NEW PUBLIC SAFETY FACILITY PROJECT

PUBLIC SAFETY FACILITIES COMMITTEE MEETING

MARCH 5, 2026

Draft 03/04/2026

AGENDA

PROJECT & DESIGN APPROACH

PROGRAM & OPERATIONAL REQUIREMENTS

SITE TEST FITS

SITE SELECTION

EFFICIENCY & COST

Q&A

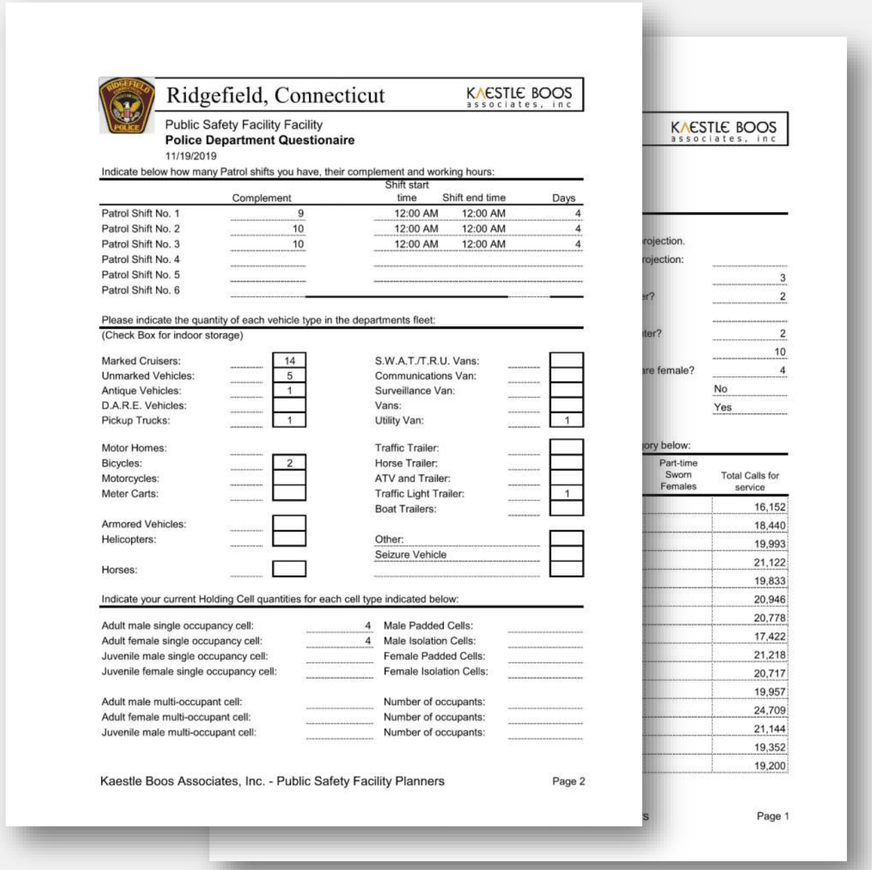
PROJECT DESIGN & APPROACH

Draft 03/04/2026

RESEARCH & STAKEHOLDER INPUT

PROCESS STARTS WITH DATA FROM EACH DEPARTMENT

POLICE DEPARTMENT QUESTIONNAIRE



Ridgefield, Connecticut — KAESTLE BOOS associates, inc

Public Safety Facility Facility
Police Department Questionaire
11/19/2019

Indicate below how many Patrol shifts you have, their complement and working hours:

	Complement	Shift start time	Shift end time	Days
Patrol Shift No. 1	9	12:00 AM	12:00 AM	4
Patrol Shift No. 2	10	12:00 AM	12:00 AM	4
Patrol Shift No. 3	10	12:00 AM	12:00 AM	4
Patrol Shift No. 4				
Patrol Shift No. 5				
Patrol Shift No. 6				

Please indicate the quantity of each vehicle type in the departments fleet:
(Check Box for indoor storage)

Marked Cruisers:	14	S.W.A.T./T.R.U. Vans:	
Unmarked Vehicles:	5	Communications Van:	
Antique Vehicles:	1	Surveillance Van:	
D.A.R.E. Vehicles:		Vans:	
Pickup Trucks:	1	Utility Van:	1
Motor Homes:		Traffic Trailer:	
Bicycles:	2	Horse Trailer:	
Motorcycles:		ATV and Trailer:	
Meter Carts:		Traffic Light Trailer:	1
		Boat Trailers:	
Armored Vehicles:			
Helicopters:		Other:	
		Seizure Vehicle	
Horses:			

Indicate your current Holding Cell quantities for each cell type indicated below:

Adult male single occupancy cell:	4	Male Padded Cells:	
Adult female single occupancy cell:	4	Male Isolation Cells:	
Juvenile male single occupancy cell:		Female Padded Cells:	
Juvenile female single occupancy cell:		Female Isolation Cells:	
Adult male multi-occupant cell:		Number of occupants:	
Adult female multi-occupant cell:		Number of occupants:	
Juvenile male multi-occupant cell:		Number of occupants:	

Kaestle Boos Associates, Inc. - Public Safety Facility Planners — Page 2

KAESTLE BOOS associates, inc

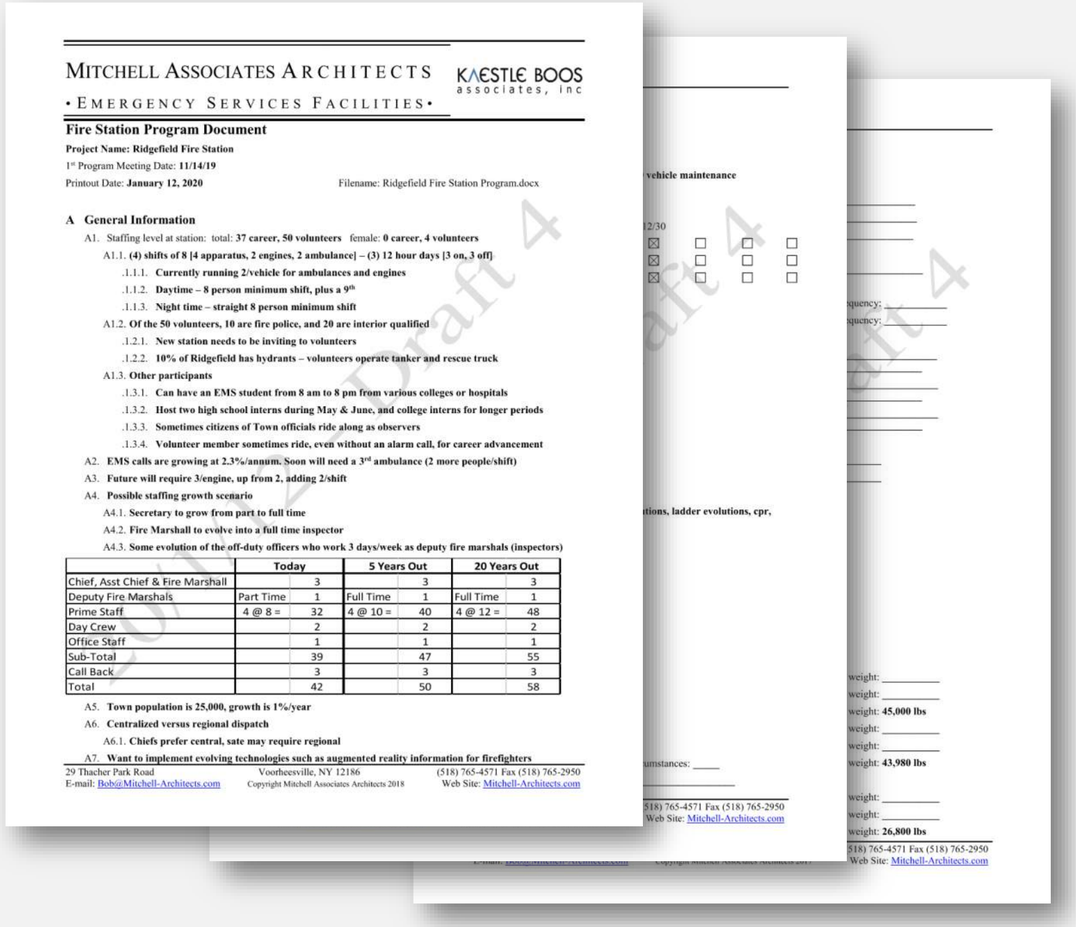
rojection.	
rojection:	
	3
er?	2
ter?	2
	10
re female?	4
	No
	Yes

ory below:

Part-time Sworn Females	Total Calls for service
	16,152
	18,440
	19,993
	21,122
	19,833
	20,946
	20,778
	17,422
	21,218
	20,717
	19,957
	24,709
	21,144
	19,352
	19,200

Page 1

FIRE DEPARTMENT QUESTIONNAIRE



MITCHELL ASSOCIATES ARCHITECTS — KAESTLE BOOS associates, inc

• EMERGENCY SERVICES FACILITIES •

Fire Station Program Document

Project Name: Ridgefield Fire Station
1st Program Meeting Date: **11/14/19**
Printout Date: **January 12, 2020** Filename: Ridgefield Fire Station Program.docx

A General Information

A1. Staffing level at station: total: **37 career, 50 volunteers** female: **0 career, 4 volunteers**
A1.1. **(4) shifts of 8 [4 apparatus, 2 engines, 2 ambulance] – (3) 12 hour days [3 on, 3 off]**
.1.1.1. **Currently running 2/vehicle for ambulances and engines**
.1.1.2. **Daytime – 8 person minimum shift, plus a 9th**
.1.1.3. **Night time – straight 8 person minimum shift**
A1.2. **Of the 50 volunteers, 10 are fire police, and 20 are interior qualified**
.1.2.1. **New station needs to be inviting to volunteers**
.1.2.2. **10% of Ridgefield has hydrants – volunteers operate tanker and rescue truck**
A1.3. **Other participants**
.1.3.1. **Can have an EMS student from 8 am to 8 pm from various colleges or hospitals**
.1.3.2. **Host two high school interns during May & June, and college interns for longer periods**
.1.3.3. **Sometimes citizens of Town officials ride along as observers**
.1.3.4. **Volunteer member sometimes ride, even without an alarm call, for career advancement**
A2. **EMS calls are growing at 2.3%/annum. Soon will need a 3rd ambulance (2 more people/shift)**
A3. **Future will require 3/engine, up from 2, adding 2/shift**
A4. **Possible staffing growth scenario**
A4.1. **Secretary to grow from part to full time**
A4.2. **Fire Marshall to evolve into a full time inspector**
A4.3. **Some evolution of the off-duty officers who work 3 days/week as deputy fire marshals (inspectors)**

	Today		5 Years Out		20 Years Out	
Chief, Asst Chief & Fire Marshall		3		3		3
Deputy Fire Marshals	Part Time	1	Full Time	1	Full Time	1
Prime Staff	4 @ 8 =	32	4 @ 10 =	40	4 @ 12 =	48
Day Crew		2		2		2
Office Staff		1		1		1
Sub-Total		39		47		55
Call Back		3		3		3
Total		42		50		58

A5. **Town population is 25,000, growth is 1%/year**
A6. **Centralized versus regional dispatch**
A6.1. **Chiefs prefer central, sate may require regional**
A7. **Want to implement evolving technologies such as augmented reality information for firefighters**

29 Thacher Park Road — Voorheesville, NY 12186 — (518) 765-4571 Fax (518) 765-2950
E-mail: Bob@Mitchell-Architects.com — Copyright Mitchell Associates Architects 2018 — Web Site: Mitchell-Architects.com

Draft 4

vehicle maintenance

12/30

tions, ladder evolutions, cpr,

umstances: _____

518) 765-4571 Fax (518) 765-2950
Web Site: Mitchell-Architects.com

weight: _____
weight: _____
weight: **45,000 lbs**
weight: _____
weight: _____
weight: **43,980 lbs**
weight: _____
weight: _____
weight: **26,800 lbs**

