

NEW FRANKLIN POLICE STATION

FRANKLIN, MA



KBA

AUGUST 27, 2025



AGENDA

WEBSITE (LAUNCHED)

BUILDING TOURS

PROGRAMMING STUDY PROCESS

SITE SELECTION & ANALYSIS

PROPOSED DESIGN

ESTIMATED PROJECT BUDGET

Q&A

WEBSITE



TOWN of
FRANKLIN
MASSACHUSETTS



HOME

ABOUT

EXISTING CONDITIONS

TEAM

SITE

FAQ'S

BUILDING A SAFER FUTURE THE NEW FRANKLIN POLICE STATION

SCAN TO
VIEW WEBSITE



Franklin Police

KBA

BUILDING TOURS



BEVERLY POLICE STATION

- WEEK OF 11/13

LEOMINSTER POLICE STATION

- WEEK OF 11/17

NEEDHAM PUBLIC SAFETY FACILITY

- WEEK OF 12/1



EXISTING STATION OPEN HOUSES

SATURDAY:

SEPTEMBER 13TH @ 1PM

TUESDAY:

SEPTEMBER 23RD @ 6PM

SUNDAY:

OCTOBER 5TH @ 6PM



KBA

OUR STUDY PROCESS

IN-PERSON/VIRTUAL MEETINGS WITH
KEY INDIVIDUALS FROM DEPARTMENT

BETTER UNDERSTANDING OF CURRENT
CONSTRAINTS, NEEDS, AND
PROCEDURES

RECOMMEND WAYS TO IMPROVE
OPERATIONAL EFFICIENCY AND
RECRUITMENT/RETENTION

CRITERIA STANDARDS AND
PROGRAMMING



FACILITY PROGRAMMING - Documentation

FORMAL DOCUMENTATION OF THE PROGRAMMING PROCESS INCLUDING DETAILED SPACE REQUIREMENTS FOR EACH OPERATIONAL AND OFFICE FUNCTION

GUIDING PRINCIPLES FOR DESIGN MOVING FORWARD

Franklin Police Department
Space Needs Program 2.0
January 12, 2016

Provide the following data for any available Demographic projection.
Projected Population: Enter year of Projection:
Projected Population: Enter year of Projection:
How many Dispatchers are there in your department?
How many Dispatchers with stations are there in your communications center?
How many Dispatchers with stations are there in your communications center?
How many Call Takers are there in your department?
How many Call Takers are there in your communications center?
How many Call Takers are there in your communications center?
How many civilian employees are there in your department?
How many civilian employees are there in your department?
Will your facility be a firehouse? How many bays? How many bays? Yes No
Will your department utilize a firehouse arms training simulator?

Please provide a statistical history for the last fifteen years for each category below:

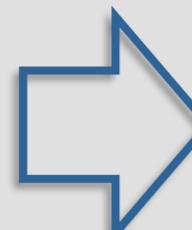
Year	Sanction Area Population	Full-time Females	Part-time Females	Part-time Males	Total Females	Total Males	Total Calls for Service
2005	24,210	36	3	1	39	1	18,480
2006	24,044	36	3	1	39	1	19,000
2007	23,972	36	3	1	39	1	21,122
2008	24,051	39	3	1	42	1	20,833
2009	24,228	39	3	1	42	1	20,948
2010	24,652	39	3	1	42	1	20,778
2011	25,081	39	3	1	42	1	21,400
2012	25,440	37	3	1	39	1	20,717
2013	25,164	39	3	1	42	1	19,957
2014	25,205	38	3	1	40	1	20,450
2015	25,344	38	3	1	40	1	21,144
2016	25,365	40	2	1	41	1	19,352
2017	25,487	39	2	1	40	1	19,200
2018	25,008	39	2	1	40	1	19,200
2019	25,250	39	2	1	40	1	19,200

Kaestle Boos Associates, Inc. - Public Safety Facility Planners
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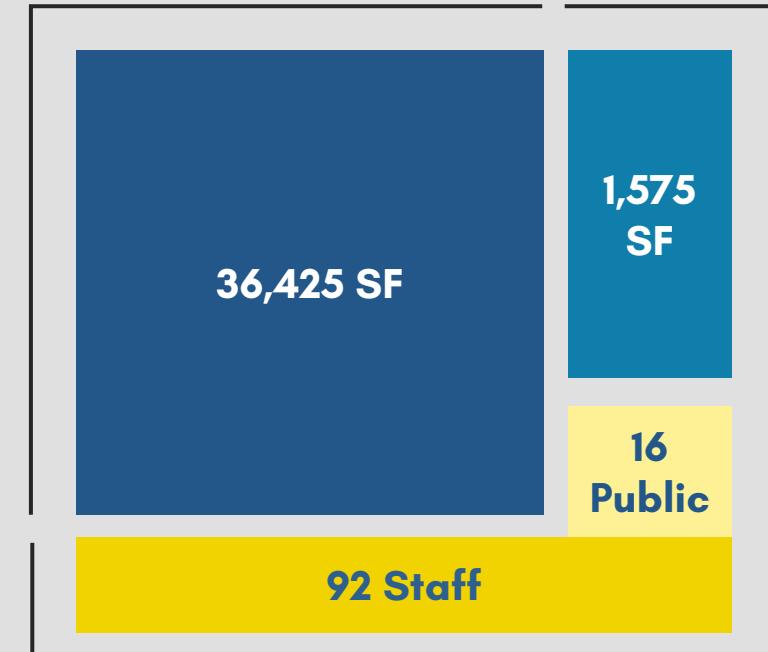


