

# NEW FRANKLIN POLICE STATION

FRANKLIN, MA



KBA



AUGUST 27, 2025



# AGENDA

WEBSITE (LAUNCHED)

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BUILDING TOURS

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PROGRAMMING STUDY PROCESS

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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

# 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 13<sup>TH</sup> @ 1PM**

**TUESDAY:**

**SEPTEMBER 23<sup>RD</sup> @ 6PM**

**SUNDAY:**

**OCTOBER 5<sup>TH</sup> @ 6PM**





MINSTER POLICE DEPARTMENT

POLICE

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

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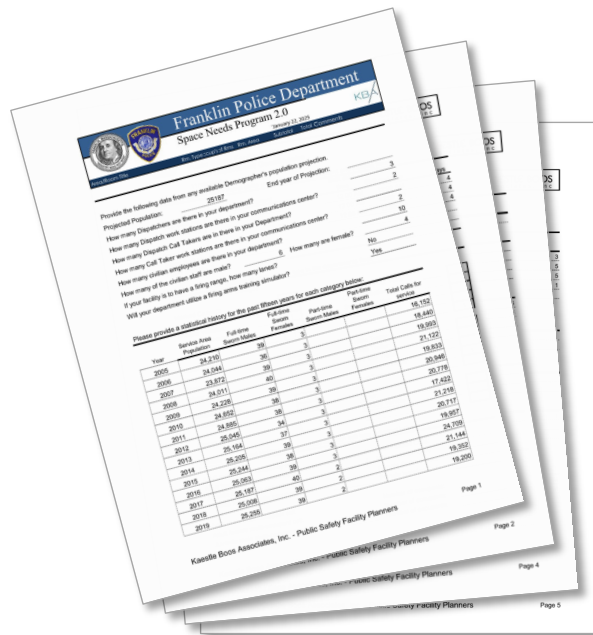
CRITERIA STANDARDS AND  
PROGRAMMING



# 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



The image shows a stack of forms for the Franklin Police Department's Space Needs Program 2.0. The top form is titled "Franklin Police Department Space Needs Program 2.0" and includes a table for "Please provide a historical history for the last 10 years for each category below". The table has columns for "Year", "Service Area Population", "Full-time Sworn Officers", "Part-time Sworn Officers", "Police Reserve Officers", and "Total Sworn for Service". The data is as follows:

Year	Service Area Population	Full-time Sworn Officers	Part-time Sworn Officers	Police Reserve Officers	Total Sworn for Service
2005	24,210	30	3	0	33
2006	24,044	30	3	0	33
2007	23,875	40	3	0	43
2008	24,011	39	3	0	42
2009	24,220	39	3	0	42
2010	24,491	39	3	0	42
2011	24,691	39	3	0	42
2012	24,885	39	3	0	42
2013	25,045	37	3	0	40
2014	25,144	36	3	0	39
2015	25,244	36	3	0	39
2016	25,344	36	3	0	39
2017	25,444	36	3	0	39
2018	25,544	36	3	0	39
2019	25,644	36	3	0	39
2020	25,744	36	3	0	39