518) 765-4571 Fax (518) 765-2950
Web Site: Mitchell-Architects.com

RESEARCH & STAKEHOLDER INPUT

PROCESS STARTS WITH DATA FROM EACH DEPARTMENT

QUESTIONNAIRE WITH FIRE & POLICE DEPT. STAFF

INTERVIEWS WITH FIRE & POLICE DEPT. STAFF

SITE VISITS TO FIRE & POLICE DEPARTMENTS

BALANCING PERFORMANCE, DURABILITY, AND COST

FACILITY DESIGN IS DEPENDENT ON THE AREA

PREMIUM
$$$$

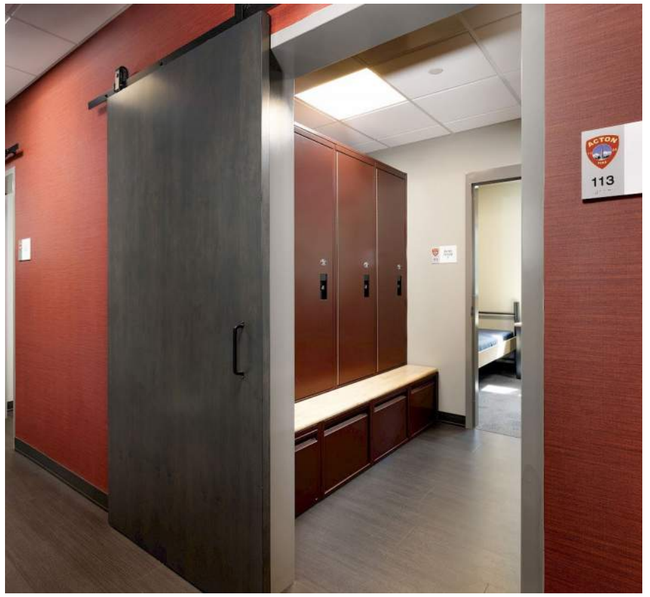
DECONTAMINATION

SAFETY FEATURES

AVERAGE
$$

DAILY BUSINESS

QUALITY LOW MAINTENANCE MATERIALS



MINIMAL
$

LESS FREQUENTLY USED AREAS

UTILITY/STORAGE AREAS

PROGRAMMING DRIVEN BY CODE

IBC – International Building Code

USGBC – US Green Building Council (LEED – Leadership in Energy and Environmental Design)

IgCC – International Green Construction Code

OSHA – Occupational Safety and Health Administration

FEMA – Federal Emergency Management Agency

FIERO – Fire Industry Education Resource Organization

IAFF – International Association of Fire Fighters

NFPA – National Fire Protection Association

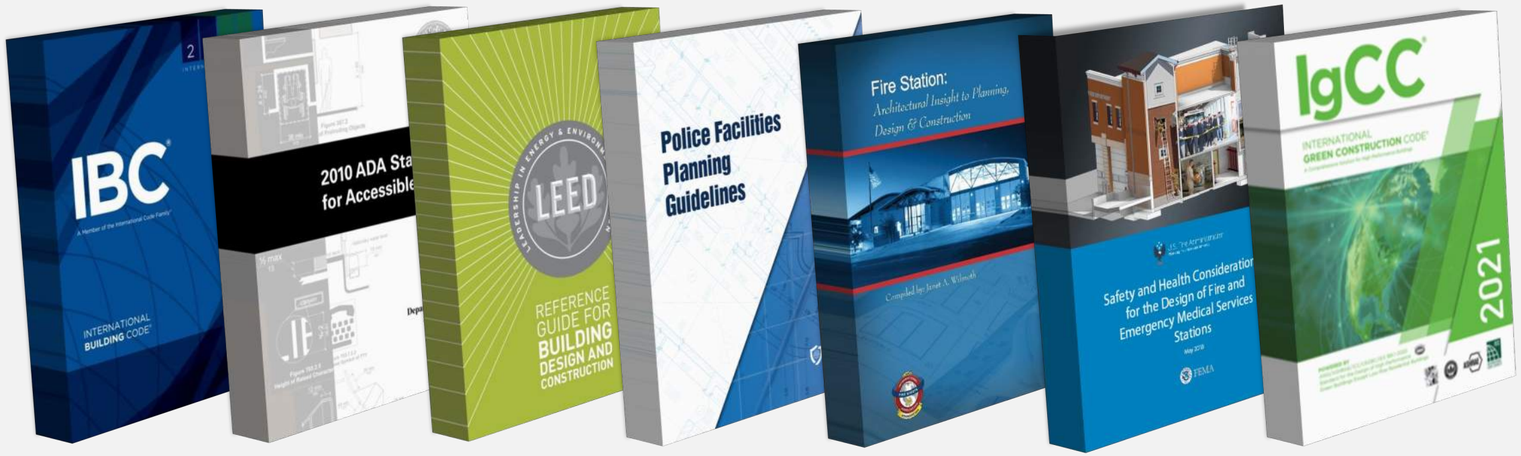
IAFC – International Association of Fire Chiefs

IPSA – International Public Safety Association

IACP – International Association of Chiefs of Police

APCO – Association of Public Safety Communications Officials

CALEA – Commission on Accreditation for Law Enforcement Agencies



FEMA

F.I.E.R.O. FIRE INDUSTRY EDUCATION RESOURCE ORGANIZATION

NFPA National Fire Protection Association

INTERNATIONAL FIRE CHIEFS ASSOCIATION

INTERNATIONAL PUBLIC SAFETY ASSOCIATION

IACP International Association of Chiefs of Police

APCO International Leaders in Public Safety Communications®

CALEA® THE GOLD STANDARD IN PUBLIC SAFETY

FIRE DEPARTMENT EXISTING CONDITIONS

APPARATUS BAY CIRCULATION

RIDGEFIELD FIRE DEPARTMENT APPARATUS BAY

Not Enough Room for Firefighters to Effectively Circulate

APPARATUS BAY WITH CIRCULATION SPACE

Conforms to OSHA and NFPA Circulation Requirements

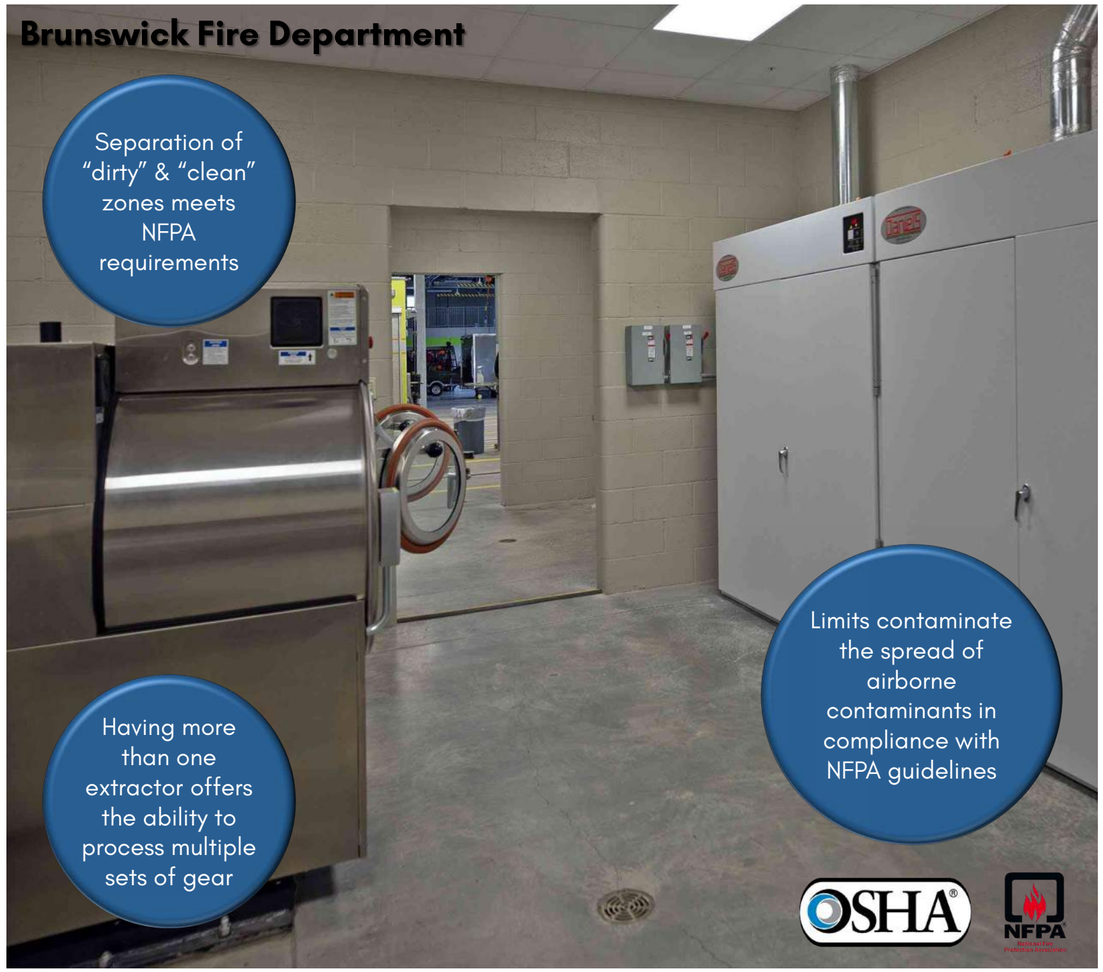
FIRE DEPARTMENT EXISTING CONDITIONS

DECONTAMINATION

RIDGEFIELD FIRE DEPARTMENT APPARATUS BAY

Decontamination Washer in Apparatus Bay

SEPARATE DECONTAMINATION SPACE



Conforms to OSHA and NFPA Decontamination Requirements

FIRE DEPARTMENT EXISTING CONDITIONS

GEAR TURNOUT

RIDGEFIELD FIRE DEPARTMENT GEAR TURNOUT

Gear Stored In Apparatus Bay

SEPARATE GEAR TURNOUT SPACE

Conforms to OSHA and NFPA Gear Turnout Requirements

POLICE DEPARTMENT EXISTING CONDITIONS

LOBBY

RIDGEFIELD POLICE DEPARTMENT LOBBY

The lobby is Right Next to Police Activity

LOBBY SEPARATE FROM POLICE ACTIVITY

Conforms to CT and CALEA Accreditation Standards and IACP Operational Standards for Police Lobbies

POLICE DEPARTMENT EXISTING CONDITIONS

ROLL CALL & MEETING SPACES

RIDGEFIELD POLICE DEPARTMENT ROLL CALL

Roll Call Doubles as a Meeting and Training Room, with not Enough Room for the Whole Department

