

New Building on a Green Site

Site Development

The site considered for this study is located on Old Quarry Road, and is currently owned by Schlumberger. The lot is 5.079 acres of undeveloped wooded land between Town Salt Sheds and the Ridgefield Fitness Club on Grove Street. The site slopes between 8% and 15% down toward the northeast. Located in a Light Industry B2 Zone, use of the land must be granted by Special Permit from the Planning and Zoning Commission.

In a B2 Zone, permitted building coverage is 25%, or about 50,000 square feet at this site. Maximum lot coverage, including all impervious surfaces, is 75%, or about 150,000 square feet. A ten foot setback is required at the front, side and rear property lines; buildings must be located at least 30 feet from the public highway. Building height is limited to 40 feet in this zone. Parking requirements will be determined by the Town Planner.

The enclosed site development proposes site access from Old Quarry Road via a new driveway opposite the existing Schlumberger driveway. Visitor parking will be located uphill from the entrance driveway to the east of the new Police Station, with entry to the main level at grade. Employee parking will be located downhill, west of the building, with entry to the basement level at grade. Police vehicles will be stored in a heated garage located off the employee lot, approximately at basement level. A drive-thru Sally Port will be accessed thru the employee parking lot, via a loop that wraps up and over the below-grade garage. Space is available for expanded parking. A communications tower will be located at the rear of the building, near the center of the site. The site plan also shows a possible fire department station and access drive at the north end of the property.

The Old Quarry Road site has an elevation approximately 100 feet lower than the current Police Station site, and existing communications systems for the Town and Federal agencies have been designed around the central location of the tower on East Ridge. The new communications tower would need to be at least 240 feet tall, and may require the extensive redesign of remote police communications systems (because the system was designed around the specific geographic location of the existing tower). Additionally, this new location may not meet the geographic needs of the tower's communications vendors; the Town's contractual obligations to these vendors have not been reviewed as part of this study.

Implications of known environmental contamination near the Quarry Road site should also be studied separately.

New Building on a Green Site

Town of Ridgefield Zoning Review

The proposed Police Station at Old Quarry Road is a two story building with walkout basement, a one story partially subterranean garage for police vehicles, a communications tower, and related equipment. The total site area is approximately five acres. The facility is in a Business Zone, between a health club to the west and the Town Highway Department buildings to the east. Proposed access to the Police Station is via a drive from Old Quarry Road opposite the Schlumbeger driveway. The site is located in a B2 Business Zone and requirements of this zone are as follows:

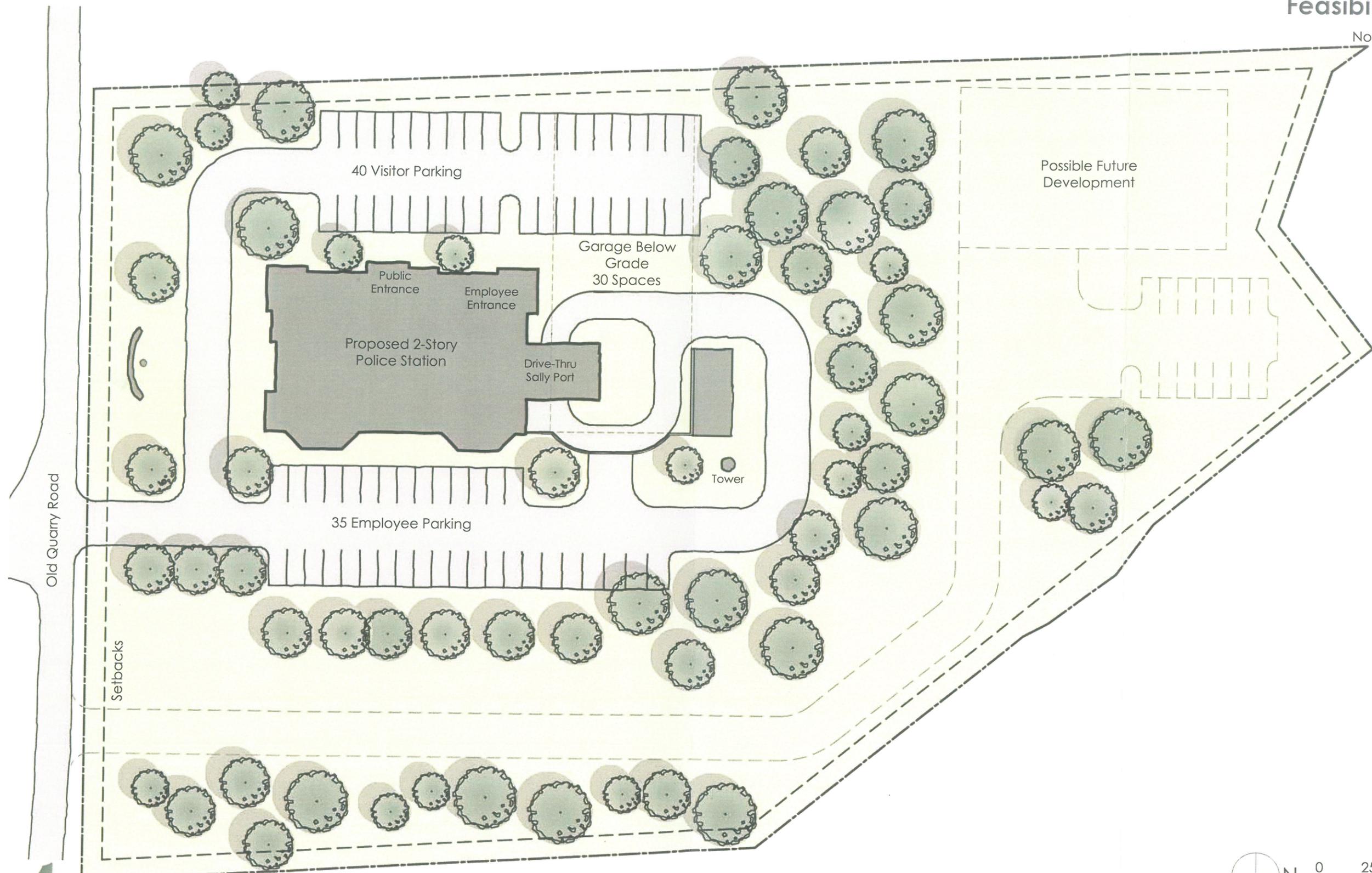
- A. Permitted Use: Police Facilities by Special Permit
- B. Lot Size & Frontage: 10,000 square feet, 50 feet of frontage minimum
- C. Coverage: Total building coverage limited to **25%** maximum
12%* Proposed in this Study