Page 1

Page 2

Page 3

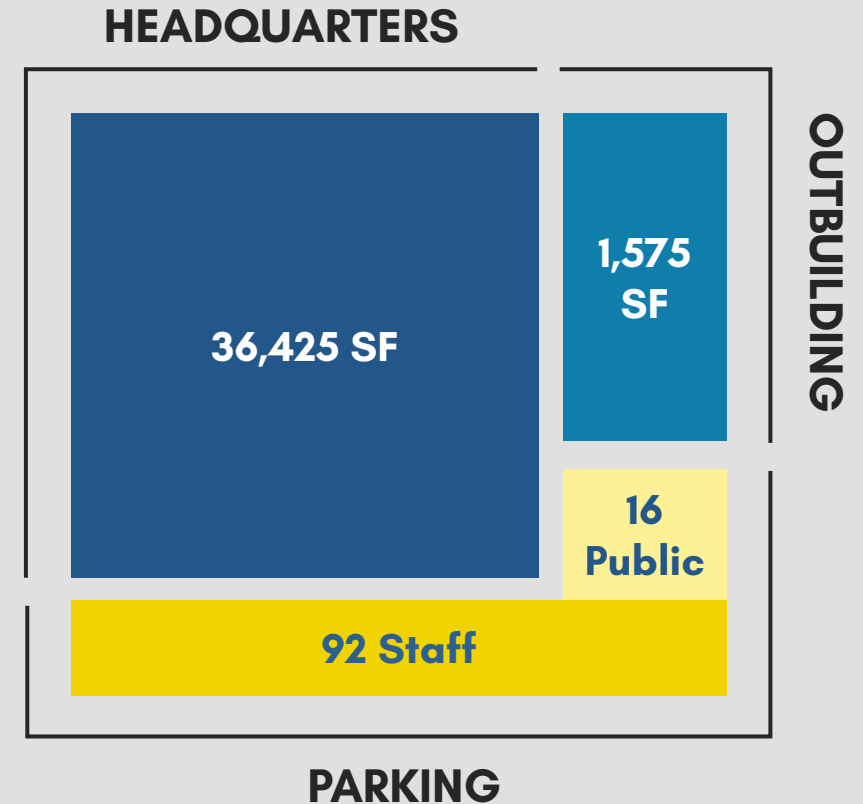
Page 4

Page 5

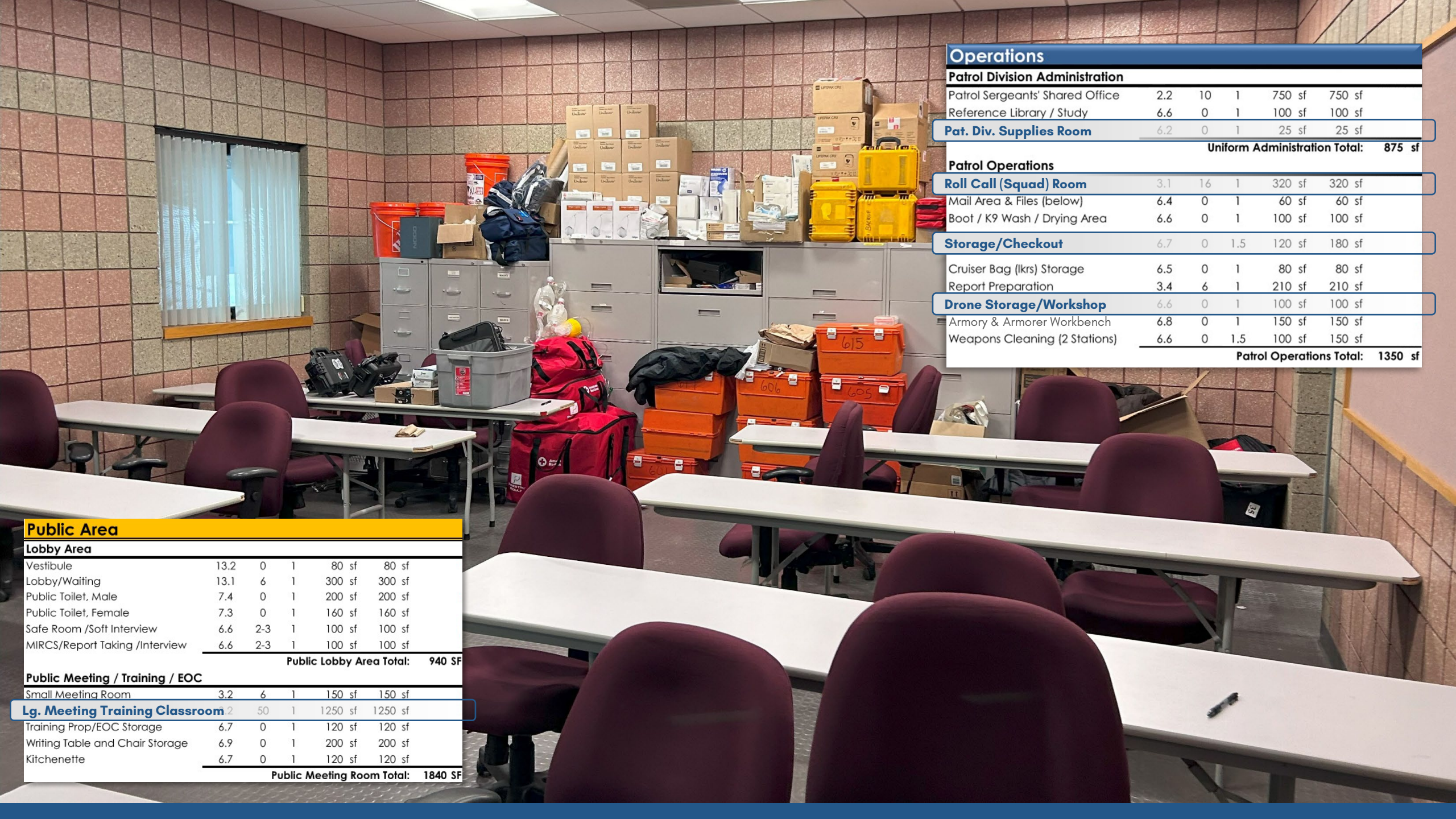




KB/A







## 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
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Uniform Administration Total: 875 sf

### Patrol Operations

Roll Call (Squad) Room	3.1	16	1	320 sf	320 sf
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Mail Area & Files (below)	6.4	0	1	60 sf	60 sf
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Boot / K9 Wash / Drying Area	6.6	0	1	100 sf	100 sf
------------------------------	-----	---	---	--------	--------

Storage/Checkout	6.7	0	1.5	120 sf	180 sf
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Cruiser Bag (lks) Storage	6.5	0	1	80 sf	80 sf
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Report Preparation	3.4	6	1	210 sf	210 sf
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Drone Storage/Workshop	6.6	0	1	100 sf	100 sf
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Armory & Armorer Workbench	6.8	0	1	150 sf	150 sf
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Weapons Cleaning (2 Stations)	6.6	0	1.5	100 sf	150 sf
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Patrol Operations Total: 1350 sf

## 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	2	50	1	1250 sf	1250 sf
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