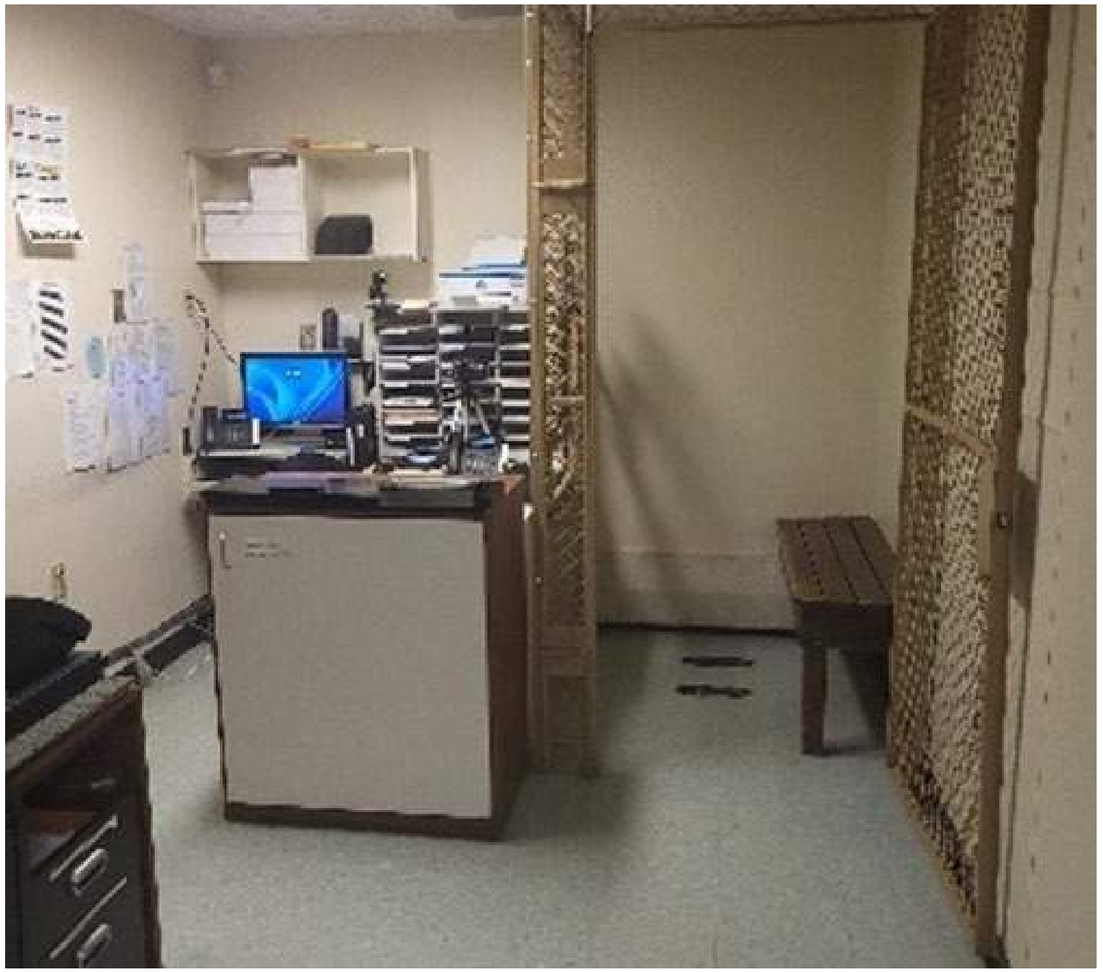
SEPARATE ROLL CALL & MEETING/TRAINING ROOM

Conforms to CT and CALEA Accreditation Standards and IACP Operational Standards for Police Operations

POLICE DEPARTMENT EXISTING CONDITIONS

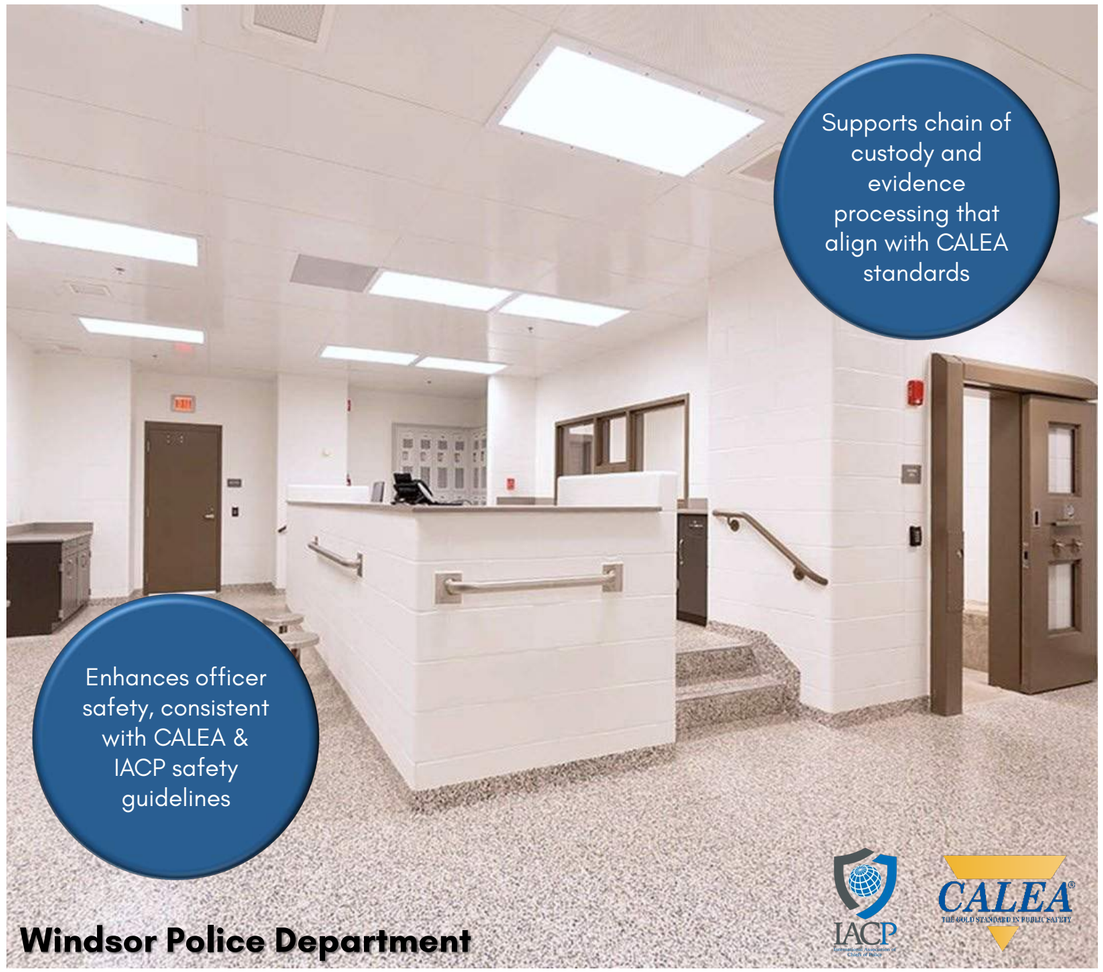
PROCESSING

RIDGEFIELD POLICE DEPARTMENT PROCESSING



Processing, Printing, Holding in One Space

SEPARATE PROCESSING, PRINTING, AND HOLDING



Conforms to CT and CALEA Accreditation Standards and IACP Operational Standards for Processing

OPERATIONAL & PROGRAMMING REQUIREMENTS

Draft 03/04/2026

MODERN DECONTAMINATION FLOORPLAN AND FLOW

WITH 4 SHOWERS, 16 FIREFIGHTERS CAN PROPERLY DECONTAMINATE WITHIN 20 MINUTES

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:

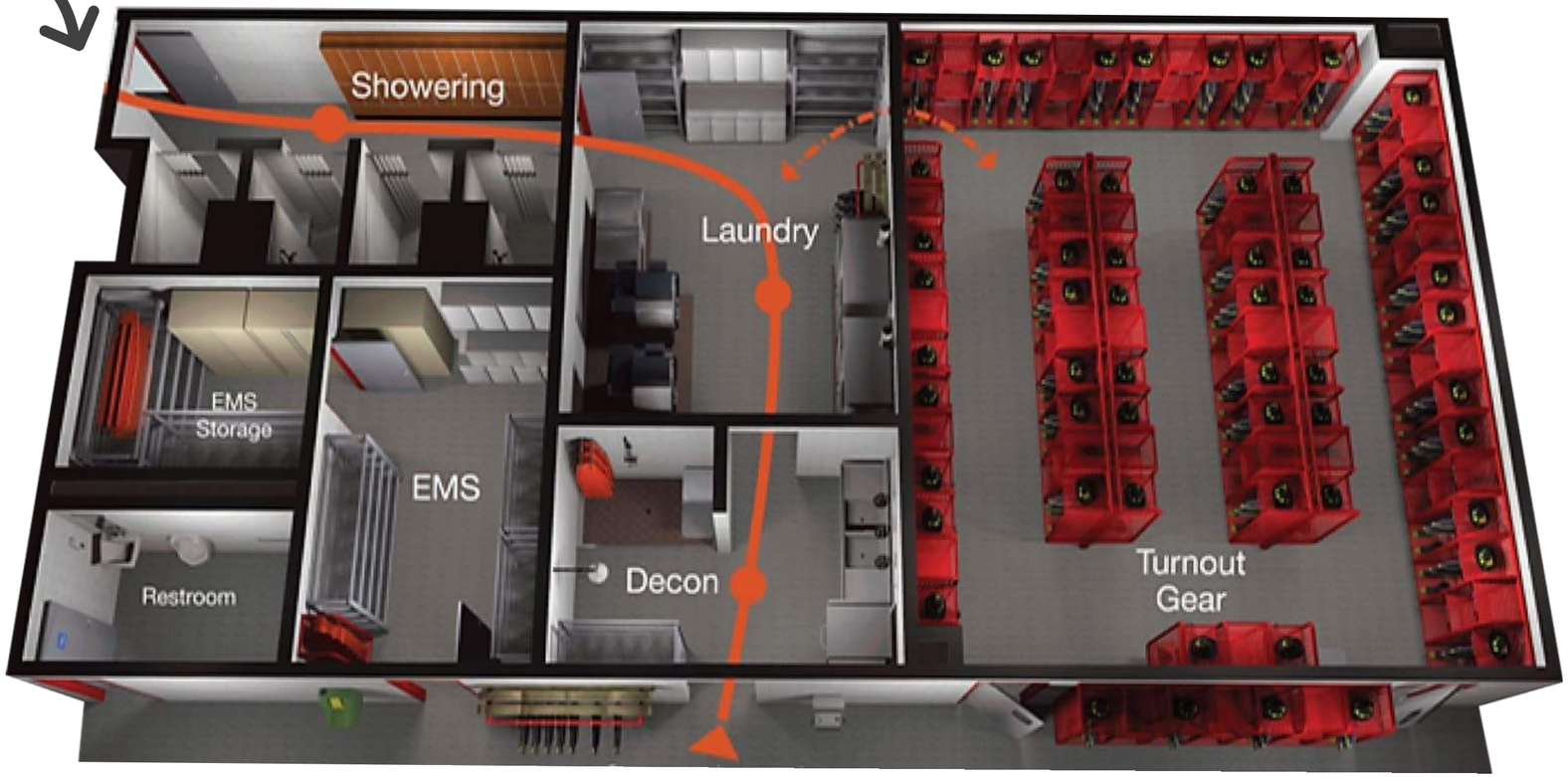
+9% in cancer diagnoses

+14% in cancer-related deaths

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

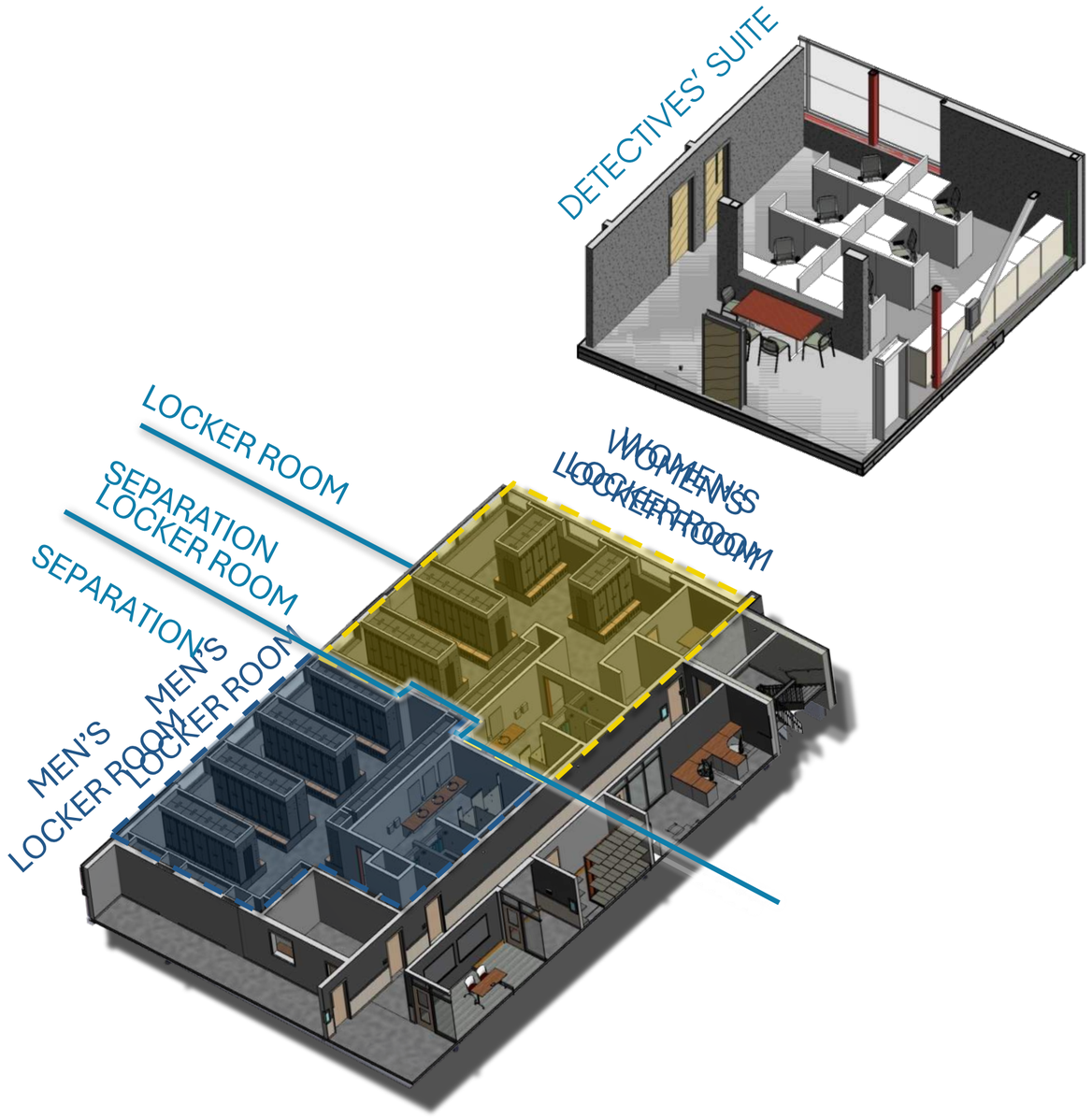
10-15% higher for firefighters in Ridgefield due to subpar decontamination practices