Total lot coverage limited to **75%** maximum
21%* Proposed in this Study
- E. Setbacks: **Ten** feet from all property lines
- F. Building Height: **40** foot maximum height
- G. Parking: Parking requirements shall be determined by Town Planner
- H. Landscaping at Parking Areas:
 - **One** tree of four inch caliper per ten spaces with 180 square foot minimum planting area at each tree
 - Landscaped island at end of each row of parking spaces
 - Intermediate island for every **15** spaces
 - Islands to be **9** feet wide and **20** feet long with suitable curb
- I. Sidewalks: Where required, sidewalks are to be **five** feet wide minimum
- J. Lighting:
 - Parking area lighting to be full cutoff type fixtures, **14** foot maximum height
 - Building lighting shall be full cutoff or a shielded type
 - High-pressure sodium lighting is not allowed
- K. Signs: Maximum Area: N/A; Maximum Height: **Ten** feet

*These numbers are approximate. An A2 Survey is required to accurately determine these values.

Ridgefield Police Station Feasibility Study

November 3, 2005



New Building on a Green Site

First Floor

Visitors will enter at the west side of the building, through a secure vestibule, into a Lobby/Waiting Area with access to two Statement Rooms, a Press/Meeting Room, and interaction windows to Central Dispatch and the Records Office. A separate entrance will permit unsecured entry during public meetings; this entry will give access to a Community Room and Toilet Rooms.

Separate from the public part of the building, the Administrative Suite will include the Administrative Secretary's office, Chief and Major's Offices, and an Administrative Meeting Room. Situation Command, Bookkeeper and Accreditation Offices are located nearby. The Records Office and Central Dispatch are located between the Administrative Suite and the Public Spaces. The Shift Commander's Office is adjacent to central dispatch.

Detention Cells, Interview Rooms and Shower Rooms will be located adjacent to the Sally Port at the east side of the building. A Generator Room will be located at the far side of the sally port.

Second Floor

The Patrol Suite is located along the east side of the building, and includes Briefing and Patrol Rooms, Equipment & Supplies, Temporary Evidence Storage, and Interview Rooms.

The Detective Suite is located on the west side of the building, and includes the Detective Bureau, Detective Sergeant and Commander's Offices, Evidence Storage and Lab, and Interview Rooms. The Youth Office is located near the elevator and stair for confidentiality.

Training Room and Office, a Coffee Room, Toilets, Copy Room, D.A.R.E and Union/PBA Offices are located between the Patrol and Detective areas, so that these spaces can be shared.

Basement

Windows will bring light into the Fitness Room and Break Room, located along the west side of the building. Locker Rooms, Mechanical Rooms, and Storage Rooms are located on this level.

Employees enter this lower level from the west side of the building near the Break Room.

New Building on a Green Site

State and Federal Code Review

This Code Review is based on a review of the Connecticut State Building Code with 2004 Amendments:

- A. Occupancy (304.2): **B: Business, Police Station**
- B. Construction (606.1): **3B: Noncombustible/Combustible Unprotected**
- C. Height Limit (503): **Four Stories, 60 feet** with fire-sprinkler increase
- D. Area Limit (503): 14,400 square feet plus 200% (506.3) = **36,000 square feet** with fire-sprinkler
- E. Exits (1010.0): **Two** exits required from each story
Two exits required from each room with more than 50 occupants
- F. Fire-rating (1011.4): Corridors need not be rated (1011.4)
One hour stairway and elevator enclosure (710.3, 1014.11)
- G. Exit Corridors (1011.3): Minimum clear width **44** inches
- H. Doors (1017.3): Minimum clear width **32** inches; minimum height **80** inches
Security (1017.4.13): Security locks shall be permitted in accordance with this section
- I. Accessibility (1103.1): The building shall be accessible to persons with disabilities
- J. Ventilation (1205.2): Natural or mechanical ventilation required at all habitable spaces
Attic Access (1211.2): Access to attics shall be 22 x 30 minimum

This Code Review is based on a review of the NFPA 101 Life Safety Code 1997:

- A. Occupancy: Business (Chapter 26) and Correctional (Chapter 14)
- B. Egress (26-2.): Minimum width of corridor shall be **44** inches
Two exits required from each story
Travel distance shall not exceed **300** feet
- C. Protection (26-3): Boiler room shall be separated from Corridors by **one** hour
Fire alarm system is required
- D. Protection (14-3): Building shall be sprinklered throughout
- E. General (14-1.2): **Two** hour separation between Detention Cells and Business Use
Specific fire-emergency procedures must be determined

This Code Review is based on a review of Federal Accessibility Regulations (ICC/ANSI A117.1-1998):

- A. All spaces shall be accessible to persons with disabilities including, but not limited to, employees, visitors, and other occupants.

