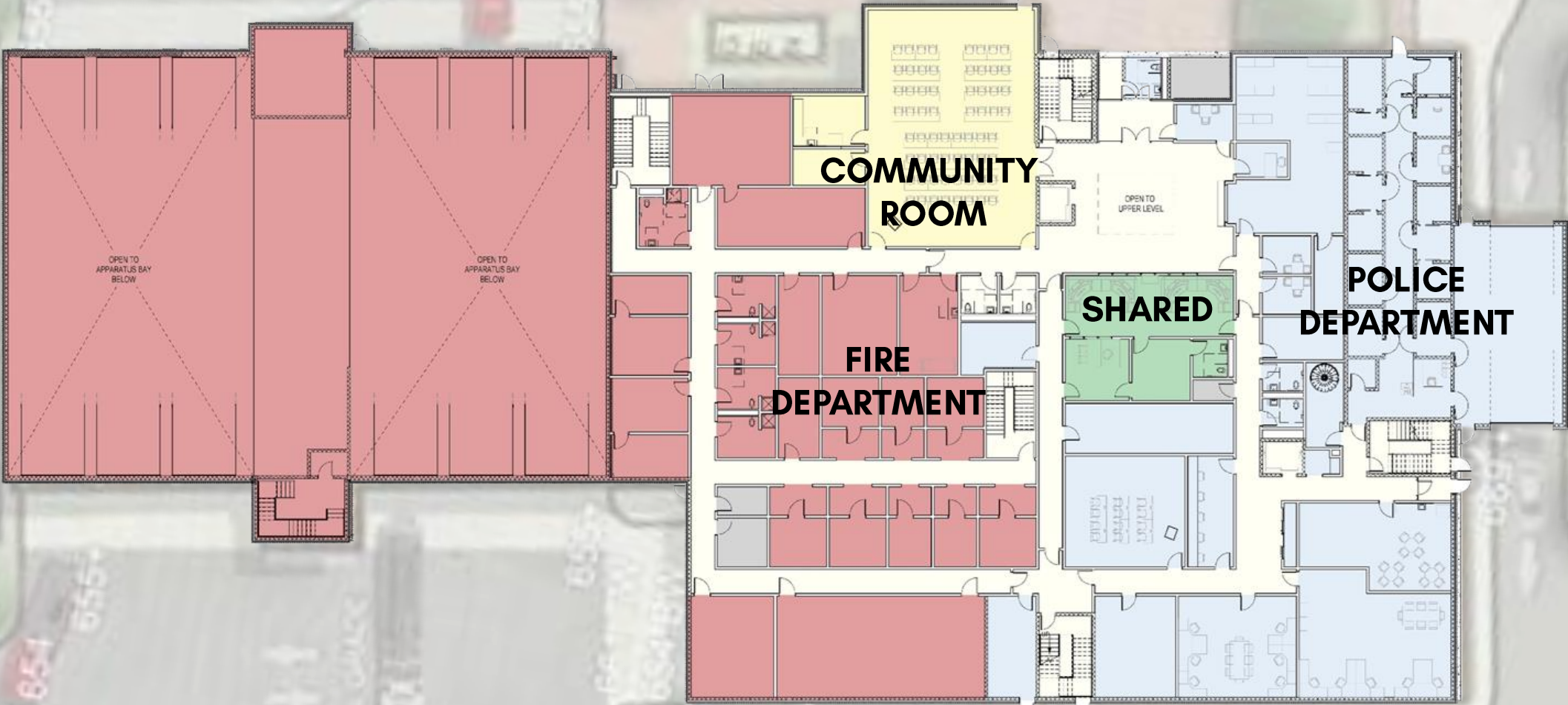
BUILDING SUPPORT SERVICES

CIRCULATION

RIDGEFIELD FIRE DEPARTMENT

RIDGEFIELD POLICE DEPARTMENT

SHARED DEPARTMENT AREAS

