

NEW PUBLIC SAFETY FACILITY PROJECT



PUBLIC HEARING



October 8th, 2025



BETTER TOGETHER



AGENDA

INTRODUCTION

STUDY PROCESS

PLAN DEVELOPMENT

PROJECT FUNDING

PROJECT TIMELINE

INTRODUCTION

THE FUTURE OF PUBLIC SAFETY



IN RIDGEFIELD

How We Arrived Here

CHECK OUT THE PROJECT WEBSITE



ABOUT THE PROJECT

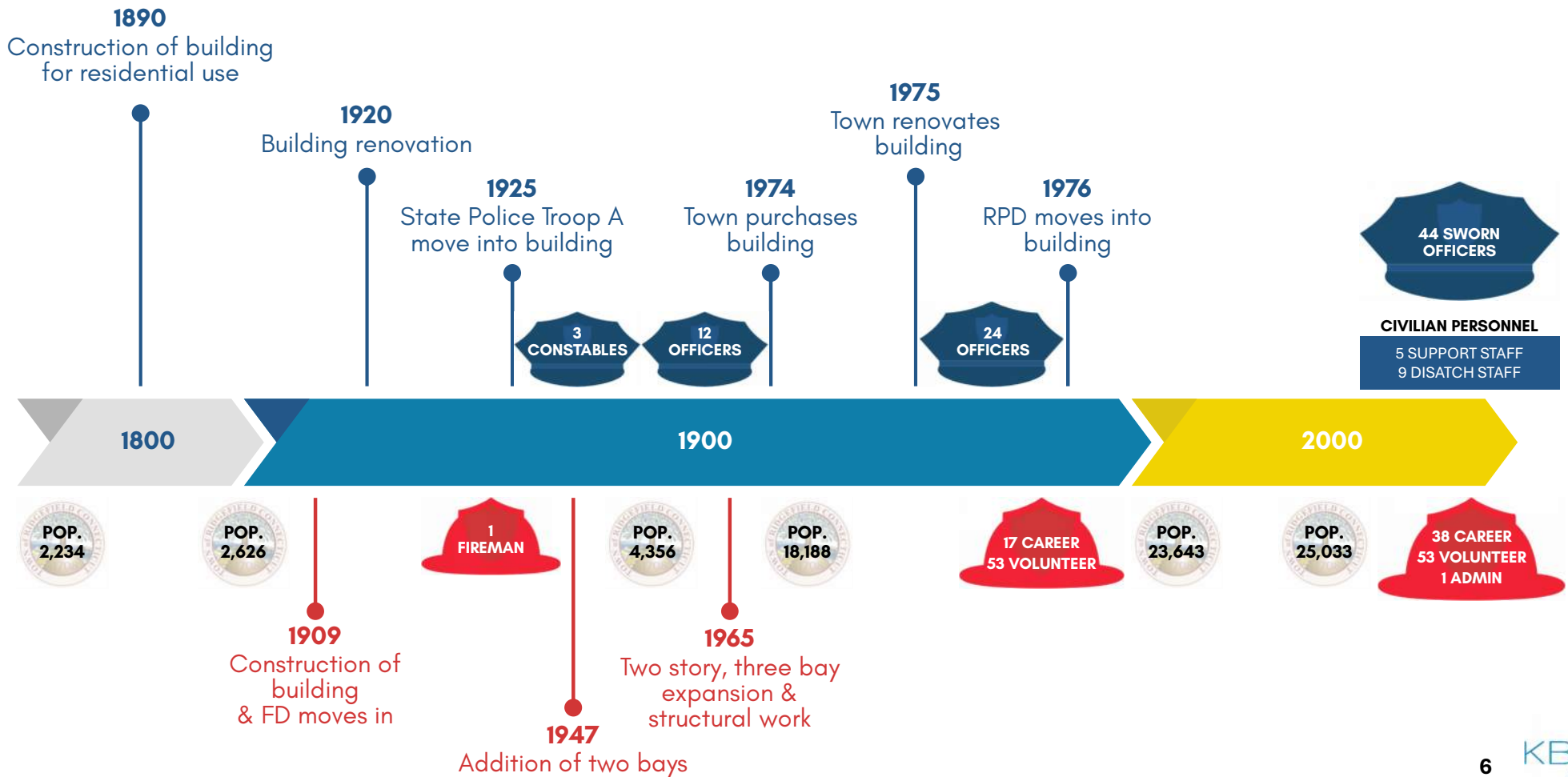
The current Police and Fire headquarters no longer meet the needs of Ridgefield's community. Outdated infrastructure limits emergency response capabilities and strains resources, making it increasingly difficult for our First Responders to serve effectively and safely.

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

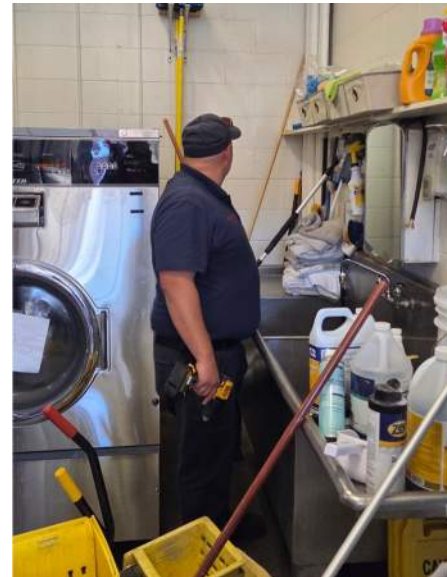
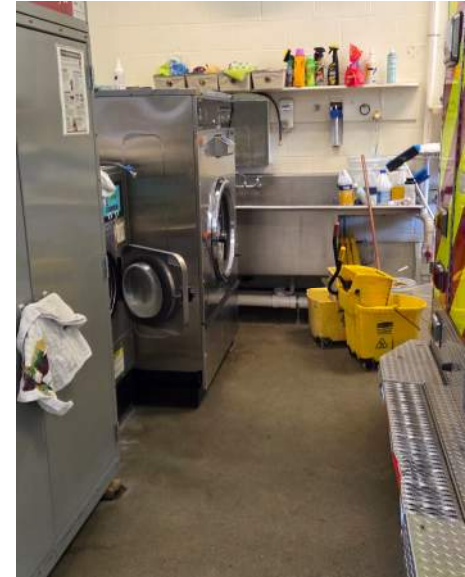
PPE storage within the apparatus floor causes premature replacement due to reduced life



FIRE DEPARTMENT EXISTING DECONTAMINATION CONDITIONS

EXISTING CONDITION CHALLENGES

- Difficult to service and maintain equipment
- Inadequate space for Operation
- Sink used for PPE is shared with building/vehicle maintenance
- Excessive environmental wear to equipment