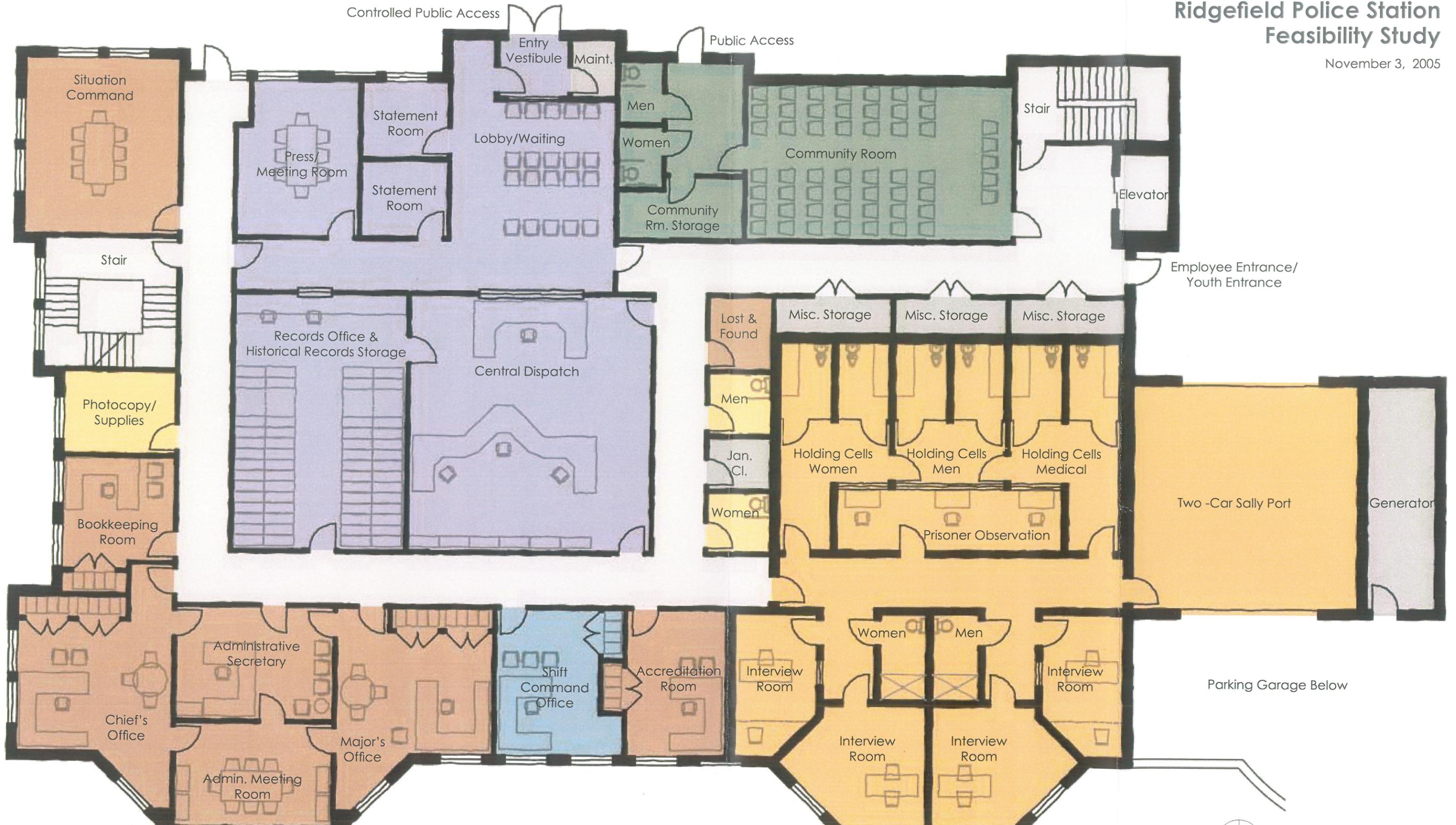
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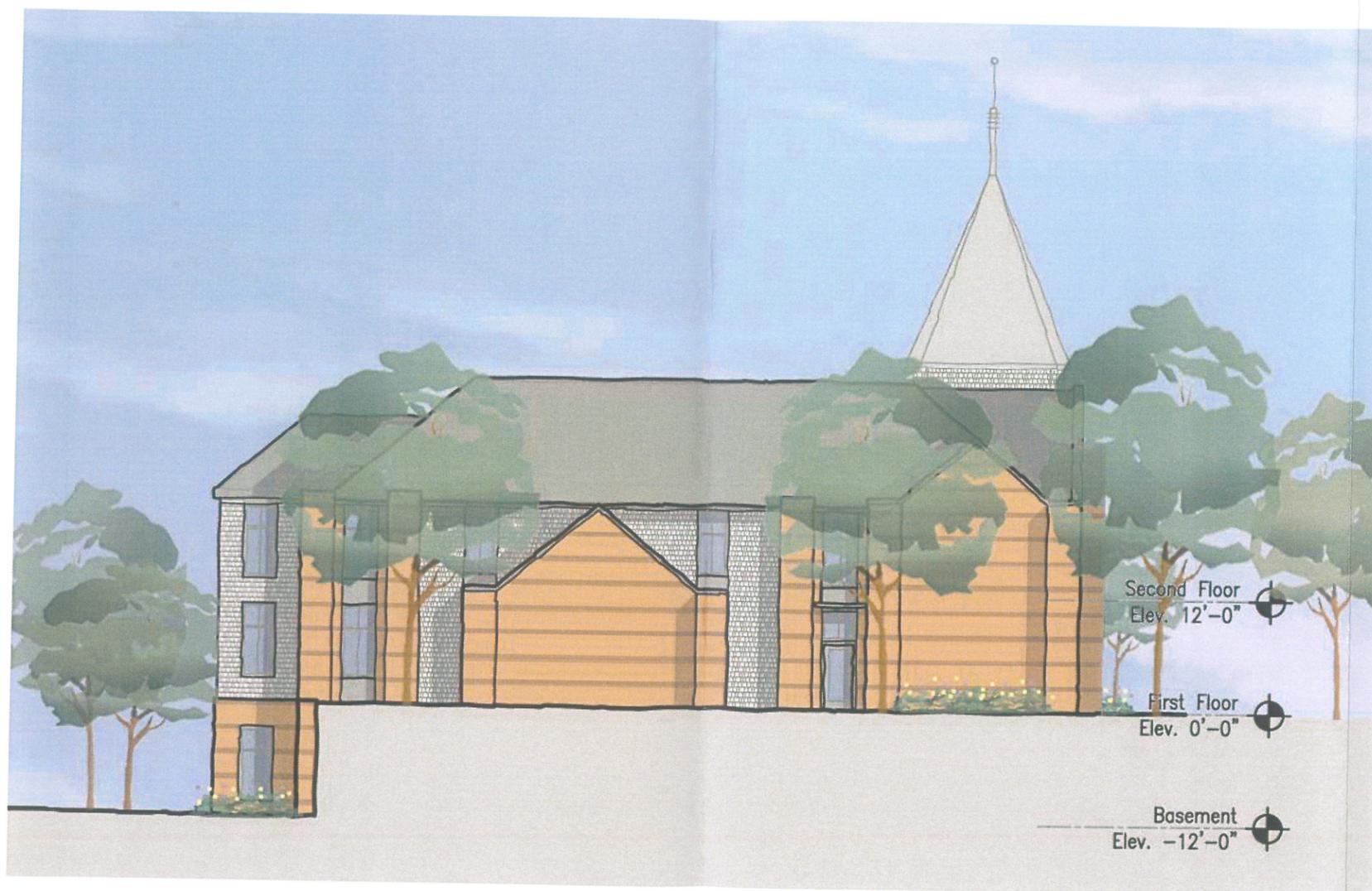
