

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

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



POLICE

MINSTER POLICE DEPARTMENT

KBA

OUR STUDY PROCESS

IN-PERSON/VIRTUAL MEETINGS WITH
KEY INDIVIDUALS FROM DEPARTMENT

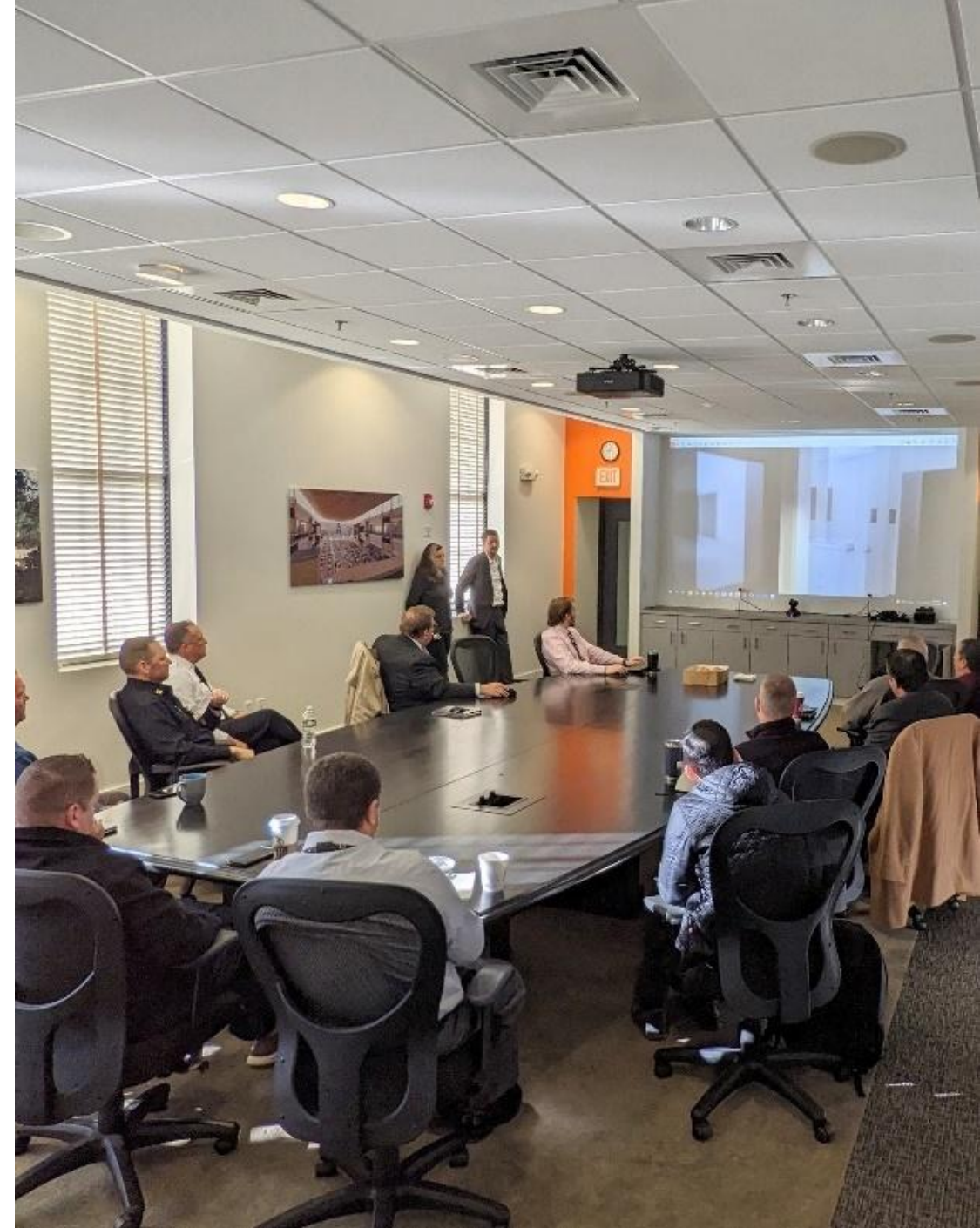