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>

POLICE DEPARTMENT EXISTING CONDITIONS

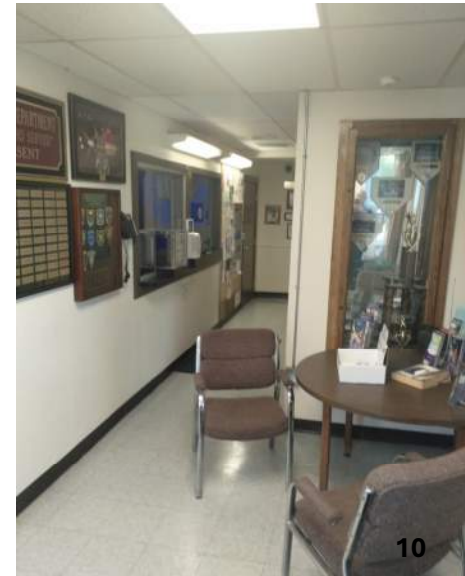
EXISTING CONDITION CHALLENGES

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



STUDY PROCESS

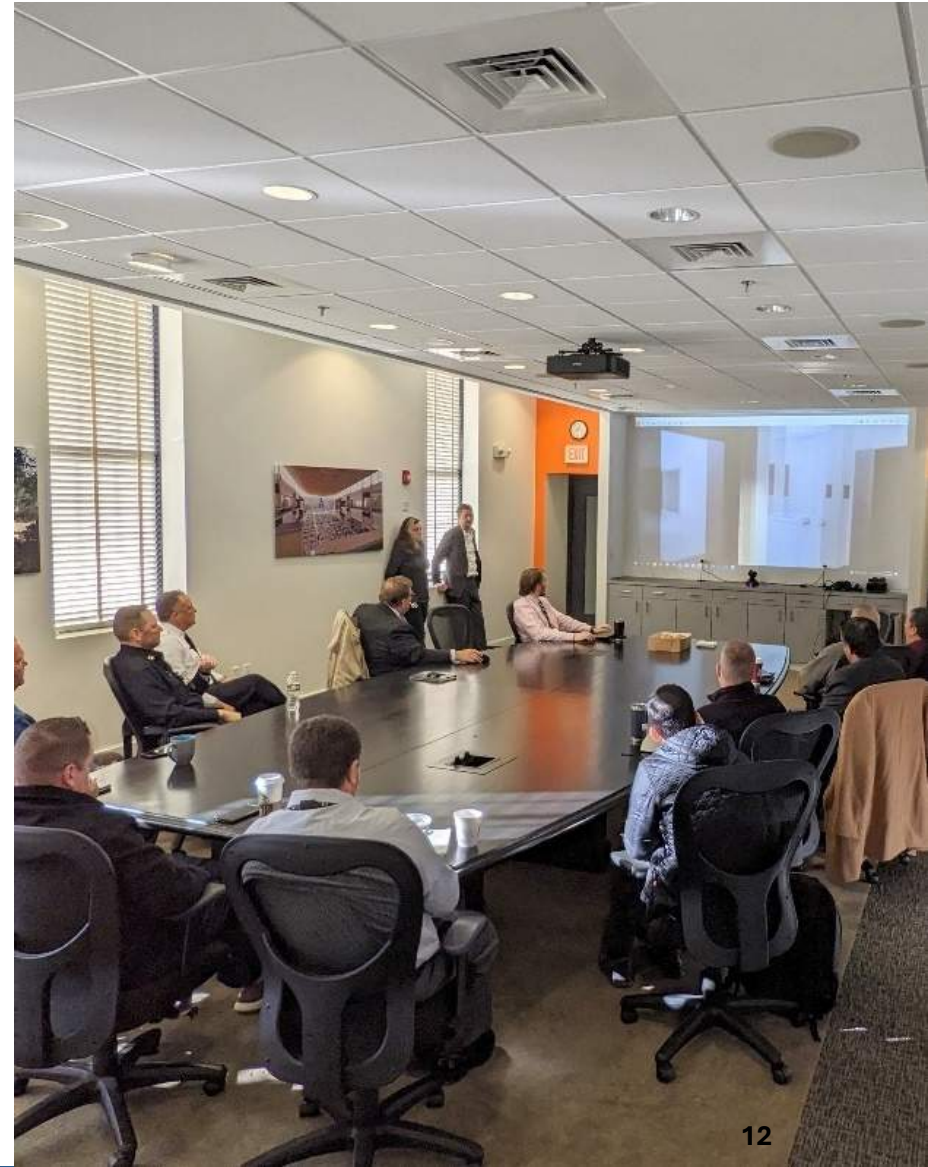
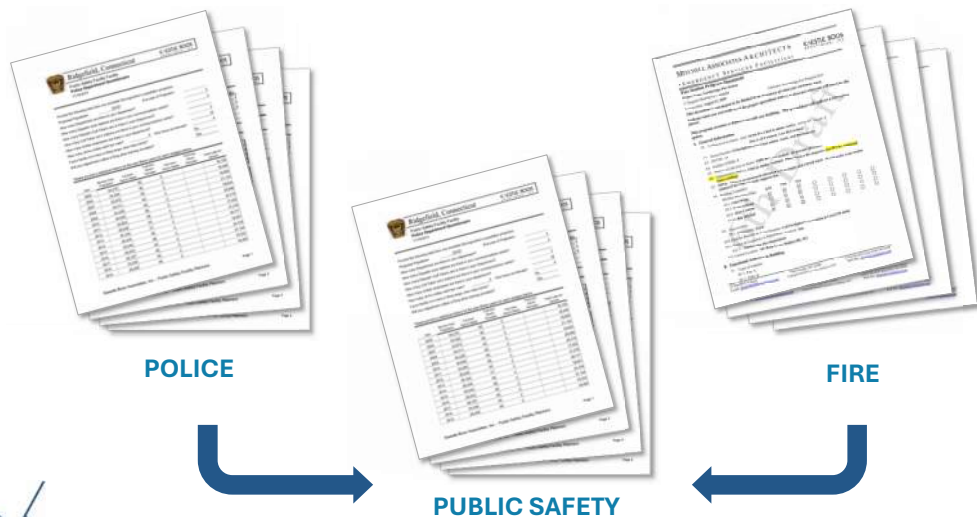
Finding the New Home of
Public Safety in Ridgefield



