

# NEW PUBLIC SAFETY FACILITY PROJECT



## INFORMATIONAL SESSION



October 4<sup>th</sup>, 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](http://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

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PROJECT FUNDING

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STUDY PROCESS

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PLAN DEVELOPMENT

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PROJECT TIMELINE

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# INTRODUCTION

## THE FUTURE OF PUBLIC SAFETY



## IN RIDGEFIELD

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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



# ABOUT THE PROJECT

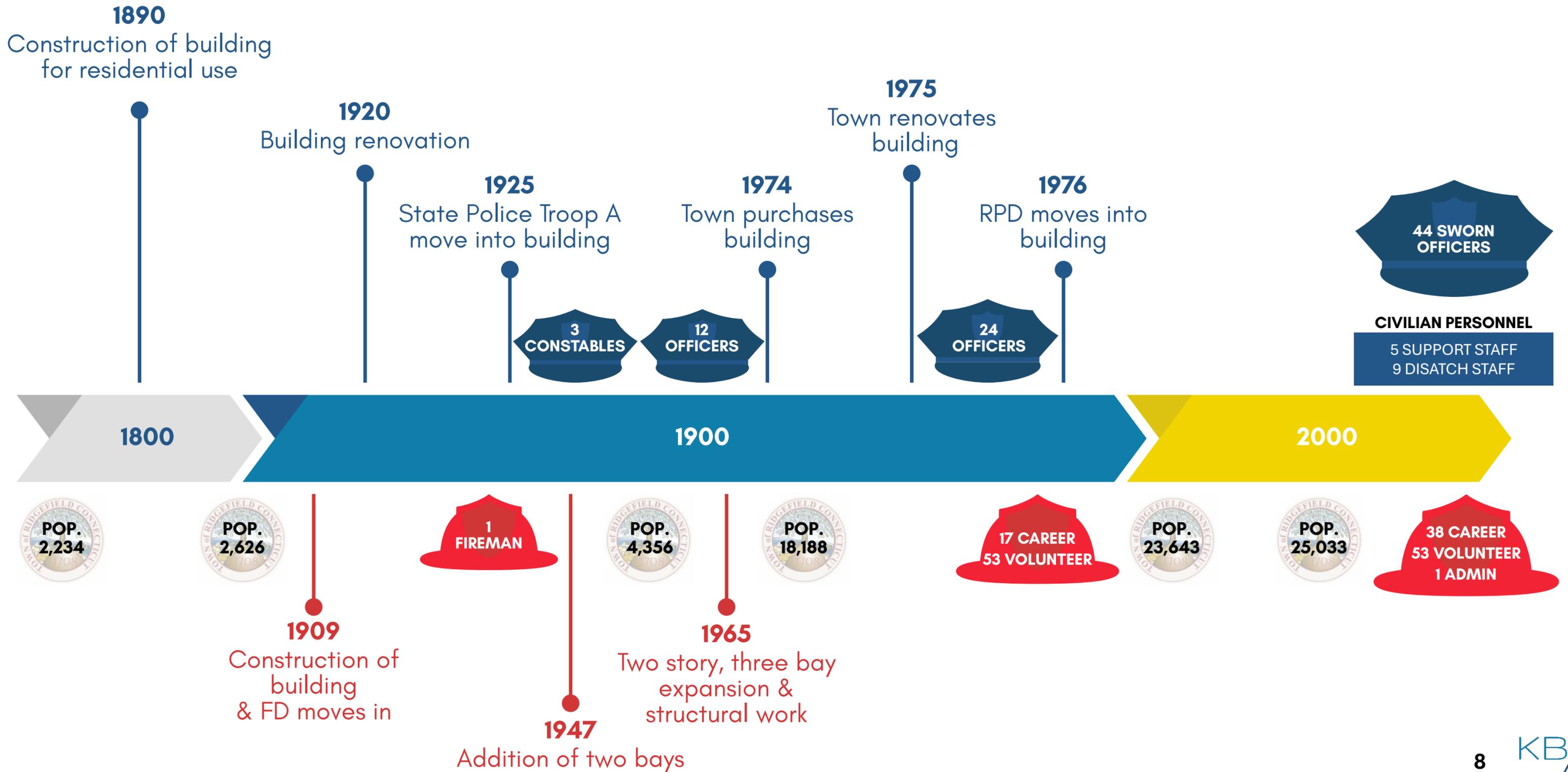
The current Police and Fire headquarters no longer meet the needs of Ridgefield's community. Outdated infrastructure limits emergency response capabilities and strains resources, making it increasingly difficult for our First Responders to serve effectively and safely.

## 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

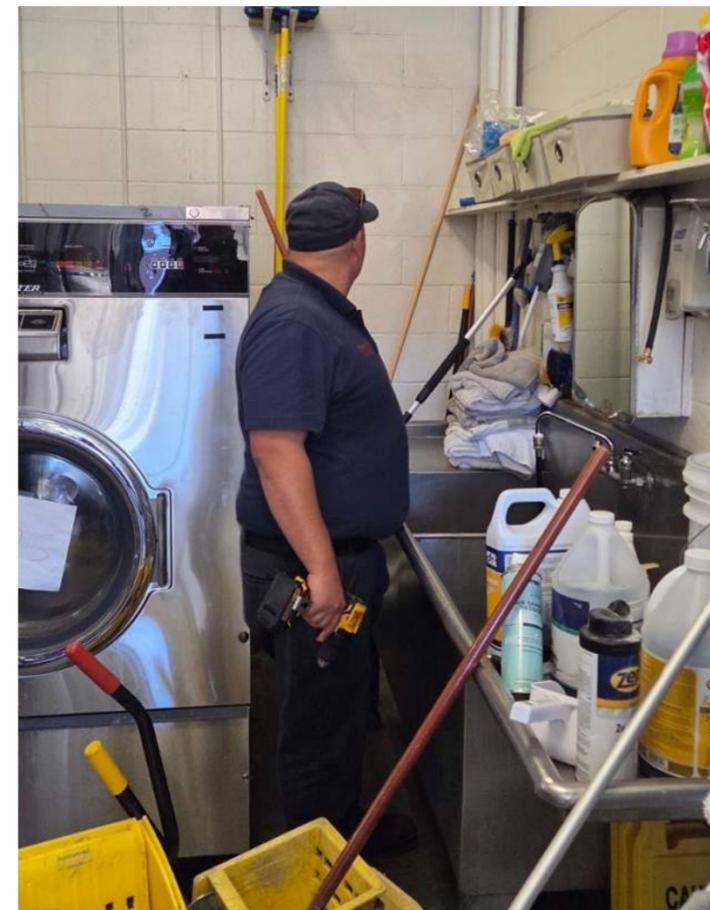
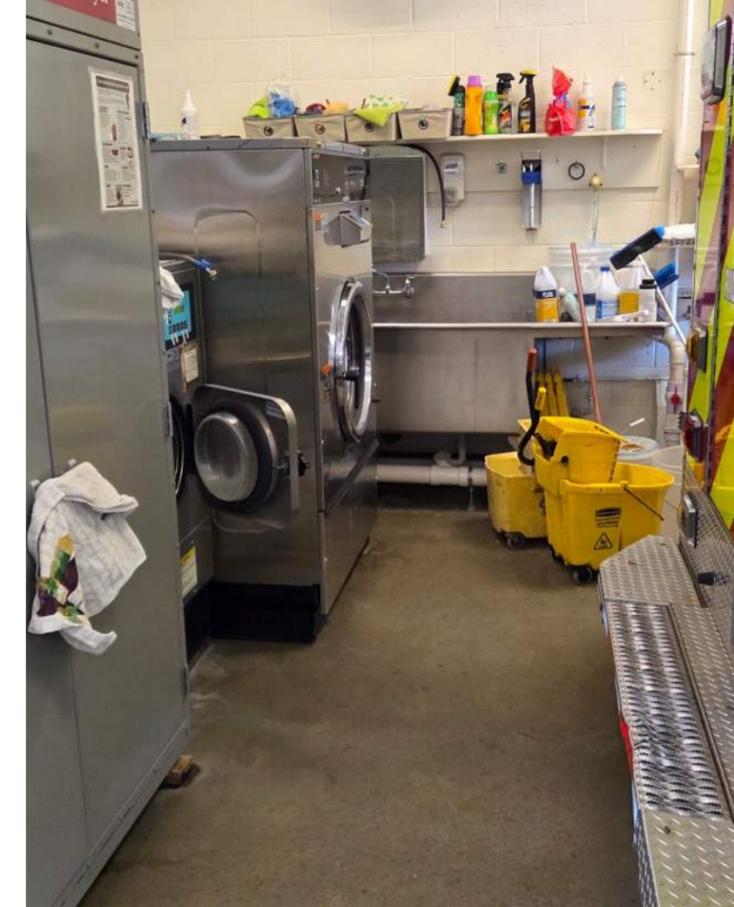
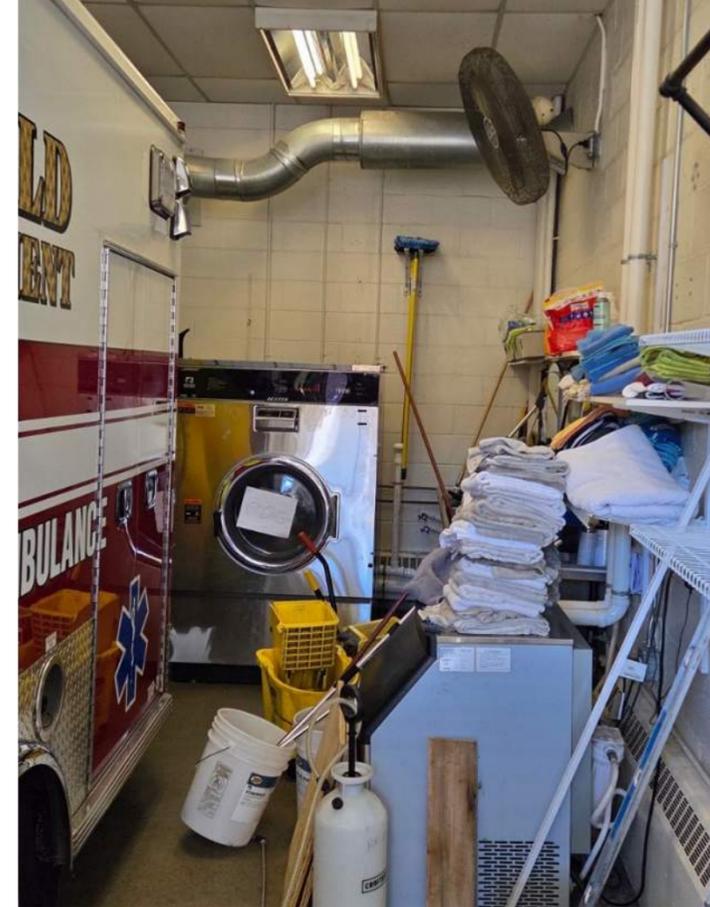
Apparatus is tightly stored based on size, as opposed to the requirement for calls, causing a delayed response