BETTER UNDERSTANDING OF CURRENT
CONSTRAINTS, NEEDS, AND
PROCEDURES

RECOMMEND WAYS TO IMPROVE
OPERATIONAL EFFICIENCY AND
RECRUITMENT/RETENTION

CRITERIA STANDARDS AND
PROGRAMMING

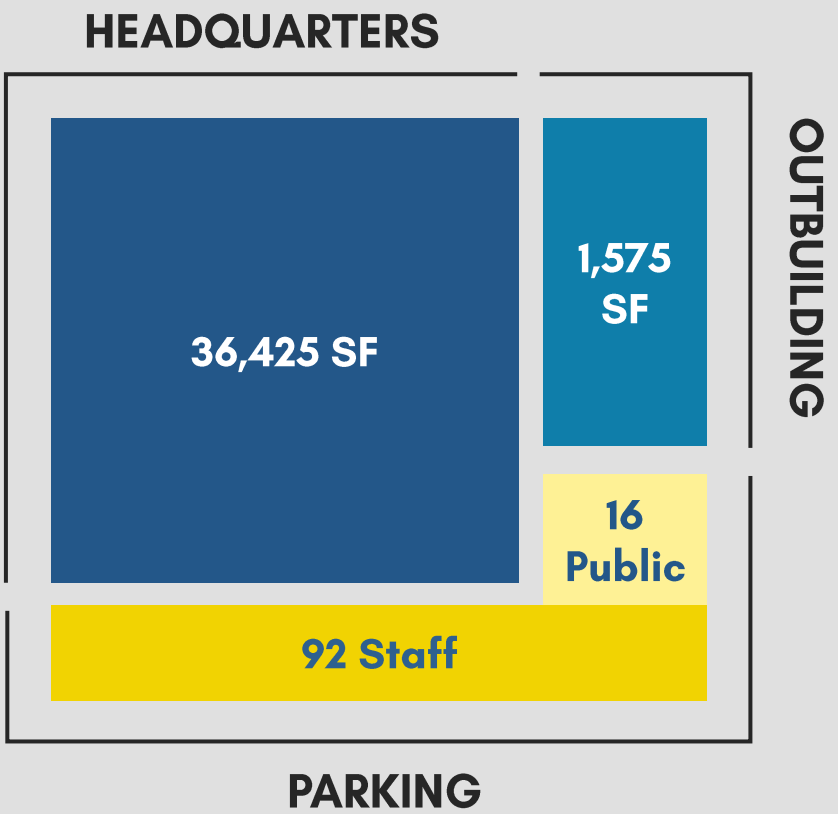


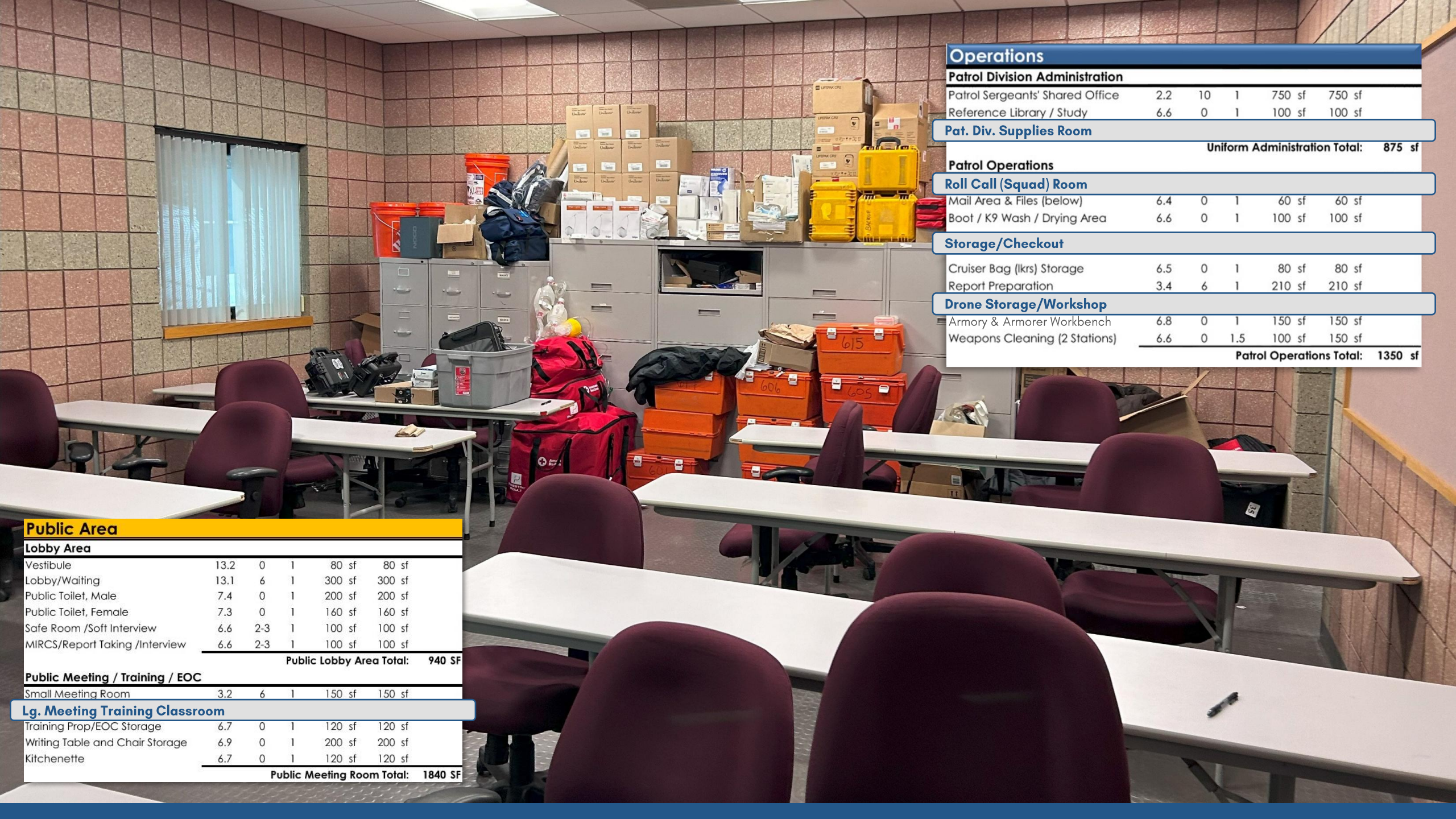
GUIDING PRINCIPLES FOR DESIGN MOVING FORWARD