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

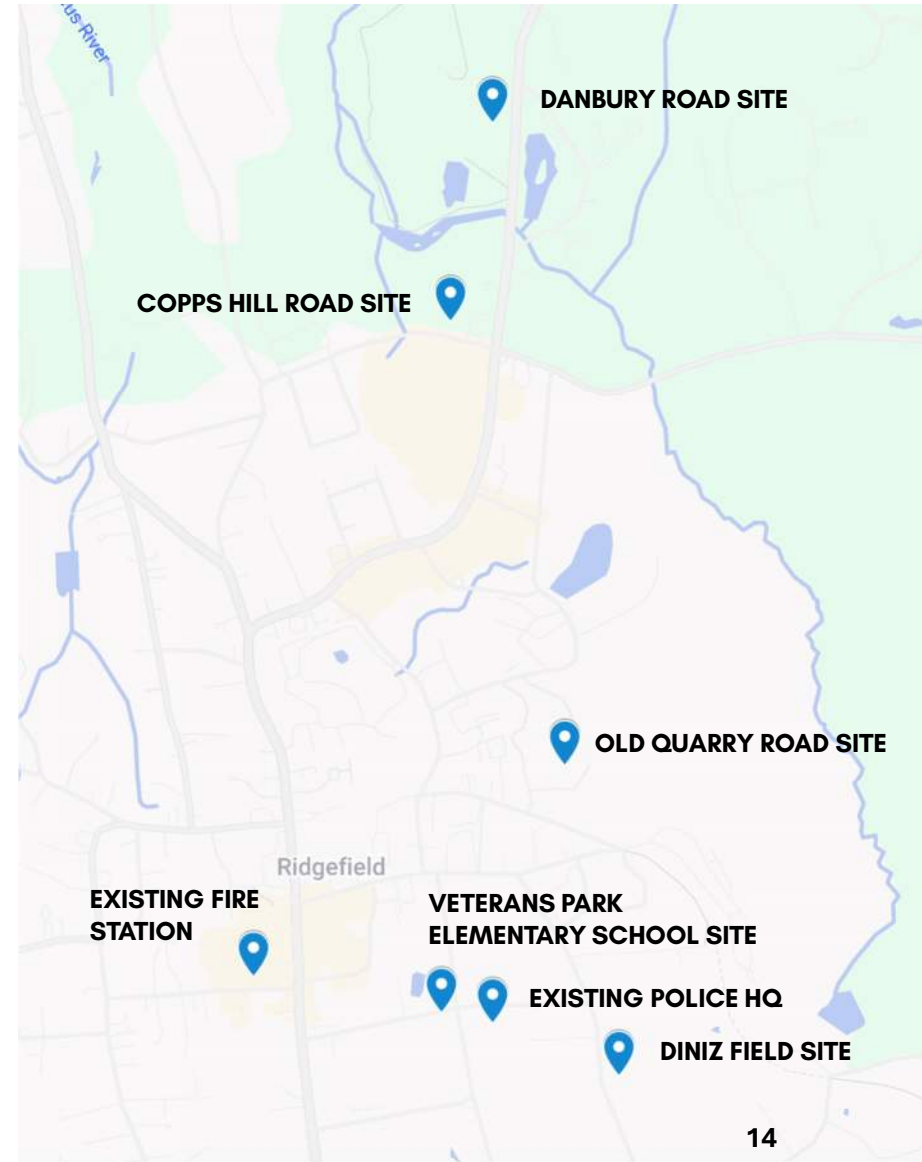


SITES CONSIDERED

RIDGEFIELD PUBLIC SAFETY SITE SELECTION MATRIX

SITE RATINGS TABLE (FOR COMBINED PD/FD)