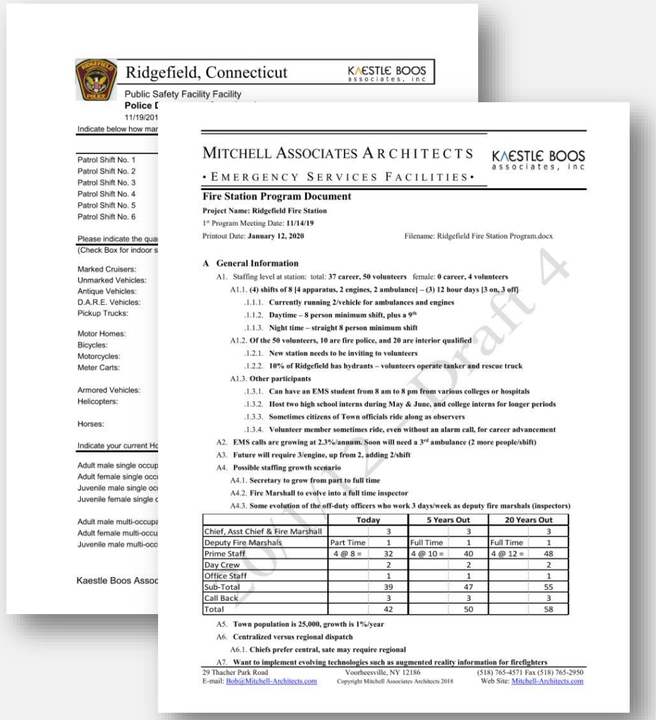
CLEAN (OR "COOL") SIDE



CONTAMINATED (OR "HOT") SIDE

PROGRAMMING FOR GROWTH





Ridgefield, Connecticut — KAESTLE BOOS associates, inc

Public Safety Facility Facility

Police D

11/19/201

Indicate below how mar

Patrol Shift No. 1
Patrol Shift No. 2
Patrol Shift No. 3
Patrol Shift No. 4
Patrol Shift No. 5
Patrol Shift No. 6

Please indicate the qua
(Check Box for indoor s

Marked Cruisers:
Unmarked Vehicles:
Antique Vehicles:
D.A.R.E. Vehicles:
Pickup Trucks:

Motor Homes:
Bicycles:
Motorcycles:
Meter Carts:

Armored Vehicles:
Helicopters:

Horses:

Indicate your current Ho

Adult male single occup
Adult female single occ
Juvenile male single oc
Juvenile female single c

Adult male multi-occupa
Adult female multi-occu
Juvenile male multi-occ

Kaestle Boos Associ

MITCHELL ASSOCIATES ARCHITECTS — KAESTLE BOOS associates, inc

• EMERGENCY SERVICES FACILITIES •

Fire Station Program Document

Project Name: Ridgefield Fire Station

1st Program Meeting Date: **11/14/19**

Printout Date: **January 12, 2020** Filename: Ridgefield Fire Station Program.docx

A General Information

A1. Staffing level at station: total: **37 career, 50 volunteers** female: **0 career, 4 volunteers**

A1.1. **(4) shifts of 8 [4 apparatus, 2 engines, 2 ambulance] – (3) 12 hour days [3 on, 3 off]**

.1.1.1. **Currently running 2/vehicle for ambulances and engines**

.1.1.2. **Daytime – 8 person minimum shift, plus a 9th**

.1.1.3. **Night time – straight 8 person minimum shift**

A1.2. **Of the 50 volunteers, 10 are fire police, and 20 are interior qualified**

.1.2.1. **New station needs to be inviting to volunteers**

.1.2.2. **10% of Ridgefield has hydrants – volunteers operate tanker and rescue truck**

A1.3. **Other participants**

.1.3.1. **Can have an EMS student from 8 am to 8 pm from various colleges or hospitals**

.1.3.2. **Host two high school interns during May & June, and college interns for longer periods**

.1.3.3. **Sometimes citizens of Town officials ride along as observers**

.1.3.4. **Volunteer member sometimes ride, even without an alarm call, for career advancement**

A2. **EMS calls are growing at 2.3%/annum. Soon will need a 3rd ambulance (2 more people/shift)**

A3. **Future will require 3/engine, up from 2, adding 2/shift**

A4. **Possible staffing growth scenario**

A4.1. **Secretary to grow from part to full time**

A4.2. **Fire Marshall to evolve into a full time inspector**

A4.3. **Some evolution of the off-duty officers who work 3 days/week as deputy fire marshals (inspectors)**

	Today		5 Years Out		20 Years Out	
Chief, Asst Chief & Fire Marshall		3		3		3
Deputy Fire Marshals	Part Time	1	Full Time	1	Full Time	1
Prime Staff	4 @ 8 =	32	4 @ 10 =	40	4 @ 12 =	48
Day Crew		2		2		2
Office Staff		1		1		1
Sub-Total		39		47		55
Call Back		3		3		3
Total		42		50		58

A5. **Town population is 25,000, growth is 1%/year**

A6. **Centralized versus regional dispatch**

A6.1. **Chiefs prefer central, sate may require regional**

A7. **Want to implement evolving technologies such as augmented reality information for firefighters**

29 Thacher Park Road Voorheesville, NY 12186 (518) 765-4571 Fax (518) 765-2950
E-mail: Bob@Mitchell-Architects.com Copyright Mitchell Associates Architects 2018 Web Site: Mitchell-Architects.com

ADD STATS

POLICE DEPARTMENT

AVERAGE OF 40 STAFF FROM 2005-2019

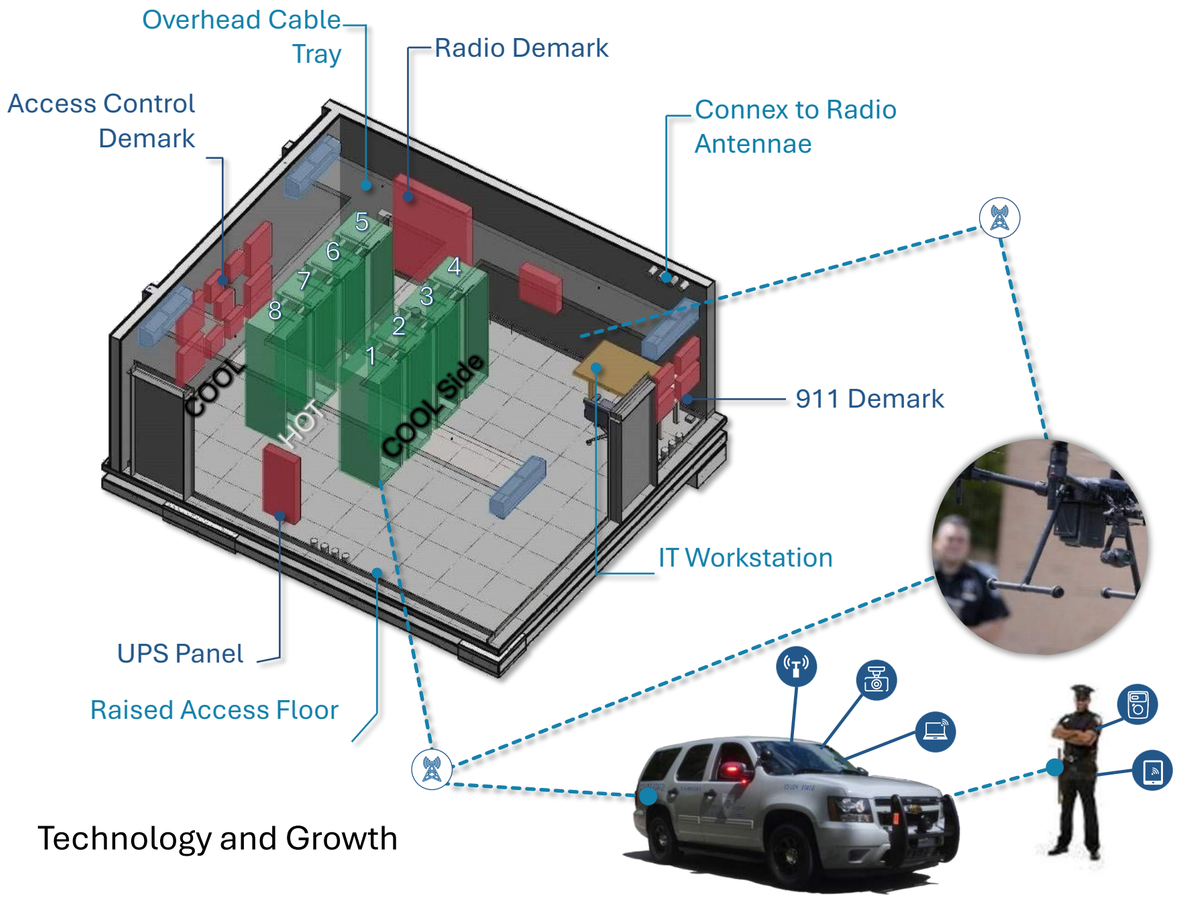
ANTICIPATED GROWTH OF 10-20 STAFF OVER THE LIFE OF THE BUILDING

OPENINGS FOR 2 FUTURE INVESTIGATORS

ANTICIPATING GROWTH

- Planning for expansion, including increases in staffing and upcoming or developing programs
- Providing extra room for future personnel in locker areas, for investigative or patrol sergeants, and for shared or joint training sessions
- Allocating areas for operational activities such as drone upkeep or evidence integrity and security

EVOLVING EMERGENCY RESPONSE



ANTICIPATING GROWTH

- The anticipated lifespan of the new buildings is between 30 and 50 years.
- It is recognized that the emergency response environment will likely undergo substantial changes during this time.
- Therefore, the program proposes simple, efficient, and cost-effective flexible construction methods.
- These methods are intended to allow the buildings to adapt in response to evolving conditions