KBA/

FACILITY PROGRAMMING - Documentation

Franklin Police Department Space Needs Program 2.0									
Public Area									
Lobby Area	13.2	0	1	80	80	ft	in	in	in
Public Waiting	13.1	4	1	300	300	ft	in	in	in
Public Toilet, Male	7.4	0	1	200	200	ft	in	in	in
Public Toilet, Female	7.3	0	1	160	160	ft	in	in	in
Safe Room / Self Interview	6.4	2.3	1	100	100	ft	in	in	in
MECS/Report Taking Interview	6.4	2.3	1	100	100	ft	in	in	in
Public Area Total: 940 SF									
Public Meeting / Training / EOC									
Small Meeting Room	3.2	4	1	120	120	ft	in	in	in
Large Meeting / Training Classroom	3.2	30	1	1200	1200	ft	in	in	in
Training Proprietary Storage	4.7	0	1	120	120	ft	in	in	in
Waiting Table and Chair Storage	4.9	0	1	200	200	ft	in	in	in
Kitchenette	4.7	0	1	120	120	ft	in	in	in
Public Meeting Room Total: 1840 SF									
Duty Officer									
Duty Officer	1.2	1	1	120	120	ft	in	in	in
Unisex Toilet	7.3	0	1	160	160	ft	in	in	in
Photocopy/Print/Coffee Area	4.8	0	1	120	120	ft	in	in	in
Duty Officer Total: 420 SF									
Records									
Records Clerk	1.2	0	1	120	120	ft	in	in	in
Res ID Inq, etc.	4.8	0	1	200	200	ft	in	in	in
Records/Data Processing Total: 320 SF									
Command / Administration / Support									
Command	6.1	4	1	40	40	ft	in	in	in
Police Reception / Waiting	2.2	2	1	120	120	ft	in	in	in
Clerical	1.2	1	1	120	120	ft	in	in	in
Admin. Assistant (Reception)	4.7	0	0	100	100	ft	in	in	in
Office Support / Work Room	4.3	0	1	40	40	ft	in	in	in
Secure Mail Area	1.9	1	1	275	275	ft	in	in	in
Chief's Office	1.7	1	1	225	225	ft	in	in	in
Deputy Chief's Office	1.4	1	1	120	120	ft	in	in	in
Admin. Services Lieutenant's Office	1.4	1	1	120	120	ft	in	in	in
Operations Lieutenant's Office	1.4	1	1	120	120	ft	in	in	in
Special Services Unit's Office	1.4	1	1	120	120	ft	in	in	in
Future Lt's Office	1.3	1	1	120	120	ft	in	in	in
Admin. Sergeant's Office	2.2	0	2	80	80	ft	in	in	in
Staff / Shower	3.2	16	1	400	400	ft	in	in	in
Conference Room	4.2	0	1	20	20	ft	in	in	in
Coffee Prep Area									
Command Total: 2330 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

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 (lks) 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

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
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Lg. Meeting Training Classroom

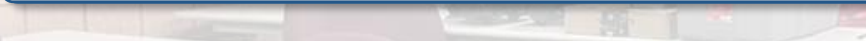
Training Prop/EOC Storage	6.7	0	1	120 sf	120 sf
Writing Table and Chair Storage	6.9	0	1	200 sf	200 sf
Kitchenette	6.7	0	1	120 sf	120 sf