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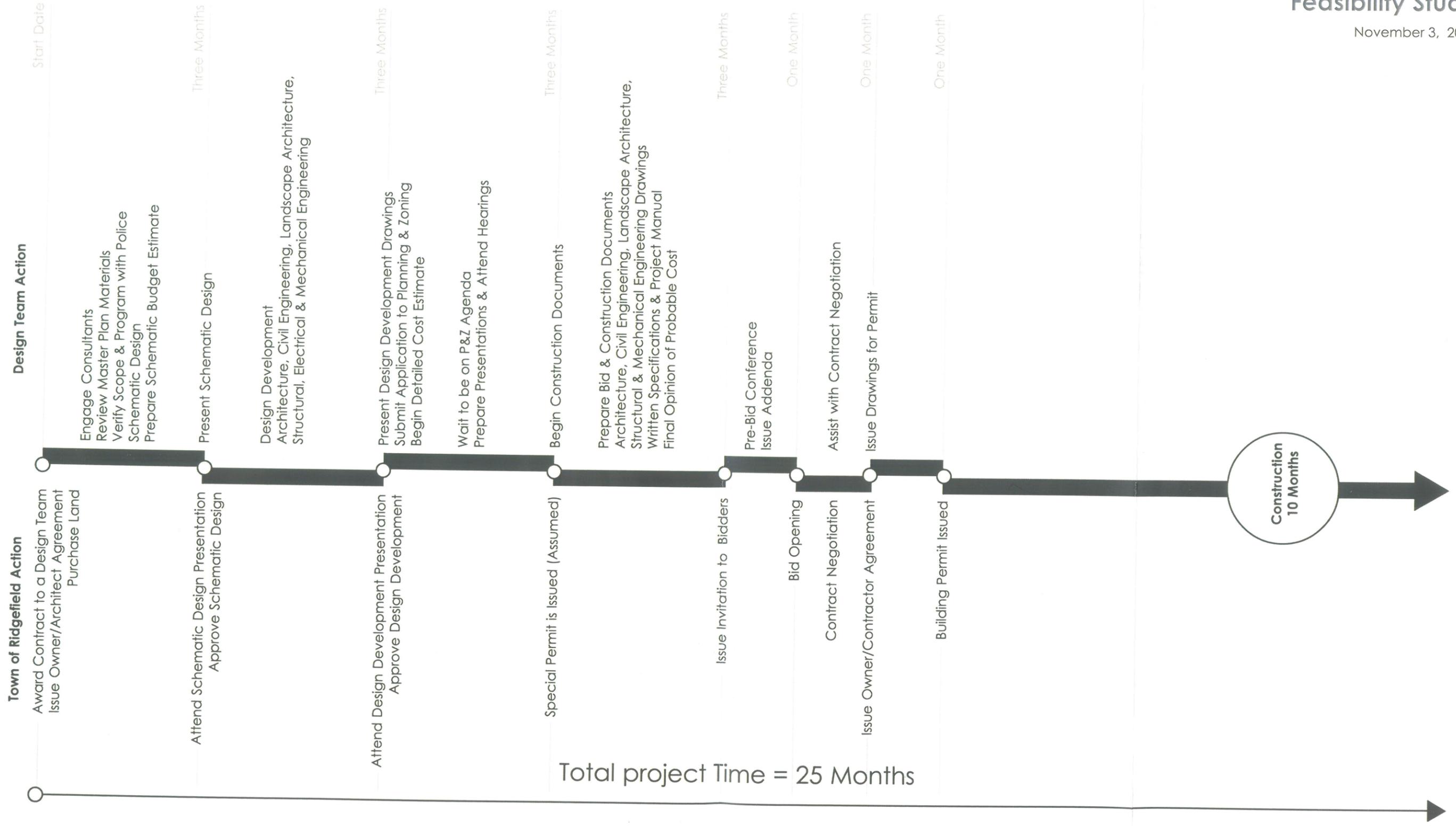
Ridgefield Police Station Feasibility Study