FACILITY PROGRAMMING

SUMMARY OF HEADQUARTERS PROGRAM

STAND-ALONE POLICE PROGRAM

HQ: 37,000 SF
Outbuilding: 3,463 SF

STAND-ALONE FIRE PROGRAM

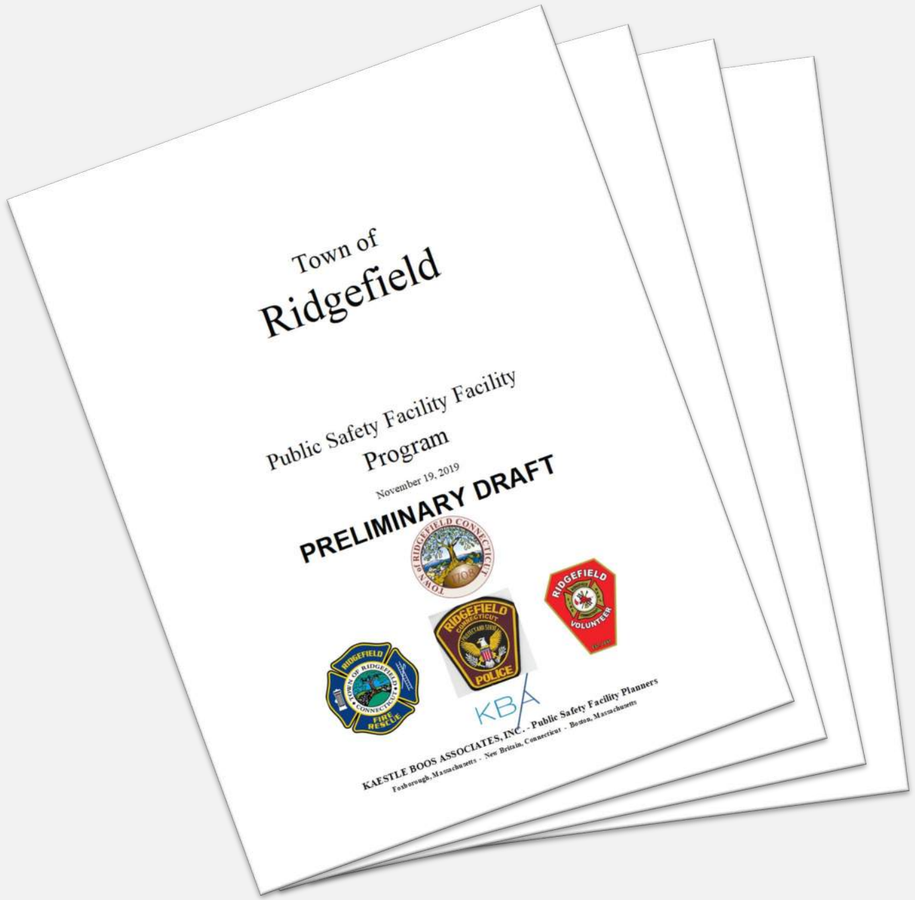
HQ: 39,250 SF
Outbuilding: 2,250 sf

TOTAL AREA OF INDIVIDUAL PROJECTS

Building: 76,250 SF
Outbuilding: 5,700 SF

COMBINED PS PROGRAM

HQ: 75,000 SF
Outbuilding: 6,700 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

PREVIOUS PUBLIC SAFETY EXPERIENCE

HINGHAM PUBLIC SAFETY - 2025

NEEDHAM PUBLIC SAFETY - 2021

MANSFIELD PUBLIC SAFETY - 2019

PLAINVILLE PUBLIC SAFETY - 2019

NANTUCKET PUBLIC SAFETY - 2019

SHARON PUBLIC SAFETY - 2017

SITE TEST FITS

Draft 03/04/2026

EXISTING POLICE DEPARTMENT TEST FIT

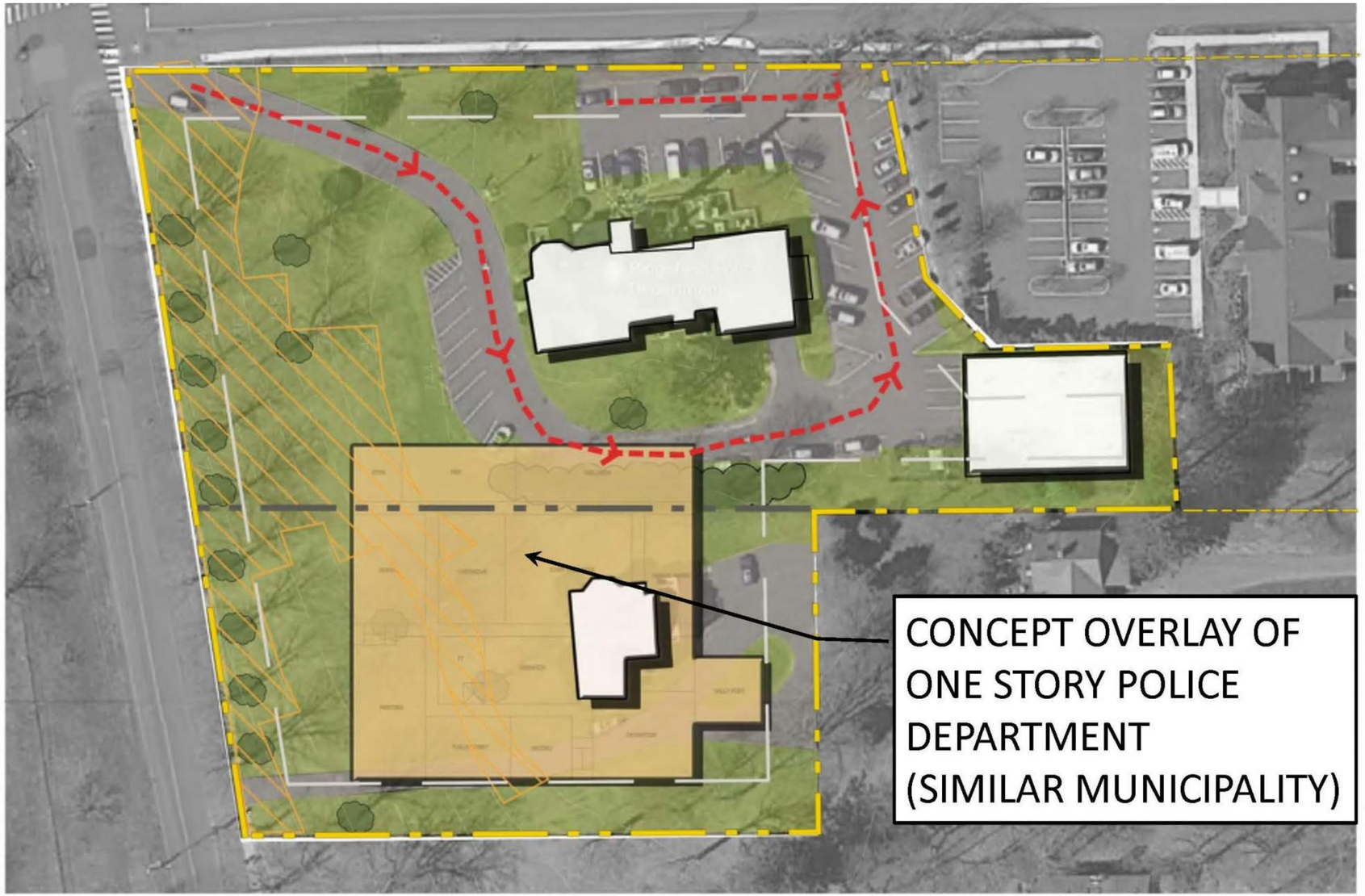
PARKING REQUIREMENTS	
Patrol	60
Dispatch	9
Mtg. Room	1/3 = 25
Public	8
Total	102 Spaces

PROS

- Police already support the location
- No known site environmental concerns

CONS

- Limited buildable area
- Cost of acquiring additional property
- Residential opposition
- Loss of tax revenue



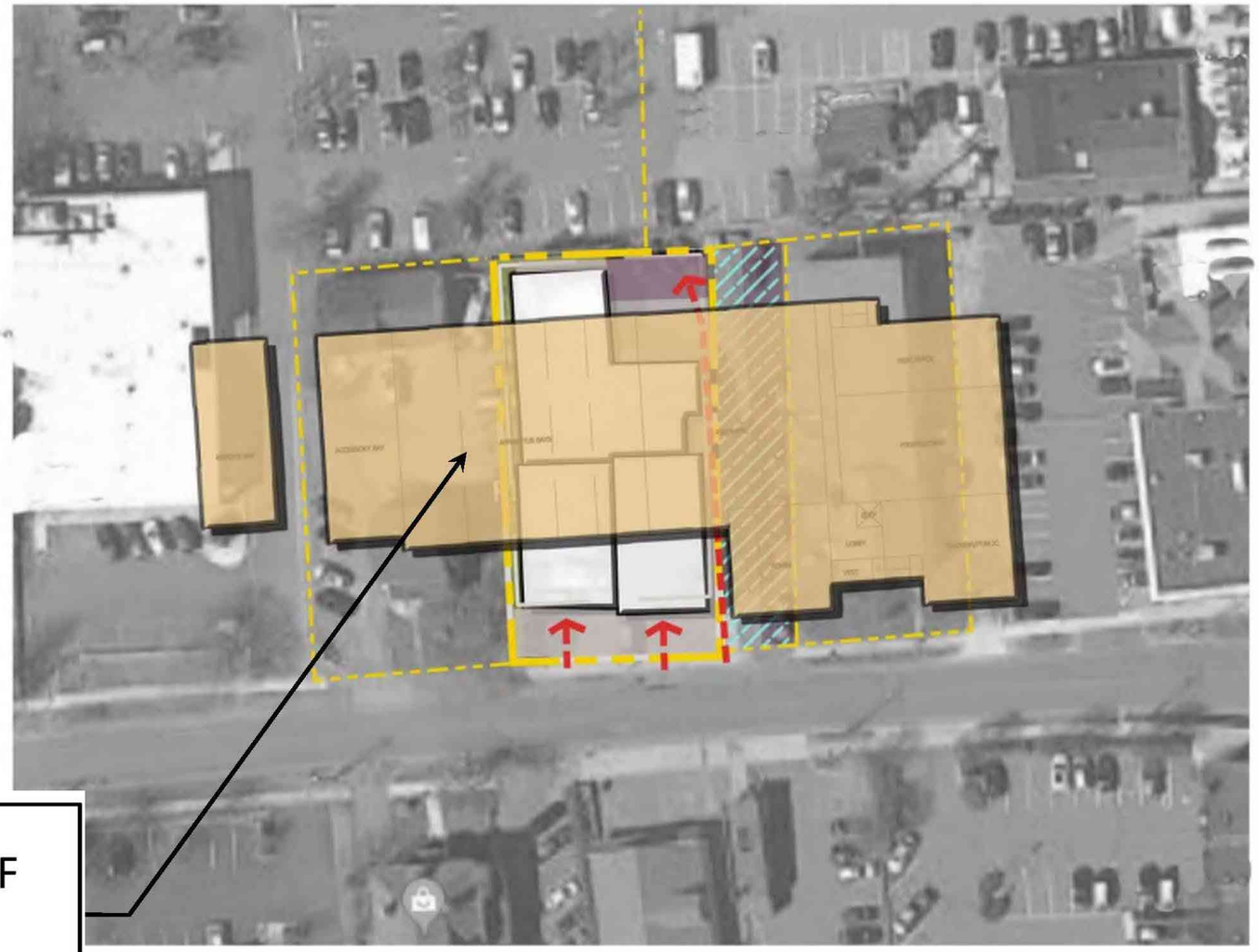
EXISTING FIRE DEPARTMENT TEST FIT

PARKING REQUIREMENTS	
Chief, Asst. Chief, Fire Marshal, Dep. Fire Marshal	4
Primary On-duty Uniformed Staff	10
Administrative Office Staff	2
Public Access	8
Emergency Call Back	10
Volunteer/Public	50
Total	84 Spaces

PROS

CONS

- 0.3 site is undersized - would need to purchase adjacent sites
- Expansion could negatively affect historic downtown character
- Not enough parking
- Loss of tax revenue for acquired properties