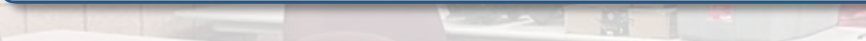
Public Meeting Room Total: 1840 SF



**Pat. Div. Supplies Room**



**Drone Storage/Workshop**



**Roll Call (Squad) Room**



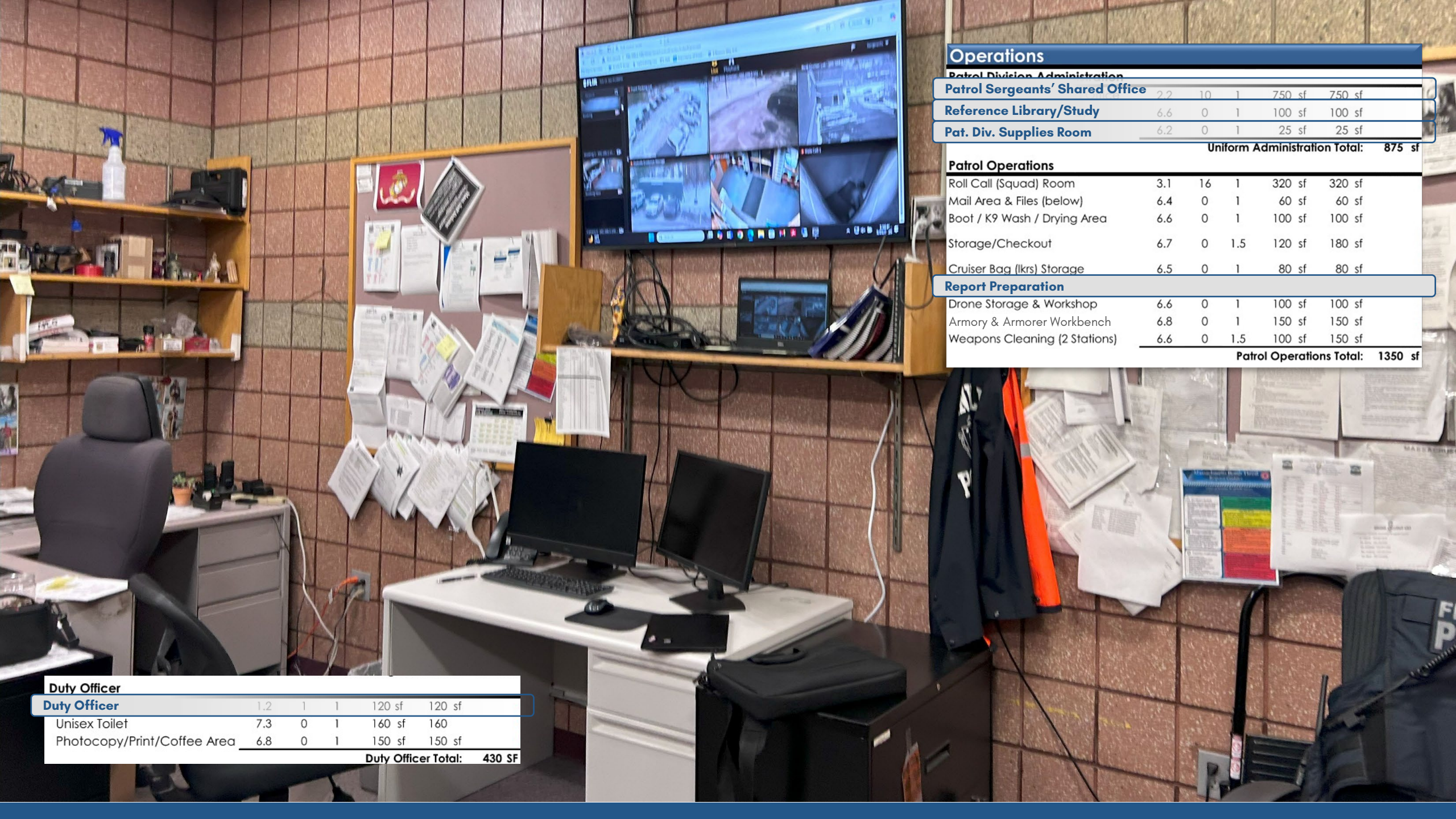
**Lg. Meeting Training Classroom**



**Storage/Checkout**







## 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 (lks) 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

### Duty Officer

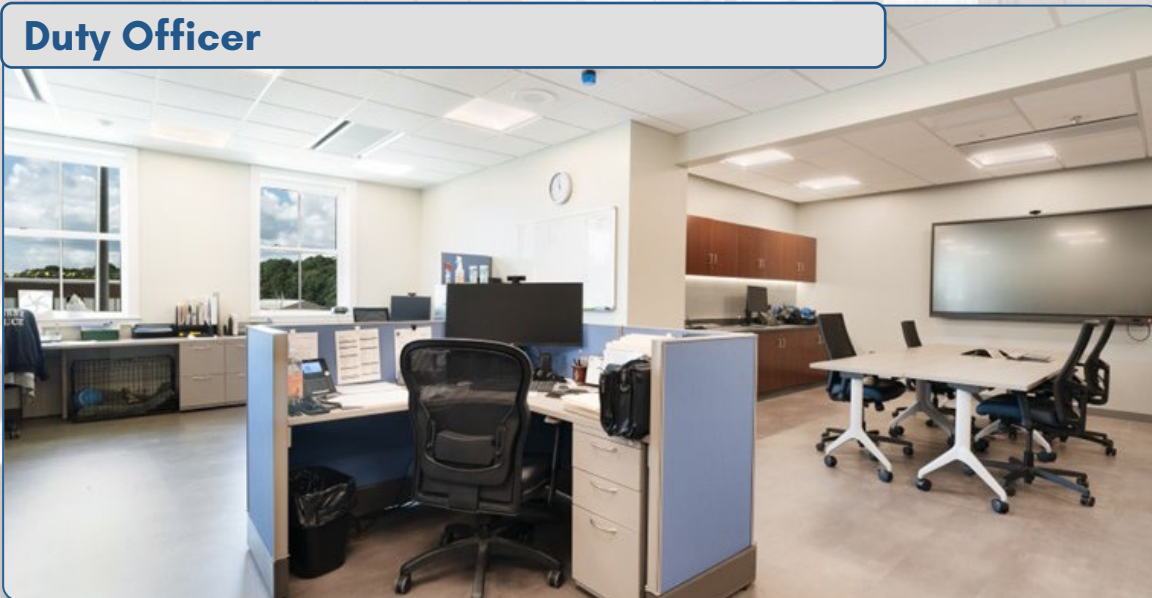
Duty Officer	1.2	1	1	120 sf	120 sf
Unisex Toilet	7.3	0	1	160 sf	160
Photocopy/Print/Coffee Area	6.8	0	1	150 sf	150 sf
Duty Officer Total:				430	SF