November 3, 2005



Ridgefield Police Station Feasibility Study

November 3, 2005



New Building on the Existing Site

Site Development

The current police station is located at the corner of East Ridge and Governor Streets. The lot size is about two acres, with a three story wood frame building, a basement and a detached masonry garage; the three story Police Station and basement will be demolished. The site is fairly level in the area of the existing building and parking lots, and it drops off at a slope of 6%-8% toward East Ridge. Located in a Residential RA Zone, use of the land must be granted by Special Permit from the Planning and Zoning Commission. In an RA Zone the permitted building coverage is 8%, or about 7,000 square feet at this site. Maximum floor area ratio (FAR) is 0.11. A 25 foot setback is required at the front, side and rear property lines. Building height is limited to three stories in this zone. There are 46 existing parking spaces, although the parking is not in compliance with the Town Zoning Regulations. New parking requirements will be determined by the Town Planner. Variances for coverage and FAR will be required from the Zoning Board of Appeals.

The enclosed site development proposes site access from Governor Street via two new driveways. Visitor Parking will be located uphill from the existing entrance driveway. The driveway from the intersection of East Ridge and Governor Street will be eliminated, which will improve traffic flow and eliminate confusion at this dangerous intersection. Traffic flow for Employee Parking will be separate from Visitor Parking; employees and police vehicles will enter at the driveway opposite the old high school entrance. Police vehicles will be stored in the newly expanded garage. A drive-thru Sally Port will be accessed thru the employee parking lot. The existing communications tower will remain in place; the new building will be located to allow for its continuous operation. The police department's remote communications system was designed around this specific tower location, and leaving the tower in place guarantees that these systems will remain intact without additional expense. Further, leaving the tower will ensure that the Town will remain in compliance with communication vendor contracts, and not risk the loss of revenue from these existing contracts.

