

# RIDGEFIELD PUBLIC SAFETY BUILDING PROJECT

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# INTRODUCTION

The outdated infrastructure of the current Police and Fire headquarters poses several challenges and limitations which significantly impact emergency response capabilities and overall public safety. The needs of Ridgefield's Emergency Departments have grown and changed with the times and their facilities have been pushed to the limit. They no longer meet the needs of our community or our First Responders.



# CURRENT POLICE DEPARTMENT ISSUES

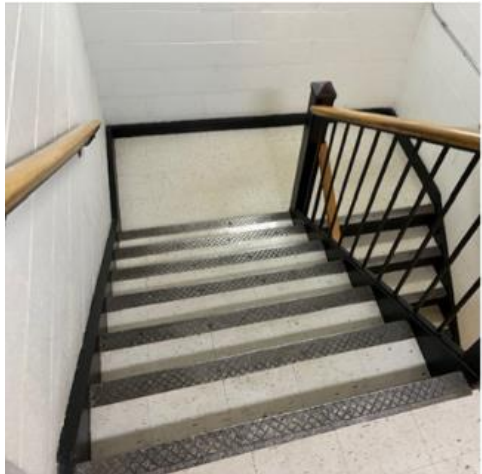


- Frequent flooding in the basement which contains the breakroom, locker rooms, uniform storage and arsenal
- Roof leaks during rain storms and when the snow melts
- HVAC (A/C& Heating) consistently fails
- Plumbing consistently fails
- Building is not energy efficient
- There is lack of space and no room for expansion.
- Inadequate parking and no space to add more
- The building is not ADA compliant
- Building does not meet the needs of a modern-day Police Department in terms of the internal/external layout and function





# CURRENT FIRE DEPARTMENT ISSUES



- Traffic congestion in the main part of town creates limited access to the east
- Apron is too small – equipment hangs into street posing risk to pedestrians - Ladder truck is 34 years old and can't be replaced because the new truck will not fit into the station.
- Inadequate parking and no space to add more
- Lack of space and no room for expansion - EMS Coordinators, Rescue Coordinator, IT Coordinator all work at a shared desk in the hallway/no conference rooms
- Fire apparatus parked 3 deep in some places slowing the response of the vehicles in back
- Can't fit current fleet in building. Fleet is expanding with increasing call volume
- The building is not ADA compliant
- Plumbing and electrical systems are stressed



# OVERVIEW OF NEW FACILITY



ADA COMPLIANT

ECO-FRIENDLY INFRASTRUCTURE

ADEQUATE SPACE AND  
MODERN TECHNOLOGIES

IMPROVED OPERATING EFFICIENCY





# SITE SELECTION

Numerous locations were considered as possible sites capable of housing a combined Fire/Police facility, eventually narrowed down to seven. The Old Quarry Campus represents an ideal and comprehensive location for a combined Police and Fire headquarters facility.