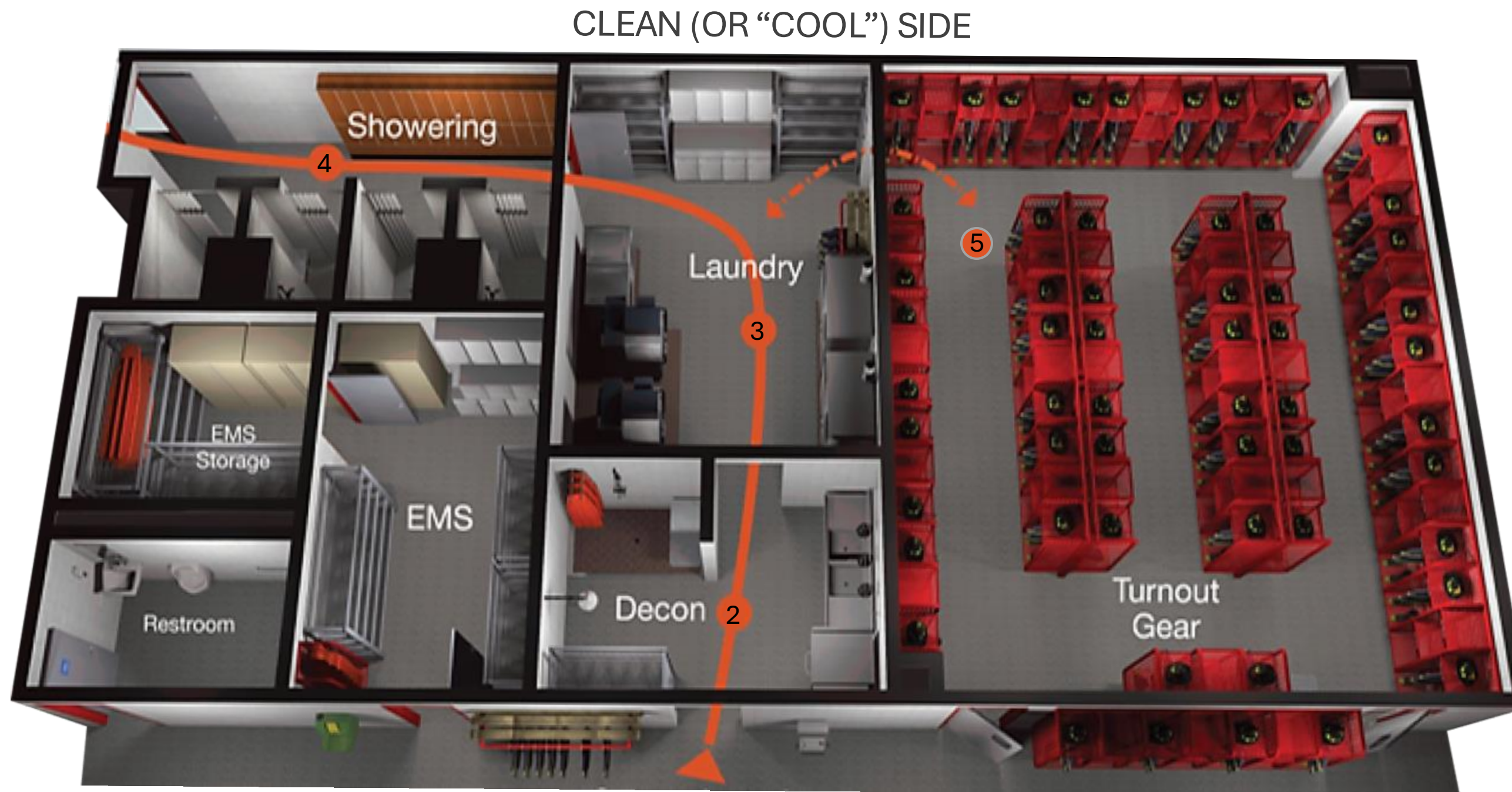


UPPER LEVEL FLOOR PLAN



	BUILDING SUPPORT SERVICES
	CIRCULATION
	RIDGEFIELD FIRE DEPARTMENT
	RIDGEFIELD POLICE DEPARTMENT
	SHARED DEPARTMENT AREAS