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



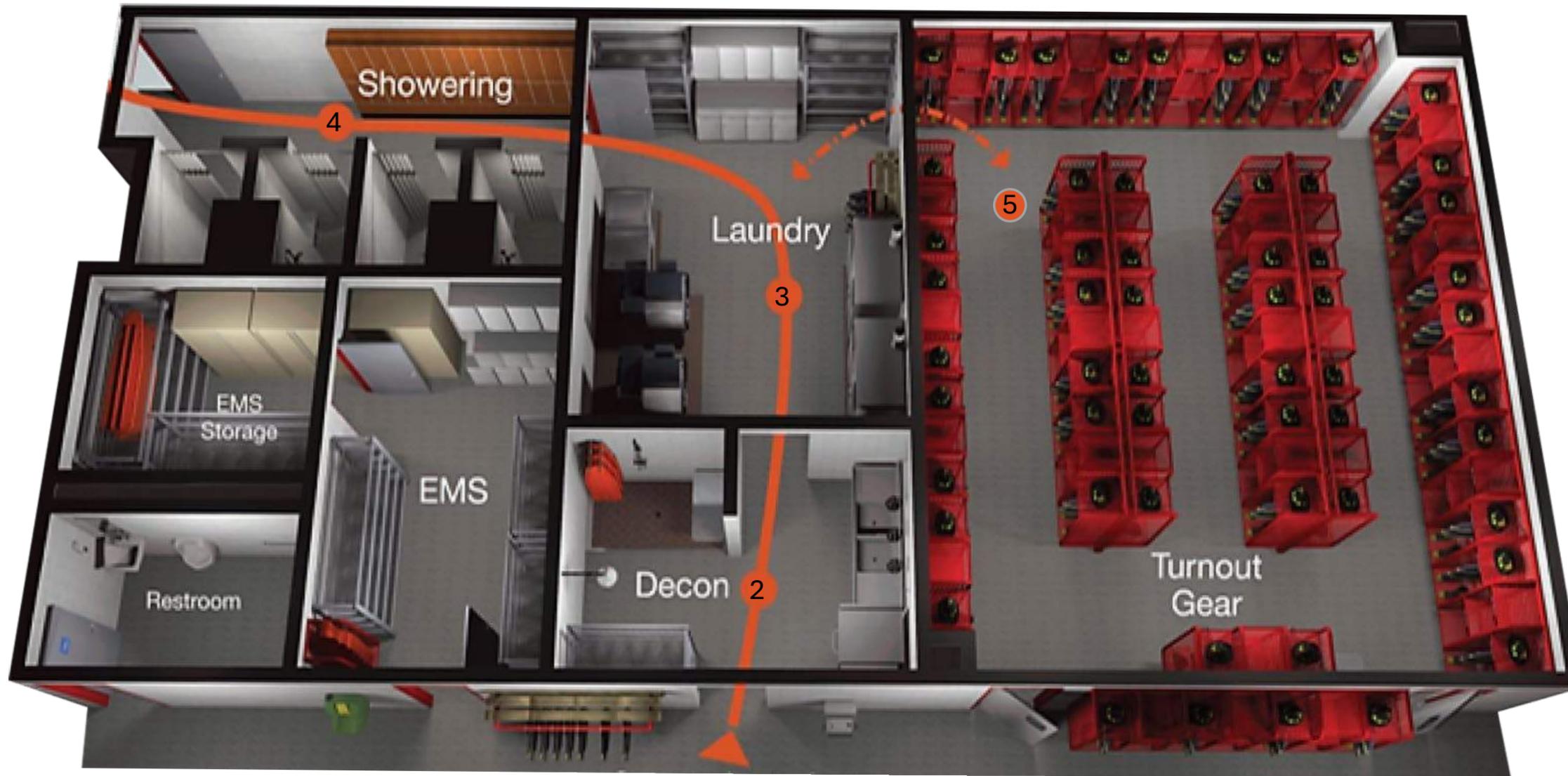
# FIRE DEPARTMENT EXISTING DECONTAMINATION CONDITIONS

## EXISTING CONDITION CHALLENGES



# MODERN DECONTAMINATION FLOORPLAN AND FLOW

CLEAN (OR "COOL") SIDE



CONTAMINATED (OR "HOT") SIDE

## DECONTAMINATION BEST PRACTICES

1. Initial de-con on scene
2. 2<sup>nd</sup> 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

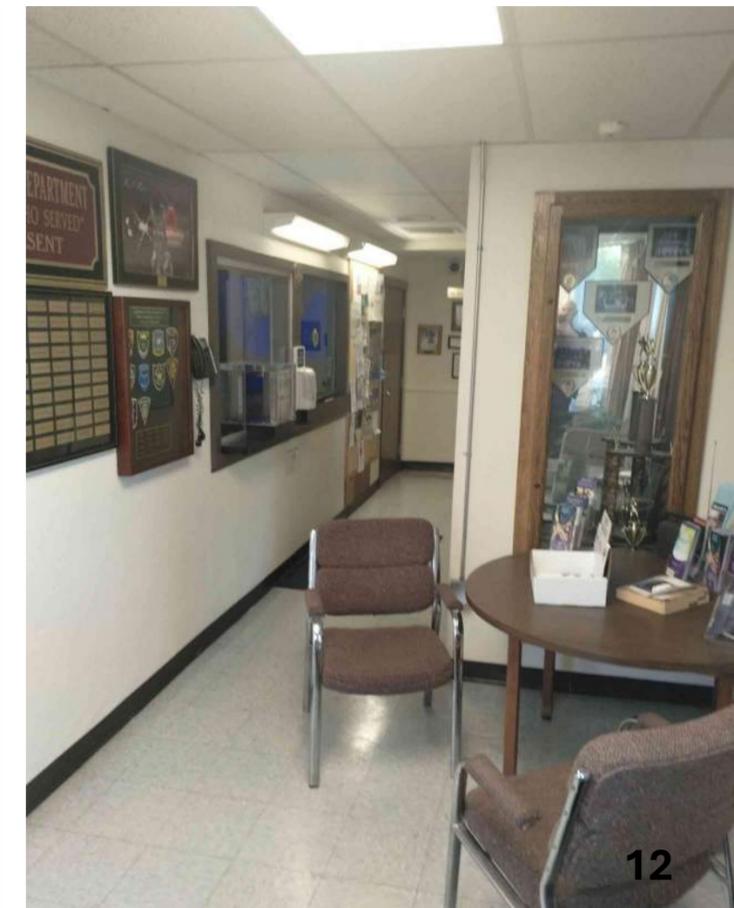
## EXISTING CONDITION CHALLENGES

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



# HOW WE GOT HERE

**POLICE STATION  
FEASIBILITY STUDY**

2  
0  
0  
2

**FEASIBILITY STUDY  
PERFORMED BY KBA ON BOTH  
FIRE AND POLICE STATIONS**

2  
0  
1  
9

**CONTINUED PLAN AND  
PROGRAM DEVELOPMENT**

2  
0  
2  
4

2  
0  
0  
8

**PROPOSAL TO EXPAND THE  
EXISTING POLICE BUILDING**

2  
0  
2  
1

**VOTERS APPROVED AN  
ADDITIONAL  
APPROPRIATION**

2  
0  
2  
5

**PROJECT FUNDING DID NOT  
PASS AT REFERENDUM/  
BUILDING REDESIGN & COST  
REDUCTION EFFORTS**

# PROJECT FUNDING

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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**

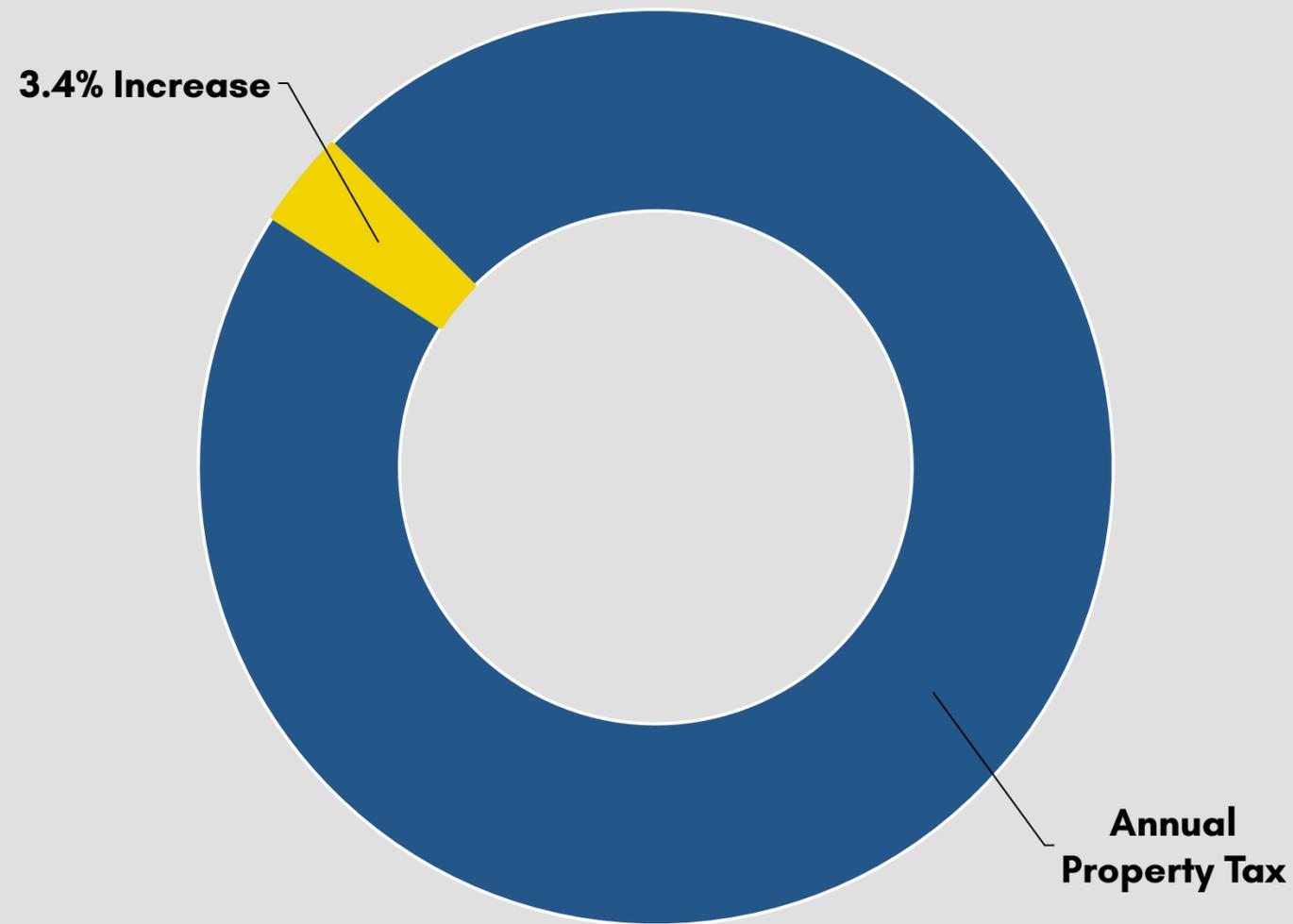
- Architectural/Engineering Fees
- Construction Management
- Contingencies