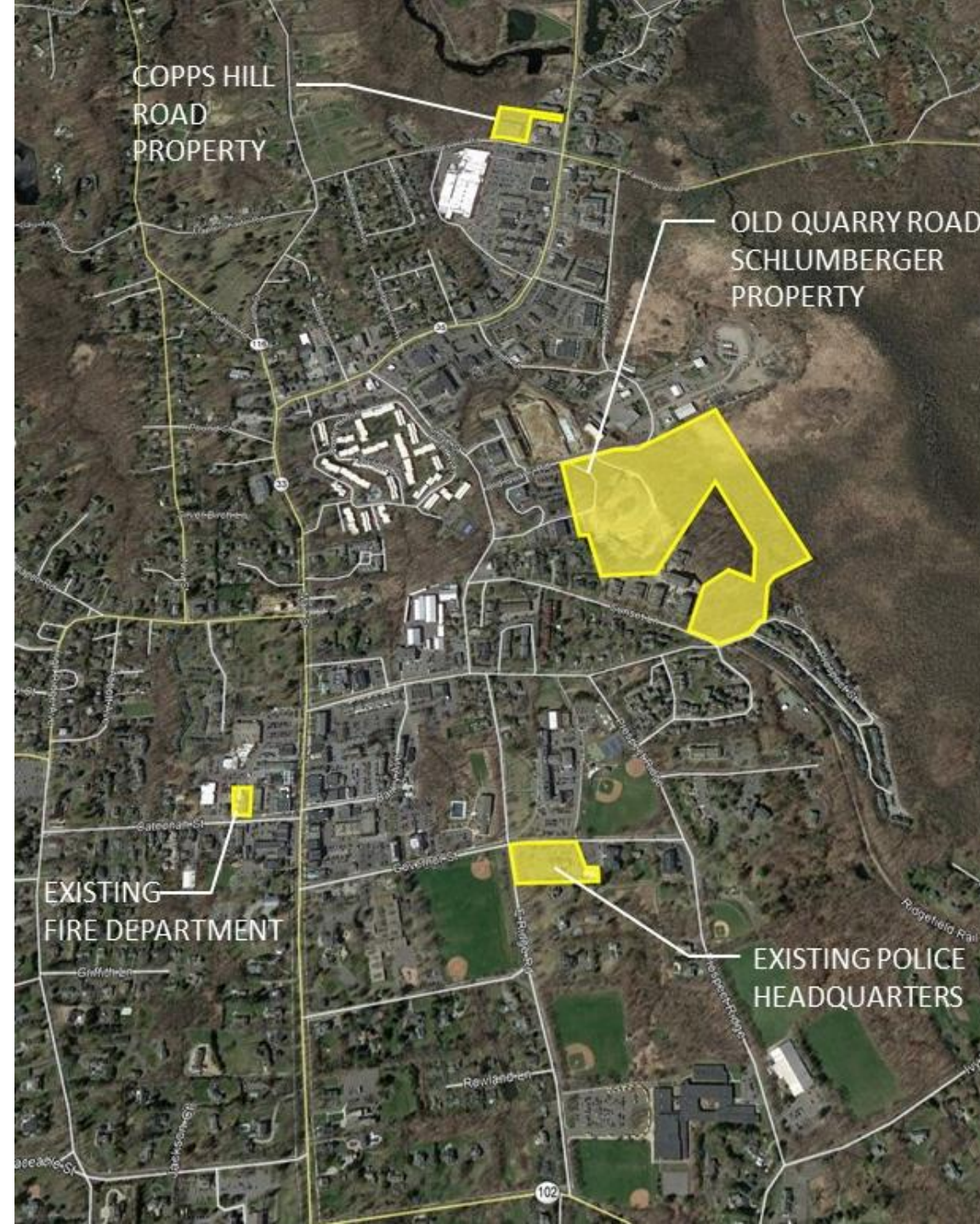
## Site Features – Old Quarry Road

TOWN  
OWNED

CENTRAL  
LOCATION

ADEQUATE  
PARKING

*Because the Town already owns the Old Quarry Road property, there is no cost for acquisition and no property will be taken off the tax rolls.*