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



EXISTING POLICE DEPARTMENT TEST FIT

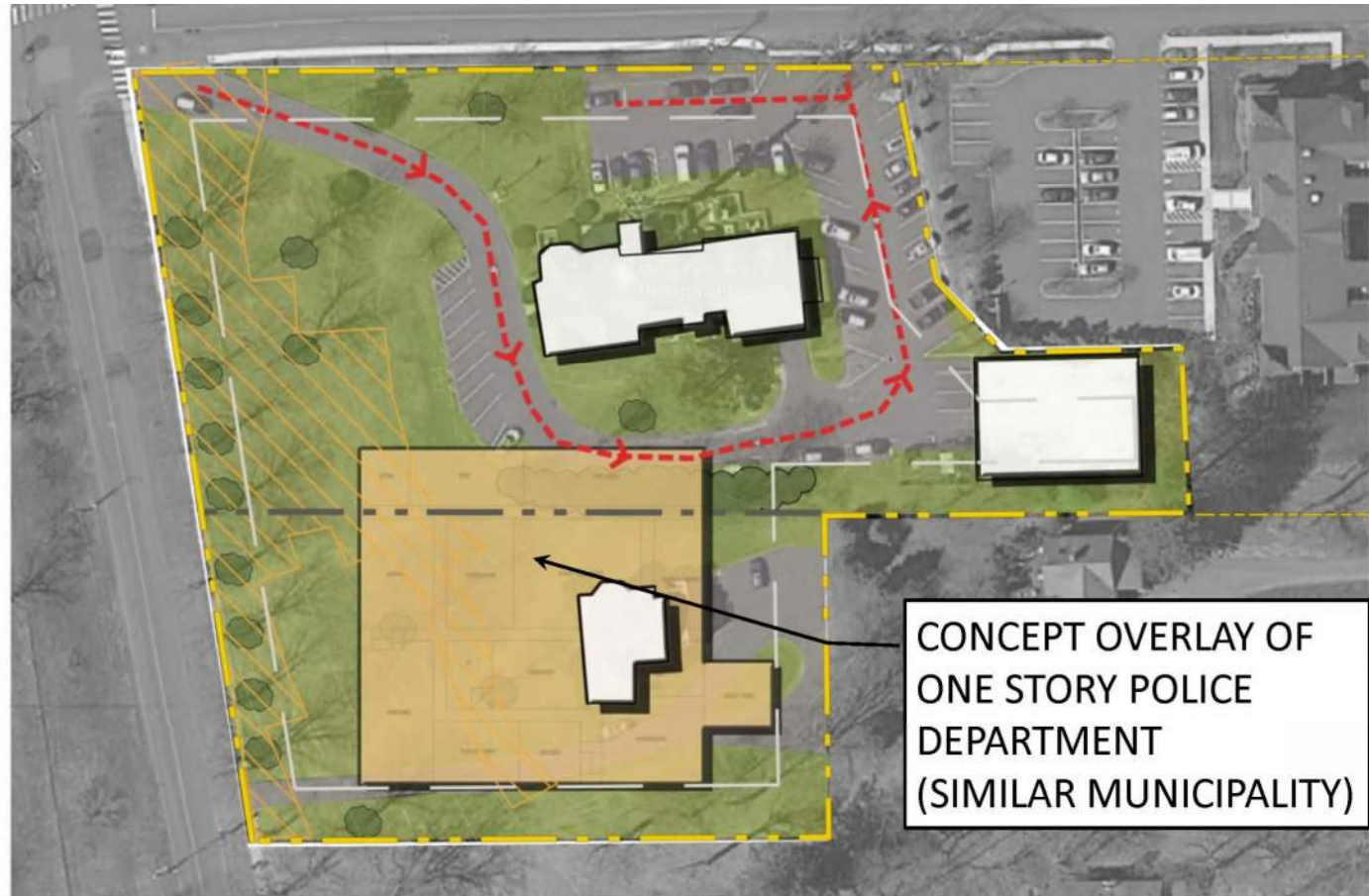
DISADVANTAGES

Small site with no option for expansion

Site slopes

Historic building

Expensive structural improvements to meet modern building code



EXISTING FIRE DEPARTMENT TEST FIT

DISADVANTAGES

Small site with limited options for expansion, even when purchasing nearby sites

Congested area

High site development and acquisition costs

Historic restrictions

Expensive structural improvements to meet modern building code

CONCEPT OVERLAY OF
ONE STORY FIRE
DEPARTMENT



63 COPPS HILL ROAD TEST FIT

DISADVANTAGES

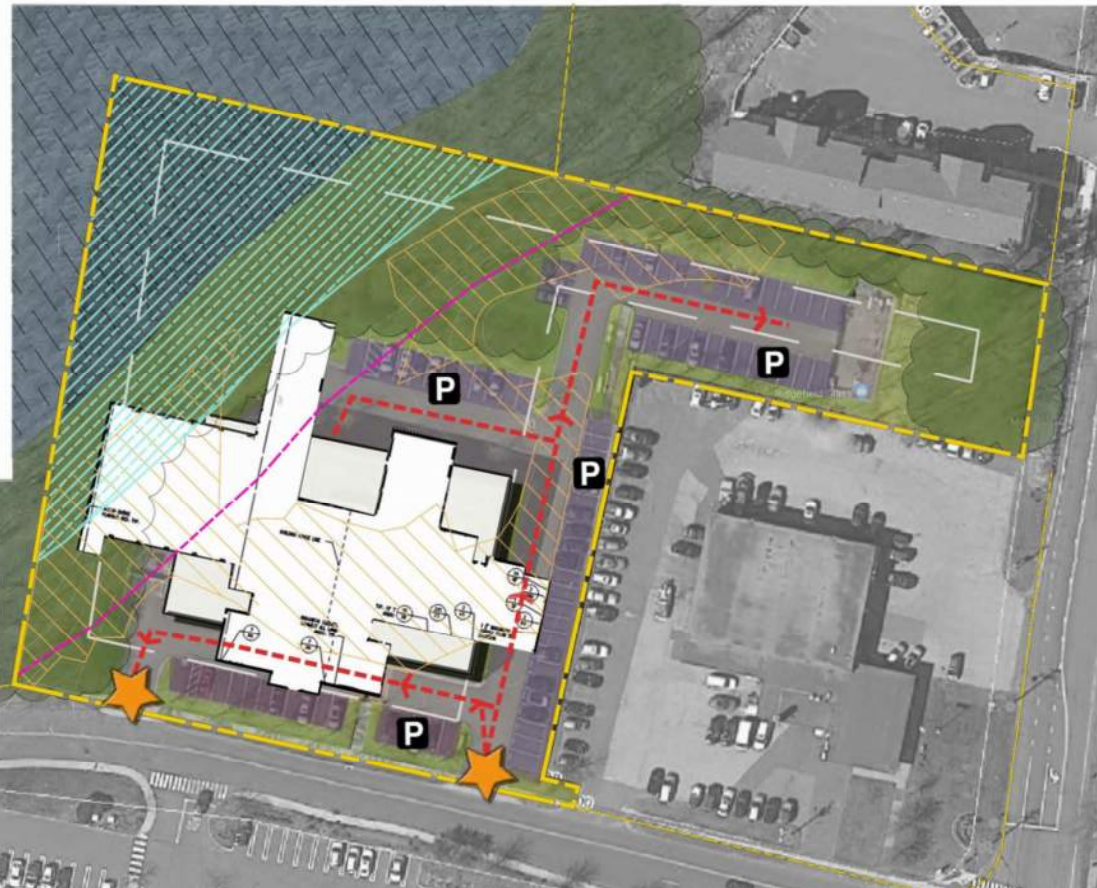
Lacks an adequate amount of space for parking & site circulation

Slopes and wetlands on site

High site development and acquisition costs



CONCEPT OVERLAY OF
SIMILAR
COMBINED PD/FD
(SIMILAR MUNICIPALITY)



WHY OLD QUARRY ROAD?