**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

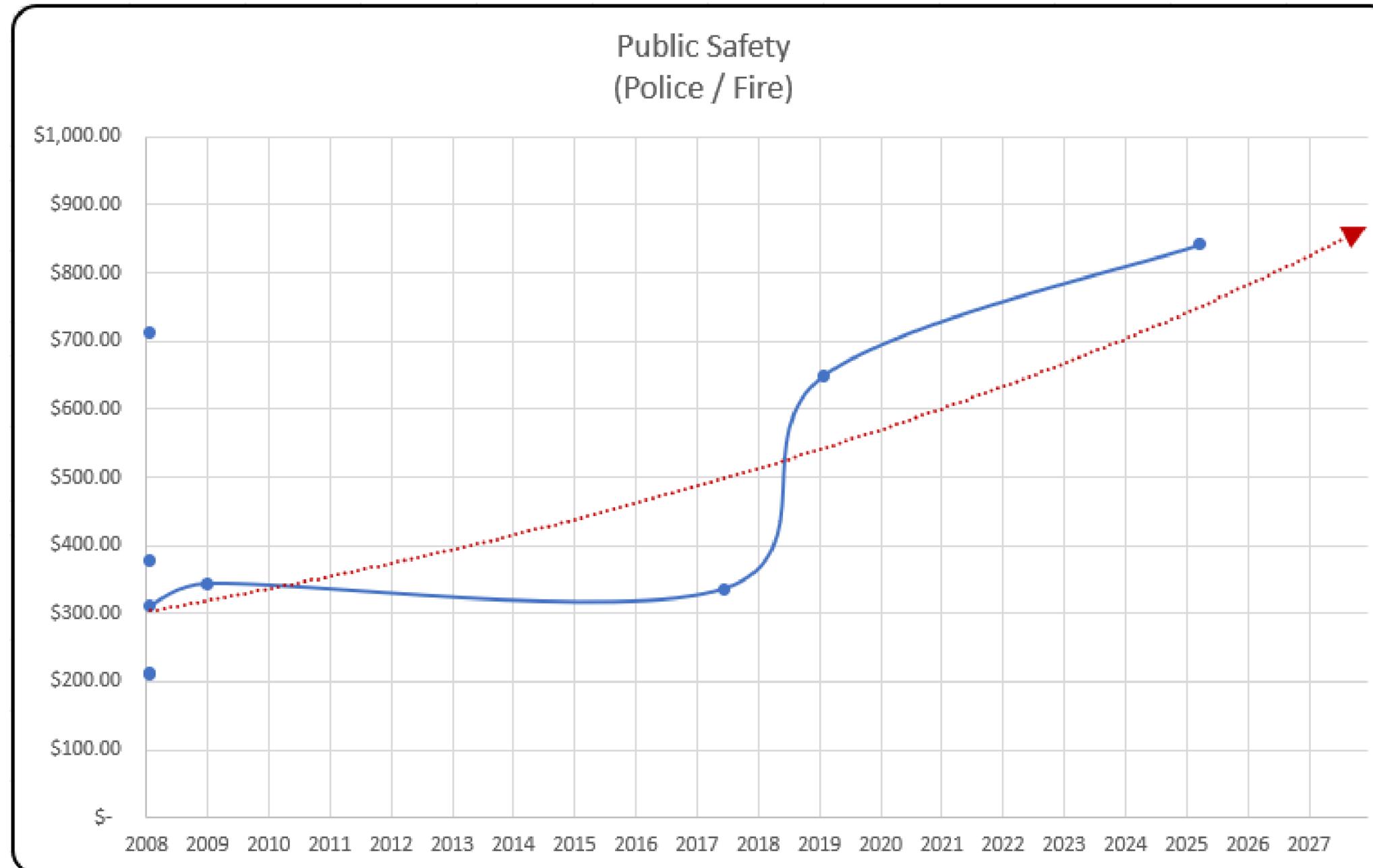


ANNUAL PROPERTY TAX	NEW ANNUAL PROPERTY TAX	INCREASE
\$5,000	\$5,171.50	\$171.50
\$10,000	\$10,343	\$343
\$15,000	\$15,514.50	\$514.50
\$20,000	\$20,686	\$686
\$25,000	\$25,857.50	\$857.50
\$30,000	\$31,029	\$1,029

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

# PUBLIC SAFETY COST PER SQUARE FOOT

2008 - 2027



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 <b>Construction Costs</b> \$/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
				<b>\$ 1,077</b>	<b>\$ 1,174</b>	<b>\$ 1,303</b>

KBA  
February 13, 2025

2024 COST/SF  
**\$1,077**

2025 COST/SF  
**\$1,174**

2026 COST/SF  
**\$1,303**

\* A CM@Risk rather than GC Project

# 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



**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	2.182
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	2.017	2.114
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	1.917	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

# STUDY PROCESS

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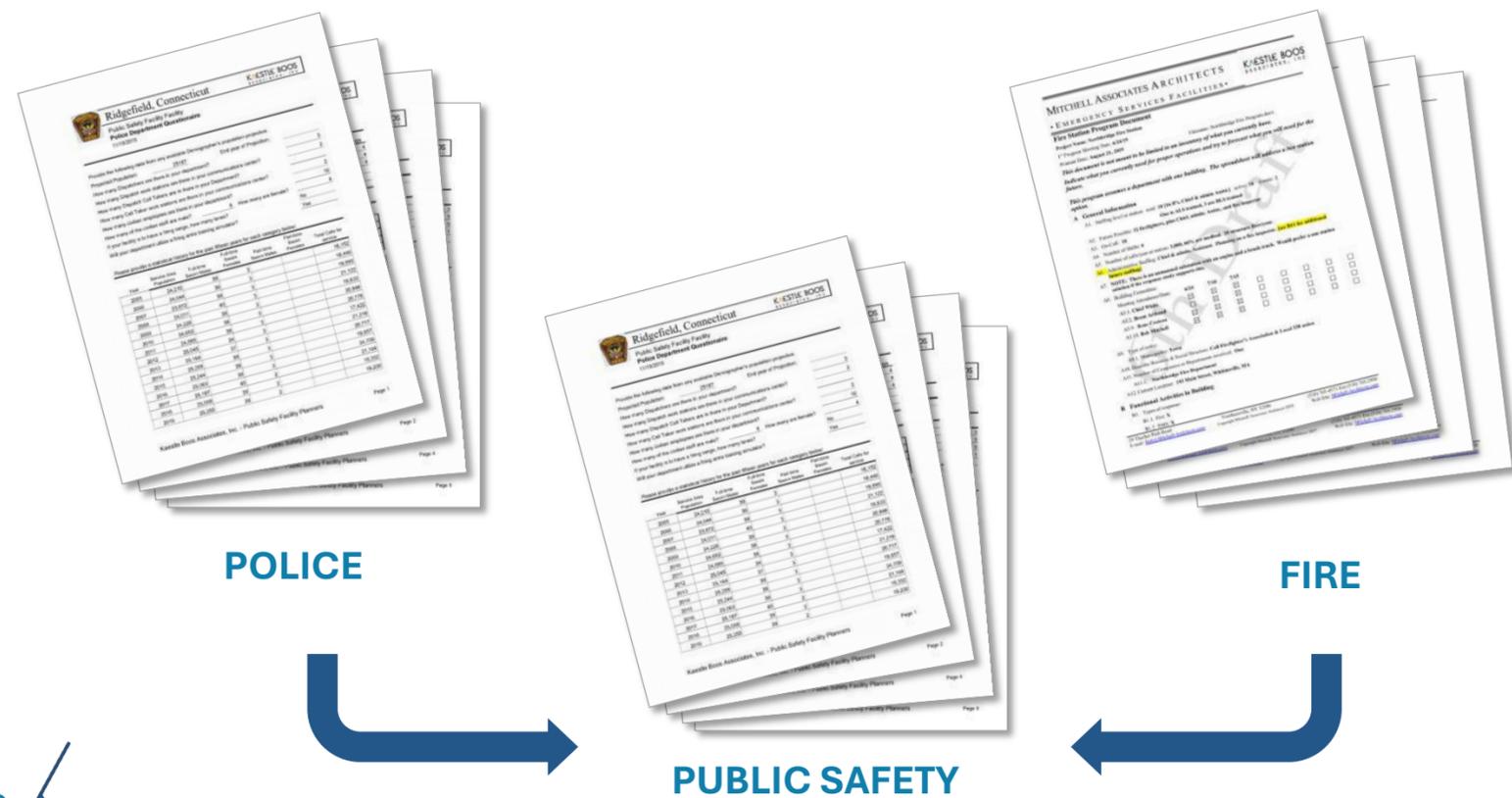
Finding the New Home of  
Public Safety in Ridgefield