CONCEPT OVERLAY OF ONE STORY FIRE DEPARTMENT

COPPS HILL ROAD COMBINED PUBLIC SAFETY TEST FIT

PARKING REQUIREMENTS

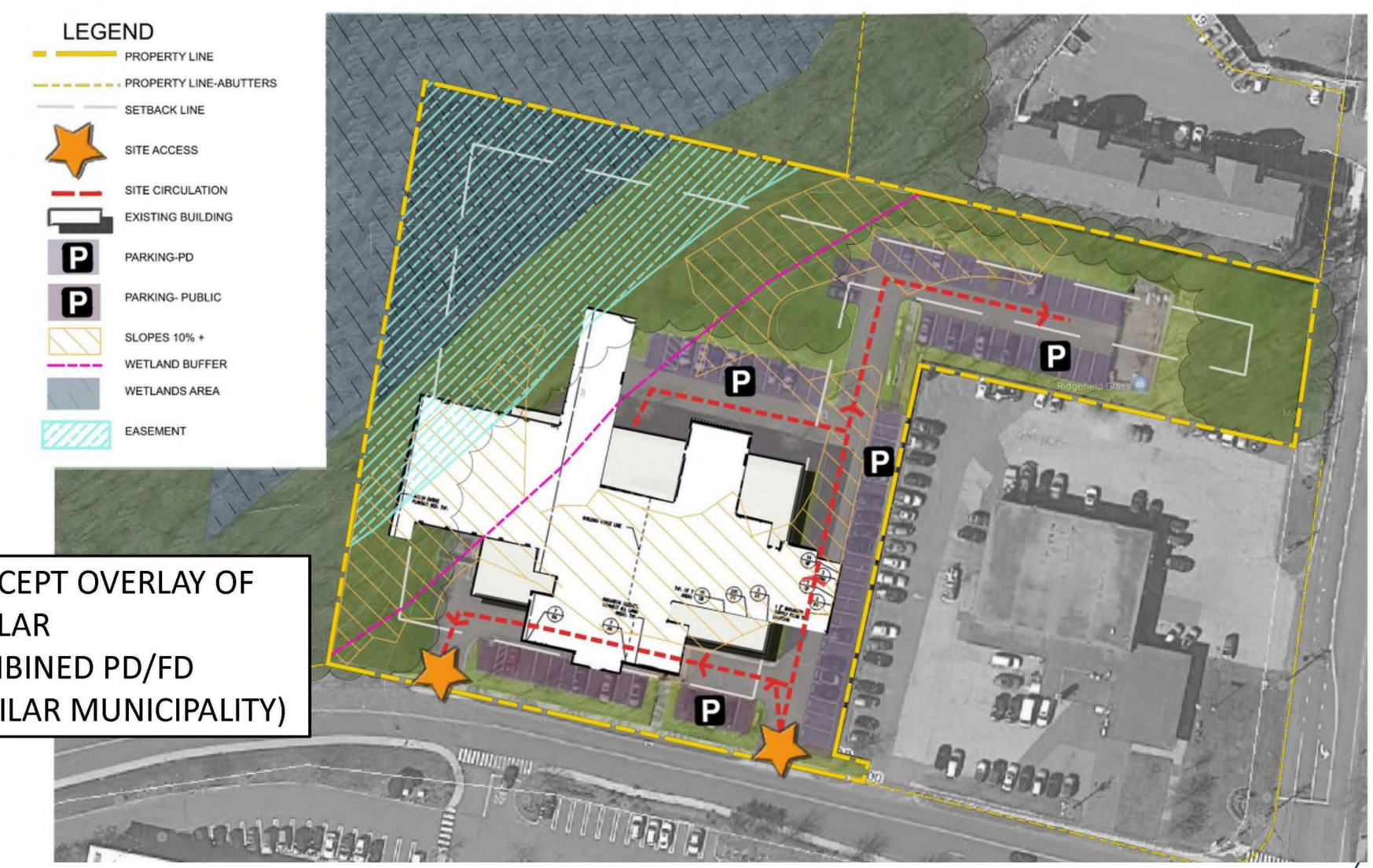
Fire Dept.	84
Police Dept./Main Lot	21
Police Dept. (Secure)	64
Total	169 Spaces

PROS

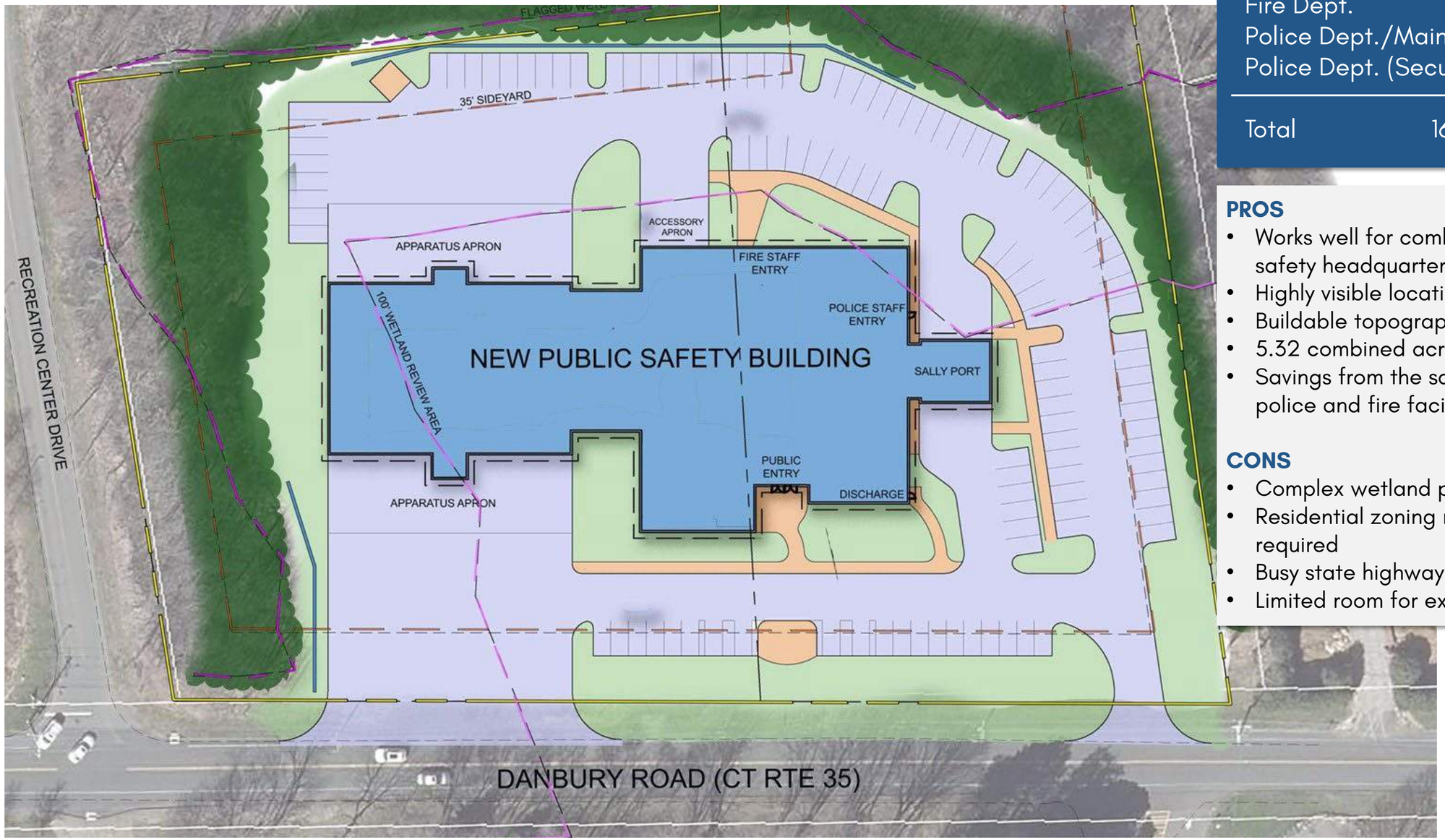
- Little surrounding opposition
- Savings from selling the existing fire department

CONS

- Mostly only viable for the fire department
- High property acquisition, demolition, and earthwork costs
- Concerns for emergency access with the adjacent intersection



DANBURY ROAD COMBINED PUBLIC SAFETY TEST FIT



PARKING REQUIREMENTS	
Fire Dept.	84
Police Dept./Main Lot	21
Police Dept. (Secure)	64
Total	169 Spaces

PROS

- Works well for combining public safety headquarters
- Highly visible location
- Buildable topography
- 5.32 combined acres
- Savings from the sale of existing police and fire facilities

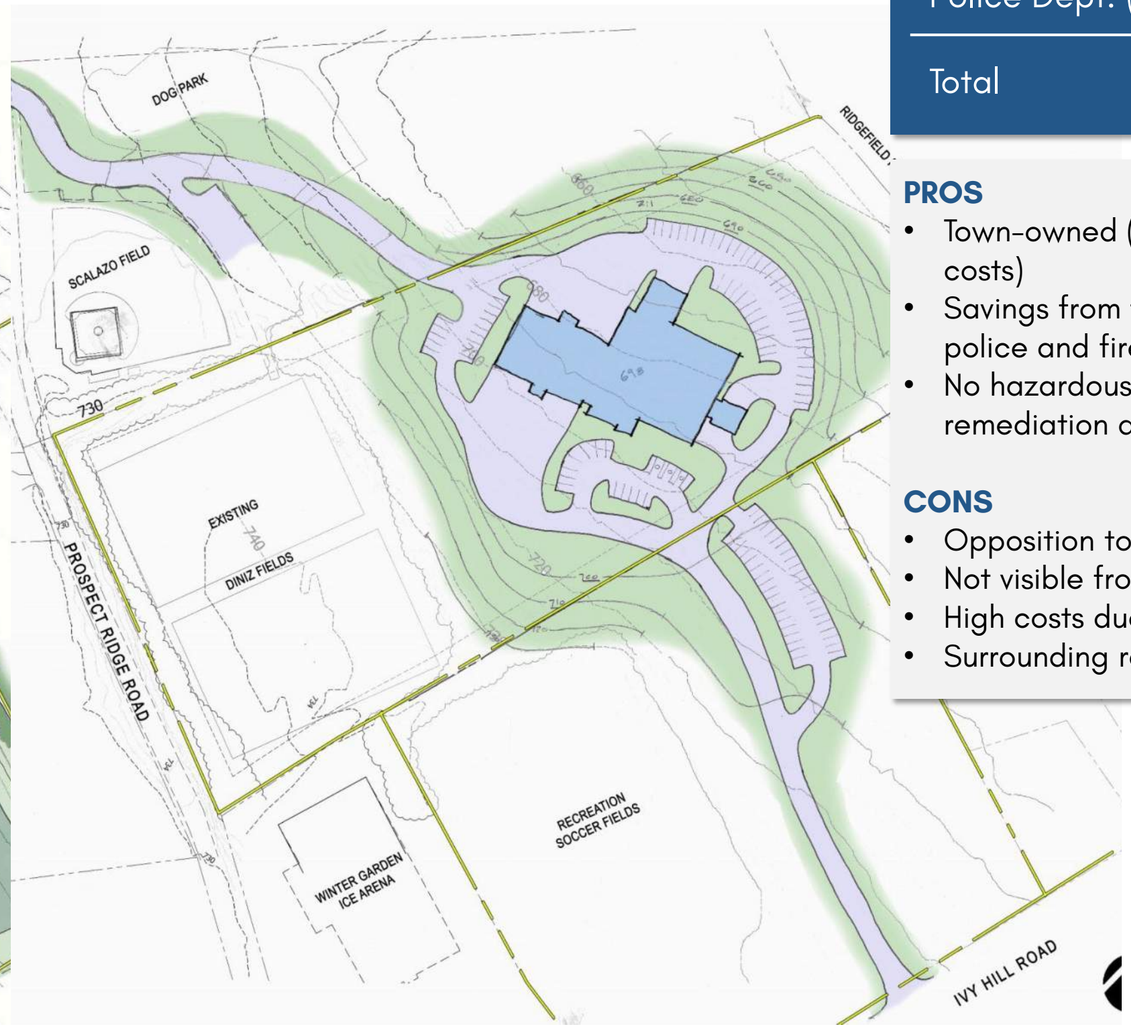
CONS

- Complex wetland permitting
- Residential zoning refiled required
- Busy state highway
- Limited room for expansion