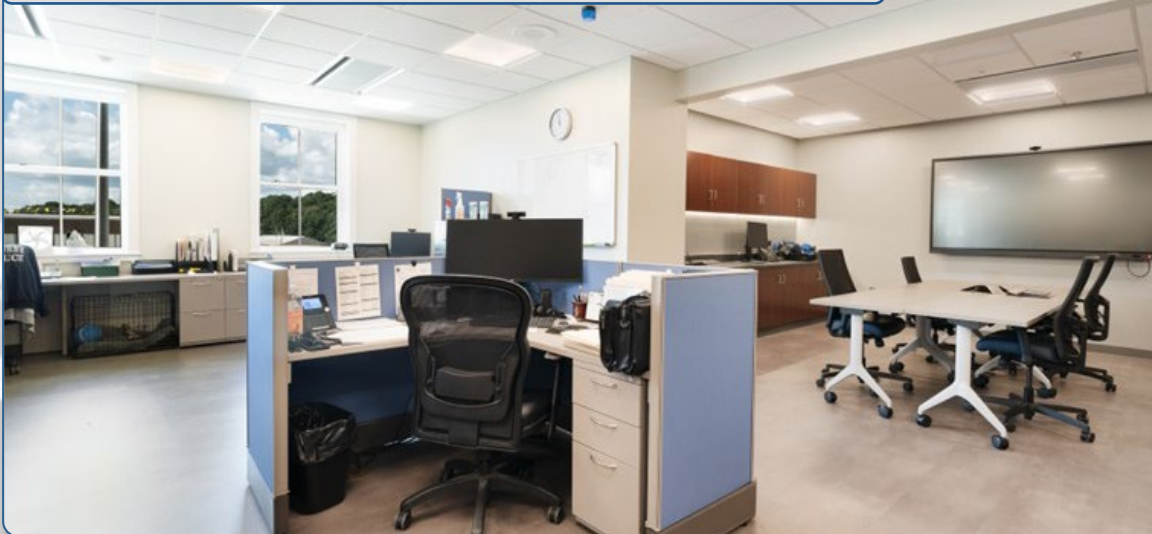
**Patrol Sergeants' Shared Office**



**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



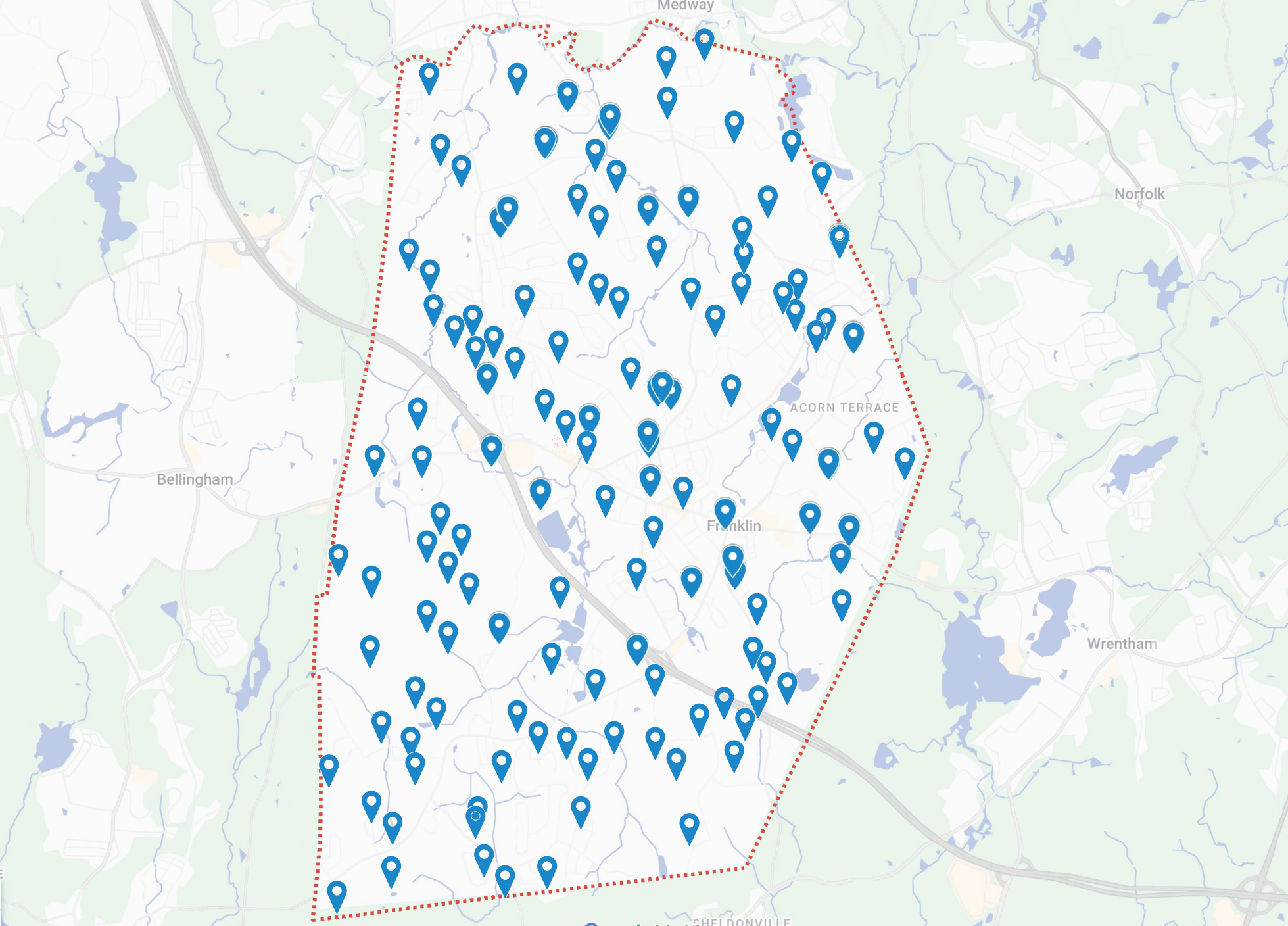
## SITE/PROPERTY NEEDS

- 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:

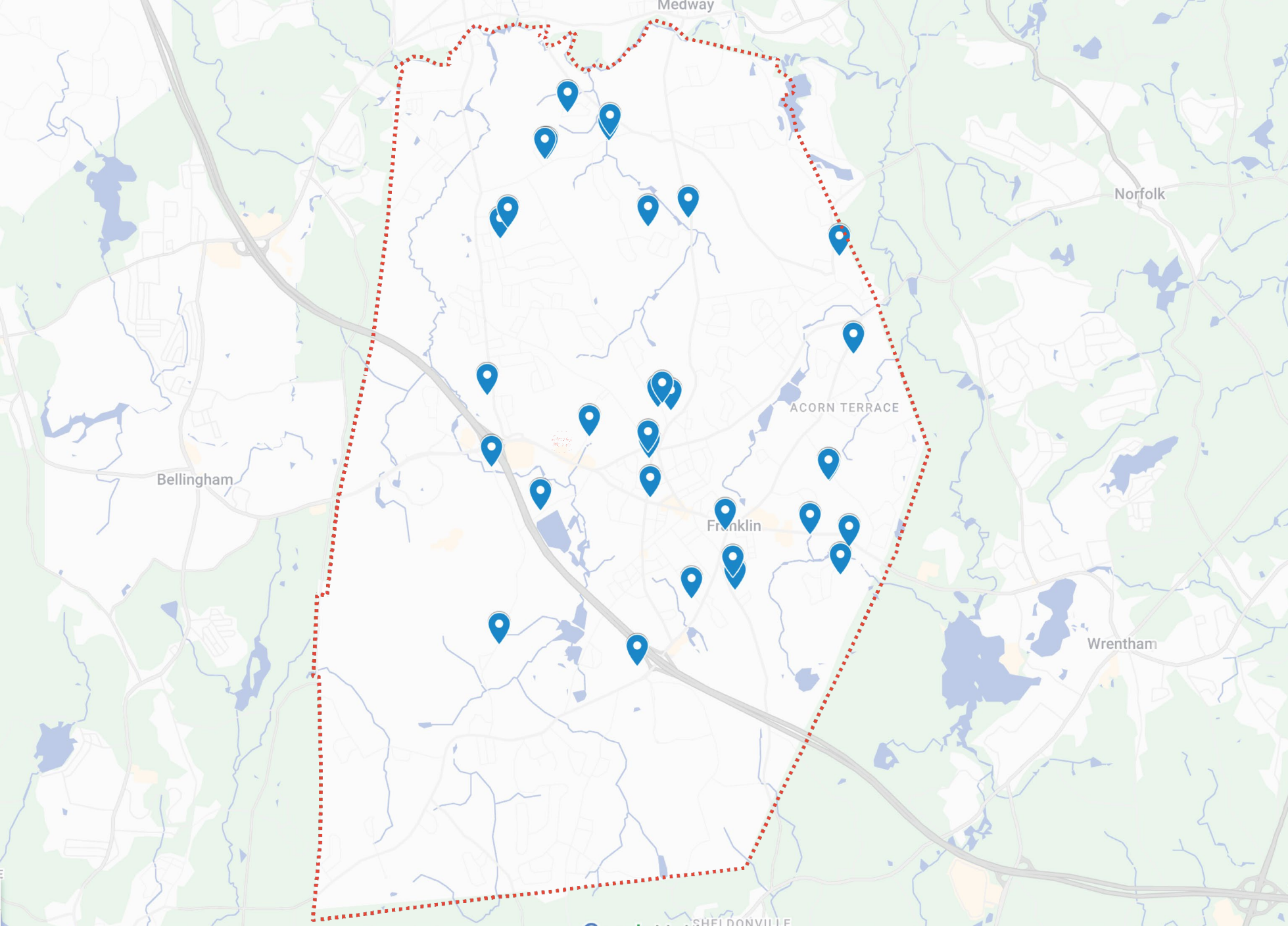
Review of available and town-owned property

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.**

Franklin Public Safety - Site Selection List of Sites

32 total sites considered. Town & Privately Owned  
General: Sites with Available area under 4.0 acres were not considered as they are too small to meet Program requirements (e.g. size of building, parking and amenities)  
Other than general preference categories, sites listed are not rated or listed in any particular order or preference