# 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

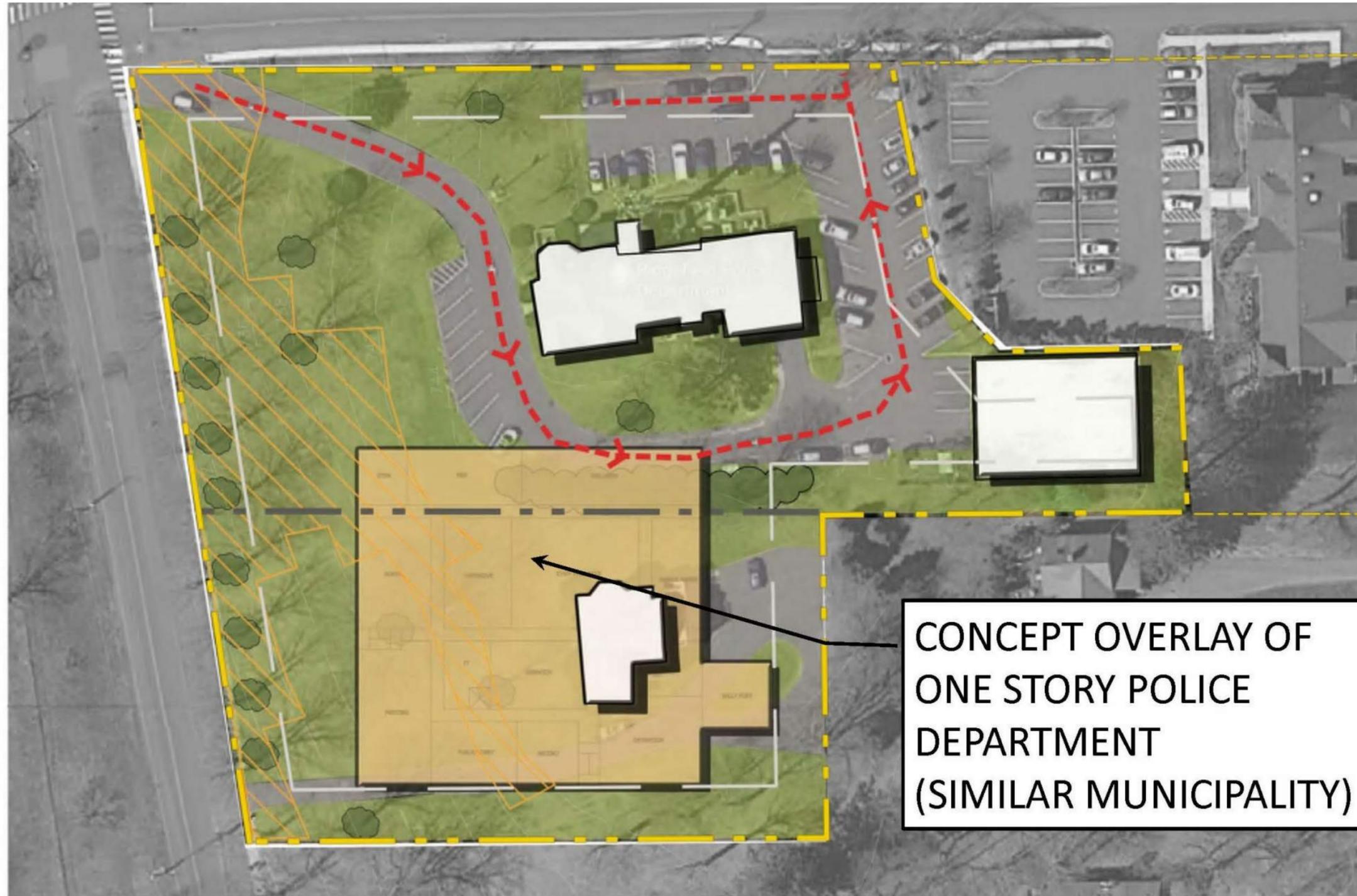
## RIDGEFIELD PUBLIC SAFETY SITE SELECTION MATRIX

SITE RATINGS TABLE (FOR COMBINED PD/FD)

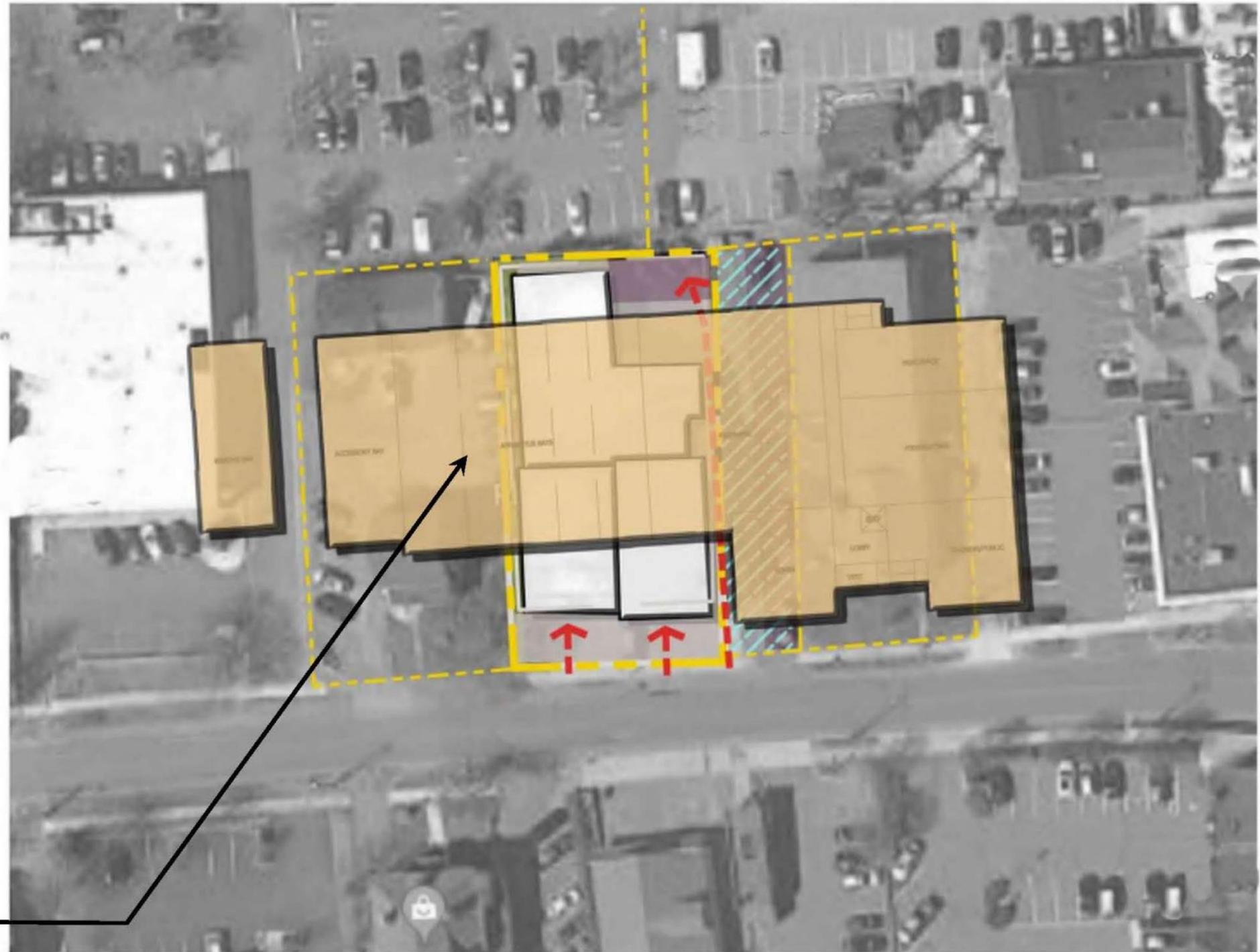
SITE	ADEQUATE SIZE LOT	USABLE AREA	PREFERRED LOCATION	ANTICIPATED SITE DEVELOPMENT COSTS	PROPERTY ACQUISITION COSTS	ROOM FOR GROWTH	MUNICIPAL WATER & SEWER	NEIGHBORHOOD IMPACTS	HISTORIC RESTRICTIONS	HISTORIC CONCERNS	
EXISTING POLICE DEPT. (WITH ADDT'L LOT)	Red	Red (SLOPES)	Green	Yellow (EX. BLDG ?)	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 (EVEN WITH INCLUSION OF ADJACENT PROPERTIES)	Red	Yellow (CONGESTION)	Red (EX. BLDG ?)	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 <sup>RD</sup> 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