FACILITY PROGRAMMING - Documentation

Franklin Police Department Space Needs Program 2.0						
January 22, 2025						
KBA						
Area/Room Map						
8m x 10m (8'0" x 10'0" Room) 8m x 8m (8'0" x 8'0" Room) 8m x 6m (8'0" x 6'0" Room) 8m x 4m (8'0" x 4'0" Room) 8m x 2m (8'0" x 2'0" Room) 8m x 1m (8'0" x 1'0" Room) 8m x 0m (8'0" x 0'0" Room)						
Comments						
Public Area						
Lobby Area						
Vestibule	13.2	0	1	80' sf	80' sf	
Lobby/Waiting	13.0	0	1	200' sf	200' sf	
Public Toilet, Male	7.4	0	1	200' sf	200' sf	Extra Unlocked (Training)
Public Toilet, Female	7.3	0	1	160' sf	160' sf	
Safe Room (Staff Interview)	6.6	2.3	1	100' sf	100' sf	Enter from Vest.
MRC/Report Taking (Interview)	6.6	2.3	1	100' sf	100' sf	Wav/MRCs List
Public Lobby Area Total:	140' sf					
Public Meetings / Training / EOC						
Small Meeting Room	3.2	4	1	120' sf	120' sf	Near Circul.
Lg. Meeting/Training Classroom	3.2	50	1	1250' sf	1250' sf	w/Charging cor.
Training Project/EOC Storage	6.7	0	1	120' sf	120' sf	
Wet/Drinking Table and Chair Storage	6.9	0	1	120' sf	120' sf	
Kitchenette	6.7	0	1	120' sf	120' sf	
Public Meeting Room Total:	1840' sf					
Duty Officer						
Duty Officer Workstation	1.2	1	1	120' sf	120' sf	w/Public Interface
Unlocked Toilet	7.3	0	1	160' sf	160' sf	Store w/Records
Photocopy/Print/Coffee Area	6.8	0	1	130' sf	130' sf	Store w/Records
Duty Officer Total:	430' sf					
Records						
Records Clerk	1.2	1	1	120' sf	120' sf	w/Public Interface
Files (HD Sys), etc.	6.8	0	1	200' sf	200' sf	
Records/Office Processing Total:	220' sf					
Command / Administration / Support						
Command						
Visitor Reception / Waiting	6.1	4	1	60' sf	60' sf	
Office	2.0	0	1	120' sf	120' sf	Incl. 1 future growth
Admin. Assistant (Finance)	1.2	1	1	120' sf	120' sf	(records AA Lobby)
Office Support / Work Room	6.7	0	0	100' sf	100' sf	(Copier/printer/etc.)
Secure Room	6.8	0	1	120' sf	120' sf	
Chief's Office	1.9	0	1	275' sf	275' sf	Ind. Closet
Deputy Chief's Office	1.7	1	1	225' sf	225' sf	Ind. Closet
Tele. Room	6.0	0	1	120' sf	120' sf	
Admin. Services Lieutenant's Office	1.4	1	1	150' sf	150' sf	Ind. Closet
Operations Lieutenant's Office	1.4	1	1	150' sf	150' sf	Ind. Closet
Special Services Lieutenant's Office	1.4	1	1	150' sf	150' sf	Ind. Closet, Near Off's
Police Lt. Room	1.1	1	1	120' sf	120' sf	Ind. Closet
Admin. Sergeant's Office	1.3	1	1	130' sf	130' sf	
Toilet / Shower	7.2	0	2	90' sf	180' sf	
Conference Room	3.2	0	1	90' sf	90' sf	
Coffee Prep Area	4.2	0	1	25' sf	25' sf	
Command Total:	2330' sf					
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Vertical Circulation Total: 1170' sf						
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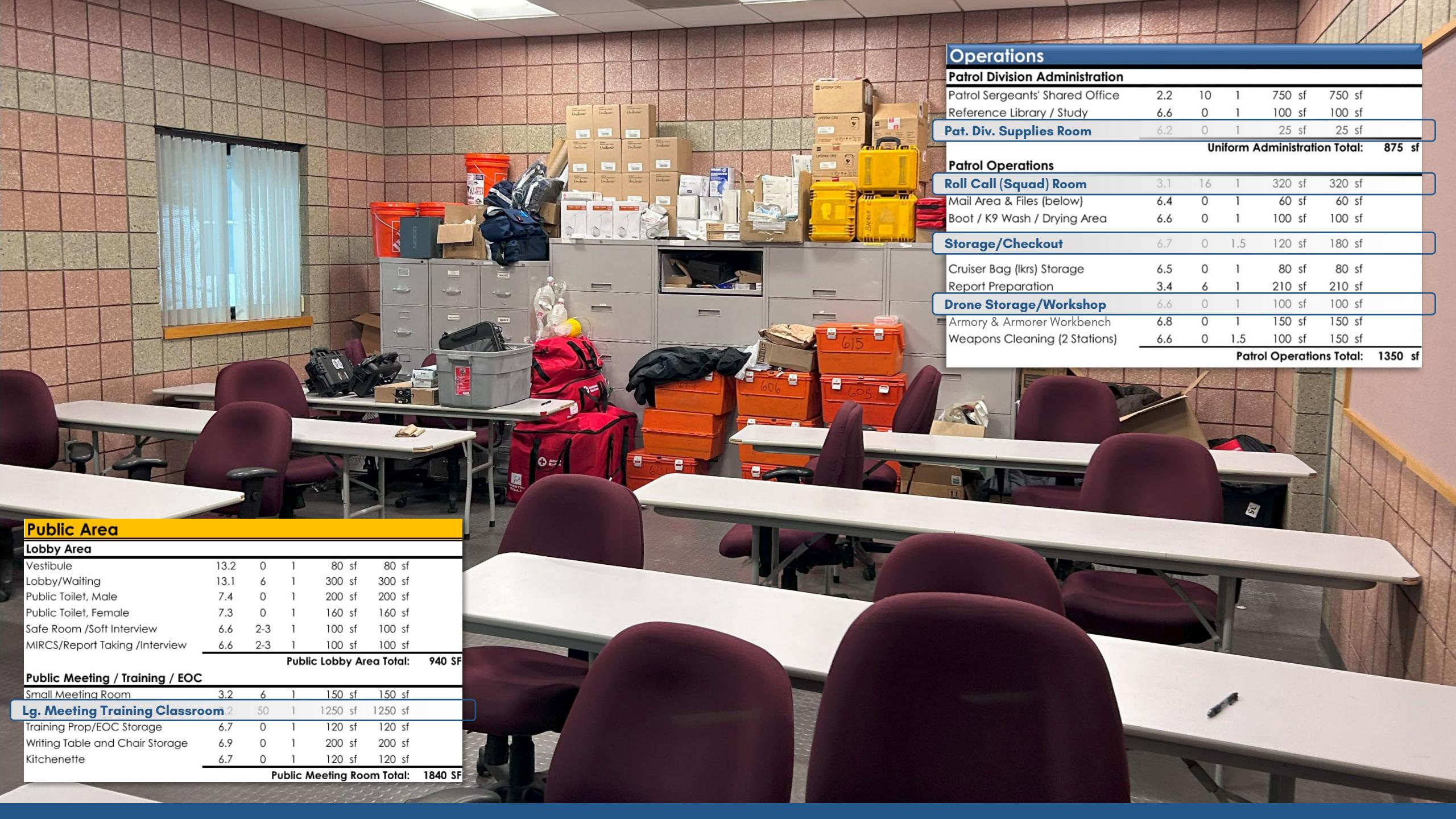
HEADQUARTERS



OUTBUILDING

PARKING

Public Area					
Lobby Area					
Vestibule	13.2	0	1	80 sf	80 sf
Lobby/Waiting	13.1	6	1	300 sf	300 sf
Public Toilet, Male	7.4	0	1	200 sf	200 sf
Public Toilet, Female	7.3	0	1	160 sf	160 sf
Safe Room /Soft Interview	6.6	2-3	1	100 sf	100 sf
MIRCS/Report Taking /Interview	6.6	2-3	1	100 sf	100 sf
Public Lobby Area Total:					940 SF
Public Meeting / Training / EOC					
Small Meeting Room	3.2	6	1	150 sf	150 sf
Lg. Meeting Training Classroom					
Training Prop/EOC Storage	6.7	0	1	120 sf	120 sf
Writing Table and Chair Storage	6.9	0	1	200 sf	200 sf
Kitchenette	6.7	0	1	120 sf	120 sf
Public Meeting Room Total:					1840 SF



Operations

Patrol Division Administration

Patrol Sergeants' Shared Office	2.2	10	1	750 sf	750 sf
Reference Library / Study	6.6	0	1	100 sf	100 sf
Pat. Div. Supplies Room	6.2	0	1	25 sf	25 sf

Uniform Administration Total: 875 sf

Patrol Operations

Roll Call (Squad) Room

Mail Area & Files (below)	6.4	0	1	60 sf	60 sf
Boot / K9 Wash / Drying Area	6.6	0	1	100 sf	100 sf

Storage/Checkout

Cruiser Bag (ltrs) Storage	6.5	0	1	80 sf	80 sf
Report Preparation	3.4	6	1	210 sf	210 sf

Drone Storage/Workshop

Armory & Armorer Workbench	6.8	0	1	150 sf	150 sf
Weapons Cleaning (2 Stations)	6.6	0	1.5	100 sf	150 sf

