



**Town of Ridgefield
Public Safety Facilities Committee
Minutes
APPROVED**

August 6, 2026, at 7PM

ANNEX, Large conference room, 66 Prospect Street, Ridgefield, CT

Please note – these minutes are not verbatim.

Committee Members Present: David Brickley, Pamela Dunaway, Wally Martinez, Adam Safir, Stephen Scalzo, Ed Tyrrell (arrived at 7:07pm)

Committee Members Absent: Denis Graves

Presenters in Attendance: None

Internet connectivity problems are affecting the live broadcast.

Wally Martinez called the meeting to order at 7:04 pm.

1. **Public Comment** – Chuck Hancock, 480 North Street commented regarding the committee comments about misinformation shared by an opposition group regarding the previous referendums. He maintains that the public voted down the referendums due to a lack of information and understanding. He also stated that Ed Tyrrell last week dismissed police department land as viable option for the rebuilding of the police department. He felt that the Historical Society would support the use of the land for a rebuild. He asked if a study was completed to explore the use of that land for that purpose.
2. **Adam Safir's Recommendation** – Adam Safir presented a written report describing his proposal. The three components are: placing a 3rd fire department substation in the east part of town to address current needs in that area; moving the police station and he presented several possibilities where it could be placed; and modifying station 1 to utilize the existing structure with a smaller footprint and smaller apparatus. Pamela Dunaway asked what the acreage is for the Prospect Ridge option. Adam Safir responded that there are about 4 dry acres available. Pamela Dunaway also asked the total cost for the building and moving. While it still has to be calculated, it could be close to \$60

million. Wally Martinez clarified that the report itself doesn't include any costs. He also stated that a referendum is worded such that a firm dollar amount is put to a vote for town approval and this proposal needs work to present those calculations. Pamela Dunaway added that any referendum could also put to a vote several options for the voters to approve.

3. **General Updates Concerning Proposals** – Pamela Dunaway presented an update to her proposal for the combined structure with more accurate cost estimates. She also confirmed that the chiefs would be agreeable to shrinking square footage by 10 – 15% bringing the square footage to about 27,000 for the police department and 29,000 for the fire department. Steve Scalzo confirmed that this proposal's new total cost is \$61 million but Pamela Dunaway stated that while the chiefs are amenable to the square footage shrinkage, Chief Krietz asked to see a model before he fully supports the proposal. Steve Scalzo asked if there is any contingency built in, but Pamela Dunaway explained that there are buffers throughout the estimating. Wally Martinez asked if the acreage in the proposal could be trimmed. Pamela Dunaway explained that the estimate reflects the needed footprint. David Brickley explained that it can perhaps be trimmed down as a proposal goes forward in analysis.

Wally Martinez stated that the \$77.4 million figure requested in the last referendum covered all the costs for a 75,000 square foot building. The all-in cost per square foot is \$1032 in 2025 dollars. He applied that square foot cost to his tiger team's proposal of 46,500 square feet for a 2025 cost of \$48 million. Due to inflation, that cost is \$52-54 million by bid time. After considering several other factors, their estimated all-in cost for this project is now \$1280 per square foot, an increase of about 24% over the 2025 square foot all-in cost. He also reported the rate of cost inflation as reported by the Turner Building Cost Index, a national standard, is 5.15%.

David Brickley presented a detailed explanation about his approach to costing for the proposals and different aspects of the project. He is working on an estimating schedule to more accurately calculate costs and compare the costs between the different proposals. He will present the estimating schedule next week.

Ed Tyrrell stated that his and Denis Graves' tiger team has no changes to their proposal. He addressed Mr. Hancock's question from Public Comment, why is the current site of the police department not considered viable. Ed Tyrrell explained that there are several reasons against the rebuilding; the exorbitant cost and unsatisfactory nature of temporary relocation for the police department, the insufficient acreage, and the previous analysis that already deemed a rebuild inappropriate.

4. **Next Agenda Items** – David Brickley will discuss his estimating schedule in detail. Adam Safir asked if the town could inform the group if there are any state or federal grants available for fire department upgrades or construction. Pamela Dunaway added that while helpful to have that information, grant applications require an approved project and funds are not guaranteed.
5. **Adoption of meeting minutes** – *Steve Scalzo motioned to approve the July 30, 2026, meeting minutes as amended. Pamela Dunaway seconded. The motion carried 6-0 (Graves absent).*
6. **Executive Session to Discuss Privately Owned Real Estate** – *Ed Tyrrell motioned to go into Executive Session to discuss privately owned real estate. Adam Safir seconded. The motion carried 6-0 (Graves absent).*
7. **Return from Executive Session** –
8. **Adjournment** – *Steve Scalzo motioned to adjourn the Public Safety Facilities Commission meeting at 9:08 PM. Ed Tyrrell seconded. Motion carried 6-0 (Graves absent).*

Respectfully submitted by,
Etna Monsalve