TOWN-OWNED LAND

No acquisition cost

Consolidates facilities on one site

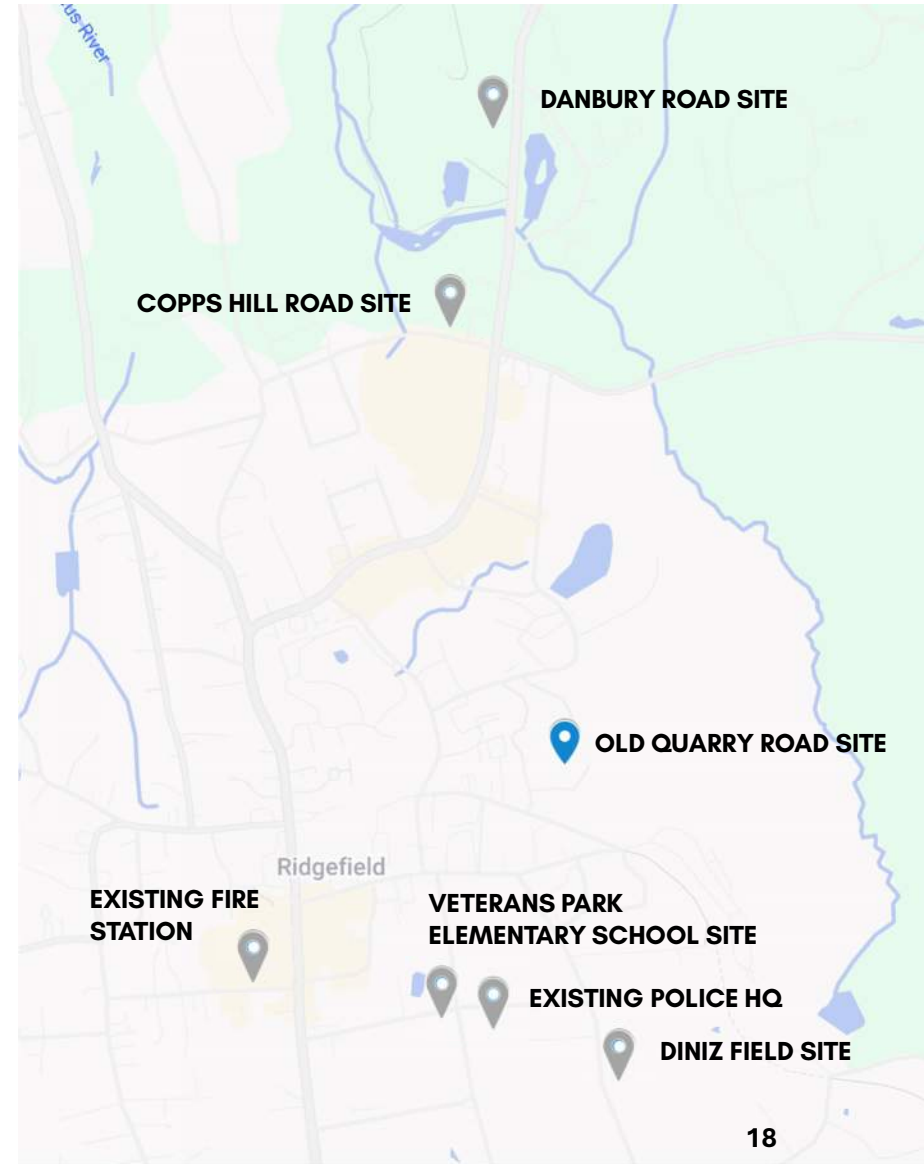
LARGE LOT SITE

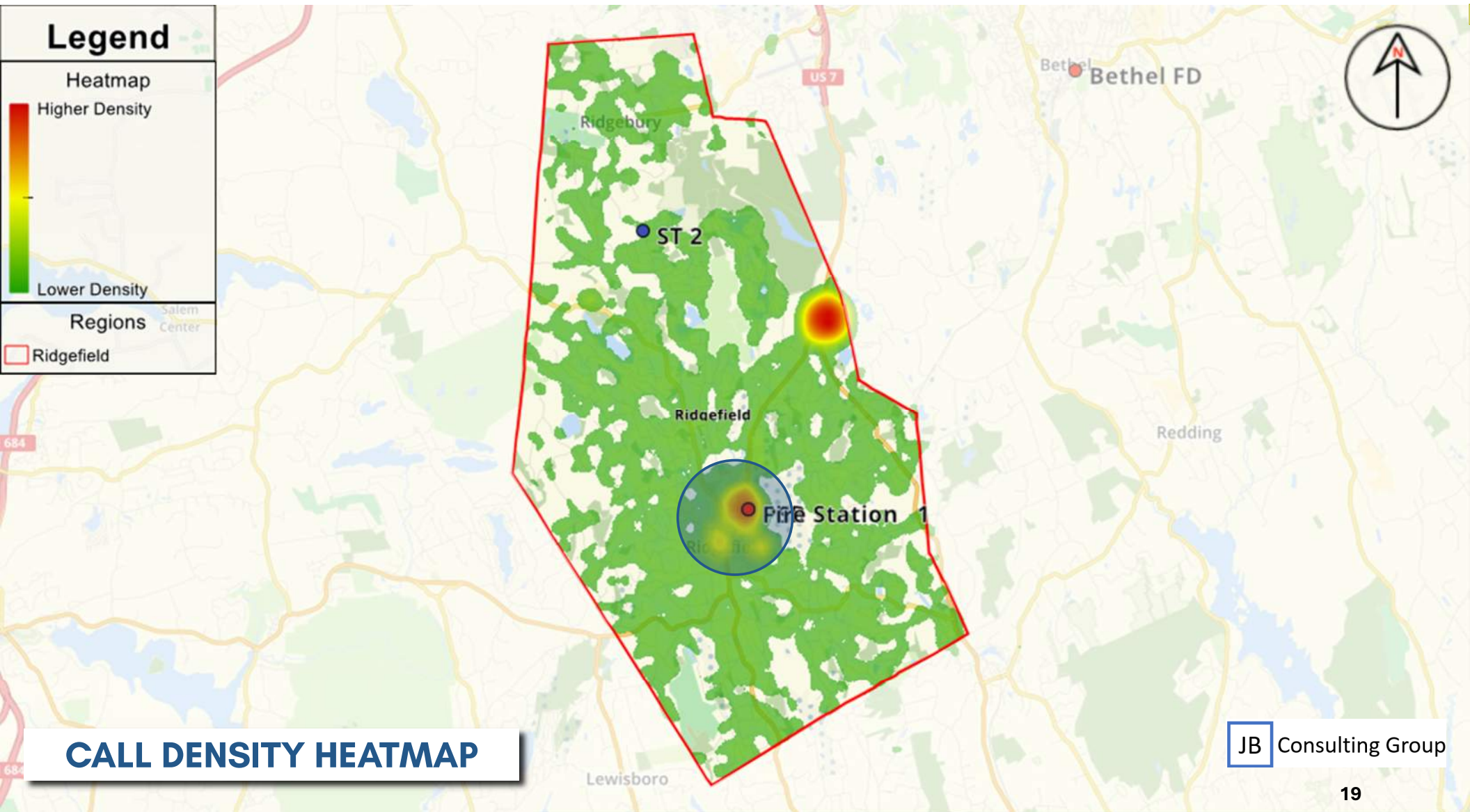
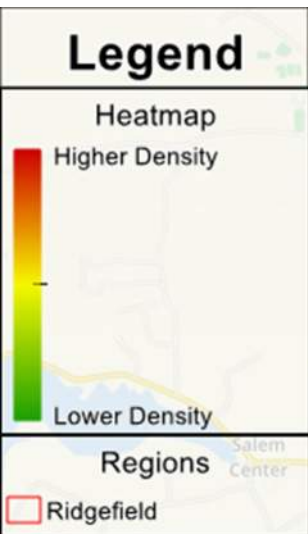
Accommodates a properly sized building