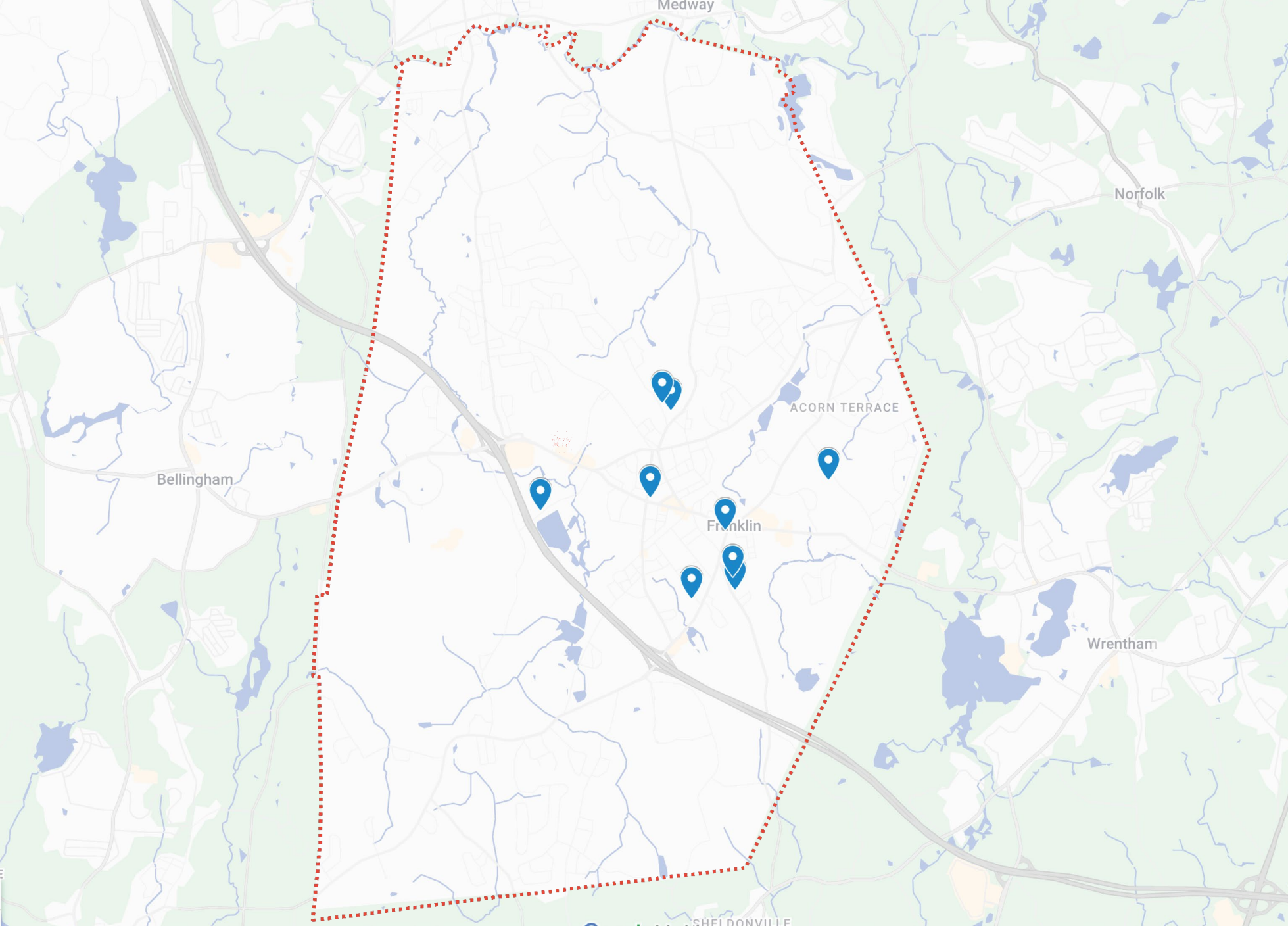
May 27, 2025

2 of 5

1 of 5

Street Address	Current Owner	General Description	Lot Size (Ac.)	Location	Environmental	GO/NO GO Comments	Parcel ID
27 505 KING ST	MCPH 555 KING LLC						
28 RED GATE LN	OAK RIDGE CONSTRUCT INC.						
29 800 Chestnut St.	SBA REALTY LLC						
30 444 East Central St.	STON PHS						
31 Near 911 Panther way							
32 106 Grove Street							
11 66 MAPLE ST	DEAN COLLEGE						
13 Contiguous to (92) Jordan Road	DELFINO RICHARD P						
14 Adjacent to 17 Woodhaven Road	FRANKLIN TOWN OF						
15 (34) PARTRIDGE ST	FRANKLIN TOWN OF						
16 Contiguous to (34) PARTRIDGE ST.	FRANKLIN TOWN OF						
17 Access Adjacent to 117 Northgate Road	FRANKLIN TOWN OF						
18 Access at 89 Parliament Drive	FRANKLIN TOWN OF						
05 455 Beaver St.	FRANKLIN TOWN OF						
06 35 Summer St.	FRANKLIN TOWN OF						
07 Opposite 17 Summer St.	FRANKLIN TOWN OF						
08 117 West Central Street	FRANKLIN TOWN OF						
09 None Cranberry Dr & Winterberry Drive	CALNAN JOHN W JR						
10 Adjacent to: 602 LINCOLN ST	CALNAN JOHN W JR	Former Farm	34.613	Frontage on Lincoln Street and Winterberry Dr.			
01 235 Wachusett St.	FRANKLIN TOWN OF	Gerald M. Parmenter Elementary School	20.496	Existing elementary school property	South of Town Center	Developed areas: Relatively flat, No Wetlands	297-050-000
02 69 MAPLE ST	DEAN COLLEGE	Deane College Longley Soccer fields (south)	18.405	Deane College soccer fields	South of Town Center	Developed areas: Relatively flat, No Wetlands	297-050-000
12 11 MAPLE ST	DEAN COLLEGE	Undeveloped area (5.6 acres) South may be usable. Frontage to Maple Street.		Undeveloped area (5.6 acres) South may be usable. Frontage to Maple Street.	South of Town Center	Developed areas: Relatively flat, No Wetlands	297-050-000
03 (92) JORDAN RD	DEAN COLLEGE	Undeveloped Land	11.444	South of Dean College soccer fields	North of Town Center	Wetlands: No Topo: Moderate	261-004-000
04 43 KING ST	DELLORICO VIRGINIA M	Undeveloped Land	21.829	Undeveloped wooded lot	North of Town Center	Wetlands: YES Water Course YES Topo: Moderate	261-004-000
		Former farm with stream and wetlands	25.22	Single family residence with large, wooded back lot. Frontage on King St. Water Course & Wetland bisect lot	East of Town Center	Wetlands: No Topo: Moderate	261-011-000
					South Central, South of 1.495	Wetlands: YES Water Course: Yes Topo: Moderate to steep	266-092-000
						Acquisition cost \$5 regulated areas	313-043-000