Modern Decontamination Floorplan and Flow



Decontamination Best Practices

1. Initial de-con on scene
2. 2nd De-con at station
3. Gear off & in cleaning
4. Showering
5. Turnout Gear Storage

Firefighters:

+9% in cancer diagnoses

+14% in cancer-related deaths

<https://www.cdc.gov/niosh/firefighters/health.html>

PROPOSED RENDERING



PROPOSED RENDERING



PROPOSED RENDERING



TREETOPS
CONDOS

RIDGEFIELD
STATION

RIDGEFIELD HIGHWAY
DEPARTMENT

STORAGE
BARN

SELF STORAGE
/APARTMENTS

66 GROVE ST.

QUARRY RIDGE
ANIMAL HOSPITAL

38B GROVE ST.

38C GROVE ST.

38A GROVE ST.

ACT THEATER.

77 SUNSET LANE

NEIGHBORHOOD PERSPECTIVE



PROJECT FUNDING

Understanding the Costs,
Recognizing the Benefits



SUMMARY OF TOTAL PROJECT BUDGET

CONSTRUCTION COST: **\$ 70,082,900**

EQUIPPING COSTS: **\$ 2,936,919**

- Furniture, Furnishings, and Equipment
- Security
- Technology

INDIRECT SOFT COSTS: **\$ 4,380,181**

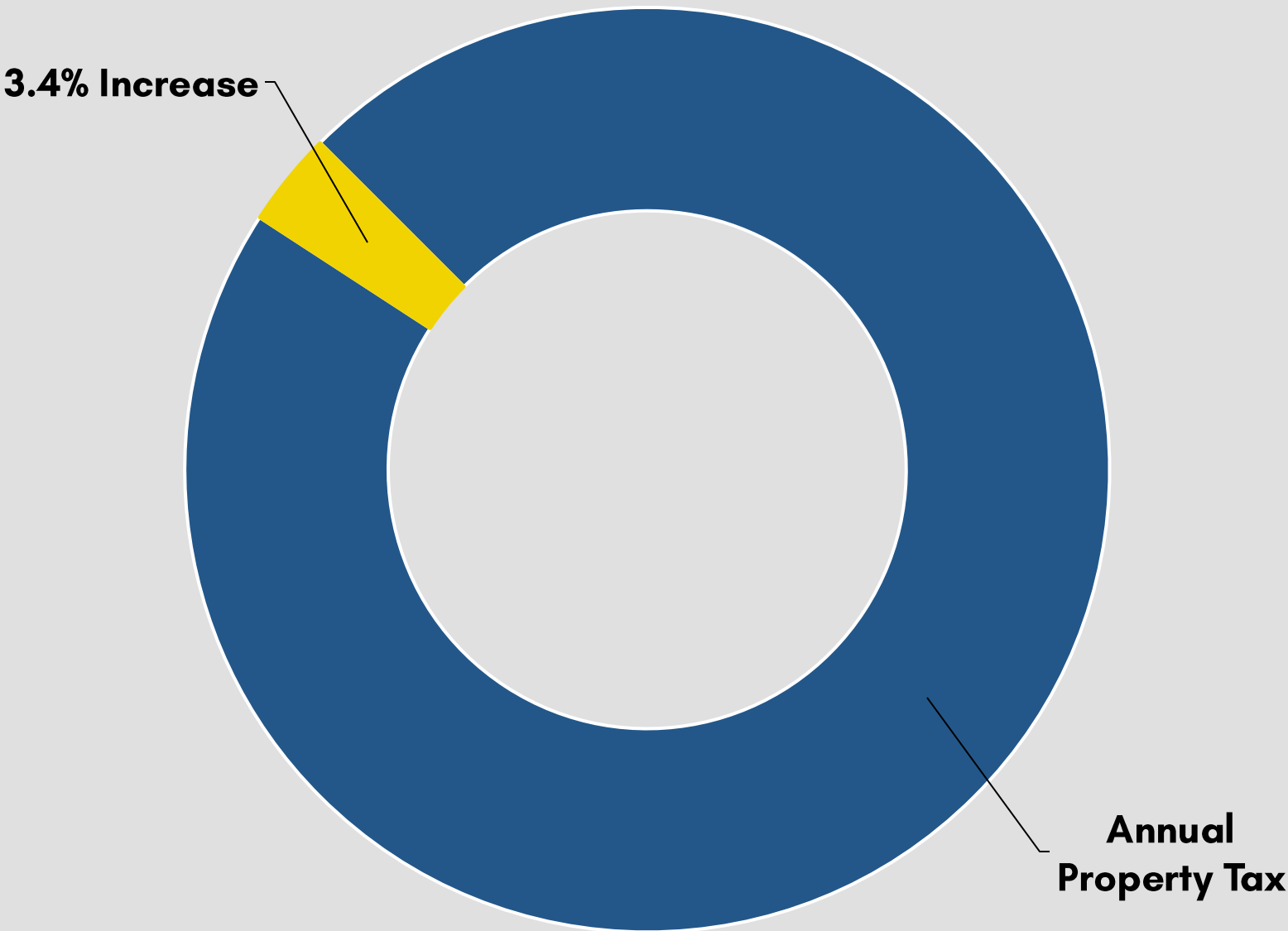
- Architectural/Engineering Fees
- Construction Management
- Contingencies