# Existing Police Station



## Existing Fire Station



CONCEPT OVERLAY OF  
ONE-STORY FIRE  
DEPARTMENT

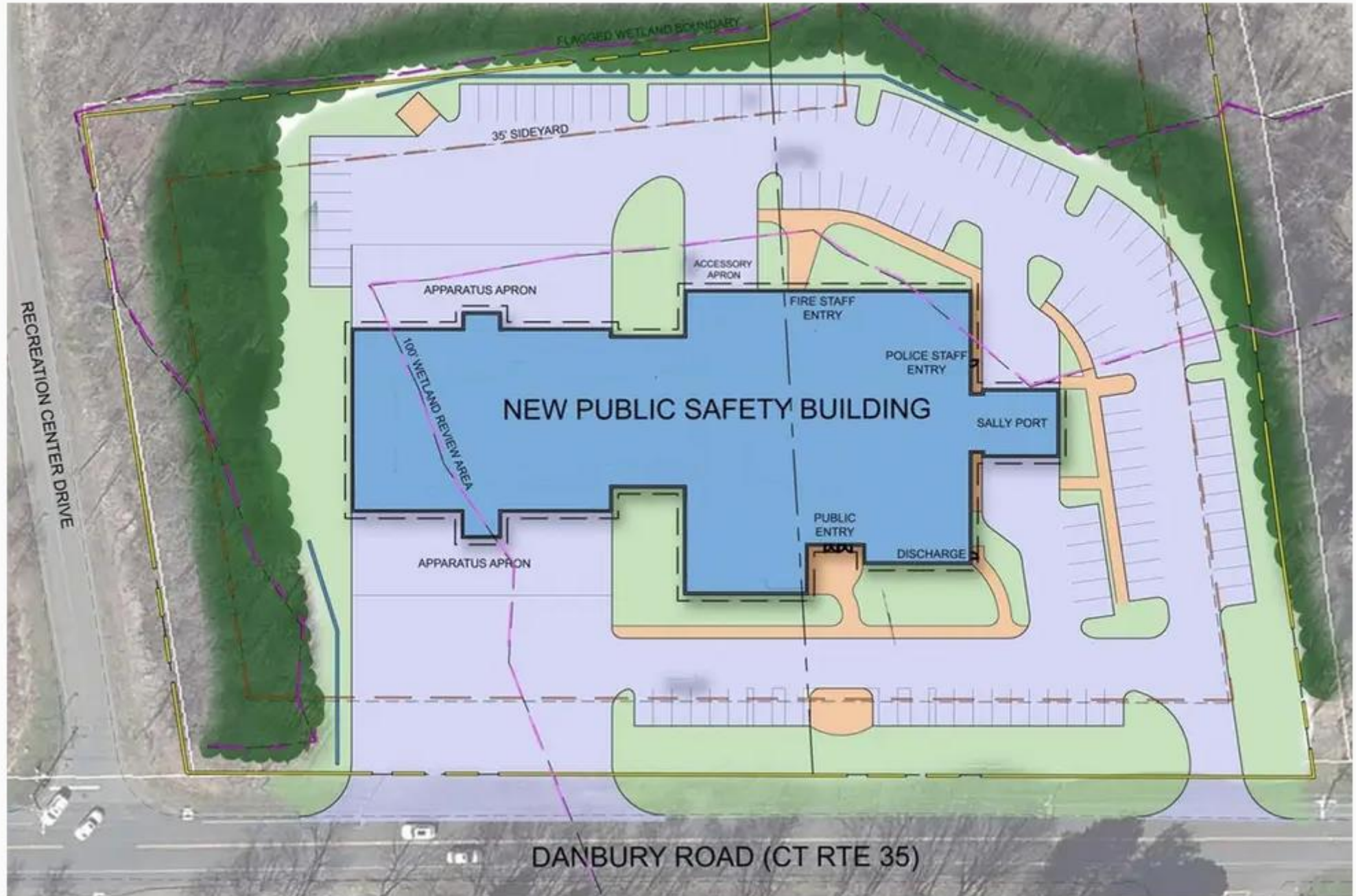


# Fire Station - Danbury Road





# Public Safety Facility - Danbury Road





# Public Safety Facility - Diniz Fields





# Public Safety Facility - Veterans Park Elementary School







PARKING:	
West (volunteer)	39
Public (south)	28
Patrol (east & north)	65
West of Johnson bldg	36
Exist Parking (east)	50