# 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*

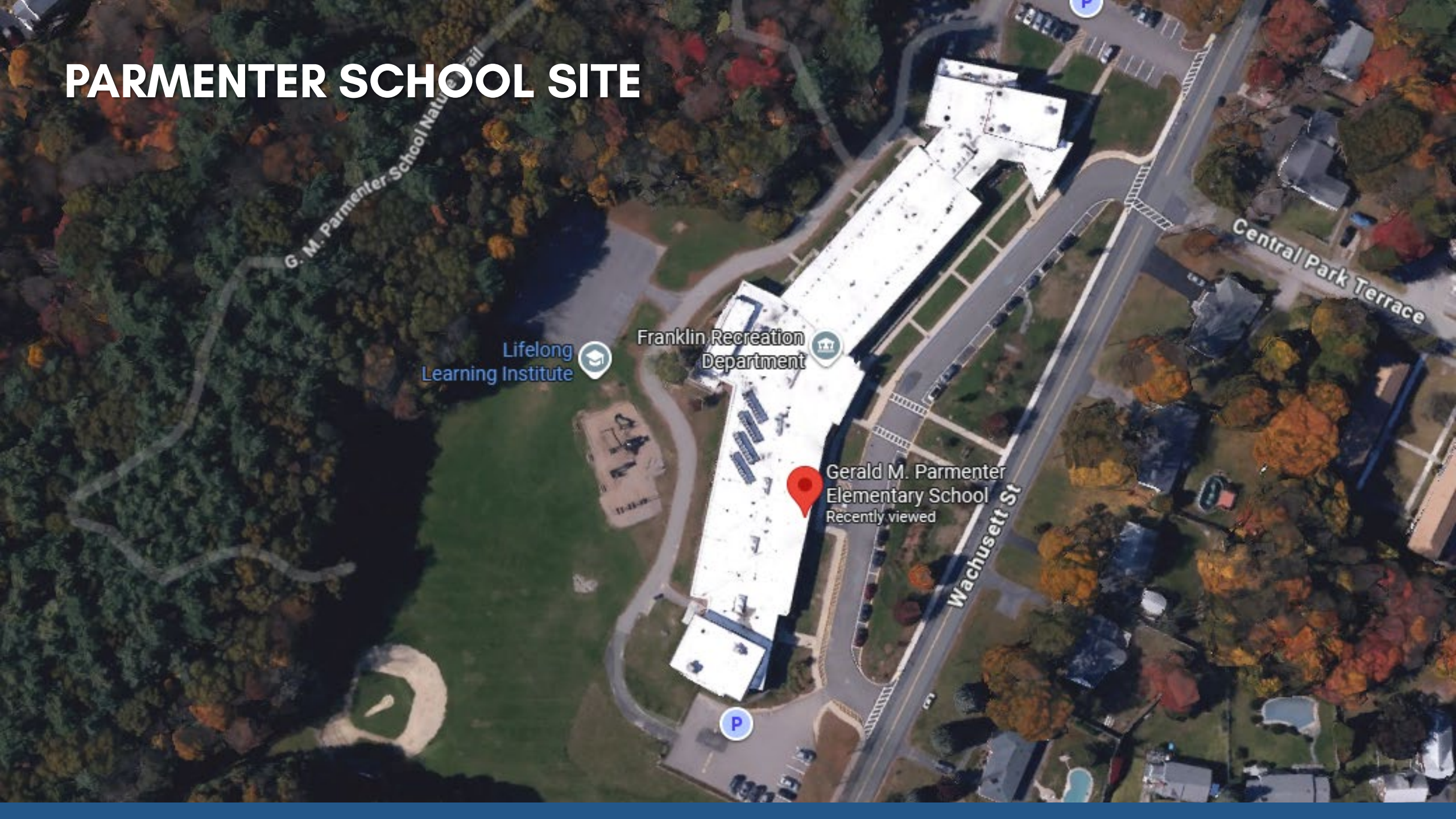
*Room for future expansion*

*Central Access to Town North and South*





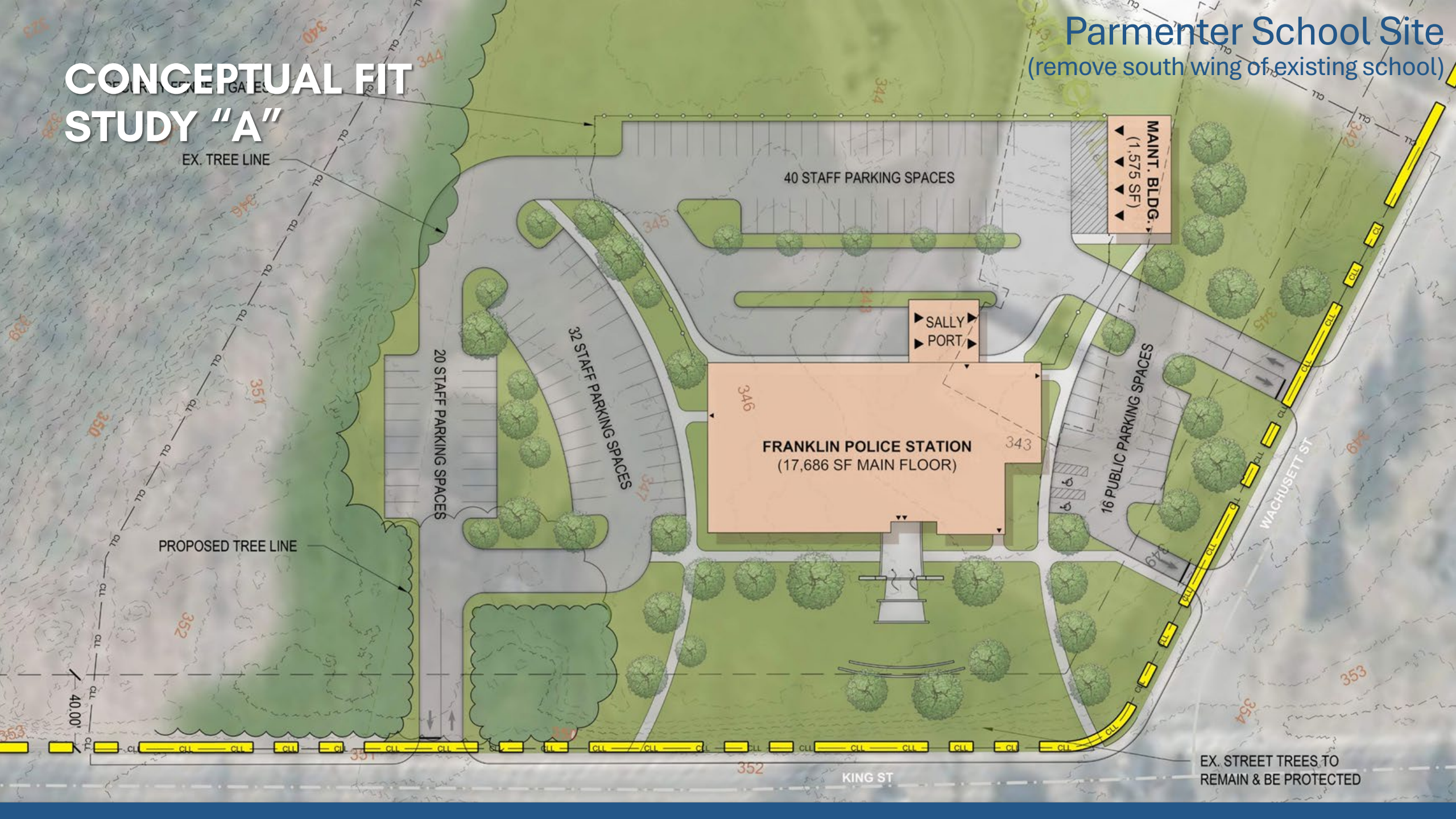
# PARMENTER SCHOOL SITE





# CONCEPTUAL FIT STUDY "A"

Parmer School Site  
(remove south wing of existing school)