Public Meeting Room Total: 1840 SF

Pat. Div. Supplies Room



Drone Storage/Workshop



Lg. Meeting Training Classroom

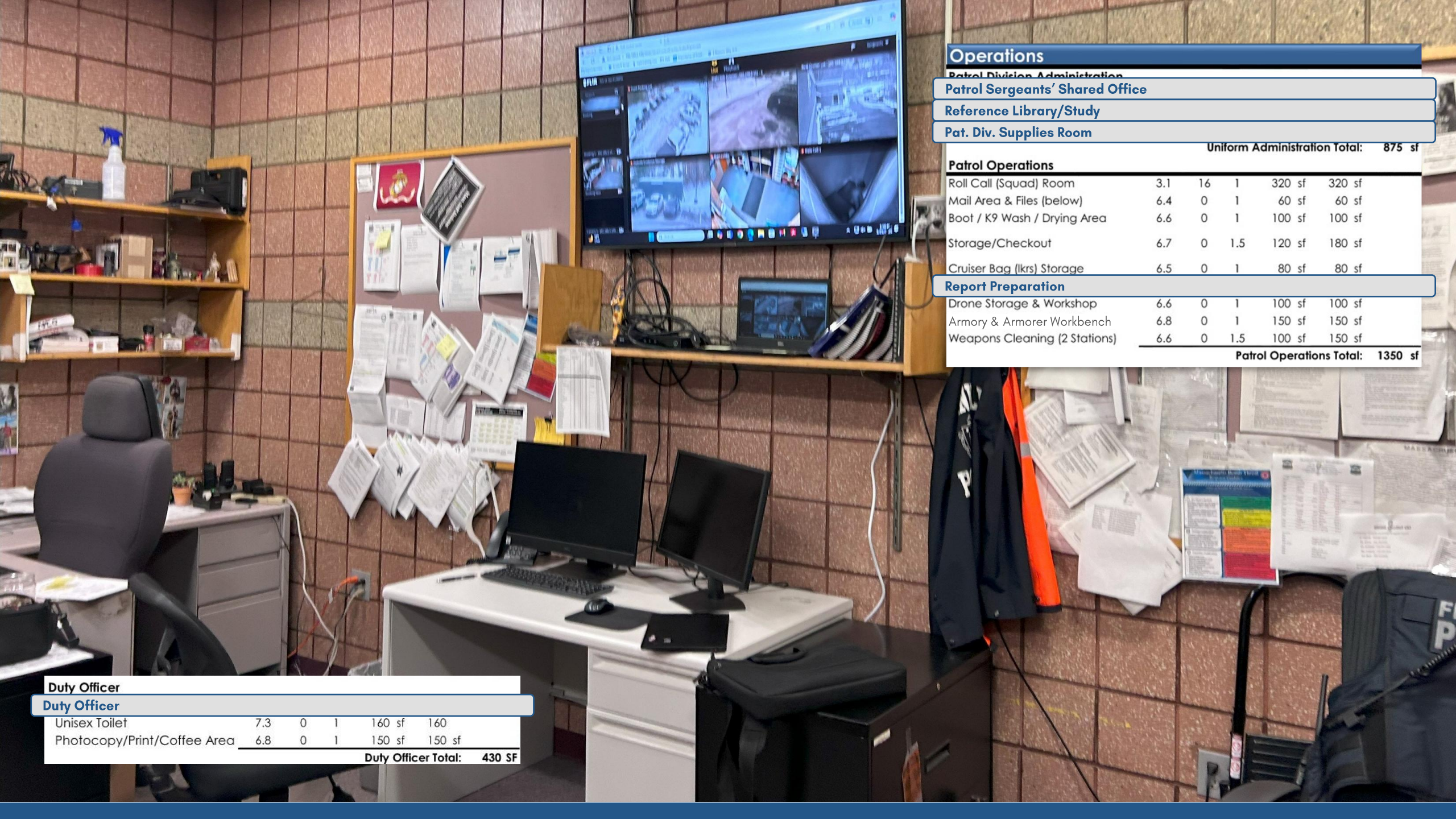


Roll Call (Squad) Room



Storage/Checkout





Operations

Patrol Division Administration

Patrol Sergeants' Shared Office

Reference Library/Study

Pat. Div. Supplies Room

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

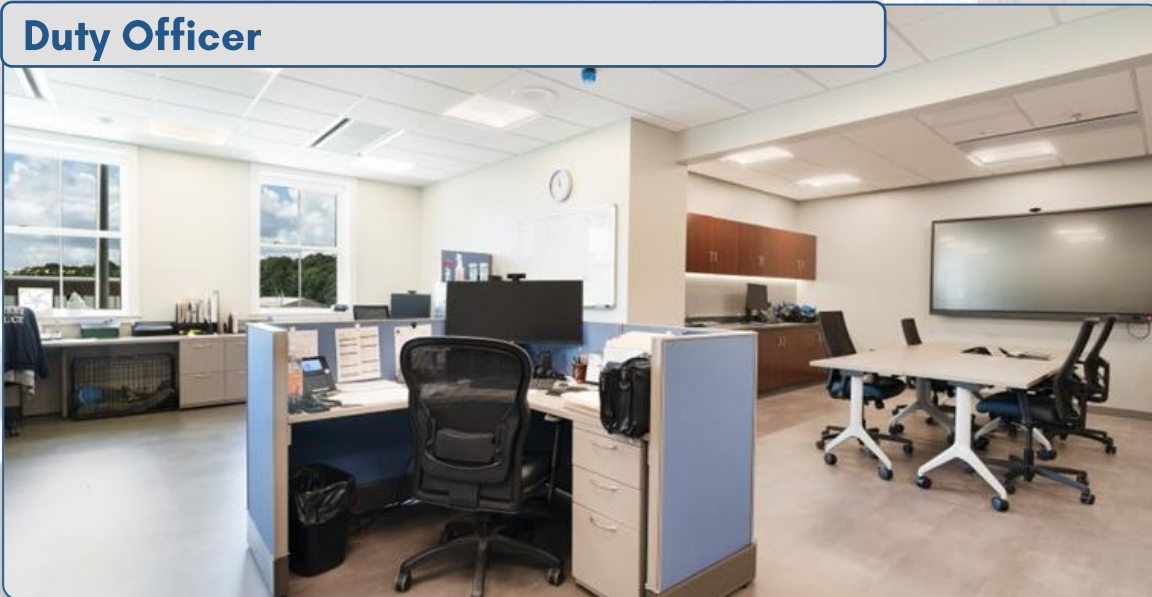
Unisex Toilet	7.3	0	1	160 sf	160
Photocopy/Print/Coffee Area	6.8	0	1	150 sf	150 sf