TOTAL 218

# OLD QUARRY ROAD SITE – PUBLIC SAFETY



**KAESTLE BOOS**  
associates, inc



Ridgefield Public Safety – Site Selection			Site Selection Matrix			January 8, 2021
	Existing Police Site East Ridge Rd	Existing Fire Site Catoonah St.	Danbury Rd Site Copps Hill Rd	Old Quarry Rd Site AKA Schlumberger	Prospect Ridge Rd Site AKA Diniz Field	Veterans Elem. Site Governor St
Summary	Cost to renovate existing building, acquire additional property & temp. relocate Police as well as potential savings for re-use of this property favor moving Police to another location	This 0.3 acre site is no longer viable as a Fire Headquarters. Multiple additional lots would need to be acquired & a large building constructed at great cost to the character of the historic downtown, local businesses, & taxpayers.	Though technically viable as a Fire Headquarters only, costs for property acquisition, building demo & earthwork, as well as concerns with emergency access through the adjacent intersections make this site less than desirable.	This site is currently owned by the Town, eliminating acquisition costs. Location & response has been accepted by Fire & Police staff. A large building will fit with surrounding uses in this area. Technical construction will be complex but is viable. Previously identified as site for municipal use.	Currently owned by Town, this site is currently wooded open space. Location would not be visible from road & costs will be high to accommodate topography & utilities in the area. Surrounds roads are narrow & winding & not desirable from an emergency response perspective.	Though viable from an area & technical perspective, the site is currently an elementary school adjacent to the historic downtown. Construction of large building in this area, as well as emergency vehicles responding through the historic center & the adjacent Lounsbury house could negatively affect the character of downtown.
Lot Size/ Buildable Area	Size & topography limit buildable area. Additional property required for needed parking & circulation	0.3 acre site is severely undersized. Purchase of multiple surrounding lots required to meet needs is not seen as viable from cost or planning perspective.	Large lot is restricted by regulated areas. Only large enough for Fire Headquarters only.	Large, previously developed lot has room for proposed improvements, while leaving existing uses in-place. Topography is steep & rocky but is technically do-able	Large, forested lot is currently a park. Topography would require large areas of clearing & deep excavations & fills (up to 25'). Presence of rock has not been confirmed.	Existing developed lot is appropriately sized & has areas of building & parking.
Regulatory/ Environmental	Typical zoning regulations. No site environmental concerns Typical renovation hazmat should be expected.	Existing non-conforming lot & building setbacks. Typical renovation hazmat remediation should be expected.	Wetlands/setbacks limit buildable area. Wetland approvals required. Typical zoning restrictions. Typical demo hazmat remediation should be expected.	Typical zoning restrictions. Site is reported to have been remediated previously as part of 2012 purchase.	Typical zoning restrictions. Strong public opposition anticipated due to clearing existing park land. No hazmat remediation anticipated.	Typical zoning restrictions. Public opposition anticipated due to proximity to downtown, Veterans Park Fields, & Lounsbury House. Typical demo hazmat should be expected.
Police & Fire Dept. Staff Support	Police support as existing locations. Existing garage is seen as a value.	Fire Dept. has stated need for more room & more parking.	Fire Dept. has expressed concerns with responding through adjacent intersection.	Fire & Police have both commented that responding from this location over adjacent streets is acceptable.	Fire has expressed concerns responding over narrow & winding roads from this location.	Fire has expressed concerns responding through center of town to north from this locations.
Perceived Public Support	Existing location. Expansion would be anticipated to attract adjacent residential opposition.	Historic location. Expansion would be anticipated to attract significant opposition due to effects on historic downtown & businesses	Costly for limited use. Less costly options perceived as available. Little surrounding opposition expected.	Property was previously identified for this use. Less costly, little surrounding opposition expected.	Development would clear & remove an existing forest & park. Significant adjacent residential opposition expected.	Development would affect historic downtown, businesses & Lounsbury house.
Added Cost Considerations	Additional property acquisition. Adjacent residence demo. Temp. relocation costs. Ex. Building reno costs. Loss of tax rev. for acquire property	Additional property acquisition. Adjacent building demo. Temp. relocation costs. Impacts to adj. businesses. Duplicate Fire/Police program. Loss of tax rev. for acquire properties	Multiple owners & property acquisition costs. Existing bldg. demo costs. Fill/earthwork costs. Duplicate Fire/Police program. Loss of property tax rev.	Building (skydome) demo costs. Excavation/earthwork costs.	Excavation/earthwork costs. Costs for improvements to surrounding streets.	Building demo costs.
Cost Savings Considerations	Existing cell antenna rev. Sale/repurposing of this property has value	Sale/repurposing of this property has significant value. If it becomes private; added tax rev.	Sale/reuse of existing Fire Dept.	Zero property acquisition costs. Sale/reuse of existing Fire Dept. Sale/reuse of existing Police Dept. Combined Fire/Police saves duplicate uses/admin	Zero property acquisition costs. Sale/reuse of existing Fire Dept. Sale/reuse of existing Police Dept. Combined Fire/Police saves duplicate uses/admin	Minimal property (transfer?) cost. Sale/reuse of existing Fire Dept. Sale/reuse of existing Police Dept