Patrol Operations Total: 1350 sf

Pat. Div. Supplies Room



Drone Storage/Workshop

Roll Call (Squad) Room

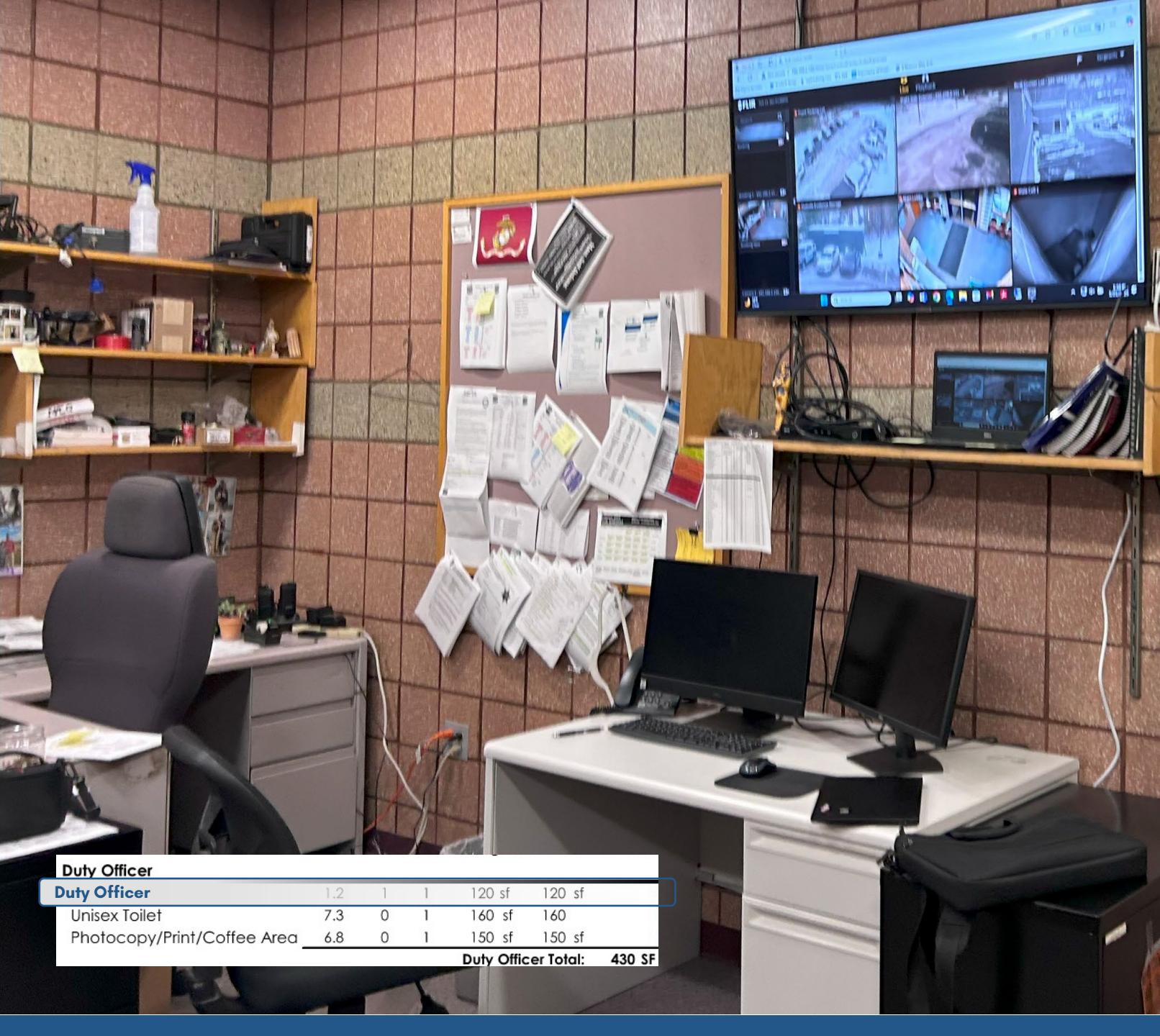


Lg. Meeting Training Classroom



Storage/Checkout



**Duty Officer****Duty Officer**

1.2	1	1	120 sf	120 sf
Unisex Toilet	7.3	0	1	160 sf
Photocopy/Print/Coffee Area	6.8	0	1	150 sf

Duty Officer Total: 430 SF**Operations****Patrol Division Administration**

Patrol Sergeants' Shared Office	2.2	10	1	750 sf	750 sf
Reference Library/Study	6.6	0	1	100 sf	100 sf
Pat. Div. Supplies Room	6.2	0	1	25 sf	25 sf

Uniform Administration Total: 875 sf**Patrol Operations**

Roll Call (Squad) Room	3.1	16	1	320 sf	320 sf
Mail Area & Files (below)	6.4	0	1	60 sf	60 sf
Boot / K9 Wash / Drying Area	6.6	0	1	100 sf	100 sf
Storage/Checkout	6.7	0	1.5	120 sf	180 sf
Cruiser Bag (lkrs) Storage	6.5	0	1	80 sf	80 sf

Report Preparation

Drone Storage & Workshop	6.6	0	1	100 sf	100 sf
Armory & Armorer Workbench	6.8	0	1	150 sf	150 sf
Weapons Cleaning (2 Stations)	6.6	0	1.5	100 sf	150 sf

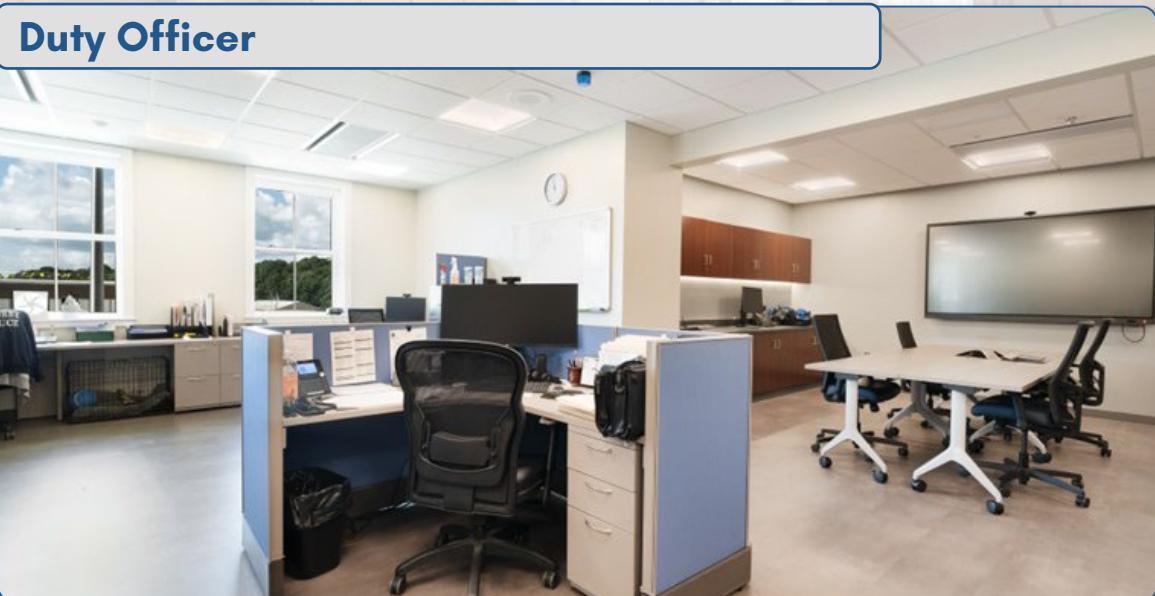
Patrol Operations Total: 1350 sf

Patrol Sergeants' Shared Office



Reference Library/Study

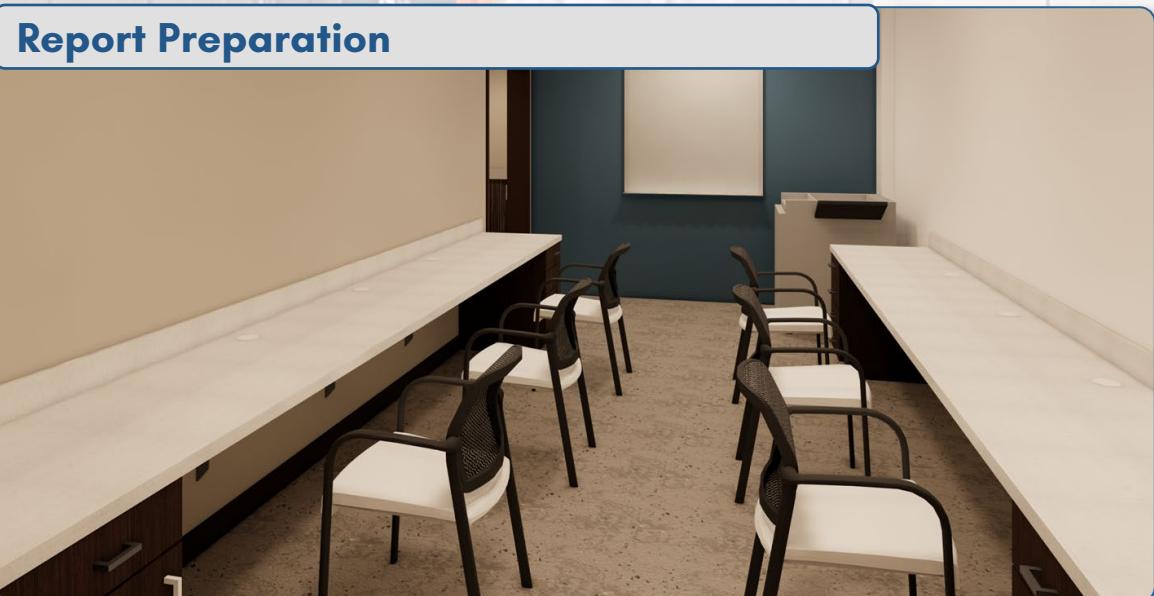
Duty Officer



Pat. Div. Supplies Room



Report Preparation



SPACES NOT CURRENTLY IN FPD:

- Safe Room (Public Lobby)
- Interview (Public Lobby)
- Roll Call
- Secure File Storage Areas
- Clinician Supervisor
 - Private meeting area
- K9 Program
 - Wash
 - Supply Storage
- Drone Program:
 - Storage
 - Workshop
- Soft / Family Interview Room
- Detention Spaces
 - Sally Port
 - Temporary Holding
- Decontamination / Laundry



IDENTIFICATION AND ASSESSMENT OF POTENTIAL SITES

CRITERIA:

REVIEWED 100+ SITES

TOWN VS. PRIVATELY OWNED
SITES WITH BUILDABLE AREAS OVER 4.0 ACRES

- SIZE OF BUILDING
- PARKING
- SITE AMENITIES
- TRAFFIC CIRCULATION

LOCATION



SITE SELECTION PROCESS

EXISTING POLICE HEADQUARTERS

- Constrained lot area (wetlands & lot area), less than 2 acres
- Fully developed, no room for expansion
- Inadequate parking (37 spaces)
- Adjacent park