# EXISTING FIRE DEPARTMENT TEST FIT

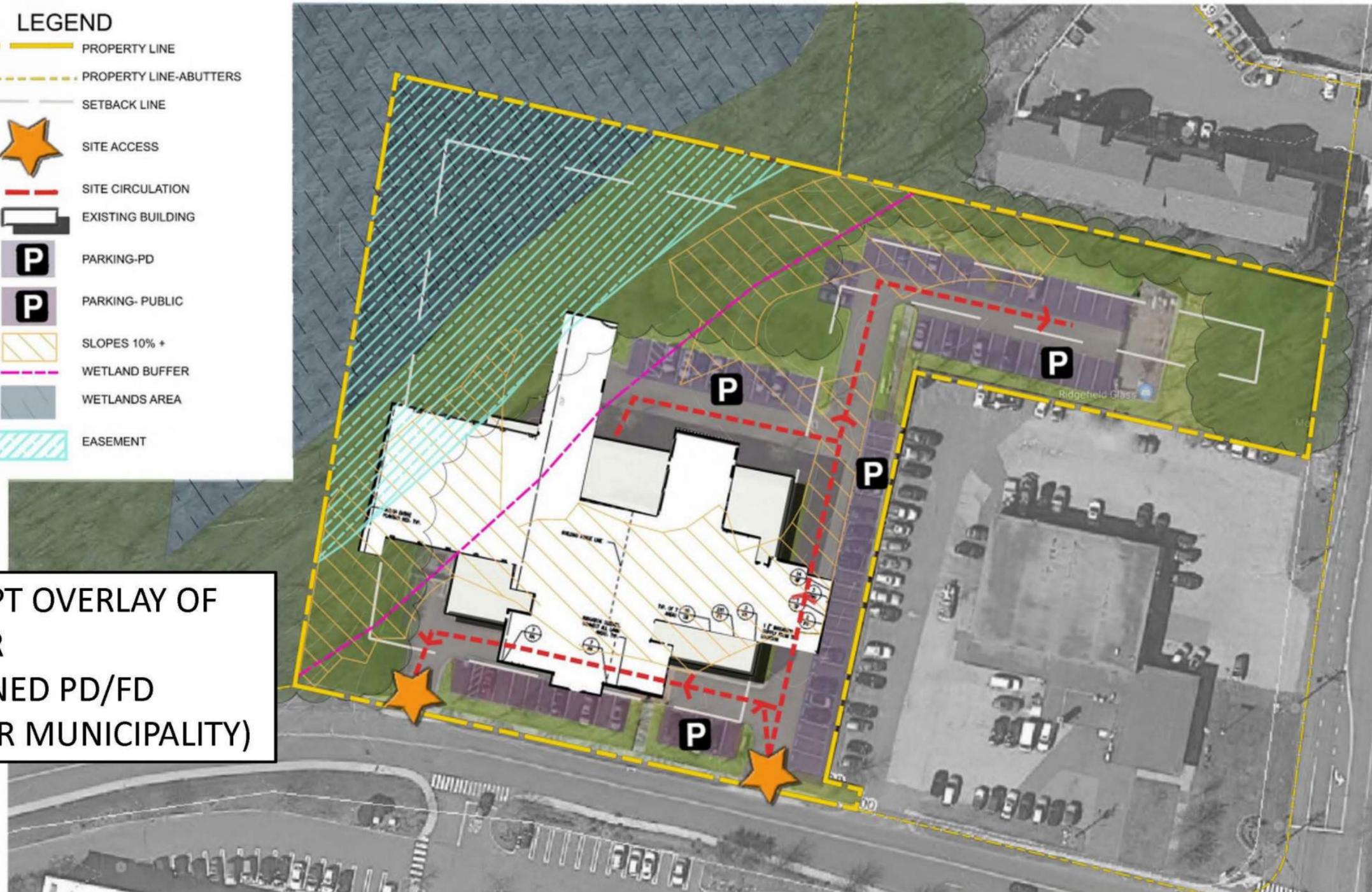


CONCEPT OVERLAY OF  
ONE STORY FIRE  
DEPARTMENT

# 63 COPPS HILL ROAD TEST FIT

- LEGEND**
- PROPERTY LINE
  - PROPERTY LINE-ABUTTERS
  - SETBACK LINE
  - SITE ACCESS
  - SITE CIRCULATION
  - EXISTING BUILDING
  - PARKING-PD
  - PARKING- PUBLIC
  - SLOPES 10% +
  - WETLAND BUFFER
  - WETLANDS AREA
  - EASEMENT