KBA







RIDGEFIELD  
PUBLIC SAFETY









PARKING SURFACE	147
GARAGE	66±
TOTAL:	213

**GRADING STUDY 18.0**

**PUBLIC SAFETY COMPLEX  
FEASIBILITY STUDY**

RIDGEFIELD, CT  
OCTOBER 25, 2024  
20001.00



**KAESTLE BOOS**  
associates, inc  
MA Mitchell Associates  
Architects PLLC





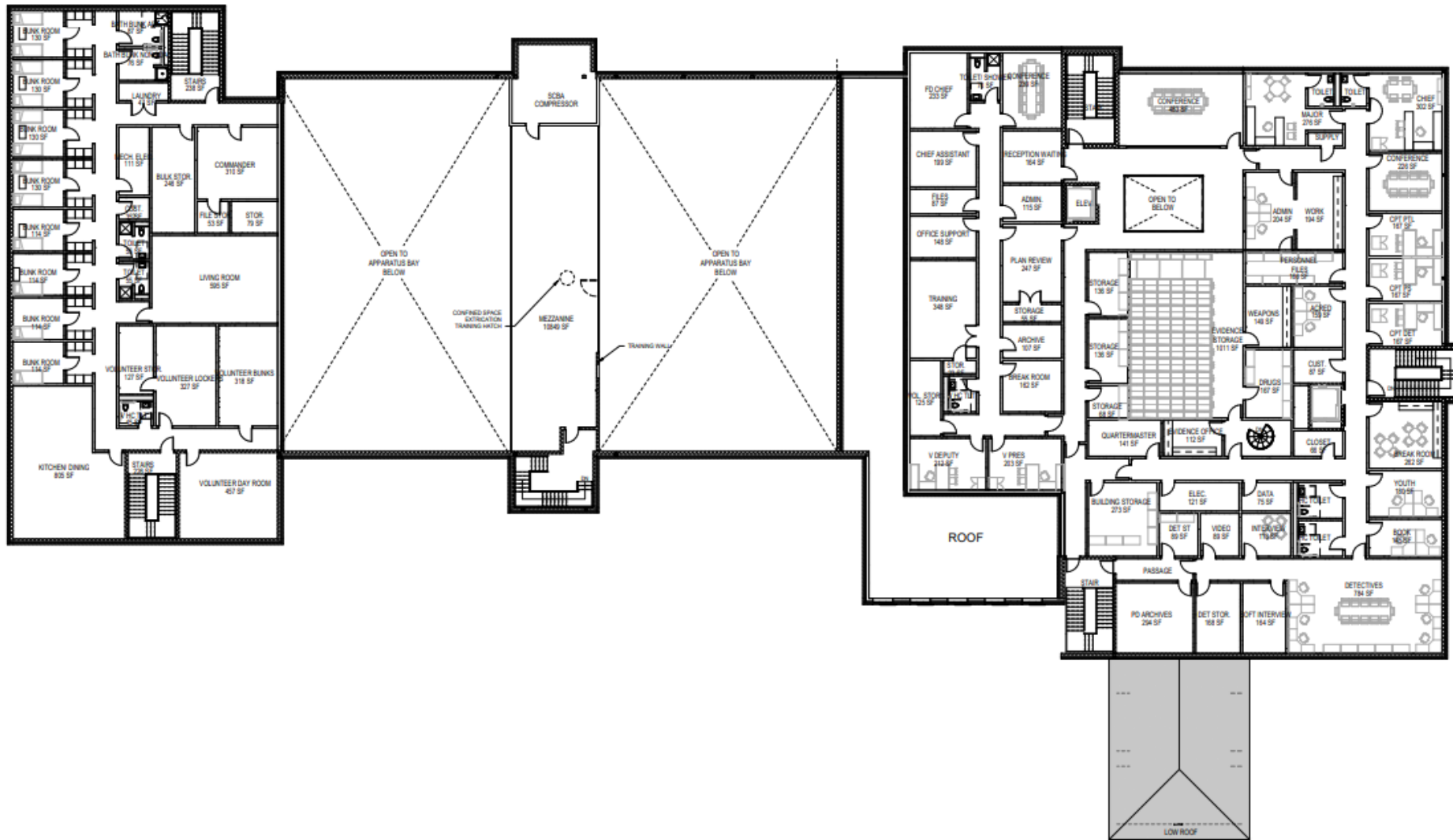
**MAIN LEVEL OPTION 2** AREA 36,976SF

**PUBLIC SAFETY COMPLEX  
FEASIBILITY STUDY**

RIDGEFIELD, CT  
OCTOBER 23, 2024  
KBA PROJECT #20001.00



**MA** Mitchell Associates  
Architects PLLC



**UPPER LEVEL OPTION 2** AREA 38,731SF

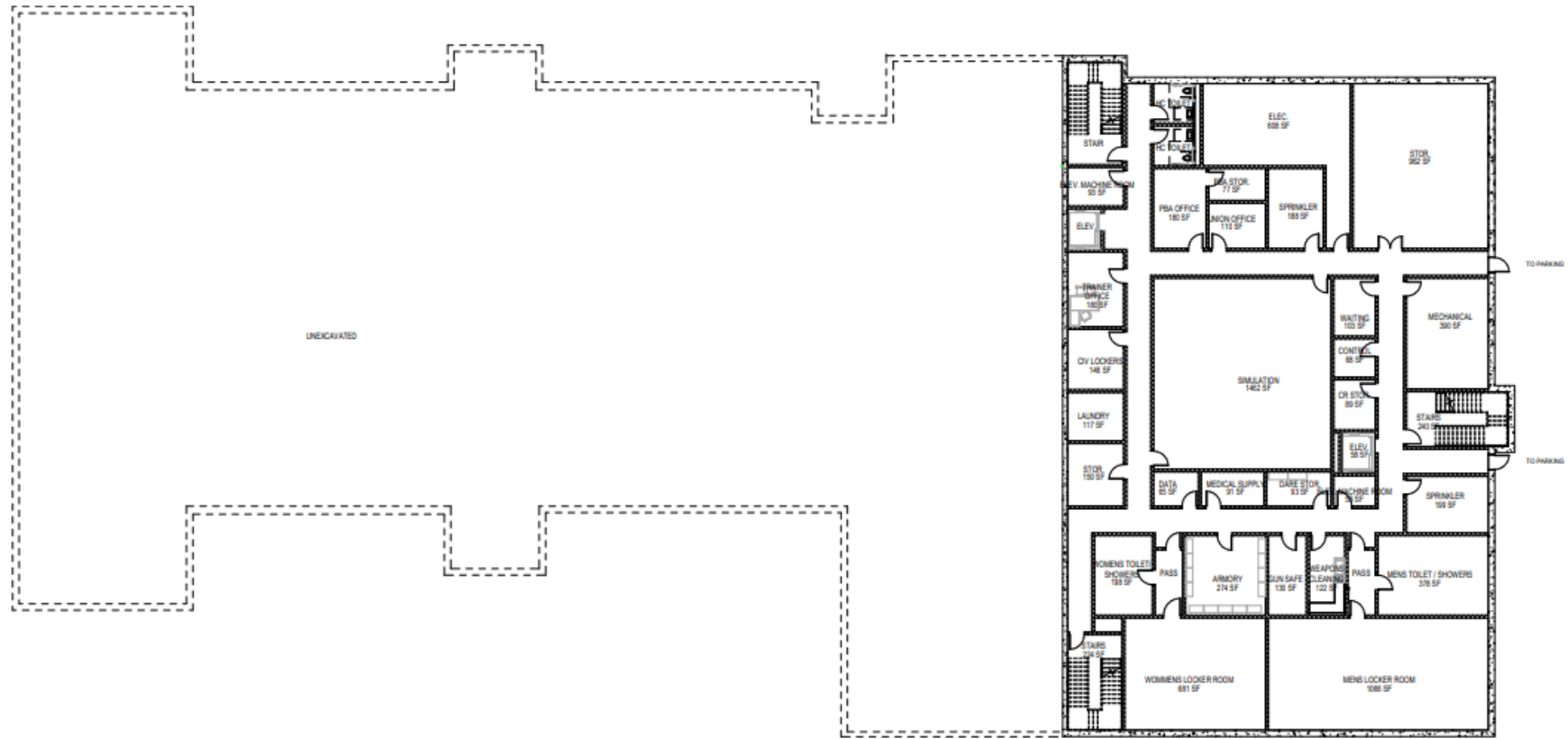
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FEASIBILITY STUDY**

RIDGEFIELD, CT  
OCTOBER 23, 2024  