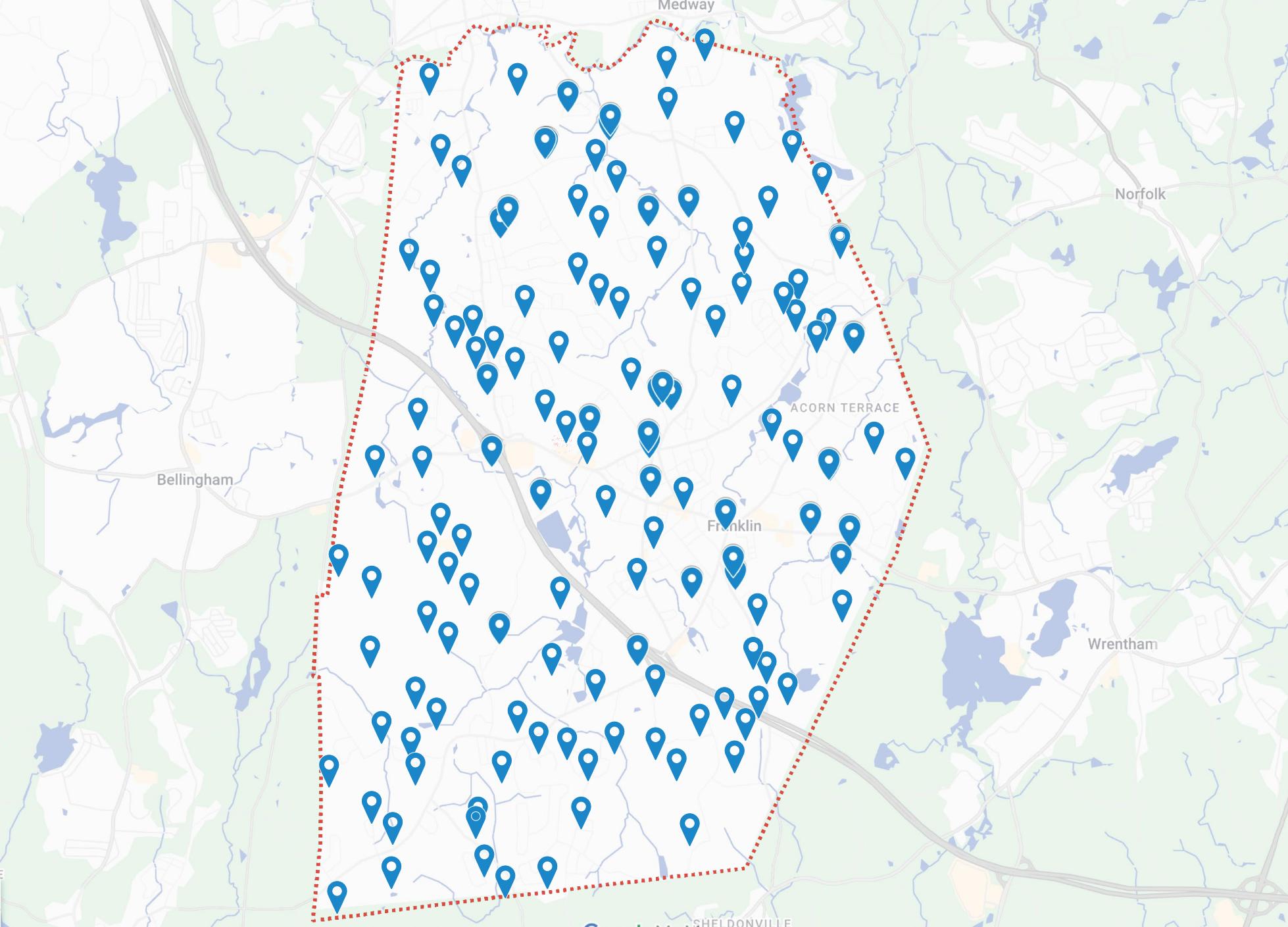


SITE/PROPERTY NEEDS

- Parking for staff, public, and secure patrol parking
- Storage area for special vehicles (e.g. Boats, ATV)
- Circulation area for sally port
- Area for future expansion
- Easy access to major thoroughfares
- Central location (preferred)
- Low purchase cost or town-owned (preferred)

TARGET SITE

GREATER THAN 4 ACRES BUILDABLE AREA
AVAILABLE FOR PURCHASE OR TOWN-OWNED



SITE SELECTION PROCESS

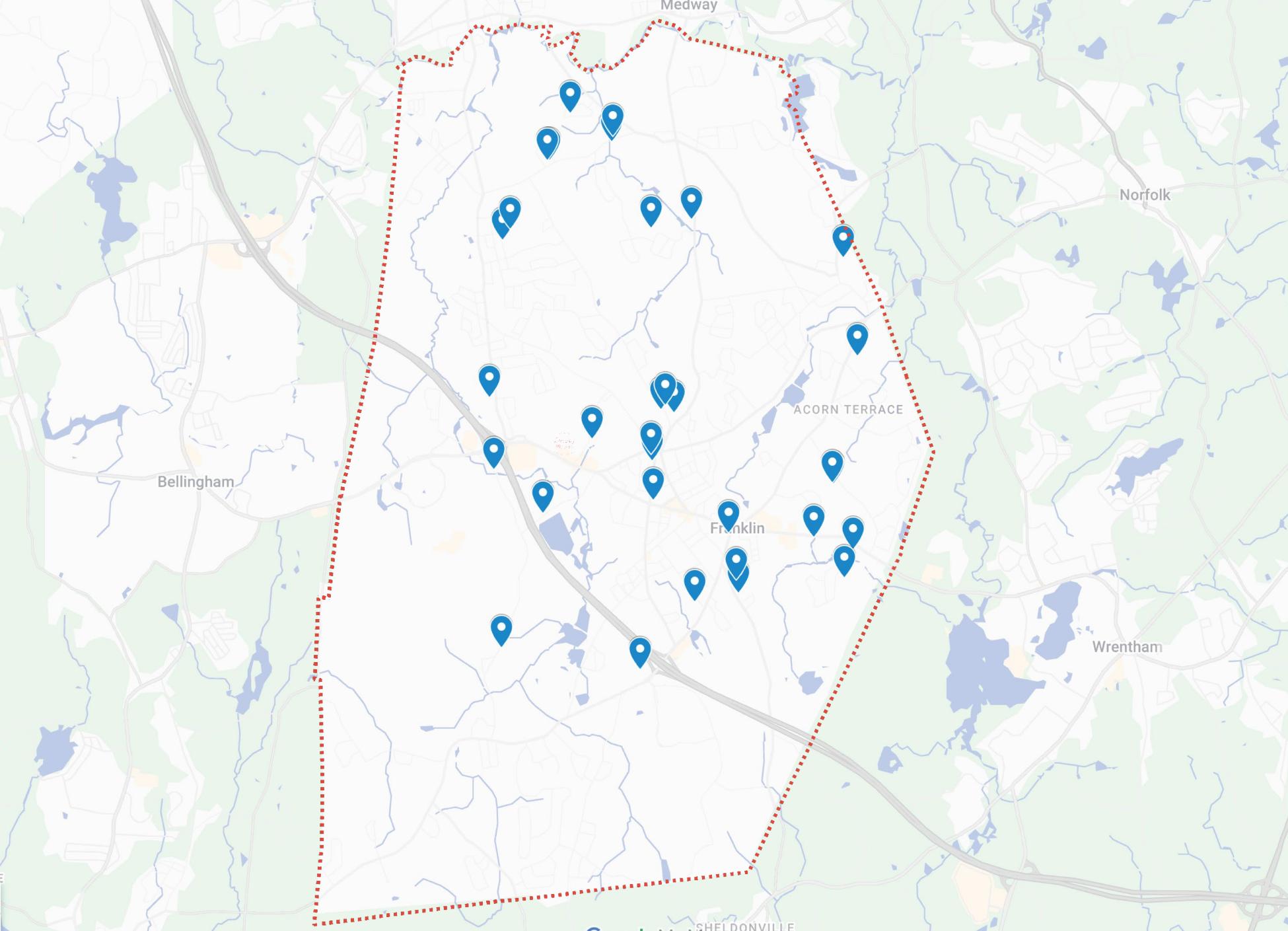
STEP 1:

Review of available and town-owned property

Properties 4+ acres buildable area

Direct meeting with Town GIS/DPW director, town planner & facilities

Cut list from 200+ potential sites to 36 potential sites



SITE SELECTION PROCESS

STEP 2:

Detailed Review of 36 public and private sites
4+ acres

Reviewed for buildable area, central location, easy access, environmental constraints, existing conditions, and property status.

Cut list from 36 potential sites to 8 potential sites

SITE SELECTION PROCESS

STEP 2 (*continued*): Site Selection Matrix

Further detailed Review

Documentation

Cut list from 36 potential sites to 8 potential sites.