The East Ridge site places the Police Department in a visible and prominent location in Town. Officers have easy access to Main Street, and the Station is convenient to Town Hall and the Town Hall Annex in the old high school building. This property is owned by the Town, and the communications tower is already in place at this location.

New Building on the Existing Site

Town of Ridgefield Zoning Review

The proposed Police Station is a two story building housing the police department, with an expanded one story detached garage for police vehicles, a communications tower, and related equipment. The total site area is approximately two acres. The facility is situated between a residential neighborhood to the south and east and the old high school and playing fields to the north and west. Proposed access to the Police Station is from Governor Street, to replace the current driveway at the four way stop intersection with East Ridge. The site is located in an RA Residence Zone and requirements of this zone are as follows:

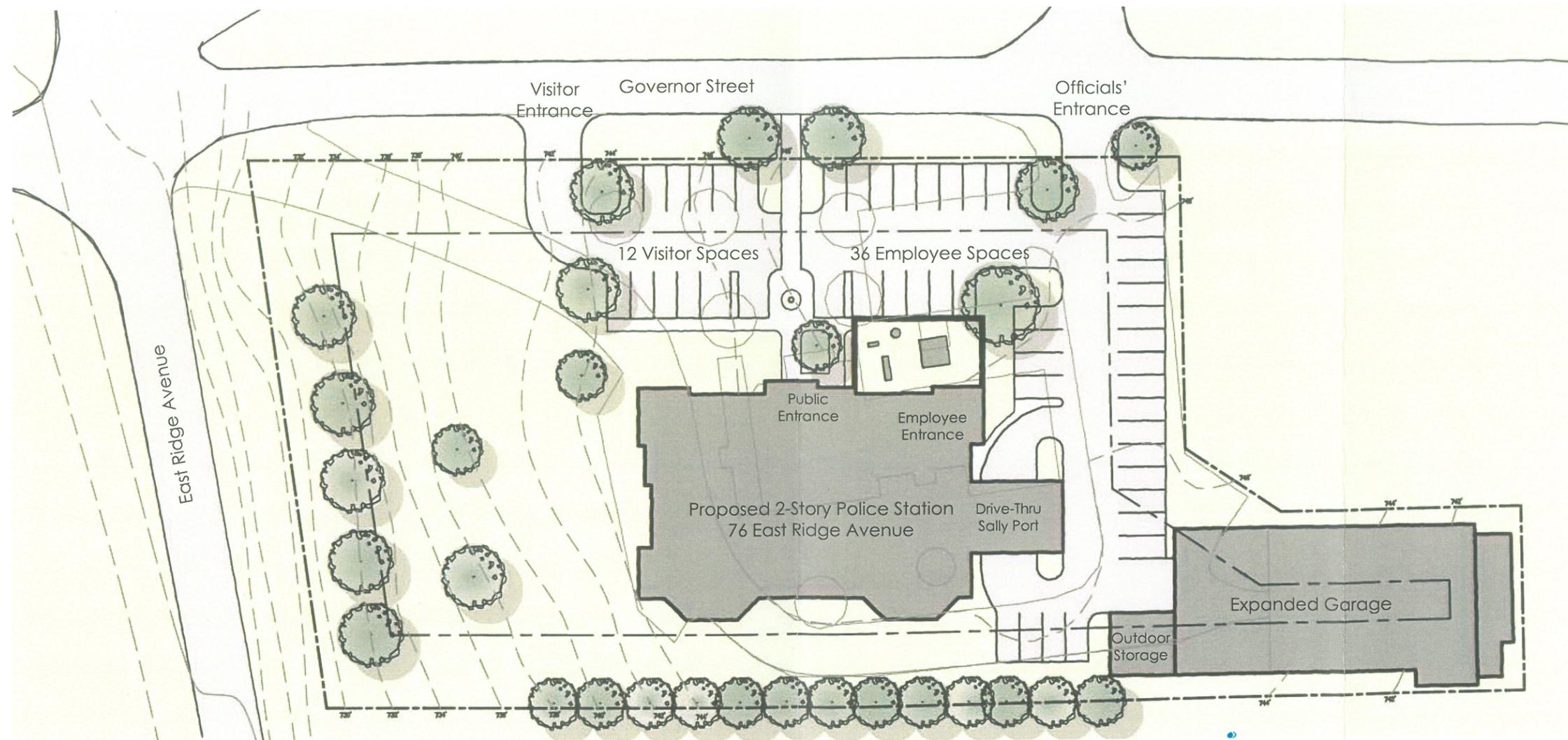
- A. Permitted Use: Police Facilities by Special Permit
- B. Lot Size & Frontage: One acre minimum, 100 feet of frontage minimum
- C. Lot Coverage: Total building coverage limited to **8%** maximum
14.52% Approved by Variance; **23%*** Proposed in this Study
- D. Floor Area Ratio: Total FAR limited to **0.11** maximum
0.16 Approved by Variance; **0.27*** Proposed in this Study
- E. Setbacks: **25** feet from all property lines
- F. Building Height: **Three** stories maximum height
- G. Parking: Parking requirements shall be determined by Town Planner
- H. Landscaping at Parking Areas:
 - **One** tree of four inch caliper per ten spaces with 180 square foot minimum planting area at each tree
 - Landscaped island at end of each row of parking spaces
 - Intermediate island for every **15** spaces
 - Islands to be **9** feet wide and **20** feet long with suitable curb
- I. Sidewalks: Where required, sidewalks are to be **5** feet wide minimum
- J. Lighting:
 - Parking area lighting to be full cutoff type fixtures, **14** foot maximum height
 - Building lighting shall be full cutoff or a shielded type
 - High-pressure sodium lighting is not allowed
- K. Signs: Maximum Area: N/A; Maximum Height: **Five** feet

Variances for FAR, Coverage, and Setbacks (at the garage) will be required before the proposed work can be done on this site.