DINIZ FIELD COMBINED PUBLIC SAFETY TEST FIT

UPPER SITE

LOWER SITE



PARKING REQUIREMENTS

Fire Dept.	84
Police Dept./Main Lot	21
Police Dept. (Secure)	64
Total	169 Spaces

PROS

- Town-owned (zero acquisition costs)
- Savings from the sale of existing police and fire facilities
- No hazardous materials remediation anticipated

CONS

- Opposition to clearing parkland
- Not visible from the road
- High costs due to topography
- Surrounding roads are narrow

VETERANS PARK SCHOOL COMBINED PUBLIC SAFETY TEST FIT

PARKING REQUIREMENTS	
Fire Dept.	84
Police Dept./Main Lot	21
Police Dept. (Secure)	64
Total	169 Spaces

PROS

- Lot is appropriately sized for building
- Minimal property transfer
- Savings from the sale of existing police and fire facilities

CONS

- Adjacent to historic downtown
- Concerns about responding through downtown
- Public opposition expected

OLD QUARRY ROAD COMBINED PUBLIC SAFETY TEST FIT

PARKING REQUIREMENTS	
Fire Dept.	84
Police Dept./Main Lot	21
Police Dept. (Secure)	64
Garage	40
Total	209 Spaces

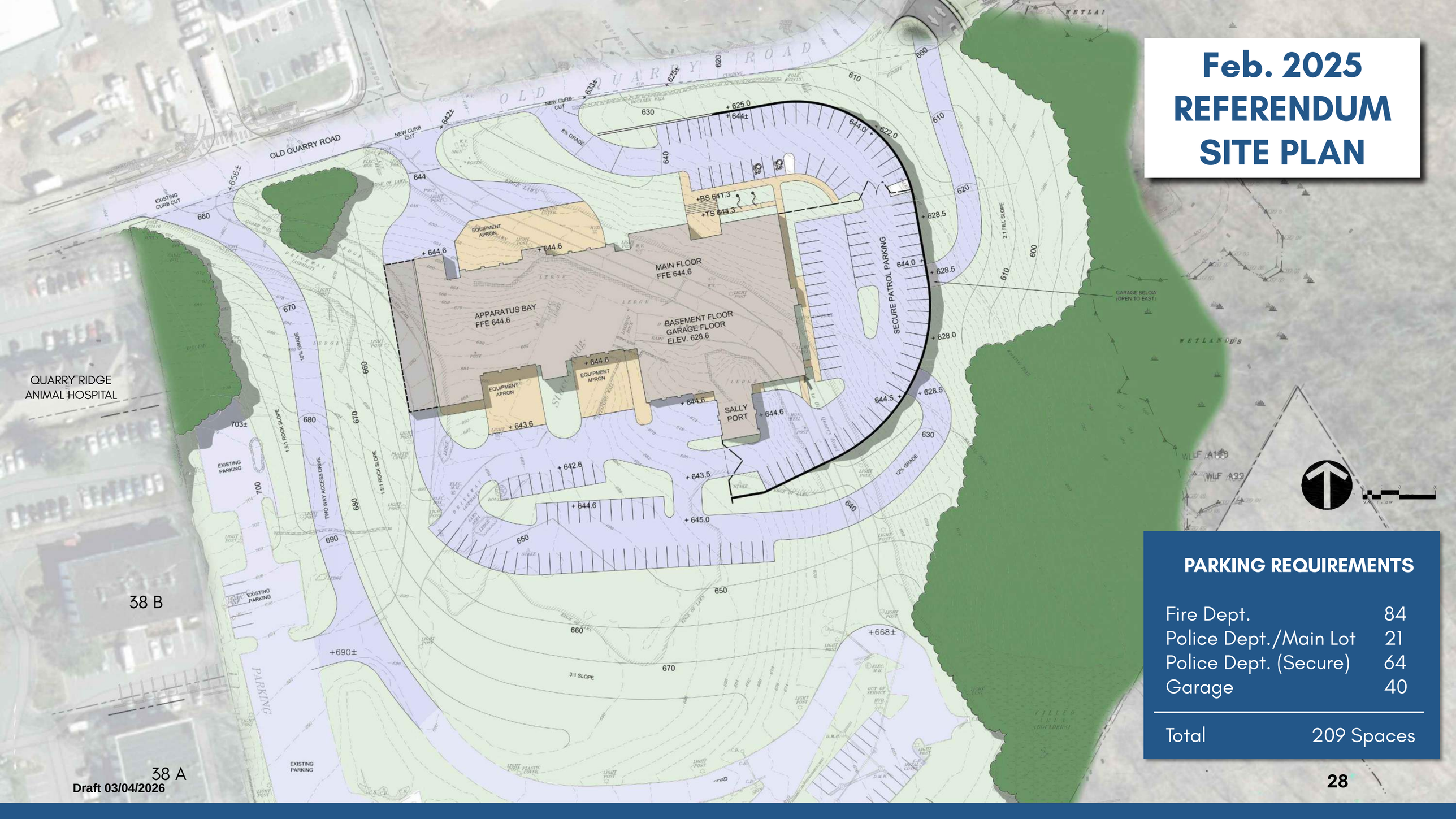
PROS

- No acquisition cost
- Central location for response
- Site big enough for large building
- Savings from the sale of existing police and fire facilities

CONS

- Steep/rocky topography

Feb. 2025 REFERENDUM SITE PLAN



PARKING REQUIREMENTS

Fire Dept.	84
Police Dept./Main Lot	21
Police Dept. (Secure)	64
Garage	40
Total	209 Spaces

Nov. 2025 REFERENDUM SITE PLAN

PARKING REQUIREMENTS

Fire Dept.	84
Police Dept./Main Lot	21
Police Dept. (Secure)	64
Total	169 Spaces

Draft 03/04/2026

SITE SELECTION

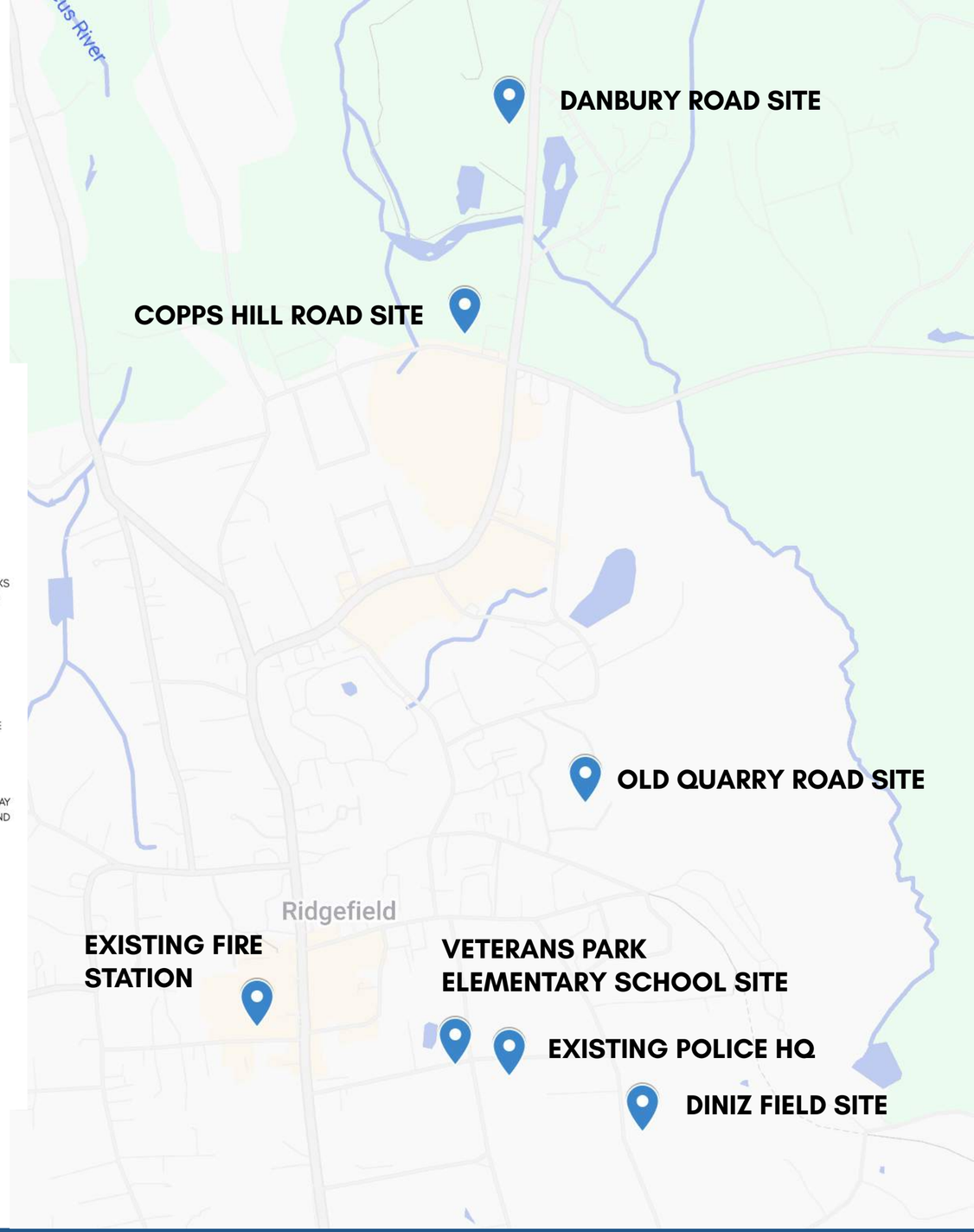
Draft 03/04/2026

SITES CONSIDERED

RIDGEFIELD PUBLIC SAFETY SITE SELECTION MATRIX

SITE RATINGS TABLE FOR COMBINED PUBLIC SAFETY FACILITY

SITES	ADEQUATE SIZE LOT	USABLE AREA	PREFERRED AREA	ANTICIPATED SITE DEVELOPMENT COSTS	PROPERTY ACQUISITION COSTS	ROOM FOR GROWTH	MUNICIPAL WATER & SEWER	NEIGHBORHOOD IMPACTS	HISTORIC RESTRICTIONS	HISTORIC CONCERNS	
EXISTING POLICE DEPT. (WITH ADDITIONAL LOT)		SLOPES		EX. BLDG	PURCHASE ADJ. PROPERTY			PARKS RESID.		PUBLIC PERCEP.	COMBINED SITE WORKS WITH STANDALONE PD BUILDING
EXISTING FIRE DEPARTMENT	EVEN WITH ADJACENT	INCLUSION OF PROPERTIES	CONGESTION		PURCHASE ADJ. PROPERTY						
OLD QUARRY ROAD SITE			ACCESS TO STATE ROADS?	LEDGE & ACC.				ADJ. MED/RES			NO STREET PRESENCE 5TH ACCESS TO SUNSET LANE?
COPPS HILL ROAD SITE	ADEQUATE AREA FOR PARKING?	SLOPES & WETLANDS		DEMO EXISTING BUILDING	PURCH. COST						EXISTING BUILDING MAY WORK BETTER AS STAND ALONE PD
DINIZ FIELD SITE											
VETERANS PARK ELEMENTARY SCHOOL SITE											
DANBURY ROAD SITE											



Draft 03/04/2026

WHY OLD QUARRY ROAD?