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



# WHY OLD QUARRY ROAD?

## TOWN-OWNED LAND

No acquisition cost

Consolidates facilities on one site

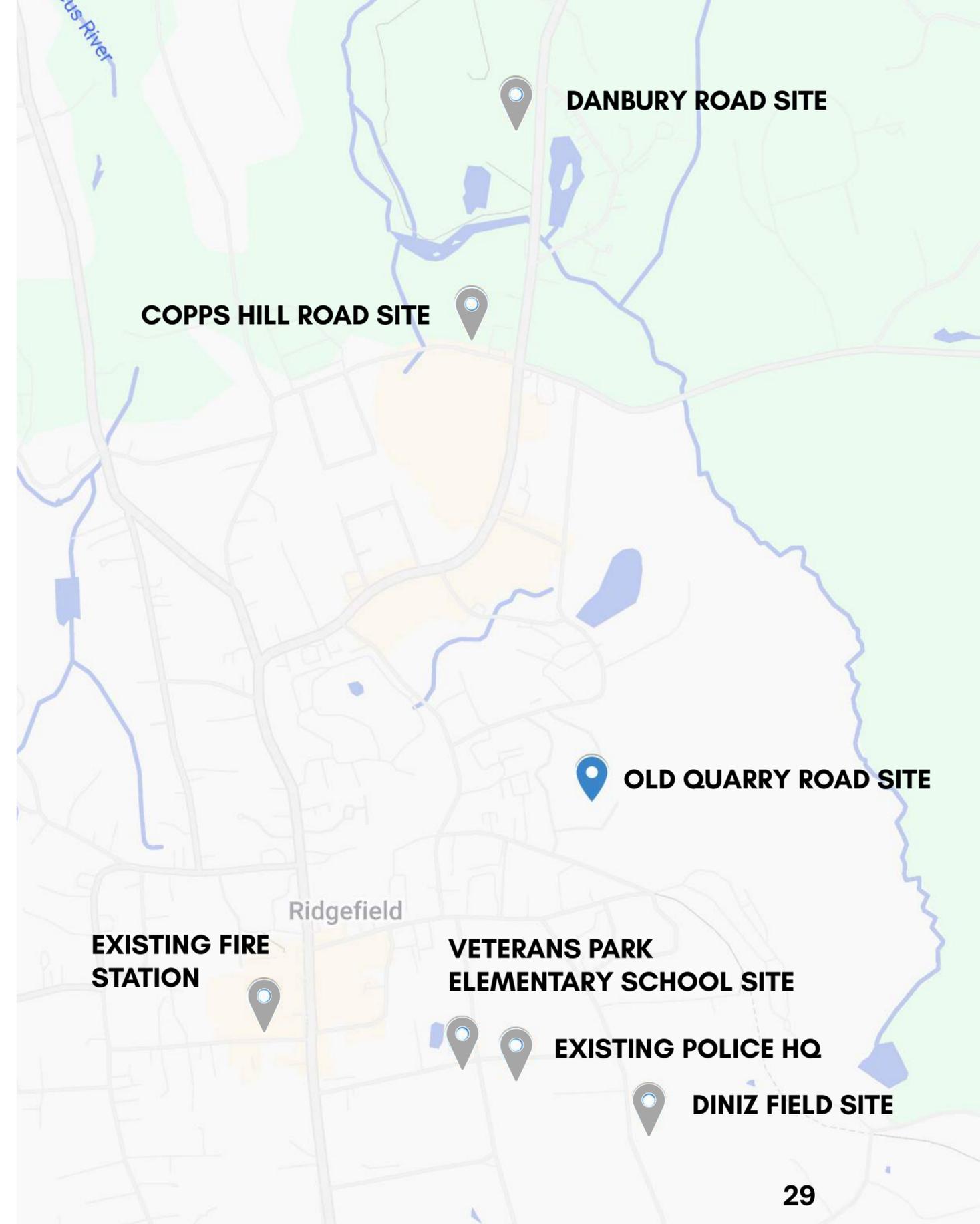
## LARGE LOT SITE

Accommodates a properly sized building

Ample space for parking

## FASTER RESPONSE TIMES

Improved access and workflow for first responders



# Legend

## Heatmap

Higher Density

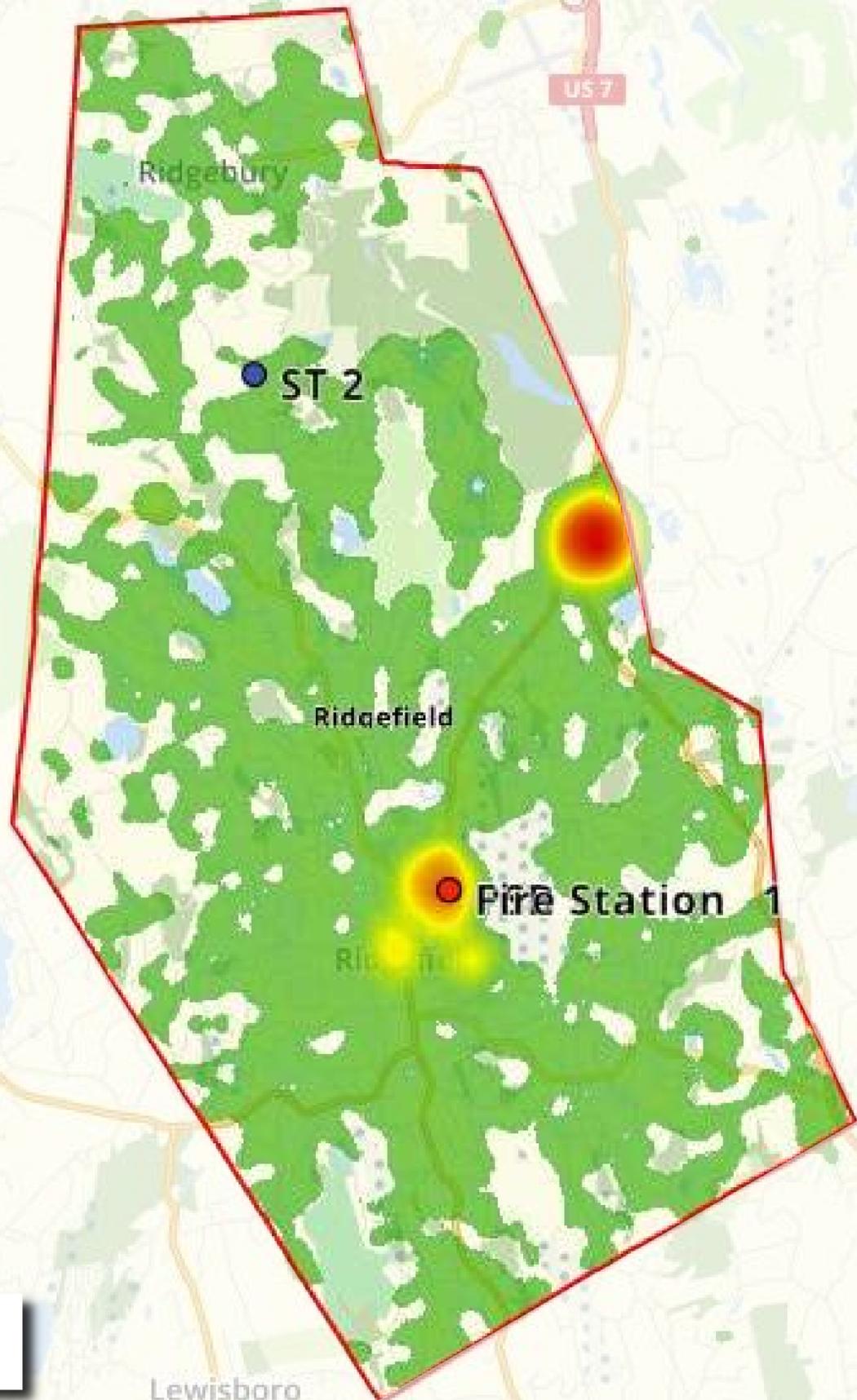