Duty Officer Total: 430 SF

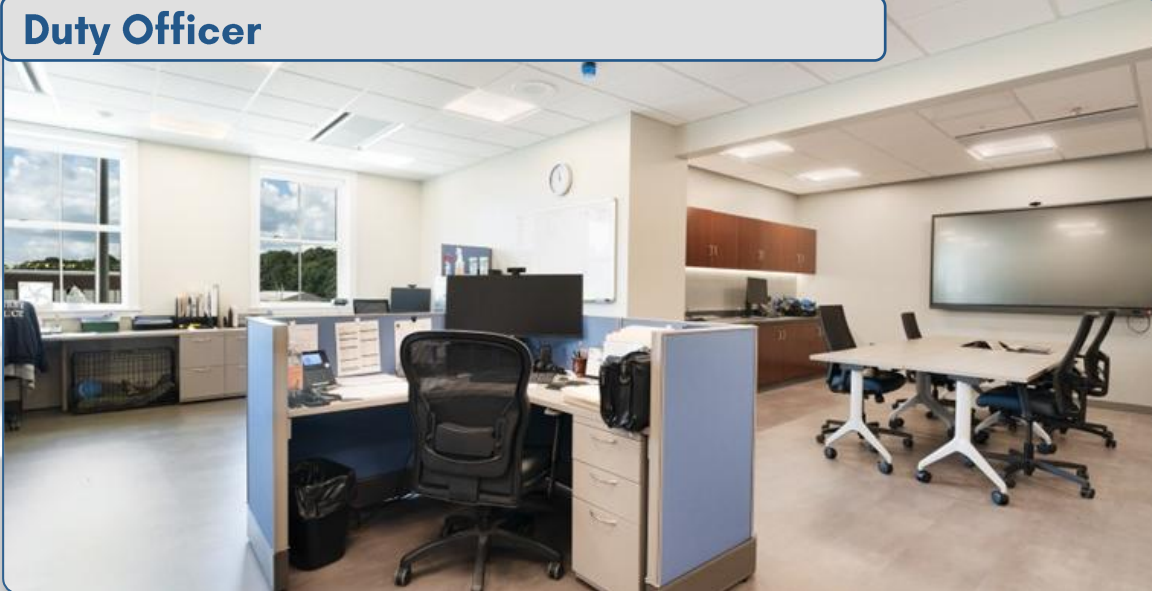
Patrol Sergeants' Shared Office



Reference Library/Study



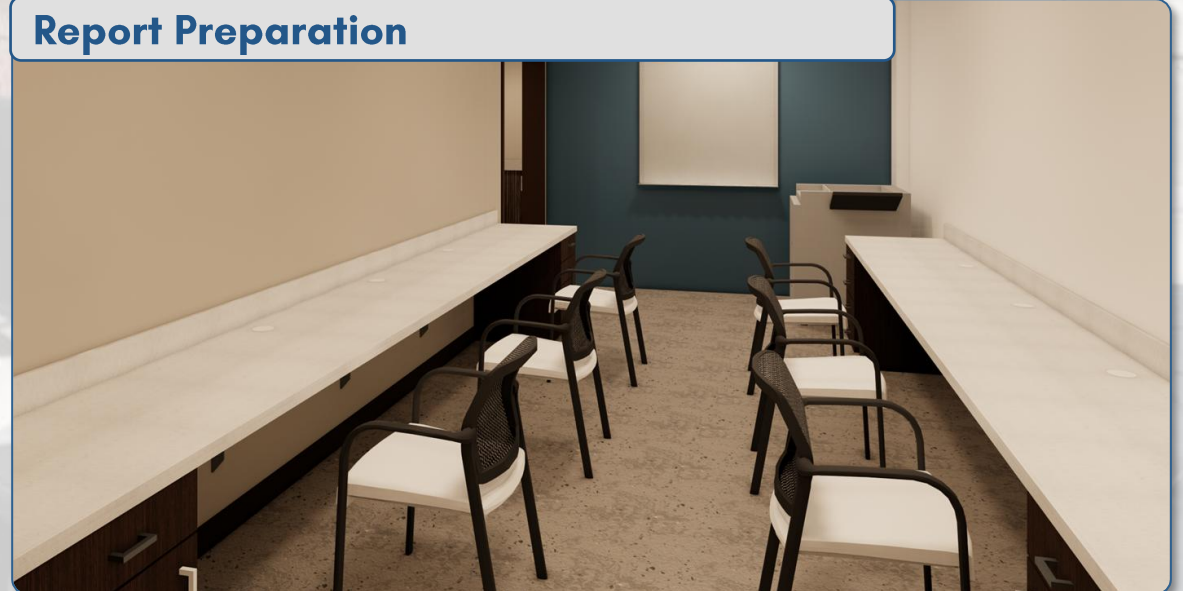
Duty Officer