TOWN-OWNED LAND

No acquisition cost

Consolidates facilities on one site

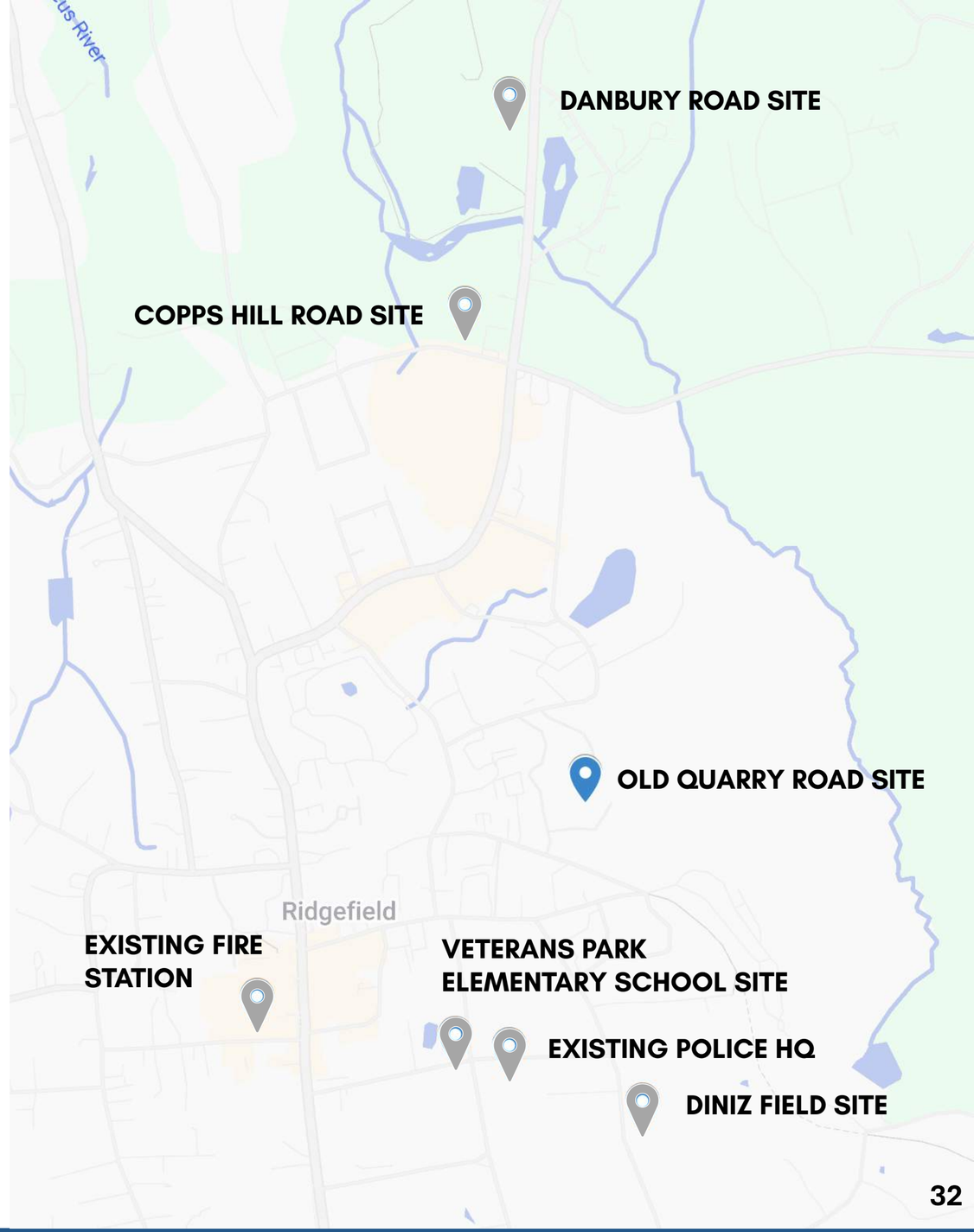
LARGE LOT SITE

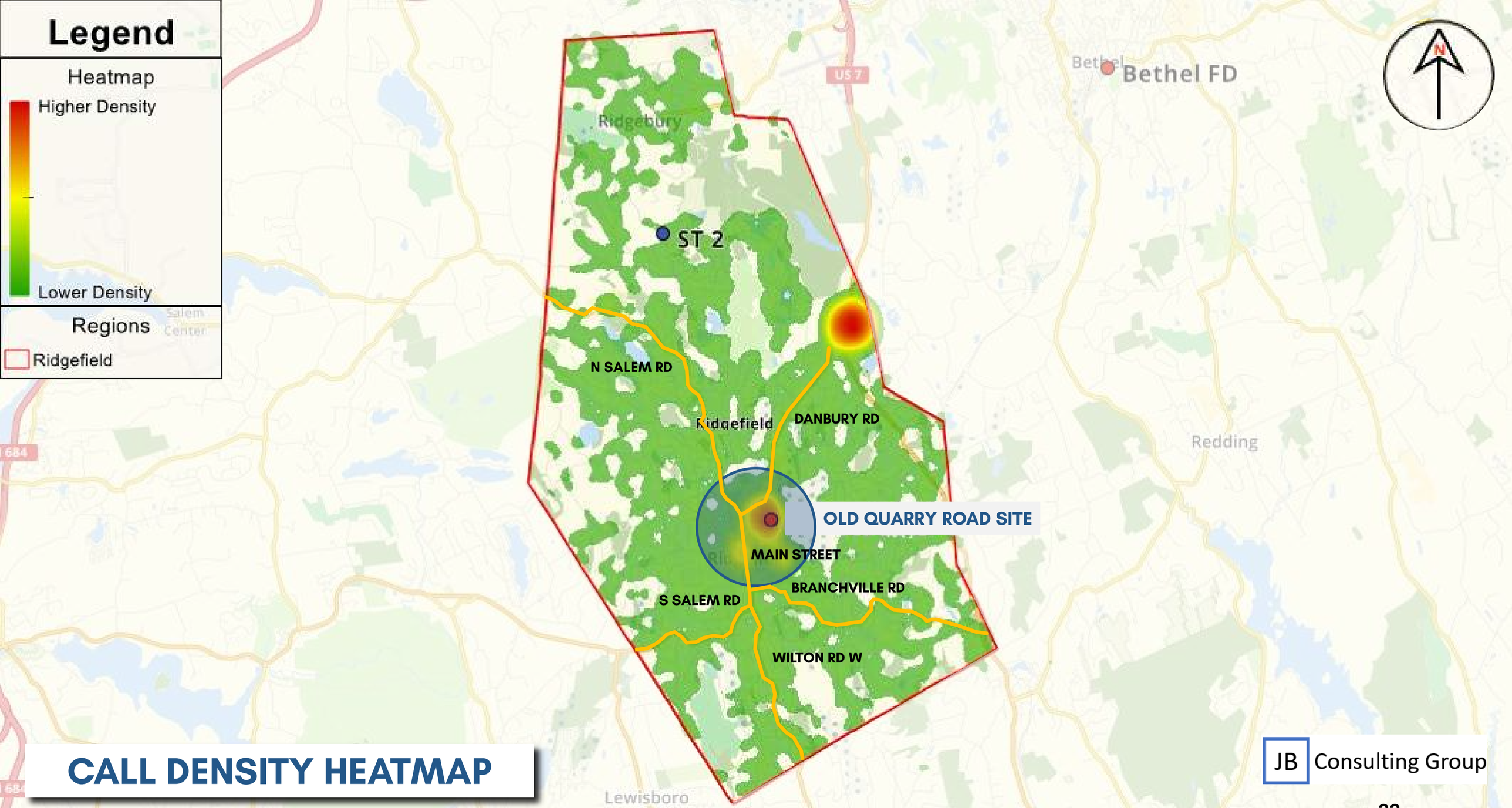
Accommodates a properly sized building

Ample space for parking

FASTER RESPONSE TIMES

Improved access and workflow for first responders





CALL DENSITY HEATMAP

JB Consulting Group

SITE REQUIREMENTS FOR EACH BUILDING TYPE

	POLICE	FIRE	SEPARATE TOTALS	COMBINED
HQ	37,000 SF	40,000 SF	77,000 SF	75,000 SF
Out	11,000 SF	2,250 SF	13,250 SF	6,700 SF
Staff	50	45	115	148
Meeting Room	25	25	50	21
Public	8	4	12	
Site Area	3.5 acres	3.5 acres	7 acres	5 acres

EFFICIENCY & COST

Draft 03/04/2026

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)

KBA
Febuary 13, 2025

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

WHAT IS THE COST OF WAITING?

CONSTRUCTION ESCALATION FROM 2007 THRU 2028

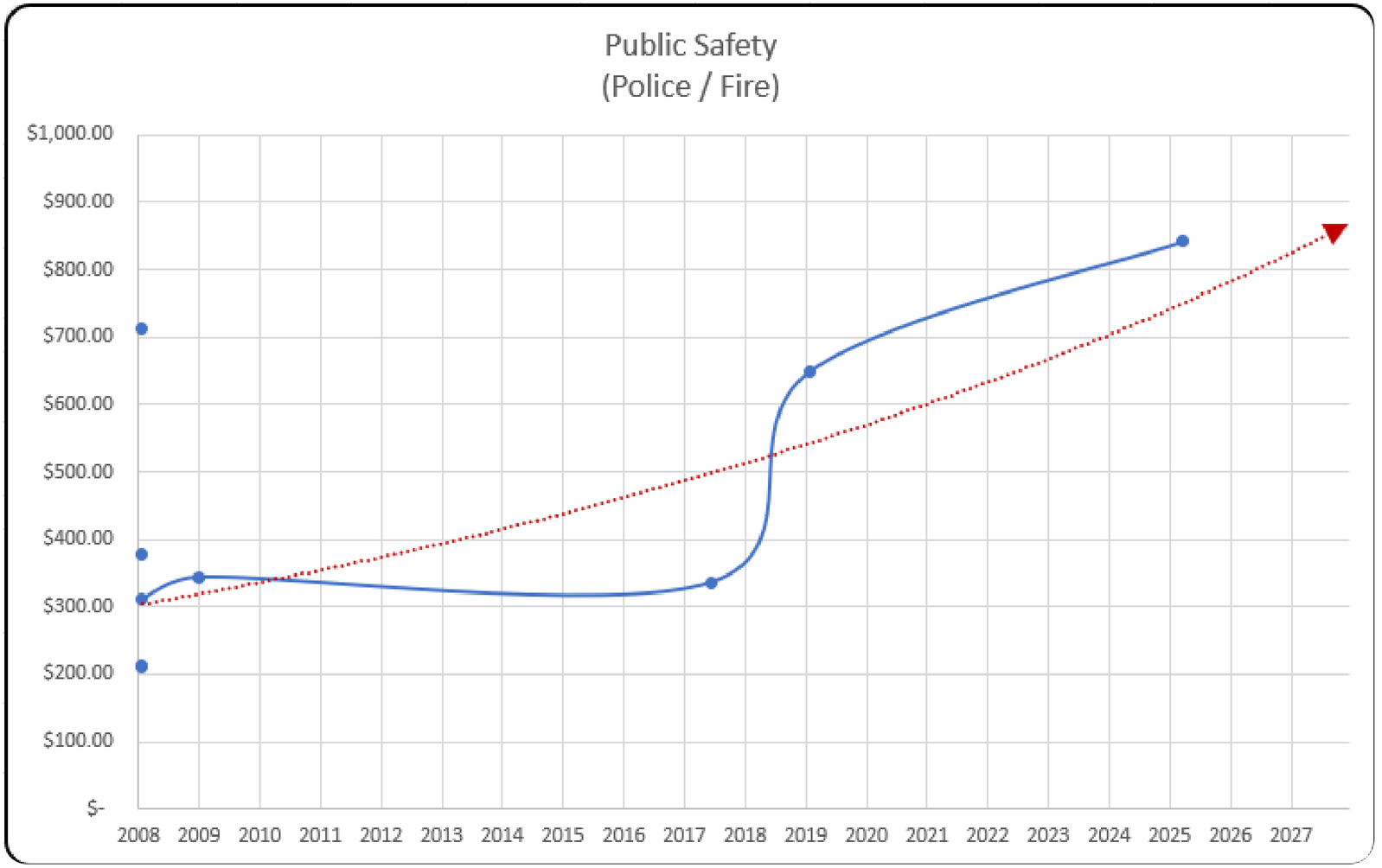
+82%
10 yrs.

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	2.1
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	2.0	
1.055	2016										1.00	1.044	1.081	1.131	1.175	1.326	1.432	1.547	1.670	1.745	1.824	1.9	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

PUBLIC SAFETY COST PER SQUARE FOOT

2008 - 2027



Actual $/sf

Projected Trendline

THANK YOU!

SCAN QR CODE

BETTER TOGETHER

KBA

MARCH 5, 2026

Draft 03/04/2026