Ample space for parking

FASTER RESPONSE TIMES

Improved access and workflow for first responders

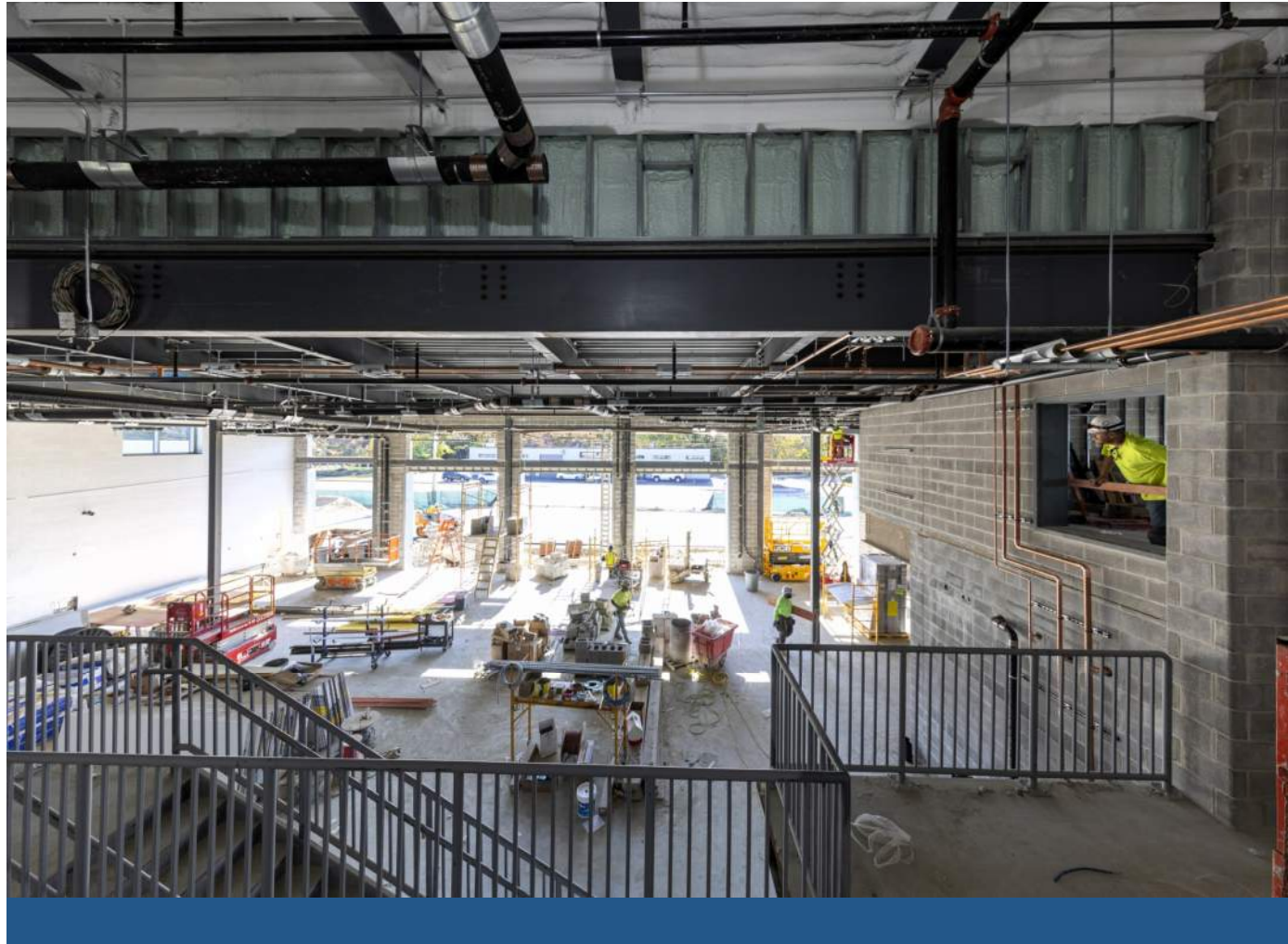




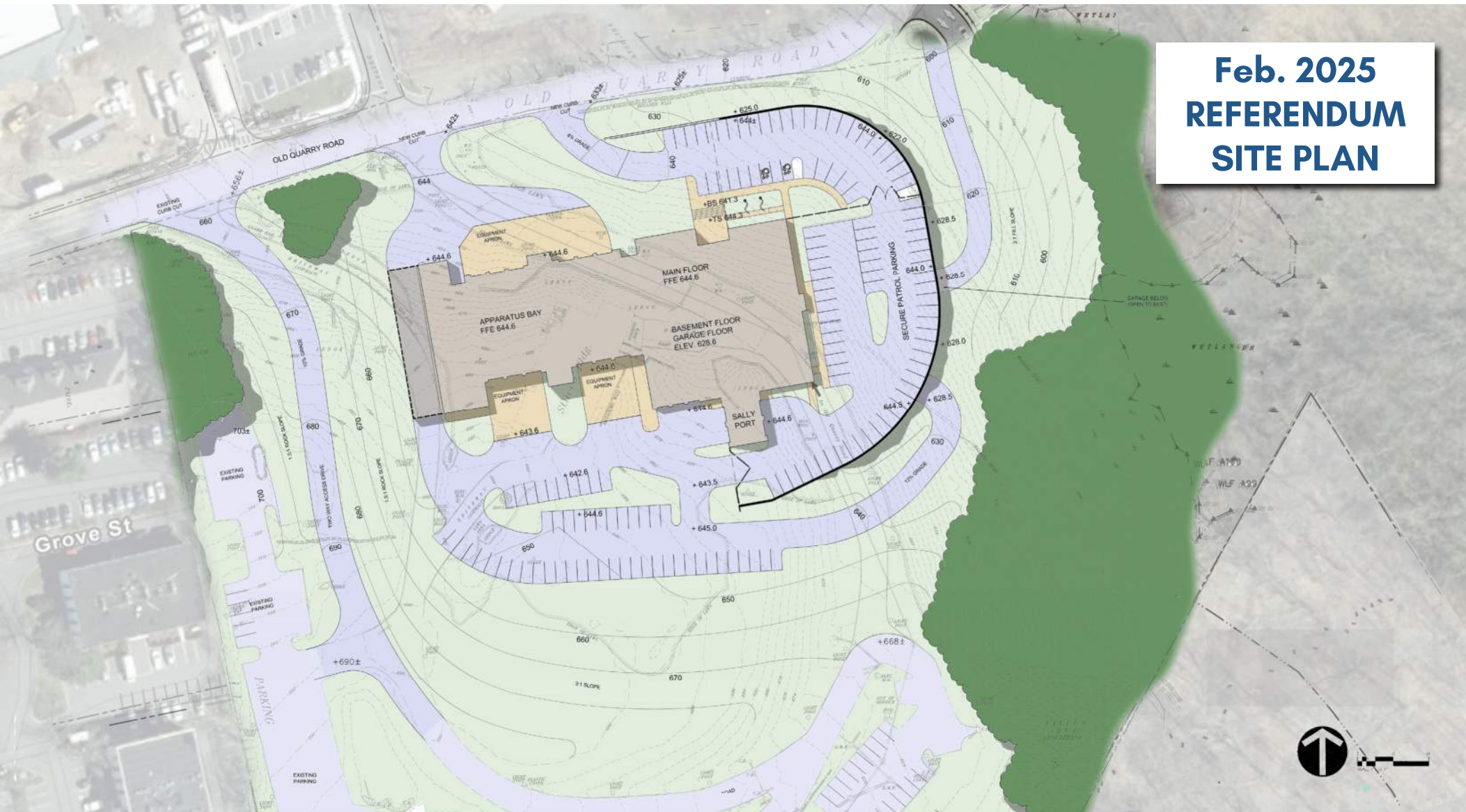
CALL DENSITY HEATMAP

PLAN DEVELOPMENT

Turning Goals into Reality



Feb. 2025 REFERENDUM SITE PLAN



Nov. 2025 REFERENDUM SITE PLAN



LOWER LEVEL FLOOR PLAN

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

FIRE DEPARTMENT

WELLNESS

SIMULATION

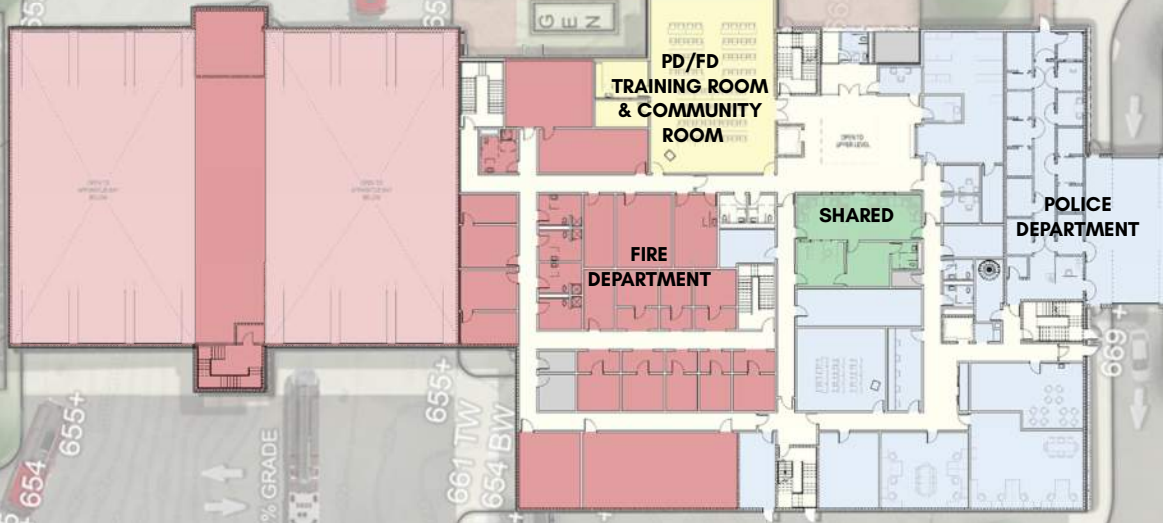
DEFENSIVE
TACTICS

POLICE
DEPARTMENT

AUX. FFE
669.00

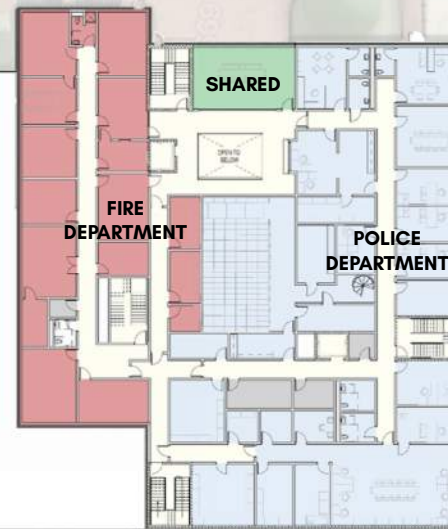
MAIN LEVEL FLOOR PLAN

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



UPPER LEVEL FLOOR PLAN

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



PROPOSED RENDERING



PROPOSED RENDERING





TREETOPS
CONDOS

66 GROVE ST.

RIDGEFIELD
STATION

SELF STORAGE
/APARTMENTS

STORAGE
BARN

RIDGEFIELD HIGHWAY
DEPARTMENT

OLD QUARRY ROAD

QUARRY RIDGE
ANIMAL HOSPITAL

38B GROVE ST.

38C GROVE ST.