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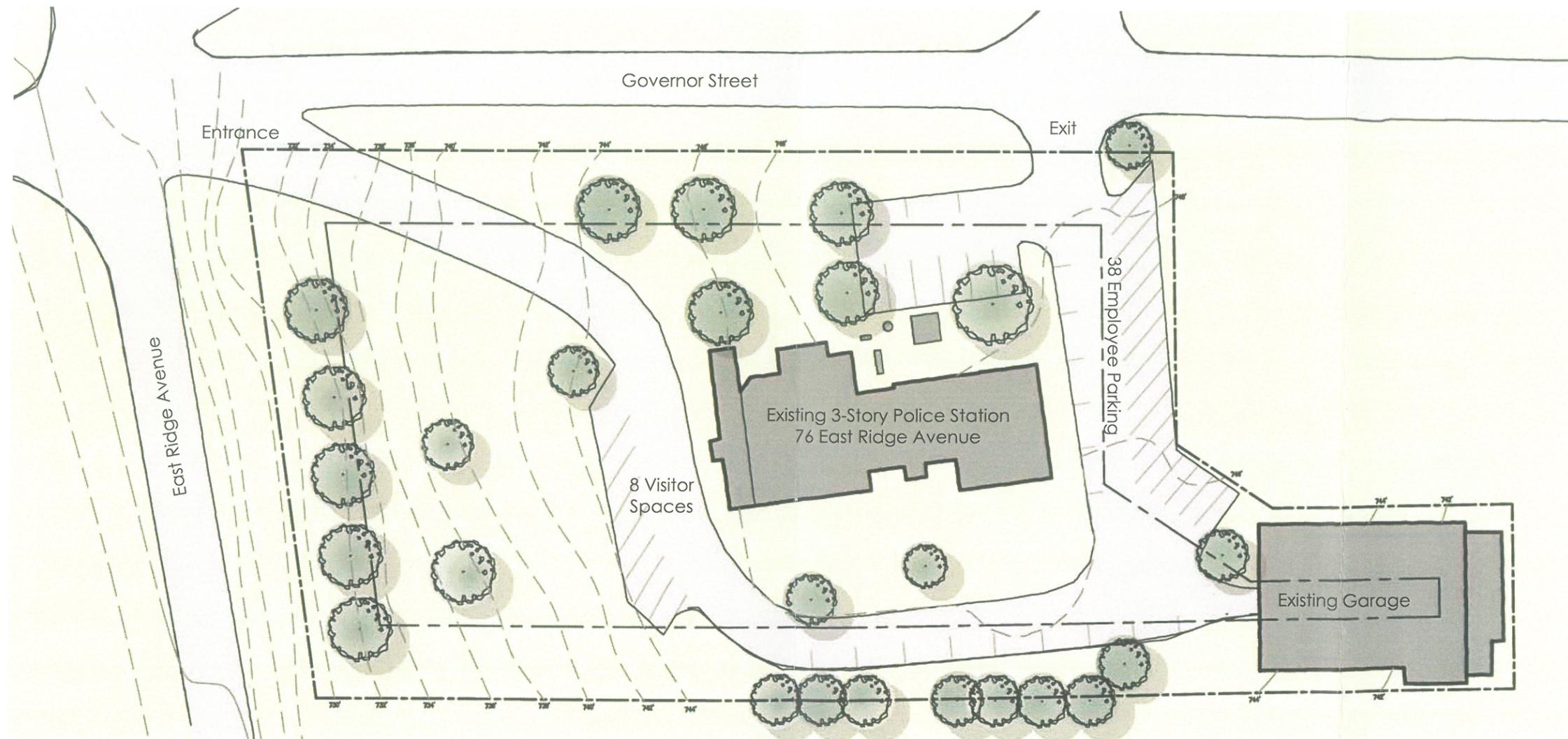
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Detention Cells, Interview Rooms and Shower Rooms will be located adjacent to the Sally Port at the east side of the building. A Generator Room will be located at the far side of the Sally Port.

Second Floor

The Patrol Suite is located along the north elevation facing the old high school, and includes Briefing and Patrol Rooms, Equipment & Supplies, Temporary Evidence Storage, and Interview Rooms.

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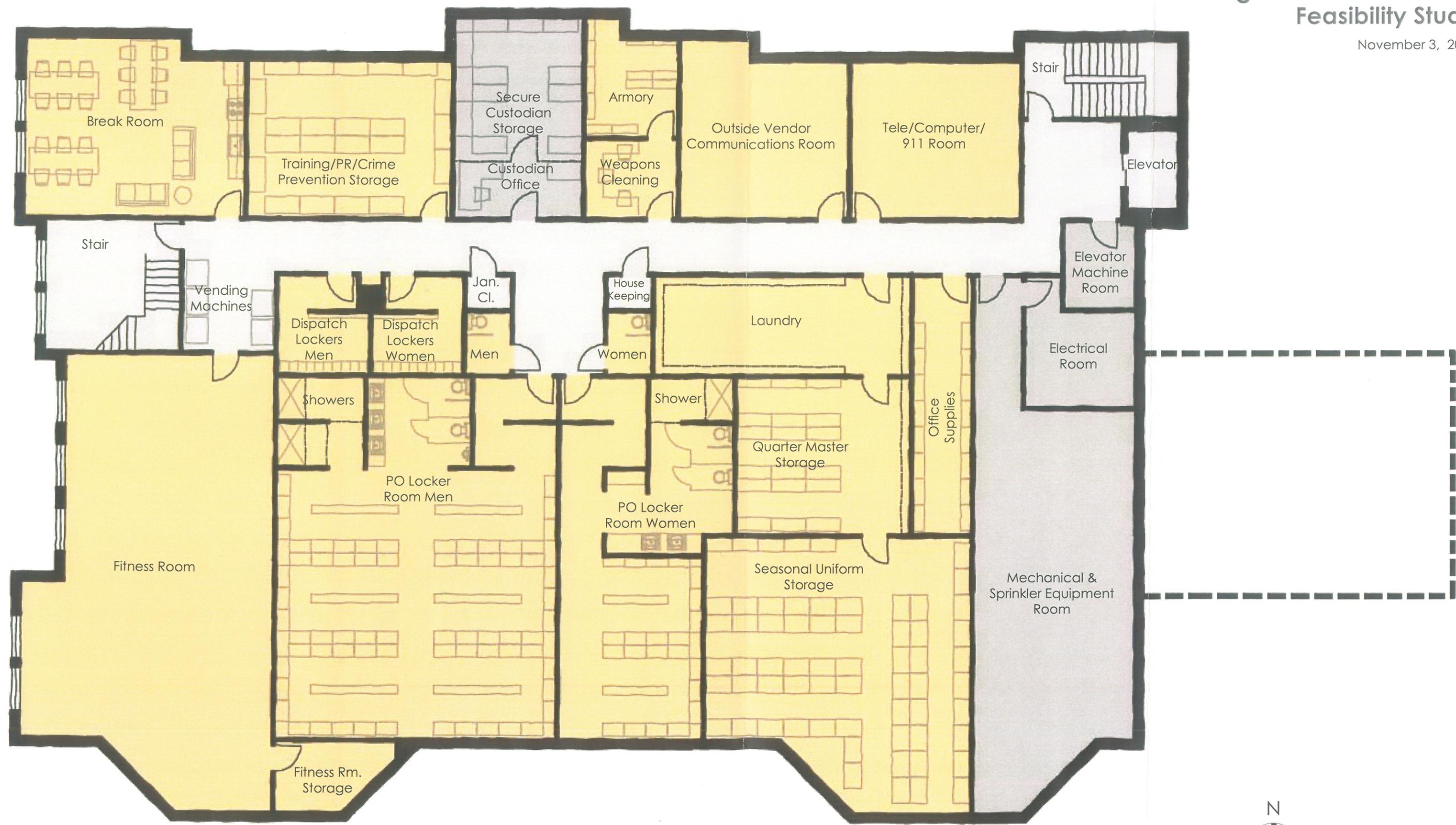
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November 3, 2005