# CONCEPTUAL FIT STUDY "B"

SECURITY FENCE & GATES

EX. TREE LINE

PROPOSED TREE LINE

MAINT. BLDG.  
(1,575 SF)

EX. PLAYGROUND

82 STAFF PARKING SPACES

SALLY  
PORT

FRANKLIN POLICE STATION  
(17,686 SF MAIN FLOOR)

10 STAFF PARKING SPACES

21 PUBLIC PARKING SPACES

EX. SCHOOL  
BUILDING

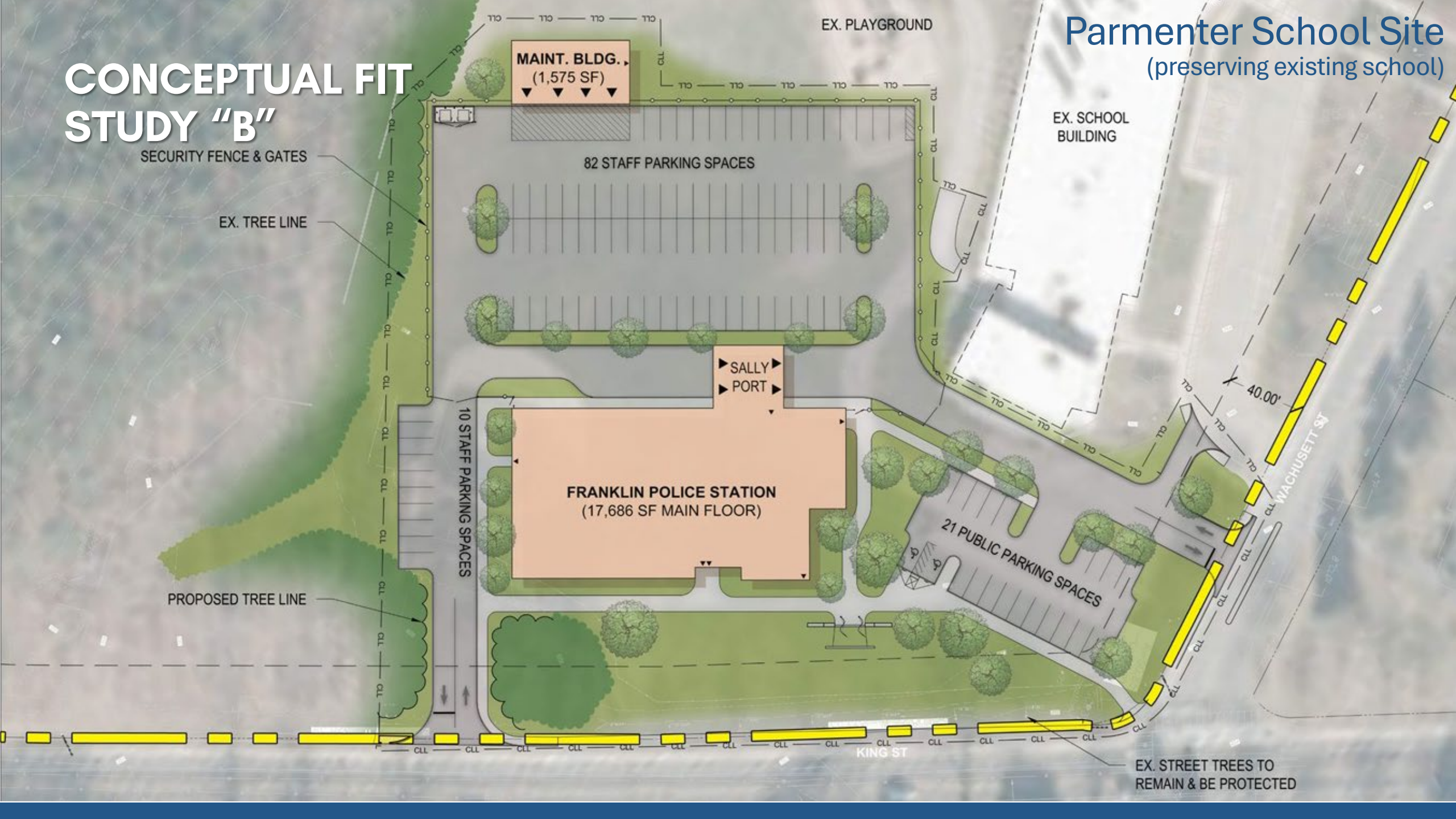
## Parmenter School Site (preserving existing school)

40.00'

WACHUSETT ST

KING ST

EX. STREET TREES TO  
REMAIN & BE PROTECTED





# 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

<b>Anticipated Construction Budget</b>	<b>\$ 38,027,000</b>
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# SUMMARY OF TOTAL PROJECT BUDGET

Construction Cost: \$ 38,027,000

Equipping Costs: \$ 2,350,000

(i.e., FF&E, Loose Equipment, Security, Technology, IT, Radio)