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

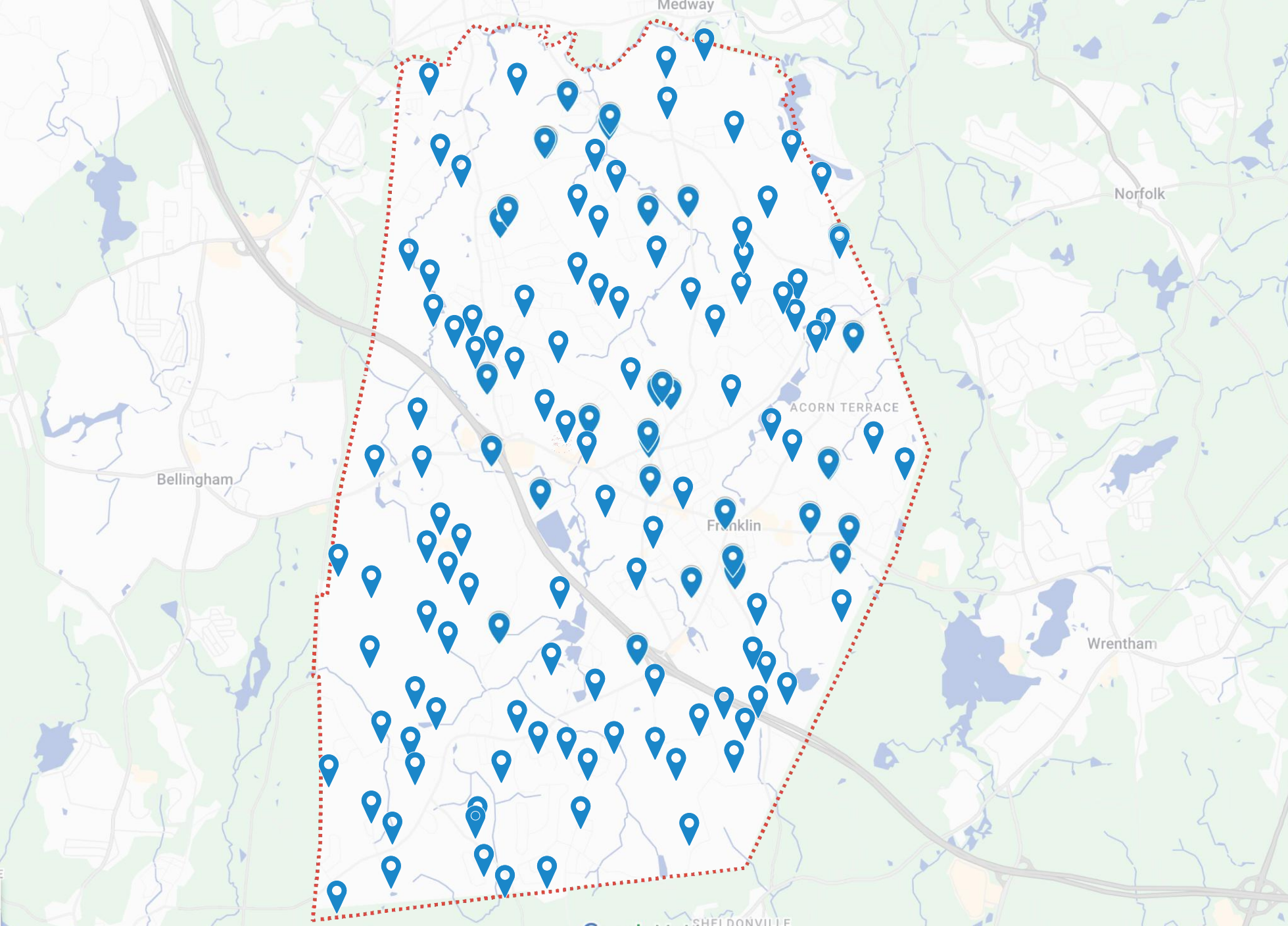


SITE/PROPERTY NEEDS

- 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

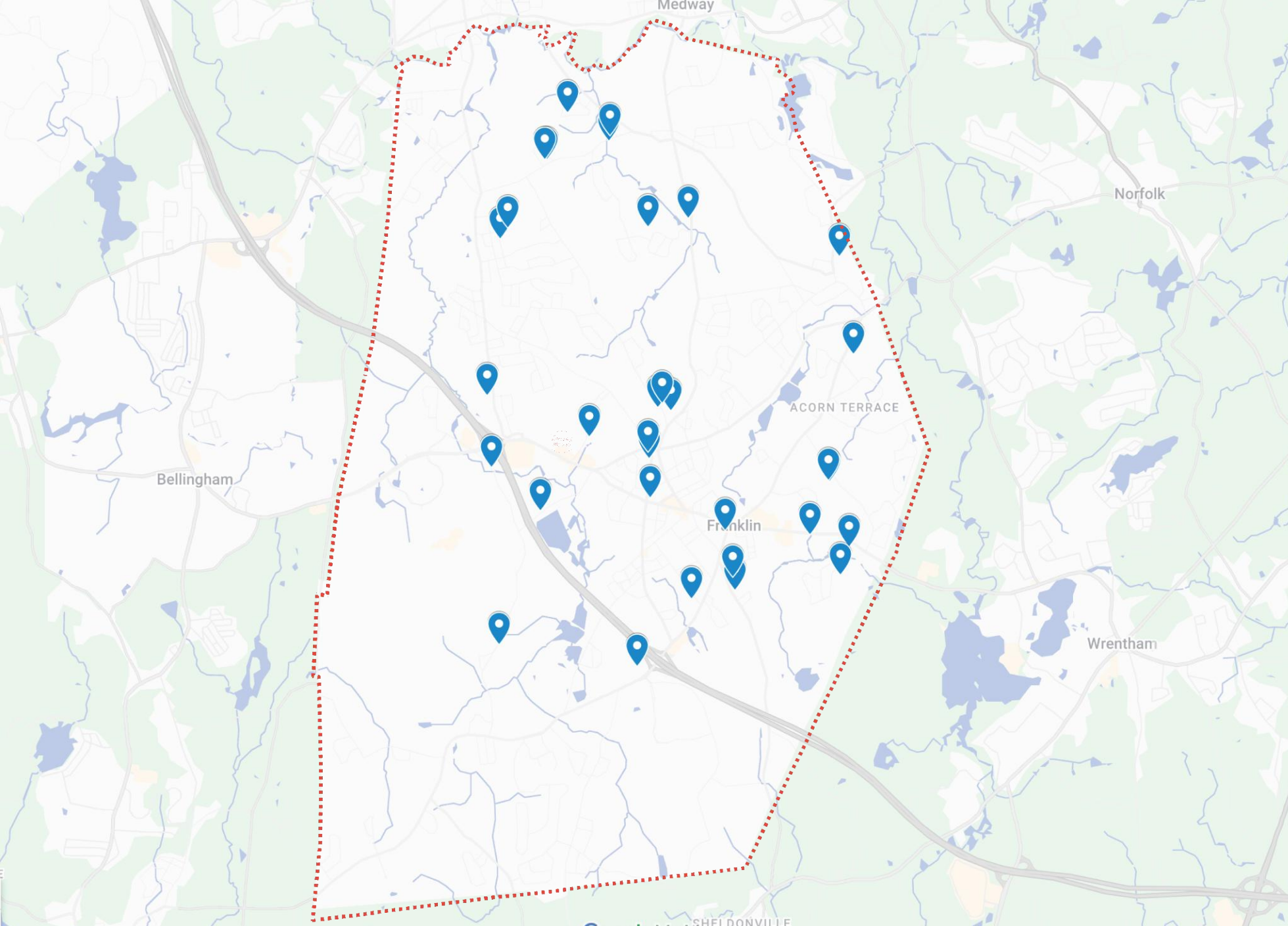
STEP 1:

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

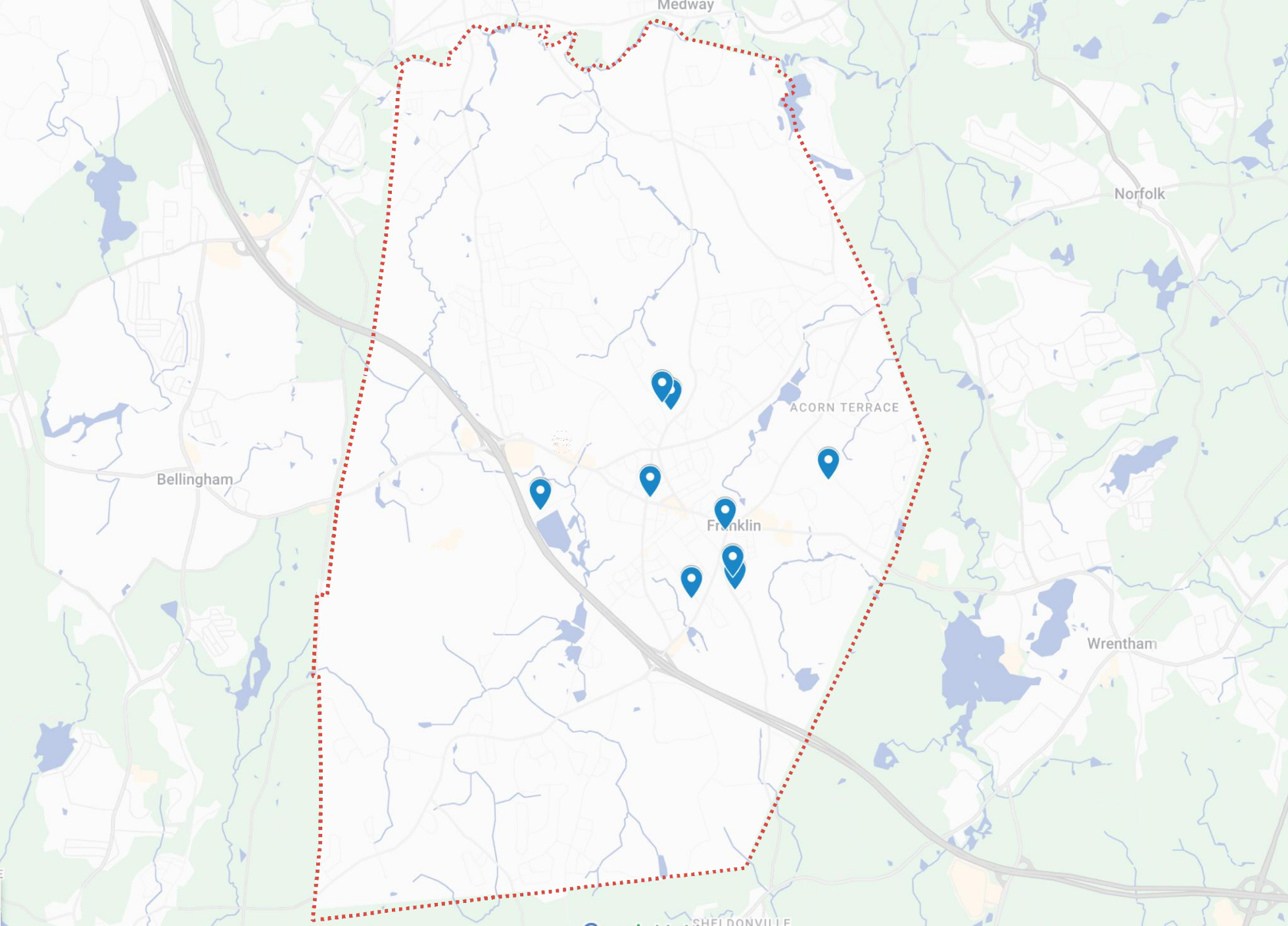
**Cut list from 36
potential sites to
8 potential sites.**

The figure displays three overlapping maps of Franklin Public Safety, each showing a 'Site Selection List of Sites'. The maps are dated May 27, 2025. The maps are titled 'Franklin Public Safety - Site Selection List of Sites' and show various streets and property lots. The maps are dated May 27, 2025.