ANTICIPATED TOTAL PROJECT BUDGET **\$ 77,400,000**

Key Factors In Cost Reduction

- Eliminated Parking Structure
- Reduced Site Work
- Reduced Circulation within the Building

TAXPAYER IMPACT

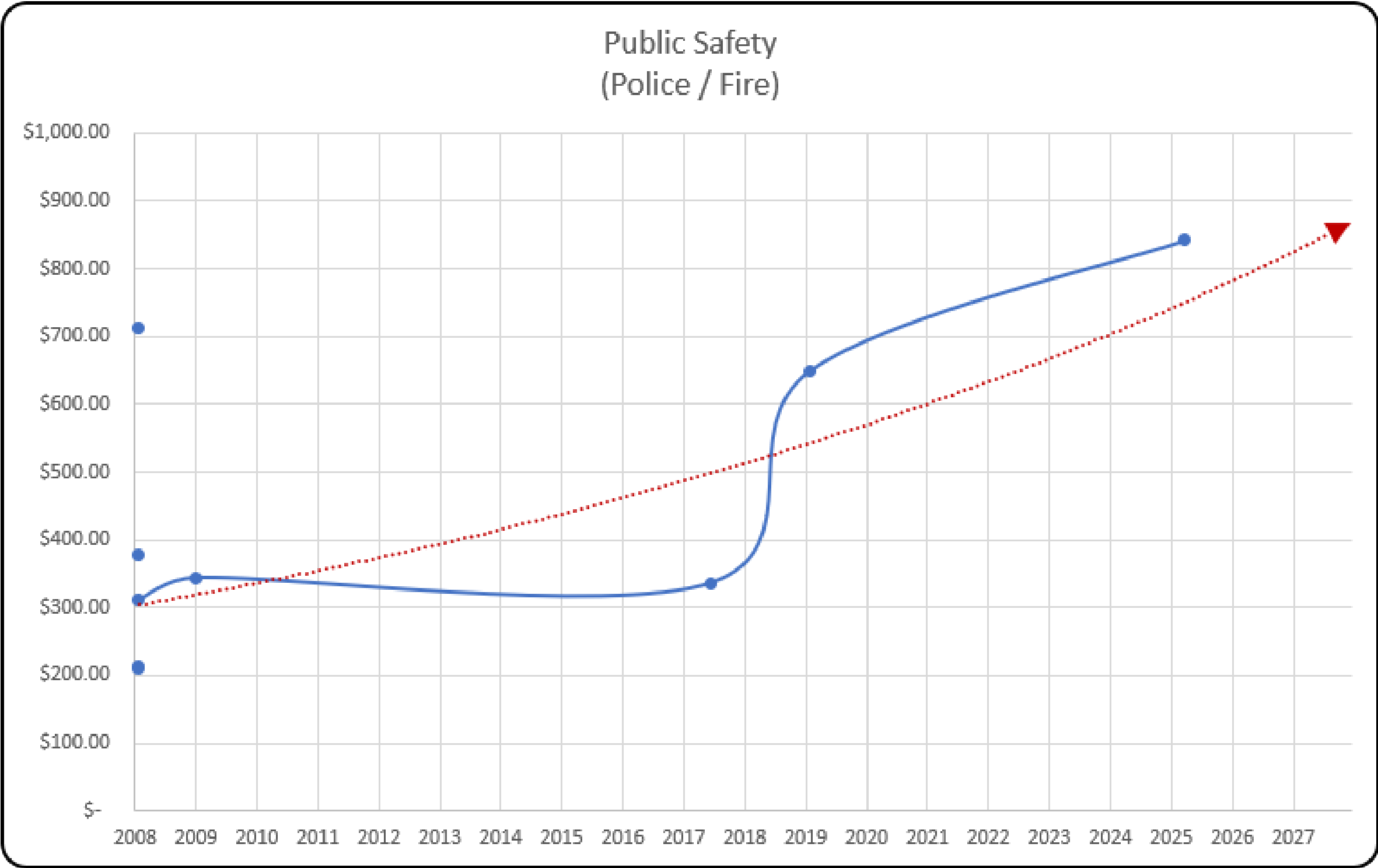


ANNUAL PROPERTY TAX	NEW ANNUAL PROPERTY TAX	INCREASE
\$5,000	\$5,171.50	\$171.50
\$10,000	\$10,343	\$343
\$15,000	\$15,514.50	\$514.50
\$20,000	\$20,686	\$686
\$25,000	\$25,857.50	\$857.50
\$30,000	\$31,029	\$1,029

The increase to the taxpayer is 3.4%. These are appropriate estimates.

PUBLIC SAFETY COST PER SQUARE FOOT

2008 - 2027



Actual \$/sf

Projected Trendline

POLICE/FIRE & COMBINED COST PER SQUARE FOOT

2015 - 2026

**RIDGEFIELD
PUBLIC SAFETY
\$1,032/SF**

Police / Fire Station and Combined Public Safety Facility Projects: Comparative Construction Costs \$/SF (escalated to 2026)						
FACILITY & TYPE	Bldg. Area	Bid Year	Bid - Est Cost/SF	2024 Cost/SF	2025 Cost/SF	2026 Cost/SF
MEDFIELD FIRE & POLICE	41,022	2015	\$ 371	\$ 642	\$ 713	\$ 792
SHARON FIRE & POLICE	42,460	2015	\$ 463	\$ 802	\$ 890	\$ 988
RANDOLPH FIRE SUBSTATION	8,500	2015	\$ 491	\$ 850	\$ 944	\$ 1,048
WESTWOOD FIRE STATION	20,457	2015	\$ 572	\$ 991	\$ 1,099	\$ 1,220
SCITUATE FIRE & POLICE	28,818	2016	\$ 527	\$ 869	\$ 965	\$ 1,071
MANSFIELD FIRE & POLICE	39,621	2016	\$ 465	\$ 767	\$ 851	\$ 945