SITE SELECTION PROCESS

STEP 3:

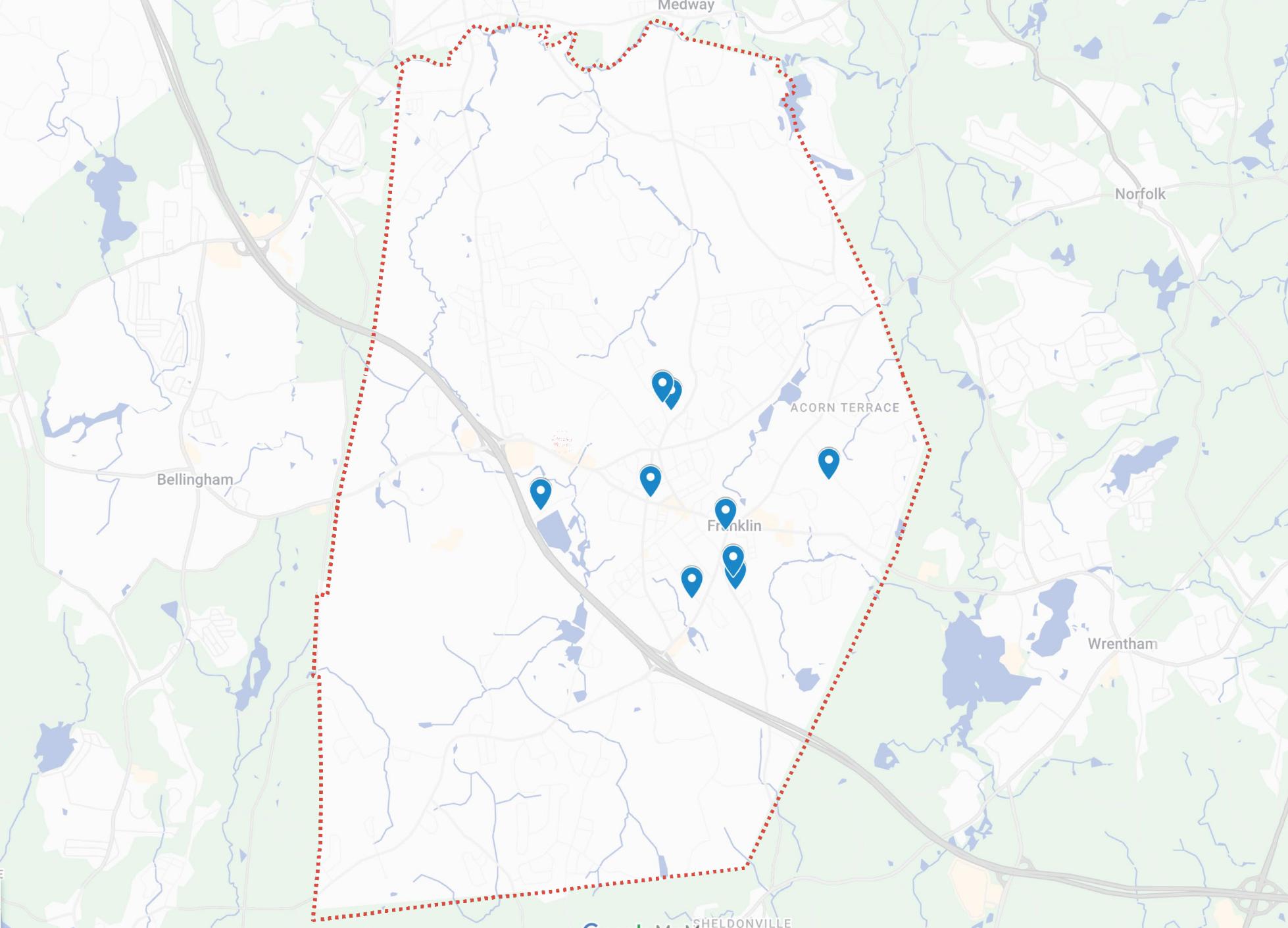
8 Potential Sites

Ownership
Availability
Environmental Constraints

Fit Studies for preferred sites:

- Dean College unused property (not available-private)
- 92 Jordan Road (private purchase)
- 42 King Street (private purchase)
- Franklin recycling center site (current use) (near 35 Summer St.) (Franklin town forest)
- (near 17 Summer St.) (Franklin town forest)
- **Davis Thayer School**
- **Parmenter School**

Cut list from
8 to 2 sites.



SITE SELECTION – FIT STUDIES

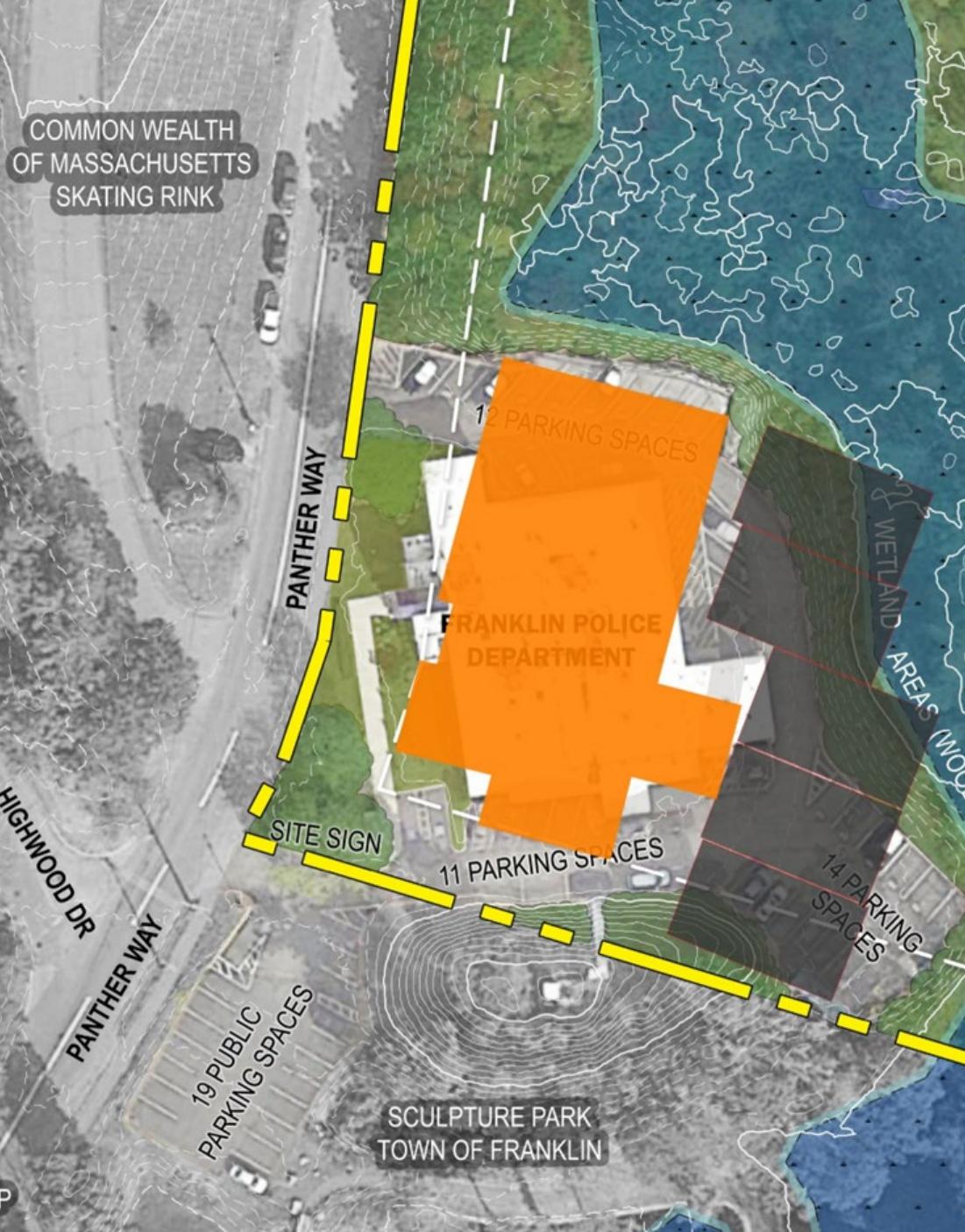
0. EXISTING PD SITE

911 Panther Way

Shown:

Overlay on Conceptual Building Program
Parking & Drive Aisles for 80 cars

The existing property is not large enough to accommodate the Building, parking, or drive aisles without significantly impacting adjacent regulated areas.