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Architects PLLC





LOWER LEVEL OPTION 2 AREA 12,449SF



**PUBLIC SAFETY COMPLEX  
FEASIBILITY STUDY**

RIDGEFIELD, CT  
OCTOBER 23, 2024  
KBA PROJECT #20001.00



MA Mitchell Associates  
Architects PLLC

# PRICING

**Estimated Project Cost:** approximately \$75 million

## Costs Include:

- Design
- Site Prep Work
- Construction Of Building

## Potential Offsets:

- Federal grants
- State grants
- Private grants
- Possible sale of current police/fire headquarters

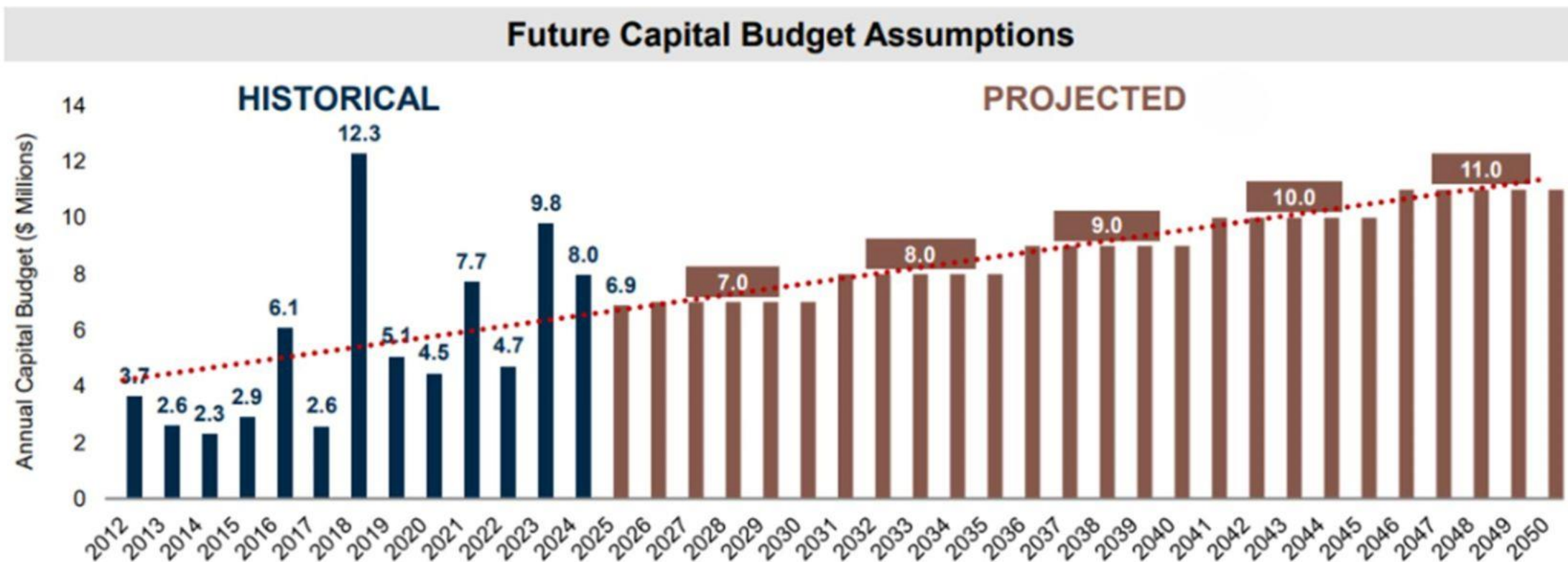
*Throughout the design process, the Town has worked extensively with KBA to minimize costs without inhibiting the needs of the departments in their service to the Town.*