38A GROVE ST.

ACT THEATER.

77 SUNSET LANE

NEIGHBORHOOD PERSPECTIVE

SUNSET LANE



PROJECT FUNDING

Understanding the Costs,
Recognizing the Benefits



SUMMARY OF TOTAL PROJECT BUDGET

GENERAL CONSTRUCTION:

\$ 53,911,500

- Sitework
 - Removals (demolition, tree clearing, & building excavation)
 - Site Utilities (electrical upgrades, sewer, water)
 - Site Improvements (grading, roadways, parking lots, sidewalks, retaining walls & plantings)
- Concrete (poured in place, walls, footings, slabs)
- Masonry
- Metals
- Wood & Plastics
- Thermal & Moisture Protection
- Openings
- Finishes

FIRE PROTECTION:

\$ 972,800

PLUMBING:

\$ 2,431,700

H.V.A.C:

\$ 7,295,300

ELECTRICAL:

\$ 5,471,600

- General building electrical
- Generator
- CCTV & Access Control
- Technology

TOTAL CONSTRUCTION COST:

\$ 70,082,900

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**

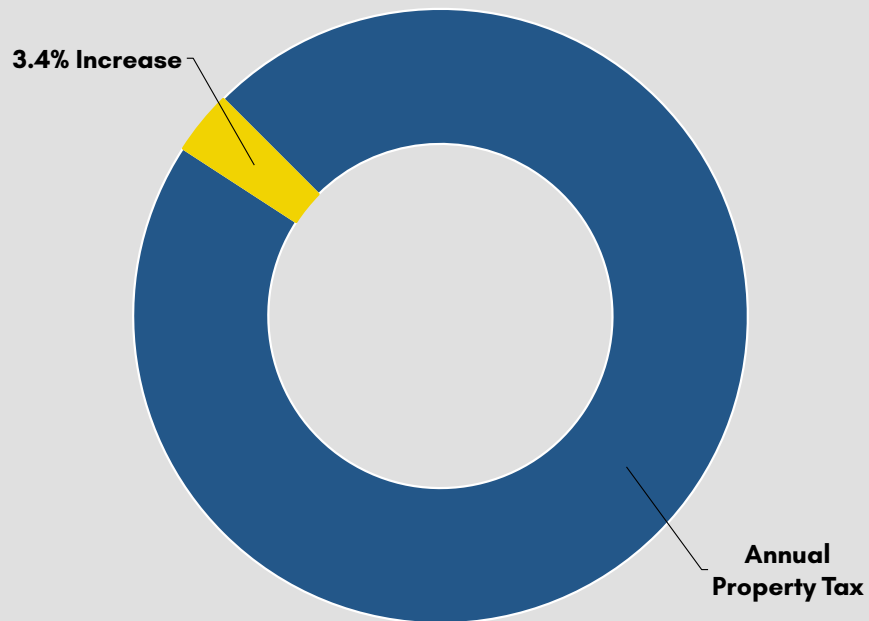
- Architectural/Engineering Fees
- Construction Management
- Contingencies