SITE SELECTION - FIT STUDIES

1. DAVIS-THAYER SITE

W. Central Street & Union Street

Currently developed as a school 3.4-acre site, relatively flat, with no environmental constraints

Former School, available town-owned property

Not preferred due to:

Marginal size (3.4 ac) (Under 4.0-acre Target)

No room for future expansion

Existing building demolition/remediation costs



SITE SELECTION - FIT STUDIES

2. PARMENTER SCHOOL SITE

Wachusett & King Street

Former Parmenter Elementary School

Large site (20.4 acres) varied topography

Relatively large buildable area

Preferred due to:

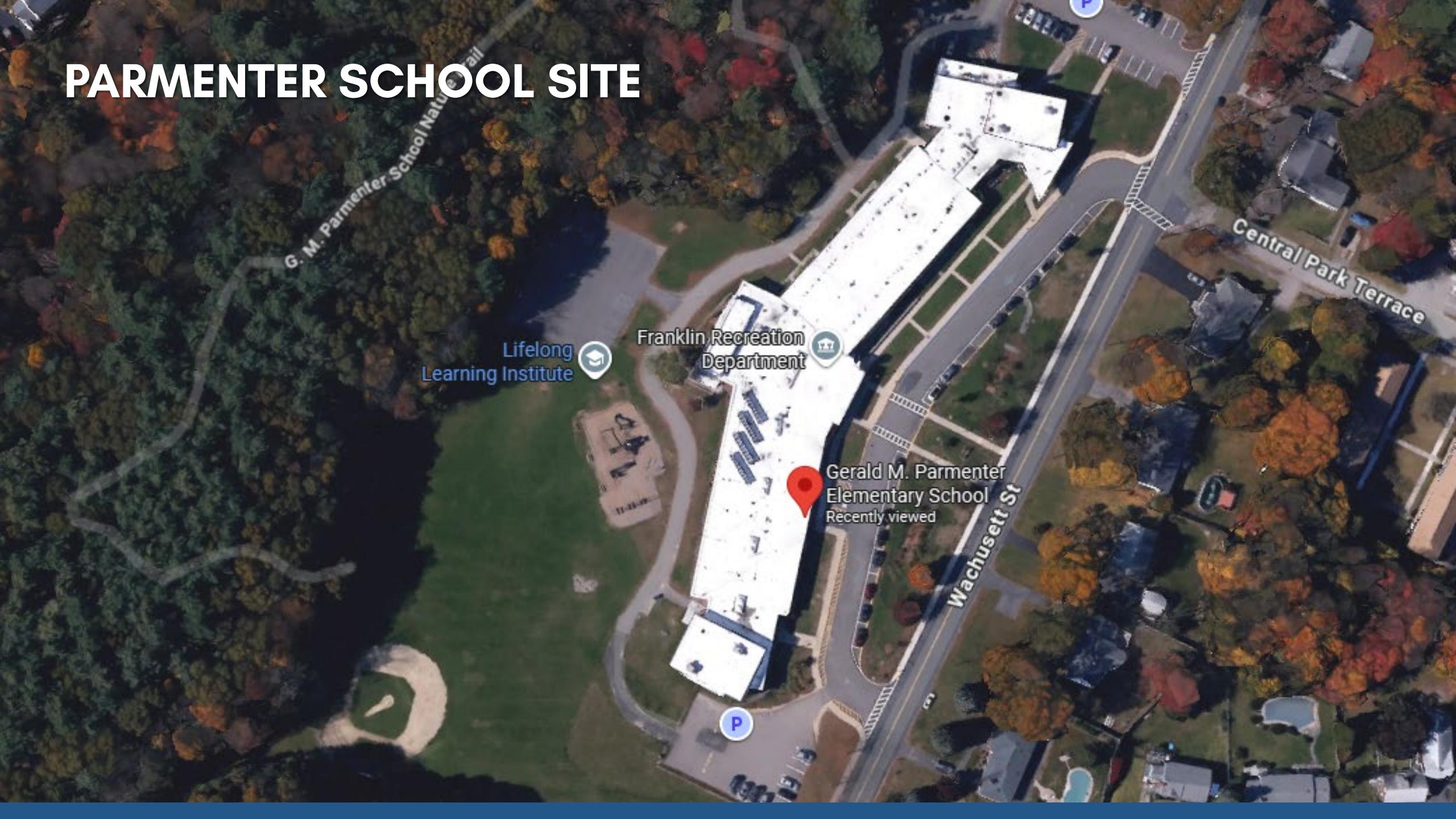
Available Town-Owned Site

Room for future expansion

Central Access to Town North and South



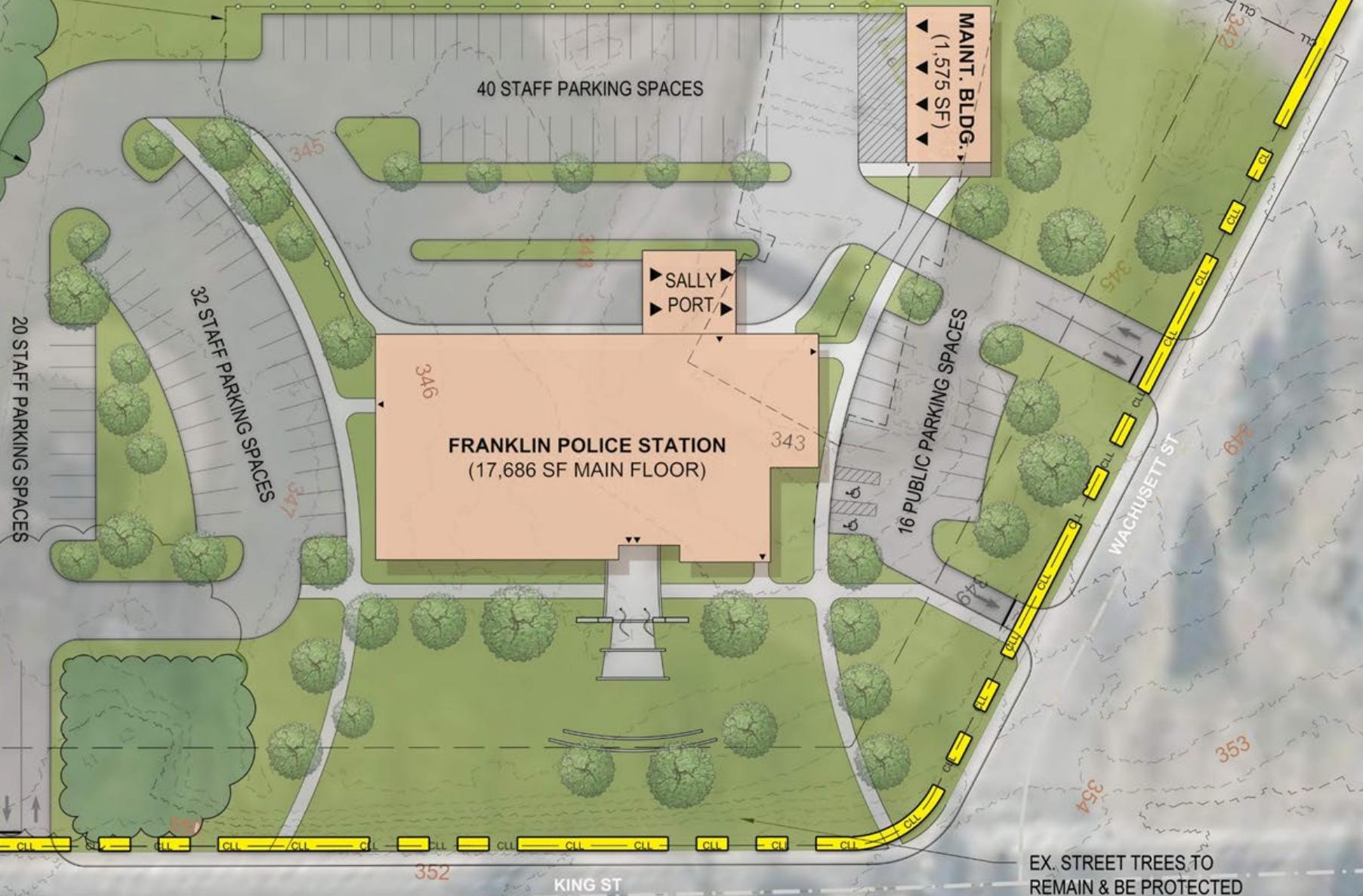
PARMENTER SCHOOL SITE



Parmenter School Site (remove south wing of existing school)