# Assumptions – Future Capital Budgets

- Capital budget of \$7 million/year in 2026, increasing \$1 million/year every 5 years
- **Effective annual growth rate of 2.2% from 2026-2050**



Source: Provided as an initial draft to the Ridgefield Board of Finance by member Andrew Okrongly on August 20, 2024. The data and output included are not intended to represent the positions or views of the Board of Finance or its other members.

# Assumptions – Future Capital Projects

## PD/FD Public Safety Building

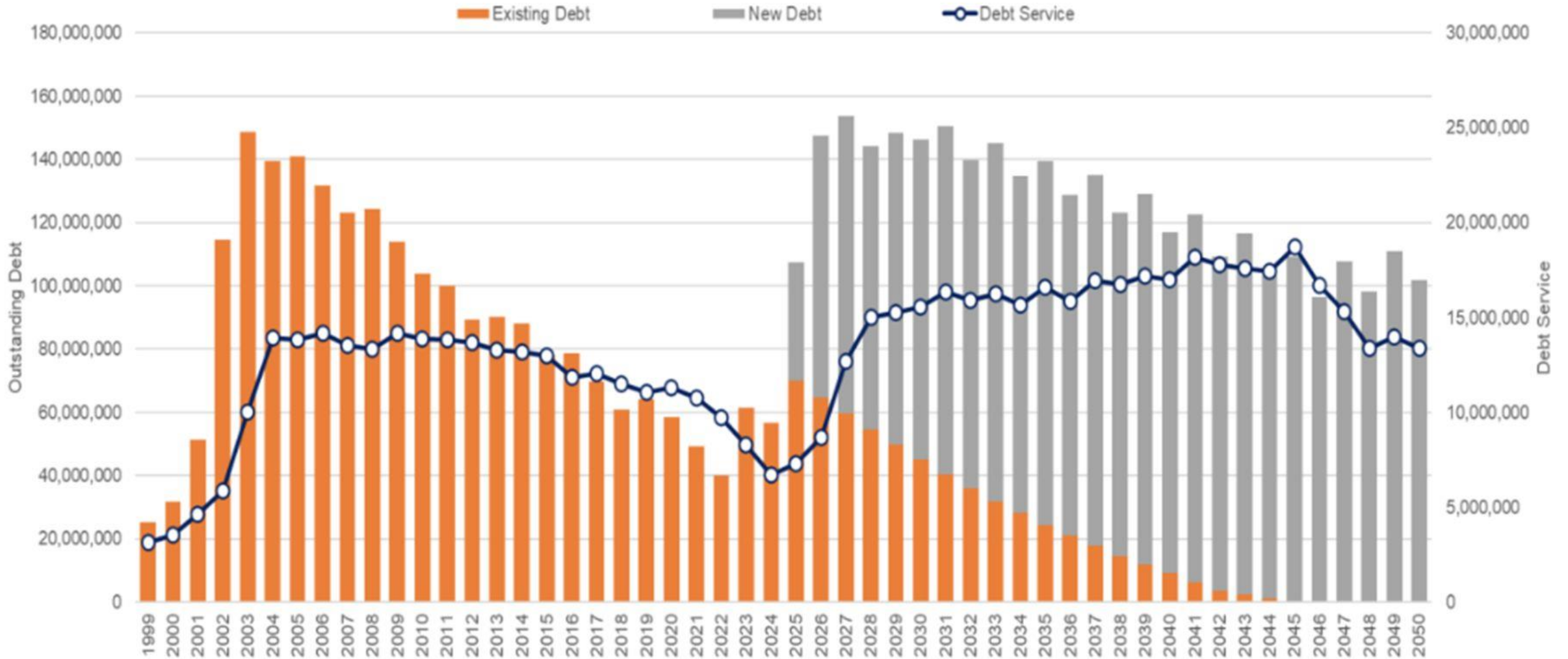
- \$75 million total cost
- Two debt issuances: \$37.5 million in 2025 and \$37.5 million in 2026