Lower Density

## Regions

Ridgefield

# RESPONSE TIME HEATMAP



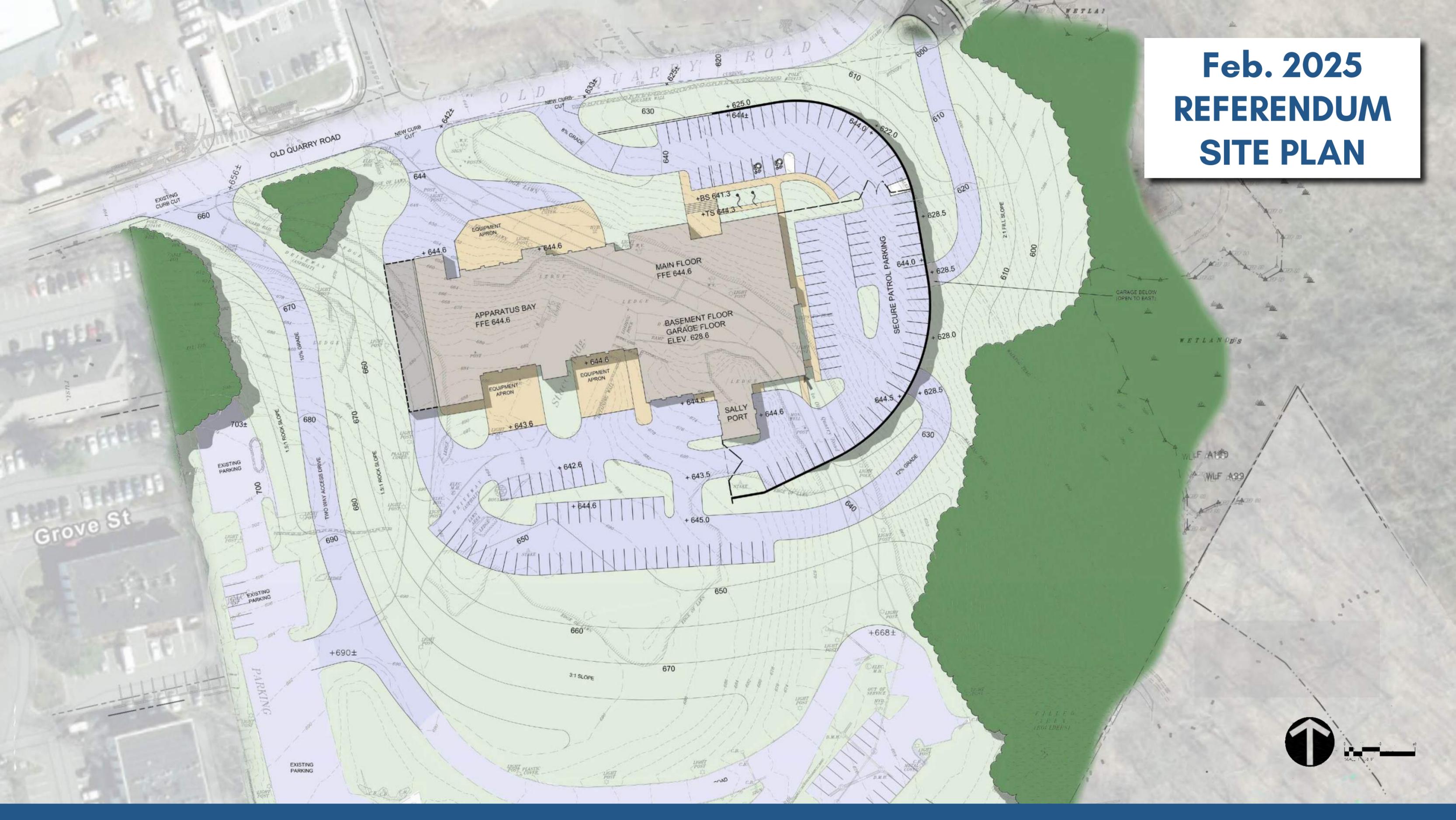
# PLAN DEVELOPMENT

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Turning Goals into Reality



# Feb. 2025 REFERENDUM SITE PLAN



# Nov. 2025 REFERENDUM SITE PLAN

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



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



APRON (EACH SIDE TYP.)