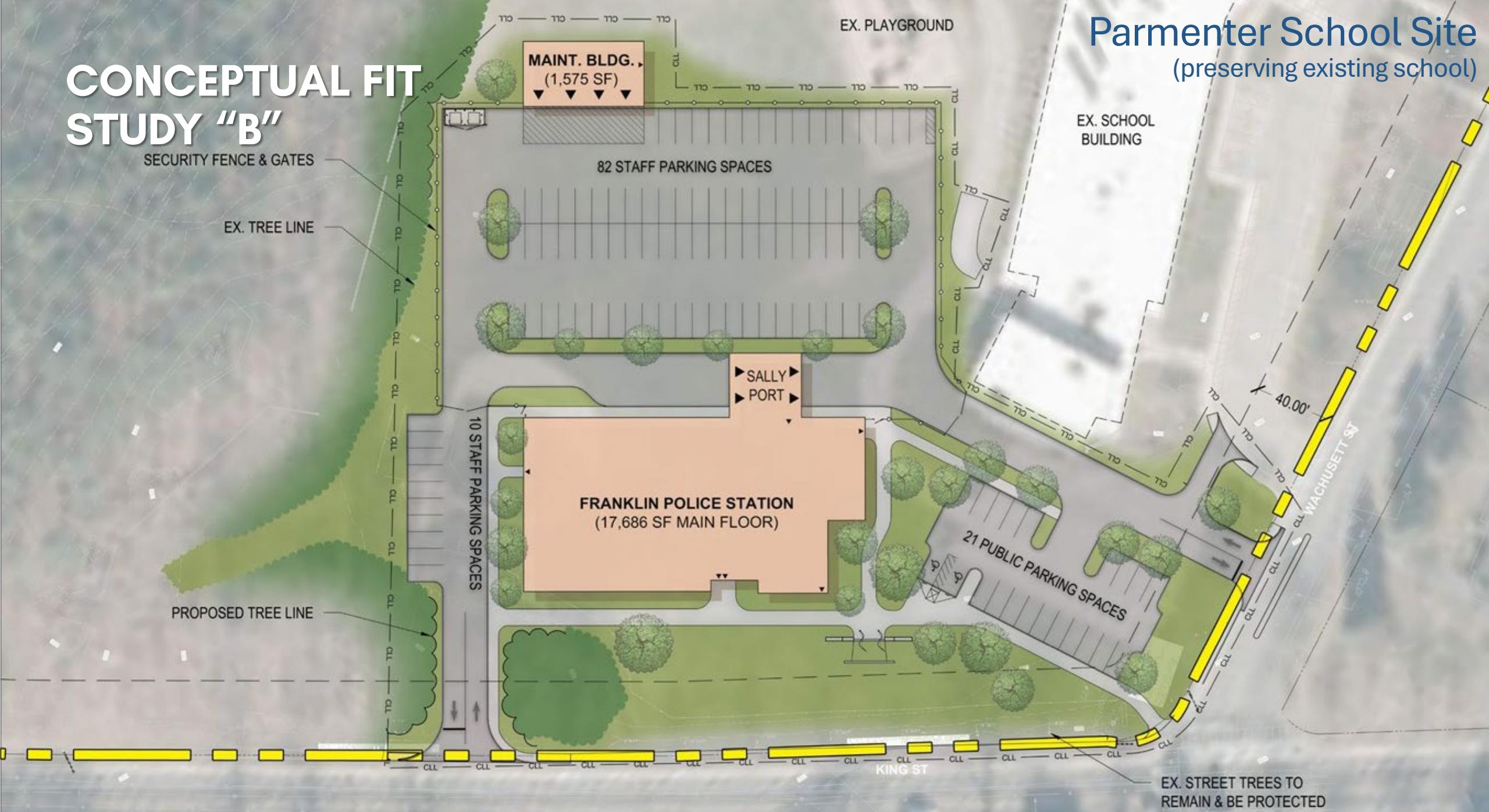
CONCEPTUAL FIT STUDY "A"

EX. TREE LINE



Parmenter School Site (preserving existing school)

CONCEPTUAL FIT STUDY "B"



FLOOR PLAN DESIGN

Developing Your New and Improved Station



LOWER-LEVEL FLOOR PLAN

10,617 GROSS SF



COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- POLICE PATROL
- RECOVERY
- TRAINING