## School Roof Repairs/Replacements

- Two separate \$8 million debt issuances in 2026 and 2030



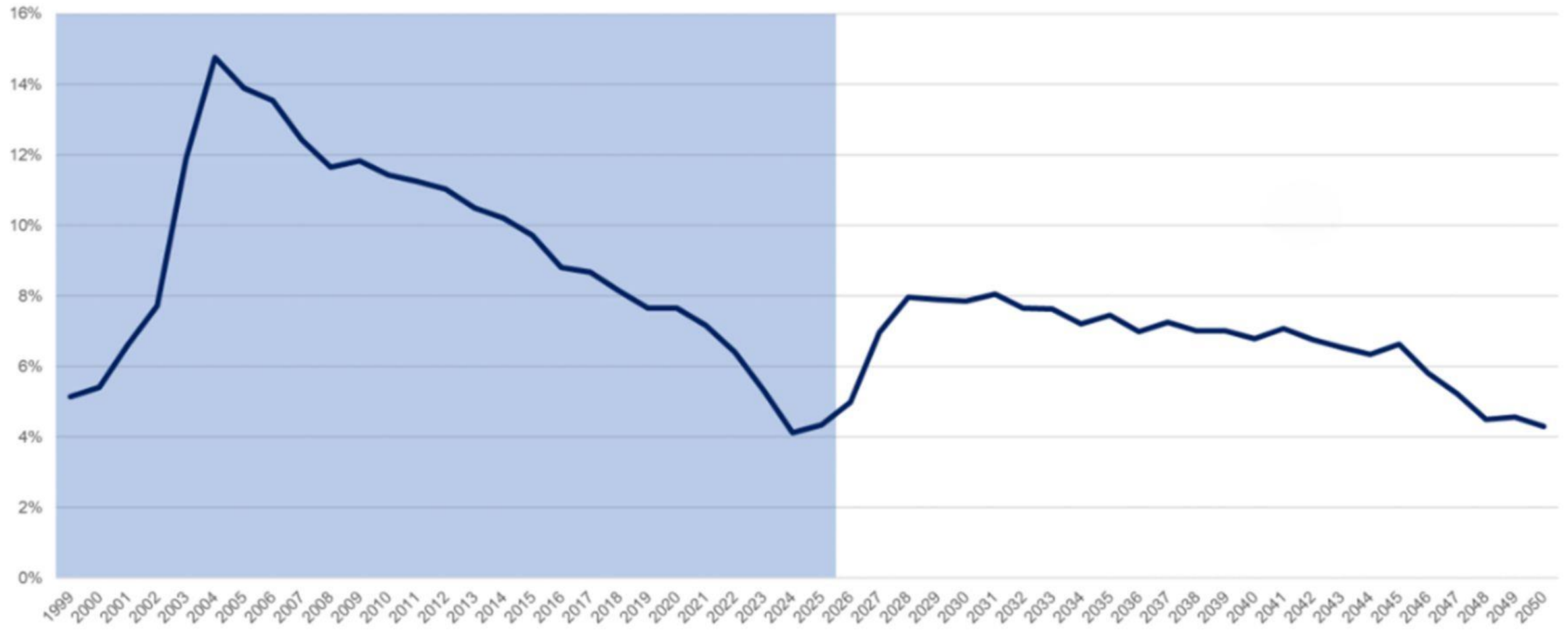
# Sample Output – Future Debt Levels



Source: Provided as an initial draft to the Ridgefield Board of Finance by member Andrew Okrongly on August 20, 2024. The data and output included are not intended to represent the positions or views of the Board of Finance or its other members.



# Sample Output – Debt Service as a % of Operating Budget



Source: Provided as an initial draft to the Ridgefield Board of Finance by member Andrew Okrongly on August 20, 2024. The data and output included are not intended to represent the positions or views of the Board of Finance or its other members.

# PROJECT WEBSITE

Learn More About The Future Of  
Ridgefield Public Safety

[ridgefieldpublicsafetybuildingproject.info](http://ridgefieldpublicsafetybuildingproject.info)

SCAN THE QR CODE  
TO LEARN MORE





THANK YOU