APPARATUS BAYS

ACCESS DRIVE

OLD QUARRY ROAD

ACCESS DRIVE

SERVICE AREA

MODULAR BLOCK  
RETAINING WALL W/  
CHAINLINK FENCE (TYP.)

EXIST. PARKING

SALLYPORT  
64 PD SPACES  
(SECURE PARKING)

ACCESS DRIVE

84 FD SPACES

GUIDERAIL

TERRACED  
PLANTER/  
RETAINING WALL

21 PD/MAIN LOT SPACES

ENTRY PLAZA

EXIST.  
PARKING  
ACCESS

PD AUXILIARY  
BUILDING  
(38'X80')

EXIST.  
PARKING

Grove St

WETLANDS

WLF A100

WLF A99

BOULDER WALL

EXIST. APPROX  
10% GRADE  
12% SW

EXIST.

ACCESS DRIVE

84 FD SPACES

GUIDERAIL

TERRACED  
PLANTER/  
RETAINING WALL

21 PD/MAIN LOT SPACES

ENTRY PLAZA

EXIST.  
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10% GRADE  
12% SW

EXIST.

ACCESS DRIVE

84 FD SPACES

GUIDERAIL

TERRACED  
PLANTER/  
RETAINING WALL

21 PD/MAIN LOT SPACES

ENTRY PLAZA

EXIST.  
PARKING  
ACCESS

PD AUXILIARY  
BUILDING  
(38'X80')

EXIST.  
PARKING

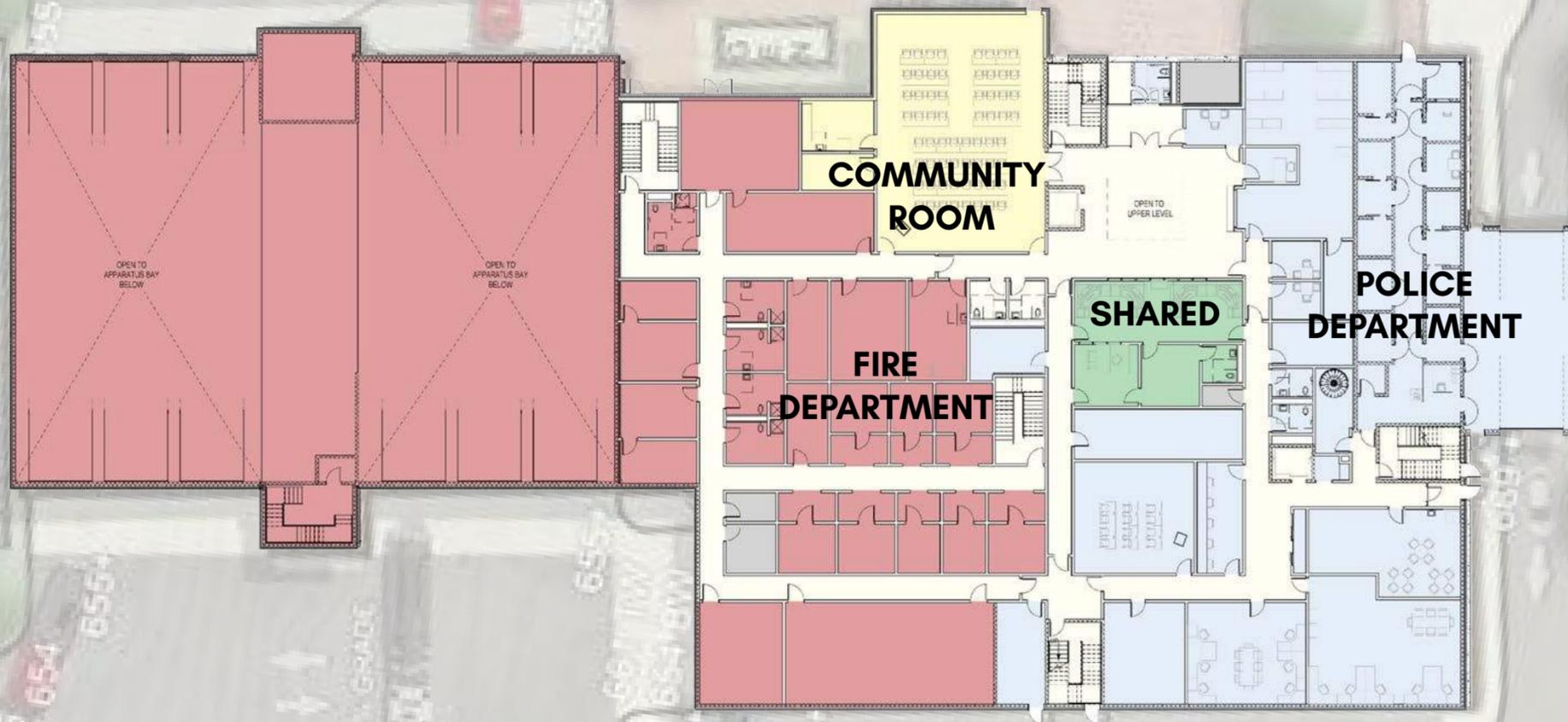
# LOWER LEVEL FLOOR PLAN



-  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

# PROPOSED RENDERING



# PROPOSED RENDERING



# PROPOSED RENDERING



TREETOPS  
CONDOS

RIDGEFIELD  
STATION

RIDGEFIELD HIGHWAY  
DEPARTMENT

66 GROVE ST.

SELF STORAGE  
/APARTMENTS

STORAGE  
BARN

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

GROVE STREET



# PROJECT TIMELINE

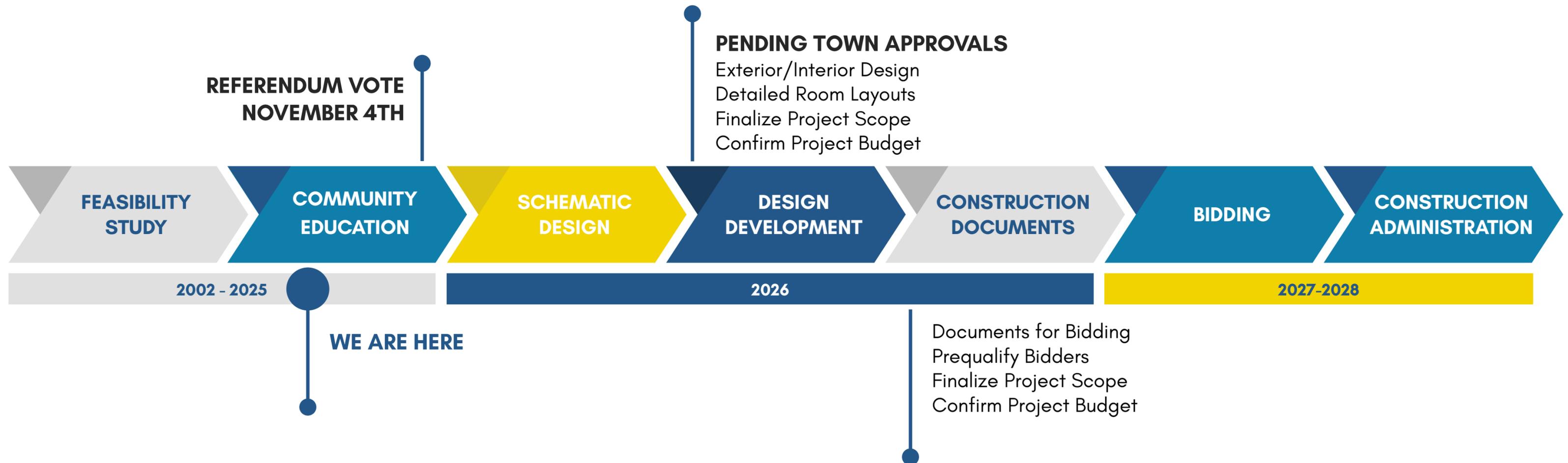


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What Comes Next

# PROJECT TIMELINE

## WHERE WE ARE NOW AND WHAT COMES NEXT



# THANK YOU!

SCAN QR  
CODE



October 4<sup>th</sup>, 2025

# BETTER TOGETHER