PLAINVILLE FIRE & POLICE	41,655	2017	\$ 495	\$ 777	\$ 863	\$ 958
NANTUCKET FIRE STATION	22,340	2017	\$ 713	\$ 1,120	\$ 1,243	\$ 1,380
NEEDHAM FIRE & POLICE	60,690	2019	\$ 570	\$ 812	\$ 901	\$ 1,001
NEEDHAM FIRE STATION 2	22,204	2019	\$ 582	\$ 829	\$ 920	\$ 1,022
NORTHBOROUGH FIRE STN.	26,420	2020	\$ 584	\$ 799	\$ 887	\$ 985
N. ACTON FIRE STATION	12,179	2020	\$ 624	\$ 854	\$ 948	\$ 1,053
BURLINGTON FIRE STATION	10,021	2020	\$ 721	\$ 988	\$ 1,097	\$ 1,217
SUDBURY FIRE STATION 2	12,978	2020	\$ 606	\$ 830	\$ 921	\$ 1,023
QUINCY PUBLIC SAFETY*	138,969	2021	\$ 501	\$ 673	\$ 747	\$ 829
NORFOLK FIRE STATION	26,694	2022	\$ 756	\$ 915	\$ 1,015	\$ 1,127
NORTHBRIDGE FIRE STATION	27,600	2022	\$ 612	\$ 741	\$ 822	\$ 913
STOUGHTON FIRE STATION	25,145	2023	\$ 764	\$ 848	\$ 942	\$ 1,045
SOUTHBRIDGE FIRE STATION	28,254	2023	\$ 798	\$ 885	\$ 983	\$ 1,091
HINGHAM FIRE & POLICE	49,233	2023	\$ 853	\$ 946	\$ 1,050	\$ 1,166
RHODE ISLAND STATE POLICE*	30,015	2024	\$ 1,163	\$ 1,163	\$ 1,290	\$ 1,432
ABINGTON FIRE STATION / DPW	49,576	2024	\$ 724	\$ 724	\$ 803	\$ 892
BEDFORD FIRE STATION	26,777	2024	\$ 944	\$ 944	\$ 1,048	\$ 1,164
BROCKTON PUBLIC SAFETY*	109,599	2024	\$ 688	\$ 688	\$ 764	\$ 848
EASTON PUBLIC SAFETY/DPW & SUBSTATION	136,600	2025	\$ 774		\$ 774	\$ 859
				\$ 1,077	\$ 1,174	\$ 1,303
* A CM@Risk rather than GC Project						