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

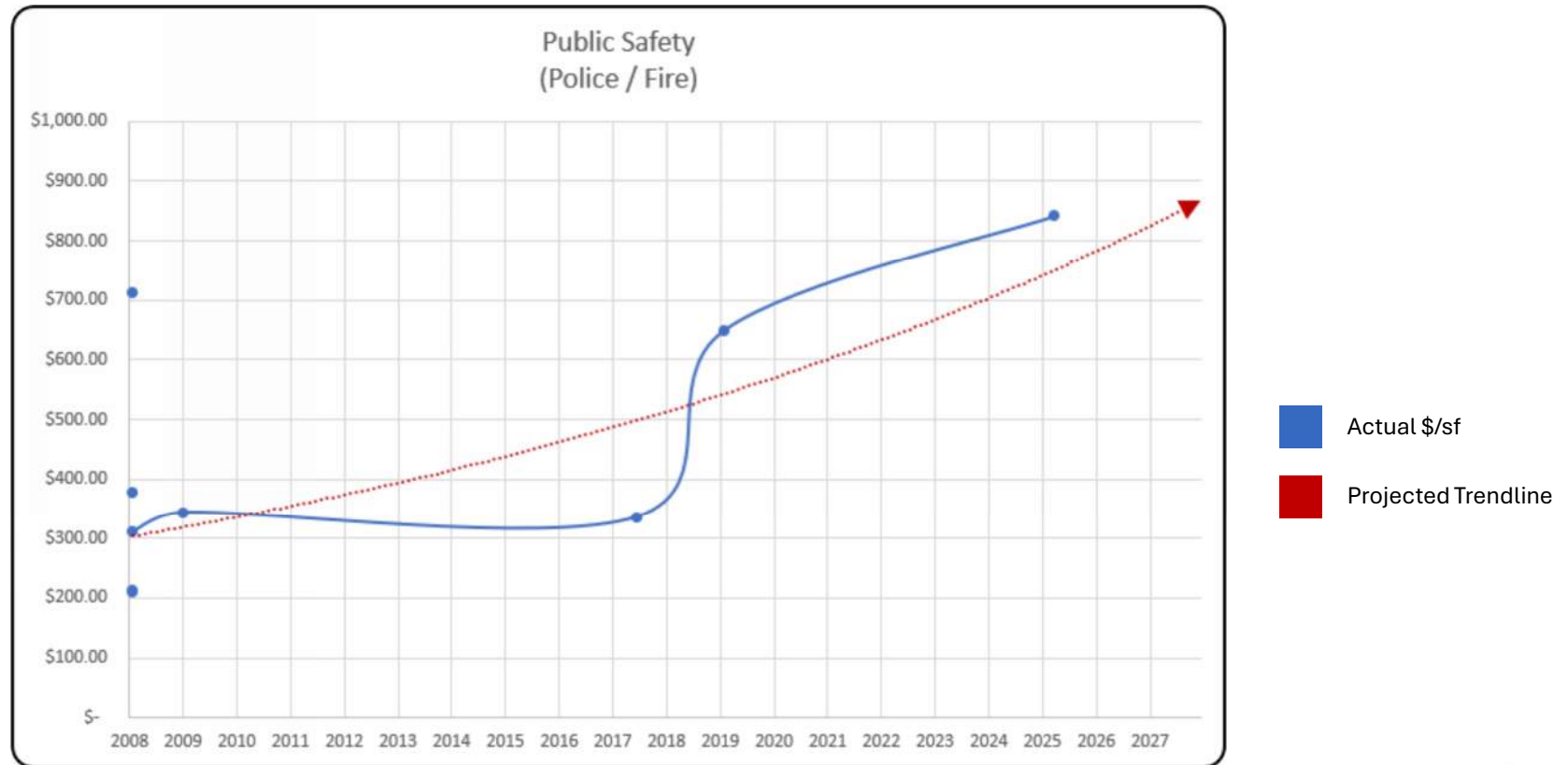


ANNUAL PROPERTY TAX	NEW ANNUAL PROPERTY TAX	INCREASE
\$5,000	\$5,171.50	\$171.50
\$10,000	\$10,343	\$343
\$15,000	\$15,514.50	\$514.50
\$20,000	\$20,686	\$686
\$25,000	\$25,857.50	\$857.50
\$30,000	\$31,029	\$1,029

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

PUBLIC SAFETY COST PER SQUARE FOOT

2008 - 2027



WHAT IS THE COST OF WAITING?

Construction Escalation from 2007 thru 2028

+82%
10 yrs.

Escalation Index Table (Data courtes of AM Fogarty)

% Change	Year	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
	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
1.04	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

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

CB1

\$ 87.27
 Million



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
 Adjusted Project Cost:

\$ 20.75
 Million



WESTPORT PUBLIC SAFETY FACILITY

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

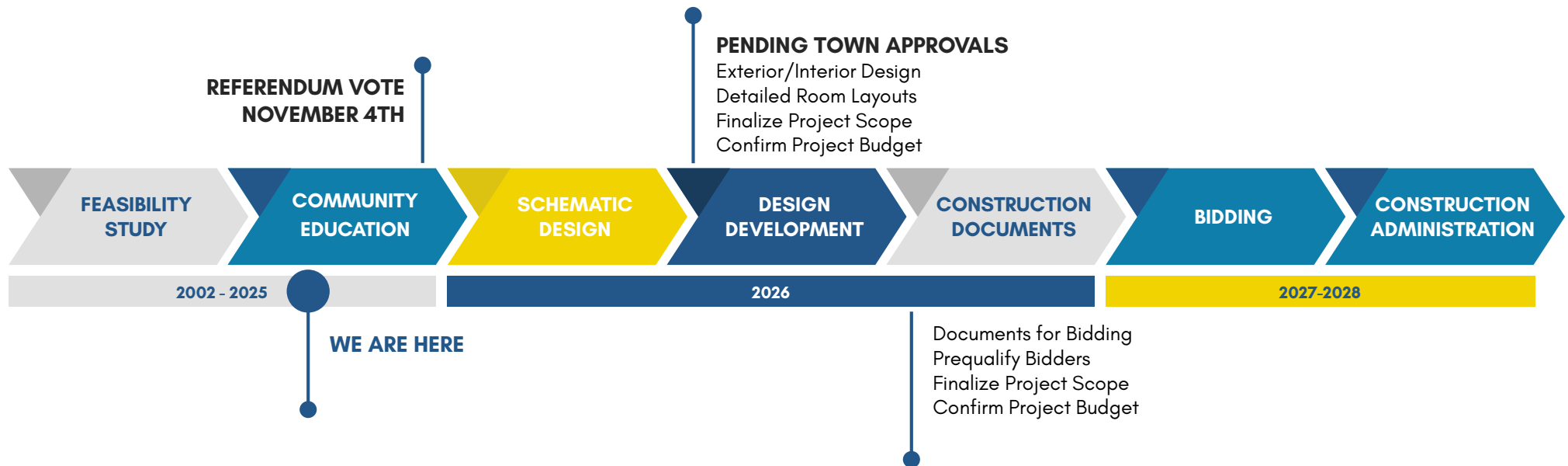
PROJECT TIMELINE



What Comes Next

PROJECT TIMELINE

WHERE WE ARE NOW AND WHAT COMES NEXT



THANK YOU!

SCAN QR
CODE



BETTER TOGETHER



October 4th, 2025