MAIN-LEVEL FLOOR PLAN

17,827 GROSS SF



UPPER-LEVEL FLOOR PLAN

10,617 GROSS SF



CONCEPTUAL EXTERIOR RENDERING



CONCEPTUAL EXTERIOR RENDERING



CONCEPTUAL EXTERIOR RENDERING



DEVELOPING THE BUDGET

Solid, Professional Construction Cost Estimating

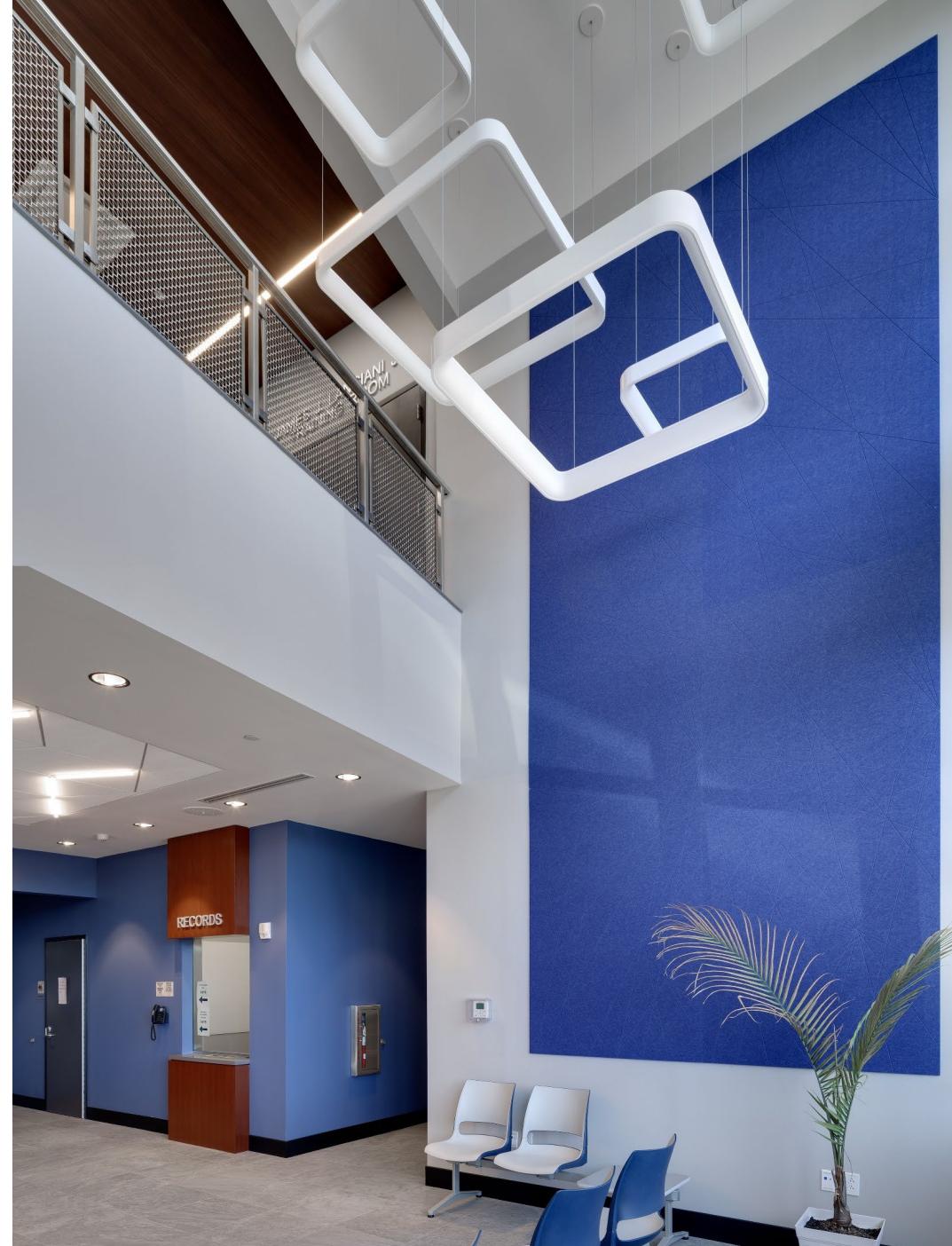
Full Design Team Review

Realistic & Comprehensive Project Costs

Based on Experience & Sim. Project Cost-Tracking

Appropriate Contingencies

Relatable & Rational to Franklin's taxpayers



SUMMARY OF CONSTRUCTION BUDGET

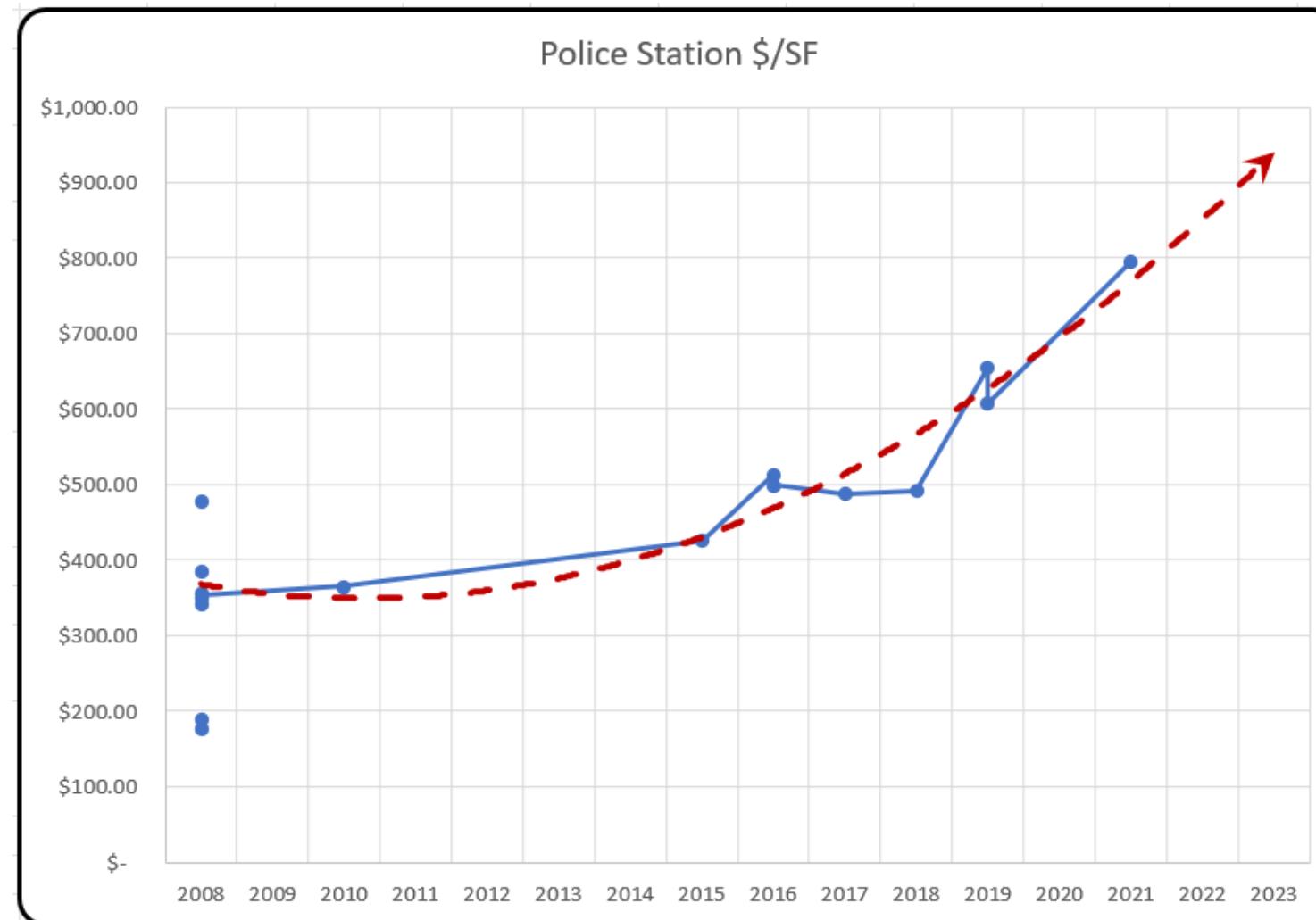
New Building Construction:	\$ 21,330,000
Outbuilding Construction:	\$ 550,000
Site Development:	\$ 3,250,000
Partially Demo Existing School:	\$ 1,500,000
Design Contingency (10%):	\$ 2,660,000
General Conditions:	\$ 2,640,000
Insurances / Bonds:	\$ 885,000
Contractor Fee:	\$ 1,025,000
Escalation (Spring 2027 Bid):	\$ 1,525,000
Anticipated Construction Cost	\$ 35,365,000
Owners Contingency	\$ 2,662,000
Anticipated Construction Budget	\$ 38,027,000

SUMMARY OF TOTAL PROJECT BUDGET

Construction Cost:	\$ 38,027,000
Equipping Costs: (i.e., FF&E, Loose Equipment, Security, Technology, IT, Radio)	\$ 2,350,000
Indirect Soft Costs: (i.e., A/E Fees, OPM, Peer review, Additional Testing, Contingencies)	\$ 7,590,000
Anticipated Total PROJECT Budget	\$ 47,967,000

POLICE STATION COST PER SQUARE FOOT

2008 - 2023



POLICE/FIRE & COMBINED COST PER SQUARE FOOT

2015 - 2025

FACILITY & TYPE	Bldg. Area	Bid Year	Comparative <i>Construction Costs</i> \$/SF (escalated to 2026)				February 13, 2025
			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	
SUDSBURY 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	

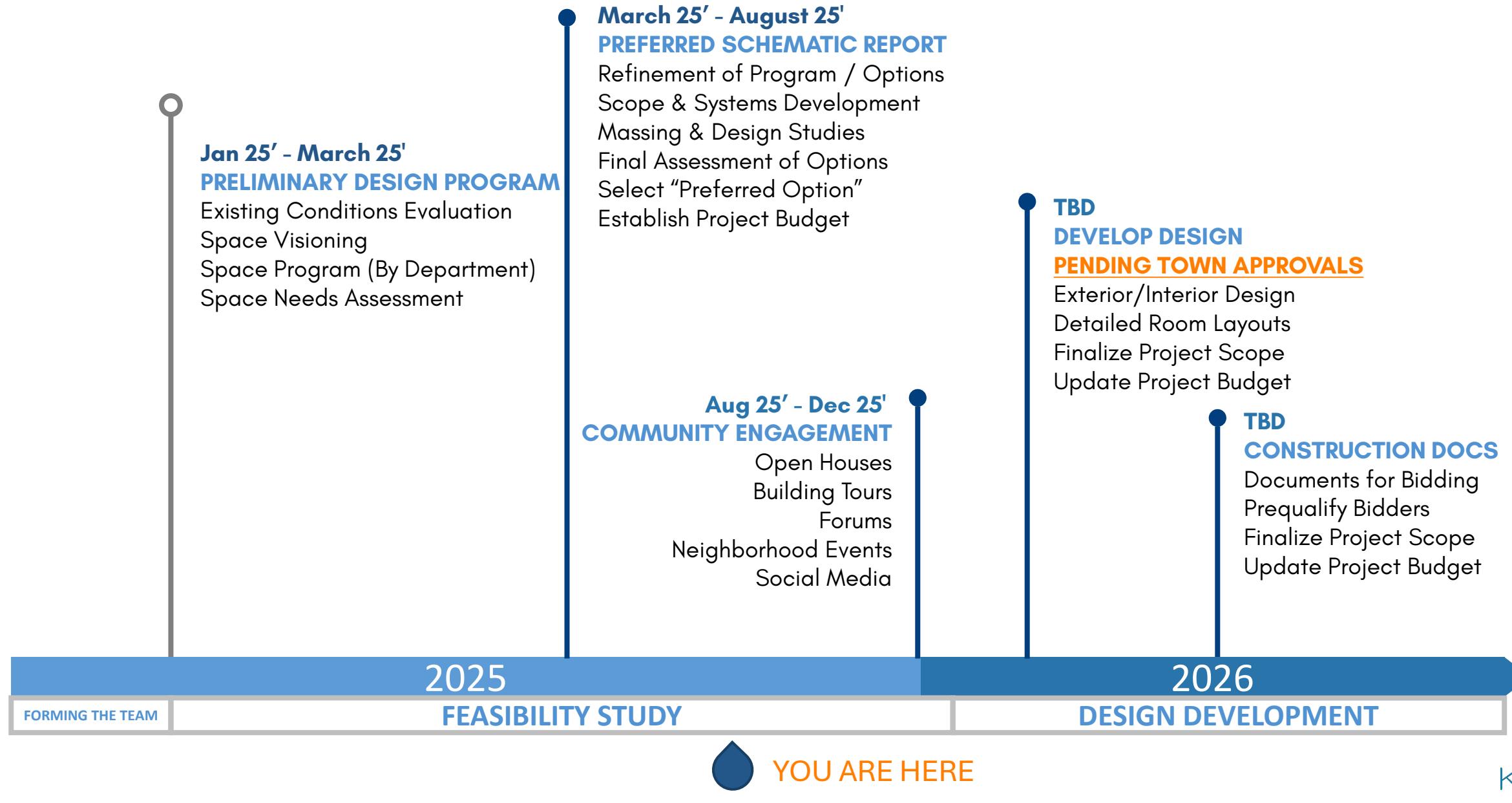
* A CM@Risk rather than GC Project

2024 COST/SF
\$1,077

2025 COST/SF
\$1,174

2026 COST/SF
\$1,303

NEXT STEPS/SCHEDULE





KBA