2024 COST/SF
\$1,077

2025 COST/SF
\$1,174

2026 COST/SF
\$1,303

PROJECTS IN NEIGHBORING COMMUNITIES



DANBURY POLICE HEADQUARTERS

Total Project Cost: \$33.8 Million
Referendum Year: 2006
Square Footage: 75,000 SF
Construction Start: Spring 2007
Construction End: Summer 2009



WILTON POLICE HEADQUARTERS

Total Project Cost: \$19 Million (est.)
Referendum Year: 2022
Square Footage: 19,000 SF
Construction Start: Spring 2024
Construction End: Winter 2025



WESTPORT PUBLIC SAFETY FACILITY

Total Project Cost: \$100 Million (est.)
Square Footage: 100,300 SF
Construction Start: Spring 2026
Construction End: TBD

WHAT IS THE COST OF WAITING?

Construction Escalation from 2007 thru 2028

+82%
10 yrs.

Escalation Index Table (Data courtes of AM Fogarty)

% Change		1.04	1.043	1.025	1.0250	1.0520	1.042	1.031	1.045	1.037	1.055	1.044	1.035	1.047	1.039	1.128	1.08	1.08	1.08	1.045	1.045	1.045	1.045
	Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
1.04	2007	1.00	1.043	1.069	1.096	1.153	1.201	1.238	1.294	1.342	1.416	1.478	1.530	1.602	1.664	1.877	2.027	2.190	2.365	2.471	2.582	2.699	2.820
1.043	2008		1.00	1.025	1.051	1.105	1.152	1.187	1.241	1.287	1.357	1.417	1.467	1.536	1.596	1.800	1.944	2.099	2.267	2.369	2.476	2.587	2.704
1.025	2009			1.00	1.025	1.078	1.124	1.158	1.211	1.255	1.324	1.383	1.431	1.498	1.557	1.756	1.896	2.048	2.212	2.312	2.416	2.524	2.638
1.025	2010				1.00	1.052	1.096	1.130	1.181	1.225	1.292	1.349	1.396	1.462	1.519	1.713	1.850	1.998	2.158	2.255	2.357	2.463	2.574
1.052	2011					1.00	1.042	1.074	1.123	1.164	1.228	1.282	1.327	1.390	1.444	1.628	1.759	1.899	2.051	2.144	2.240	2.341	2.446
1.042	2012						1.00	1.031	1.077	1.117	1.179	1.231	1.274	1.334	1.386	1.563	1.688	1.823	1.969	2.057	2.150	2.247	2.348
1.031	2013							1.00	1.045	1.084	1.143	1.194	1.235	1.293	1.344	1.516	1.637	1.768	1.910	1.995	2.085	2.179	2.277
1.045	2014								1.00	1.037	1.094	1.142	1.182	1.238	1.286	1.451	1.567	1.692	1.827	1.910	1.995	2.085	2.179
1.037	2015									1.00	1.055	1.101	1.140	1.194	1.240	1.399	1.511	1.632	1.762	1.841	1.924	2.008	2.092
1.055	2016										1.00	1.044	1.091	1.131	1.175	1.326	1.432	1.547	1.670	1.745	1.824	1.908	1.992
1.044	2017											1.00	1.035	1.084	1.126	1.270	1.372	1.481	1.600	1.672	1.747	1.826	1.908
1.035	2018												1.00	1.047	1.088	1.227	1.325	1.431	1.546	1.615	1.688	1.764	1.843
1.047	2019													1.00	1.039	1.172	1.266	1.367	1.476	1.543	1.612	1.685	1.761
1.039	2020														1.00	1.128	1.218	1.316	1.421	1.485	1.552	1.622	1.695
1.128	2021															1.00	1.080	1.166	1.260	1.316	1.376	1.438	1.502
1.060	2022																1.00	1.080	1.166	1.219	1.274	1.331	1.391
1.000	2023																	1.00	1.080	1.129	1.179	1.232	1.288
1.000	2024																		1.00	1.045	1.092	1.141	1.193
1.000	2025																			1.00	1.045	1.092	1.141
1.000	2026																				1.00	1.045	1.092
1.000	2027																					1.00	1.045
1.000	2028																						1.00

