



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

August 13, 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, Denis Graves (via telephone), Wally Martinez, Adam Safir, Stephen Scalzo, Ed Tyrrell

Committee Members Absent: None.

Presenters in Attendance: None.

Wally Martinez called the meeting to order at 7:07pm. The audio is not broadcasting but the meeting is being recorded.

1. **Public Comment** – None.
2. **Tiger Team Progress Reports** – Adam Safir updated his proposal to remove one plot he initially thought viable but upon deeper exploration has found that the land is too wet. He still maintains his position that the police department should stay in or near its current location and believes there are other plots that could meet the police department's needs. He also feels a fire substation on the east side in addition to the existing firehouses would address the needs of the community. It could afford a space for police officers in the vicinity to do paperwork and use restrooms. That substation could also have a space for training. He estimated total substation costs for acquisition and site prep of \$8.8 (less acquisition cost if the town can acquire state land) and \$9.4 million (including acquisition cost) for 1.5 acres. Operating costs are estimated at \$1 million annually. He believes the fire department can redesign and upgrade the existing building to free up space for 8 –10 parking spaces and build upward to accommodate needs. In summary; create a substation on the east side of town (\$10.2 -\$10.9 million), renovate existing headquarters (\$5.4 -\$7 million), and add a third substation.

Pamela Dunaway reported that she met with both chiefs, KBA, and David Brickley to trim down the square footage wherever possible to get to 46,000 square feet (46,500 square

feet to include a 6th apparatus bay) for a combined facility. Many parking spaces were removed. KBA shared exemplars from other projects as visual aids of what the square footage options will accommodate.

Ed Tyrrell and Dennis Graves had no new information to add to their previously submitted report.

3. **David Brickley's Report Re: Costing Pivot Table – NASCO Construction Services Inc.**
Prepared a costing table for the proposal from the referendum. The building design was \$70 million, and another \$7.3 million covered add-ons (construction management, architectural fees, fixtures, furniture, and equipment). David Brickley reviewed the table and reviewed the key line items and amounts including the general construction costs of \$54 million which included such line items as design contingency, overhead and profit, insurance, and escalation. David Brickley explained that the estimates were reasonable. He also reviewed the breakdown for site prep costs (about \$9 million) which included demolition, rock blasting, mass cut and soil, and mass fill. David Brickley further explained that all costs come from union scales. The town must operate according to prevailing wage. Commercial construction regulations are much more rigorous.

David Brickley then asked KBA to breakdown the costing table into police building, fire building, site development costs, and site prep costs. He explained that these costs can vary by site based on slopes, ground (soil versus rock), and trees, for example. He used the existing data to calculate a per square foot cost of \$256 for site prep, \$722 for construction (structure), and \$143 for site development (everything on top of the dirt (such as paved areas, landscaping, parking striping). The total per square foot cost for the failed proposal was \$1121.

He commented that if the town were to consider the failed referendum again, the cost is now over \$81 million due to escalation costs.

But, if the new proposal is 46,500 square feet at Quarry Ridge, building cost goes up about 2%; site prep cost per square foot goes up to \$379, building cost per square foot goes up to \$737, and site development cost per square foot goes up to \$211. The total project cost per square foot is \$1327.

David Brickley asked KBA to provide similar data for a project not on top of a mountain requiring as much site and development work. They ran the numbers for a 42,000 square foot building, a stand-alone fire station and stand-alone police station. The per square foot costs increase for the building, but the site prep per square foot cost will vary based on the lot. The site development per square foot costs will not vary widely since the parking, driveway, and sidewalks won't change much.

Using the table and formulae, David Brickley took each tiger team scenario and plugged it into the table. He used 46,500 square feet as the great equalizer for all scenarios.

Looking at Pamela Dunaway's proposal, the total cost is about \$61 million. Then he looked at Wally Martinez and Steve Scalzo's Option A for two buildings on one private lot and arrived at a grand total of \$46 million. Their Option B (no volunteers) for a fire station on a private lot and the police station at Quarry Ridge comes to \$55 million. Their Option C for full consolidation on a private site with no volunteers and no shared core comes to \$51.4 million, but Option C with the volunteers and no shared core brings the equalized square footage to 49,500 at \$57 million. Option D is for a combined building, with the volunteers, and sharing common spaces to bring the total to about \$48 million.

The committee further discussed the process of having different potential private lots assessed to determine true viability before they can narrow down options. Escalation costs must be adjusted if the timing extends past the next election.

Pamela Dunaway stated that there should be insulation for future needs on the sites being considered. She also asked and David Brickley confirmed that the chiefs have given their approval of the tentative building sizes in the scenarios reviewed.

The committee further discussed tax implications of grant funding and escalation rates.

4. **General Discussion** – Pamela Dunaway suggested that the committee follow up with the site evaluation tool they created to help determine site viability. Wally Martinez agreed that the data would be valuable and will do his part.

The committee discussed adding to this agenda adoption of last week's minutes.

Wally Martinez motioned to add adoption of last week's minutes to this agenda. Pamela Dunaway seconded. Motion carried 7-0.

5. **Straw Poll on Tiger Team Proposals** – Wally Martinez suggested tabling the straw poll until next week to possibly combine Wally Martinez and Steve Scalzo's Option D with Pamela Dunaway's scenario. This also gives Adam Safir time to finalize his proposal.

Steve Scalzo motioned to table the straw poll to next week. Adam Safir seconded. Motion carried 7-0.

6. **BOS Special Meeting Aug 31, 6:30pm.** The committee will present proposals to the BOS. Pamela Dunaway suggested some uniformity to the proposals for ease of comparison.

She added that the BOS discussed a rank choice vote which must include a NO vote option.

7. **Adjourn to Executive Session to Discuss Privately Owned Real Estate Property if needed** – not necessary.
8. **Return From Executive Session** – none held.
9. **Adoption of meeting minutes** – *Ed Tyrrell motioned to approve the August 6, 2026, meeting minutes as presented. Steve Scalzo seconded. The motion carried 7-0.*
10. **Adjourn** – *Ed Tyrrell motioned to adjourn the Public Safety Facilities Commission meeting at 8:56 PM. David Brickley seconded. Motion carried 7-0.*

Respectfully submitted by,
Etna Monsalve