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Ridgefield Police Station
Feasibility Study

November 3, 2005



New Building on the Existing Site
South Elevation

Ridgefield Police Station Feasibility Study

November 3, 2005



SUMMARY OF ESTIMATE - New Building on the Existing Site

ITEM	DESCRIPTION	SITE	POLICE STATION	GARAGE	TEMP. SERV.	TOTAL	TOTAL DIVISIONS	33,182 \$/SF BLD	41,572 \$/SF PROJECT
1	DIVISION 2								
2	SITE PREP.	\$ 33,000				\$ 33,000			\$ -
3	PAVING	\$ 144,920				\$ 144,920			\$ -
4	STORM SYSTEM	\$ 39,700				\$ 39,700			\$ -
5	SANITARY SYSTEM	\$ 26,500				\$ 26,500			\$ -
6	WATER SYSTEM	\$ 27,200				\$ 27,200			\$ -
7	SITE IMPROVEMENTS	\$ 28,500				\$ 28,500			\$ -
8	LANDSCAPING	\$ 66,000				\$ 66,000			\$ -
9	EXCAVATION AND BACKFILL	\$ 10,000	\$ 20,537	\$ 4,203		\$ 34,740		\$ 0.62	\$ 0.84
10	SITE ELECTRICAL	\$ 45,500				\$ 45,500			\$ 1.09
11	BUILDING DEMOLITION		\$ 326,500	\$ 15,120		\$ 341,620	\$ 787,680	\$ 9.84	\$ 8.22
12	DIVISION 3								
13	CONCRETE		\$ 210,844	\$ 30,241		\$ 241,085	\$ 241,085	\$ 6.35	\$ 5.80
14	DIVISION 4								
15	MASONRY		\$ 1,303,750			\$ 1,303,750	\$ 1,303,750	\$ 39.29	\$ 31.36
16	DIMENSION STONE								
17	DIVISION 5								
18	STRUCTURAL STEEL		\$ 635,950			\$ 635,950		\$ 19.17	\$ 15.30
19	METAL DECK		\$ 78,000			\$ 78,000		\$ 2.35	\$ 1.88
20	MISCELLANEOUS METALS		\$ 74,800			\$ 74,800	\$ 788,750	\$ 2.25	\$ 1.80
21	DIVISION 6								
22	ROUGH CARPENTRY		\$ 46,400	\$ 51,300		\$ 97,700		\$ 1.40	\$ 2.35
23	FINISH CARPENTRY		\$ 207,100			\$ 207,100	\$ 304,800	\$ 6.24	\$ 4.98
24	DIVISION 7								
25	ROOFING		\$ 112,000	\$ 50,400		\$ 162,400		\$ 3.38	\$ 3.91
26	INSULATION		\$ 10,000			\$ 10,000		\$ 0.30	\$ 0.24
27	SEALANTS		\$ 14,240			\$ 14,240		\$ 0.43	\$ 0.34
28	BITUMINOUS DAMPROOFING		\$ 16,800			\$ 16,800		\$ 0.51	\$ 0.40
29	MANUFACTURED ROOF SPECIALTIES								
30	ROOF ACCESSORIES								
31	FLASHING AND SHEETMETAL		\$ 12,000			\$ 12,000		\$ 0.36	\$ 0.29
32	THROUGH WALL FIRESTOP SYSTEMS		\$ 5,000			\$ 5,000	\$ 220,440	\$ 0.15	\$ 0.12
33	DIVISION 8								
34	STANDARD STEEL DOORS AND FRAMES		\$ 80,653			\$ 80,653		\$ 2.43	\$ 1.94
35	STILE AND RAIL WOOD DOORS								
36	ACCESS DOORS		\$ 10,000			\$ 10,000		\$ 0.30	\$ 0.24
37	OVERHEAD COILING DOORS		\$ 6,000	\$ 7,500		\$ 13,500		\$ 0.18	\$ 0.32
38	STEEL WINDOWS		\$ 163,800			\$ 163,800		\$ 4.94	\$ 3.94
39	ALUMINUM WINDOWS								
40	ENTRANCES AND STOREFRONTS		\$ 6,500			\$ 6,500		\$ 0.20	\$ 0.16
41	DOOR HARDWARE		\$ 51,050			\$ 51,050		\$ 1.54	\$ 1.23
42	GLAZING		\$ 9,600			\$ 9,600	\$ 335,103	\$ 0.29	\$ 0.23
43	DIVISION 9								
44	VENEER PLASTER								
45	GYPSUM BOARD SHAFTWALL ASSEMBLIES								
46	DRYWALL		\$ 4,922	\$ 4,350		\$ 9,272		\$ 0.15	\$ -
47	CARPET		\$ 20,590			\$ 20,590		\$ 0.62	\$ 0.50
48	VINYL		\$ 105,741			\$ 105,741		\$ 3.19	\$ 2.54
49	TILE		\$ 61,405			\$ 61,405		\$ 1.85	\$ 1.48
50	ACOUSTIC CEILINGS		\$ 112,705			\$ 112,705		\$ 3.40	\$ 2.71
51	PAINTING		\$ 147,363	\$ 1,550		\$ 148,913	\$ 458,626	\$ 4.44	\$ 3.58
52	DIVISION 10								
53	TOILET ACCESSORIES		\$ 21,725			\$ 21,725		\$ 0.65	\$ 0.52
54	TOILET PARTITIONS		\$ 9,725			\$ 9,725		\$ 0.29	\$ 0.23
55	WHITEBOARDS/TACKBOARDS		\$ 10,000			\$ 10,000		\$ 0.30	\$ 0.24
56	SIGNAGE		\$ 22,300	\$ 500		\$ 22,800		\$ 0.67	\$ 0.55
57	FIRE EXTINGUISHERS		\$ 900			\$ 900		\$ 0.03	\$ 0.02
58	LOUVERS		\$ 5,000			\$ 5,000		\$ 0.15	\$ 0.12
59	WALL GUARDS		\$ 1,000			\$ 1,000		\$ 0.03	\$ 0.02
60	MAIL SLOTS		\$ 1,500			\$ 1,500		\$ 0.05	\$ 0.04
61	LOCKERS		\$ 35,000			\$ 35,000		\$ 1.05	\$ 0.84
62	FLAG POLES		\$ 3,500			\$ 3,500		\$ 0.11	\$ 0.08
63	PISTOL LOCKERS		\$ 1,000			\$ 1,000		\$ 0.03	\$ 0.02
64	EVIDENCE TRANSFER LOCKERS		\$ 3,000			\$ 3,000		\$ 0.09	\$ 0.07
65	BICYCLE STORAGE RACKS		\$ 250			\$ 250	\$ 115,400	\$ 0.01	\$ 0.01
66	DIVISION 11								
67	APPLIANCES		\$ 10,000			\$ 10,000		\$ 0.30	\$ 0.24
68	PARKING CONTROL EQUIPMENT		\$ 7,000			\$ 7,000		\$ 0.21	\$ 0.17
69	PROJECTION SCREENS		\$ 3,000			\$ 3,000		\$ 0.09	\$ 0.07
70	POLICE STATION SECURITY CONSTRUCTION		\$ 103,900			\$ 103,900		\$ 3.13	\$ 2.50
71	FUME HOODS		\$ 6,000			\$ 6,000	\$ 129,900	\$ 0.18	\$ 0.14
72	DIVISION 12								
73	ENTRANCE MATS		\$ 1,000			\$ 1,000		\$ 0.03	\$ 0.02
74	WINDOW TREATMENT		\$ 25,200			\$ 25,200	\$ 26,200	\$ 0.76	\$ 0.61
75	DIVISION 14								
76	ELEVATORS		\$ 70,000			\$ 70,000	\$ 70,000	\$ 2.11	\$ 1.68
77	DIVISION 15								
78	PLUMBING		\$ 154,950	\$ 2,500		\$ 157,450		\$ 4.67	\$ 3.79
79	FIRE PROTECTION		\$ 156,998	\$ 30,995		\$ 187,993		\$ 4.73	\$ 4.52
80	HVAC		\$ 895,866	\$ 25,650		\$ 921,516	\$ 1,256,959	\$ 27.00	\$ 22.17
81	DIVISION 16								
82	DIVISION 16		\$ 577,844	\$ 18,390		\$ 596,234	\$ 596,234	\$ 17.41	\$ 14.34
83	TEMPORARY SERVICES				\$ 465,000	\$ 465,000	\$ 465,000	\$ -	\$ 11.19
84									
85									
86	SUB TOTAL	\$ 421,320	\$ 5,980,909	\$ 242,698	\$ 465,000	\$ 7,109,927	\$ 7,109,927	\$ 180.24	\$ 171.03
87	GENERAL CONDITIONS	\$ 50,558	\$ 717,709	\$ 29,124	\$ 55,800	\$ 853,191	\$ 853,191	\$ 21.63	\$ 20.52
88	SUB TOTAL	\$ 471,878	\$ 6,698,618	\$ 271,822	\$ 520,800	\$ 7,963,118	\$ 7,963,118	\$ 201.87	\$ 191.55
89	OVERHEAD AND PROFIT	\$ 47,188	\$ 669,862	\$ 27,182	\$ 52,080	\$ 796,312	\$ 796,312	\$ 20.19	\$ 19.15
90	SUB TOTAL	\$ 519,066	\$ 7,368,479	\$ 299,004	\$ 572,880	\$ 8,759,430	\$ 8,759,430	\$ 222.06	\$ 210.70
91	BOND	\$ 10,381	\$ 147,370	\$ 5,980	\$ 11,458	\$ 175,189	\$ 175,189	\$ 4.44	\$ 4.21
92	SUB TOTAL	\$ 529,448	\$ 7,515,849	\$ 304,985	\$ 584,338	\$ 8,934,619	\$ 8,934,619	\$ 226.50	\$ 214.92
93	CONTINGENCY	\$ 52,945	\$ 751,585	\$ 30,498	\$ 58,434	\$ 893,462	\$ 893,462	\$ 22.65	\$ 21.49
94	SUB TOTAL	\$ 582,392	\$ 8,267,434	\$ 335,483	\$ 642,771	\$ 9,828,081	\$ 9,828,081	\$ 249.15	\$ 236.41
95	ESCALATION	\$ 58,239	\$ 826,743	\$ 33,548	\$ 64,277	\$ 982,808	\$ 982,808	\$ 24.92	\$ 23.64
96	SUB TOTAL	\$ 640,632	\$ 9,094,177	\$ 369,031	\$ 707,048	\$ 10,810,889	\$ 10,810,889	\$ 274.07	\$ 260.05
97	FF&E		\$ 1,101,800			\$ 1,101,800		\$ -	\$ -
98	TOTAL HARD COSTS	\$ 1,281,263	\$ 19,290,155	\$ 738,063	\$ 1,414,097	\$ 11,912,689		\$ -	\$ -
99	TOTAL SOFT COSTS				\$ 465,000	\$ 465,000	\$ 465,000	\$ -	\$ -
100	TOTAL PROJECT COSTS					\$ 13,248,958			

Ridgefield Police Station Feasibility Study

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