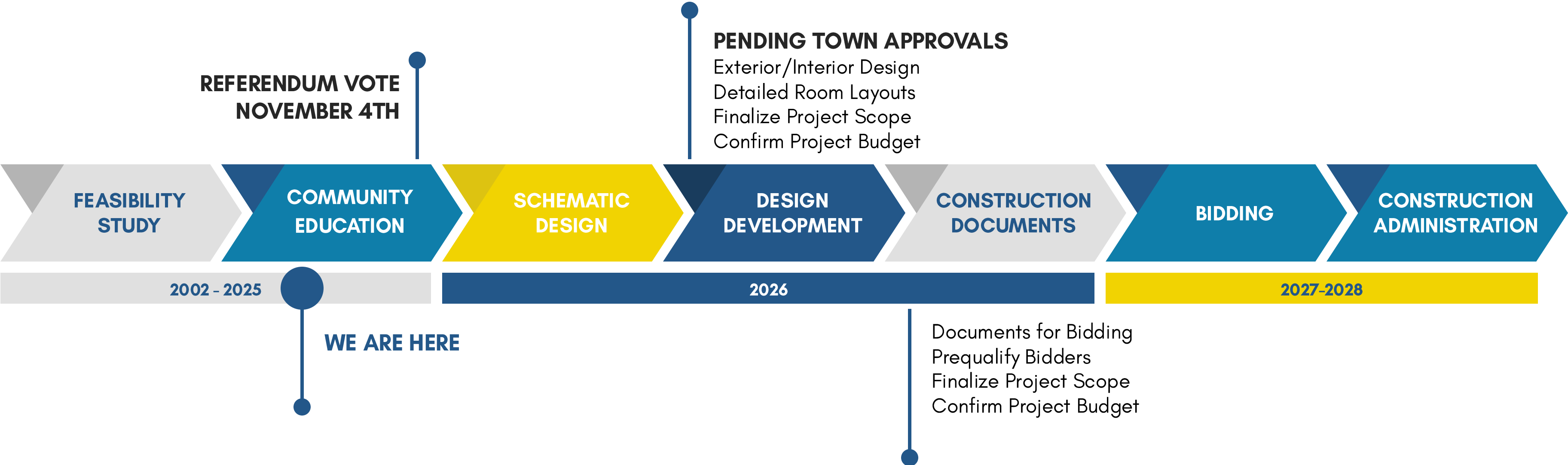
PROJECT TIMELINE

What Comes Next



PROJECT TIMELINE

WHERE WE ARE NOW AND WHAT COMES NEXT



THANK YOU!

SCAN QR
CODE