Indirect Soft Costs: \$ 7,590,000

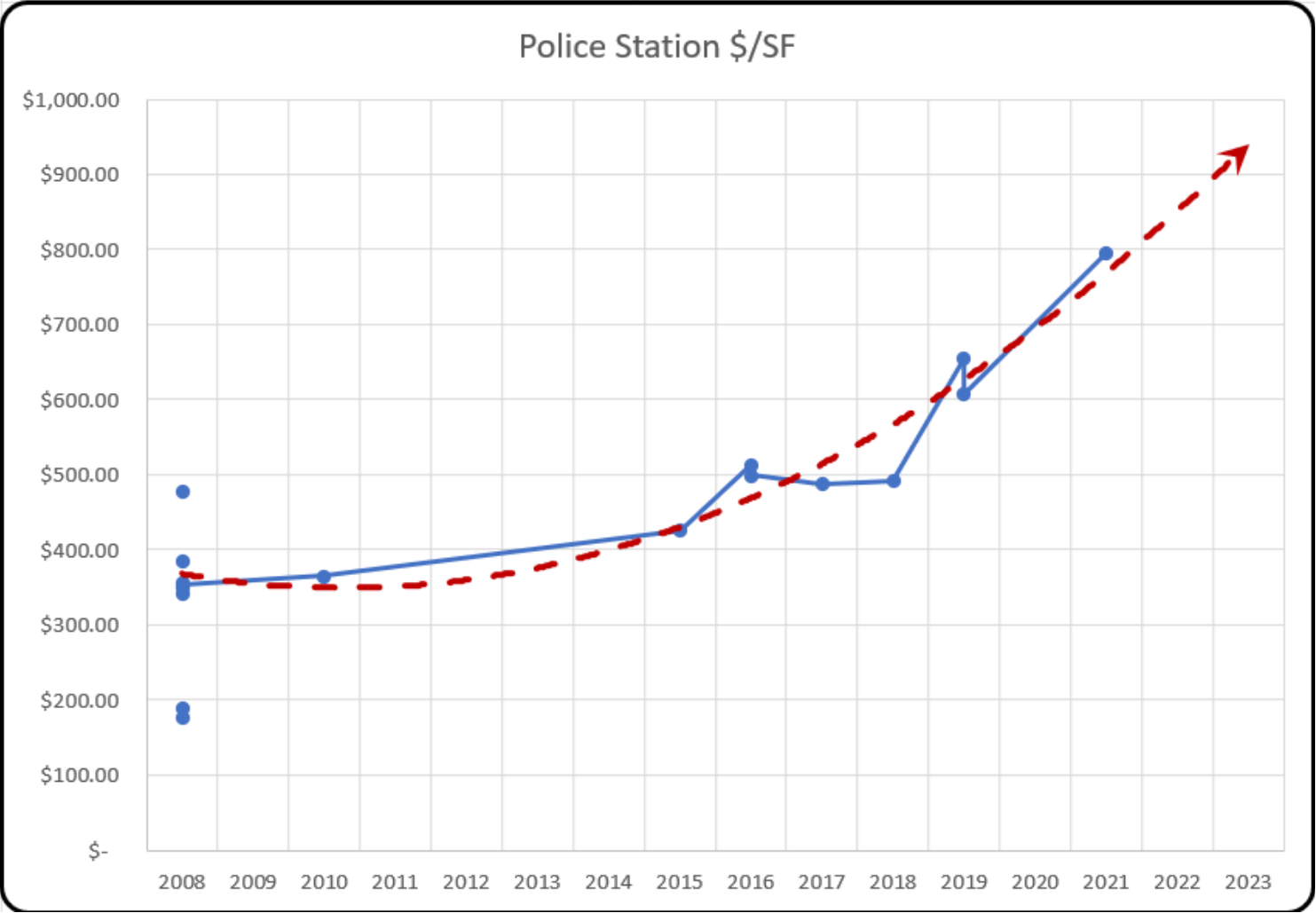
(i.e., A/E Fees, OPM, Peer review, Additional Testing, Contingencies)

**Anticipated Total PROJECT Budget \$ 47,967,000**



# POLICE STATION COST PER SQUARE FOOT

2008 - 2023





# POLICE/FIRE & COMBINED COST PER SQUARE FOOT

2015 - 2025

Police / Fire Station and Combined Public Safety Facility Projects: Comparative <b>Construction Costs</b> \$/SF (escalated to 2026)						
February 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						

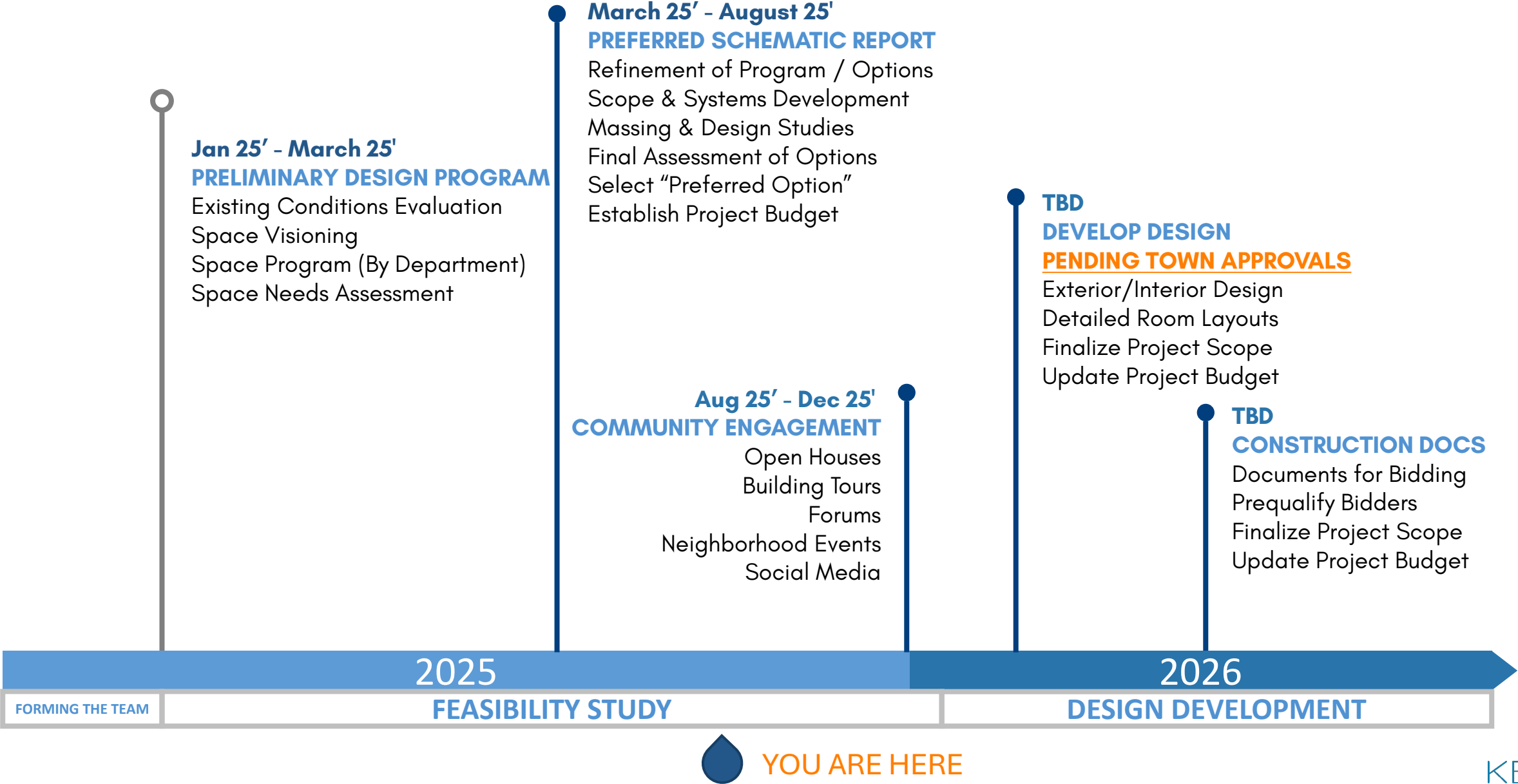
2024 COST/SF  
**\$1,077**

2025 COST/SF  
**\$1,174**

2026 COST/SF  
**\$1,303**



# NEXT STEPS/SCHEDULE





THANK YOU

KBA