Map 1 (Top): Shows sites 01 through 04. Sites 01 and 02 are on Wachusett St. Site 03 is on Maple St. Site 04 is on King St. The map includes a legend for 'General Description' and 'Location'.

Map 2 (Middle): Shows sites 05 through 10. Sites 05 and 06 are on Beaver St. Site 07 is on Summer St. Site 08 is on West Central Street. Site 09 is on Cranberry Dr & Winterville Drive. Site 10 is on Lincoln St. The map includes a legend for 'General Description' and 'Location'.

Map 3 (Bottom): Shows sites 11 through 17. Sites 11 and 12 are on Maple St. Site 13 is on Jordan Road. Site 14 is on Partridge St. Site 15 is on Partridge St. Site 16 is on Northgate Road. Site 17 is on Northgate Road. The map includes a legend for 'General Description' and 'Location'.



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:

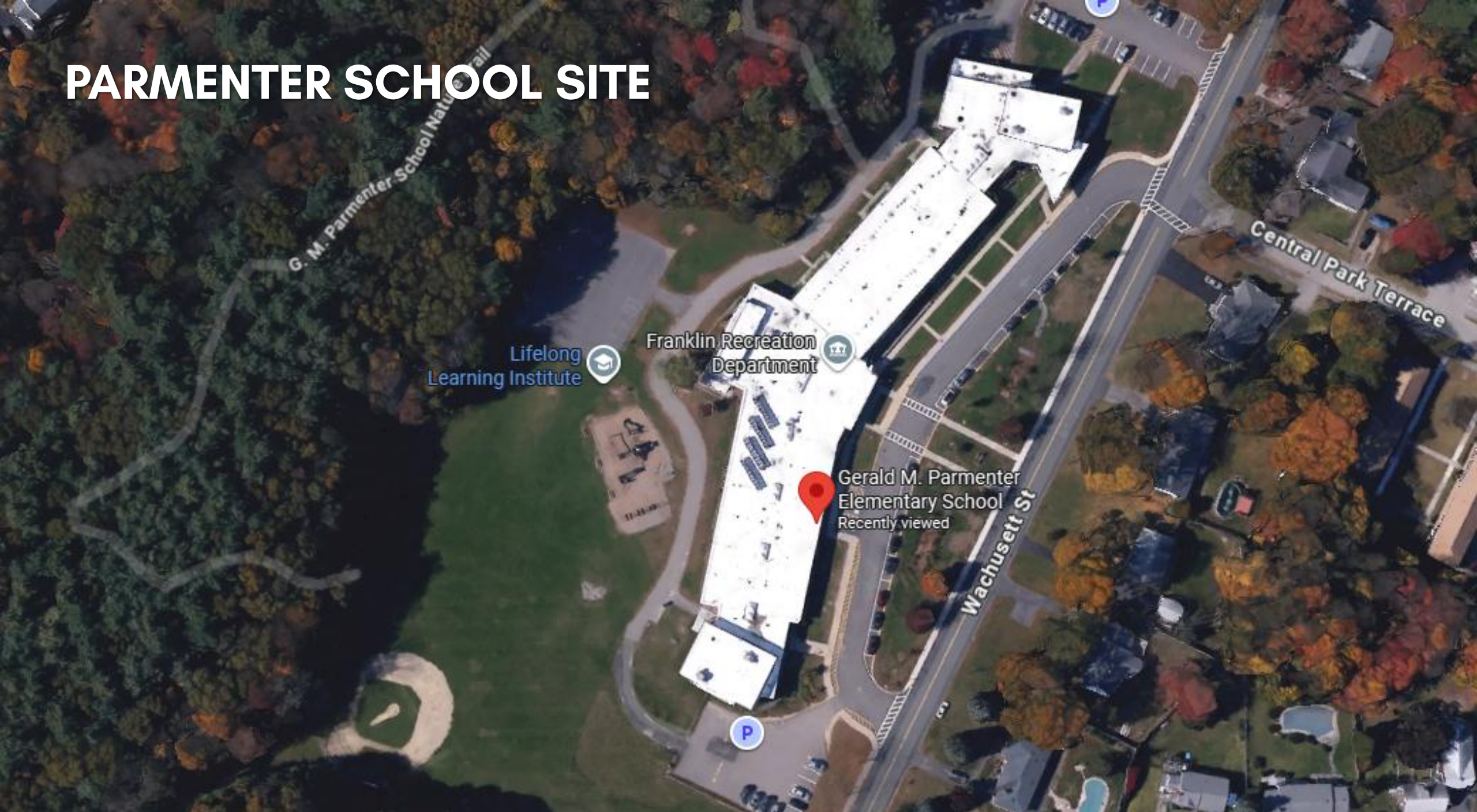
Available Town-Owned Site

Room for future expansion

Central Access to Town North and South

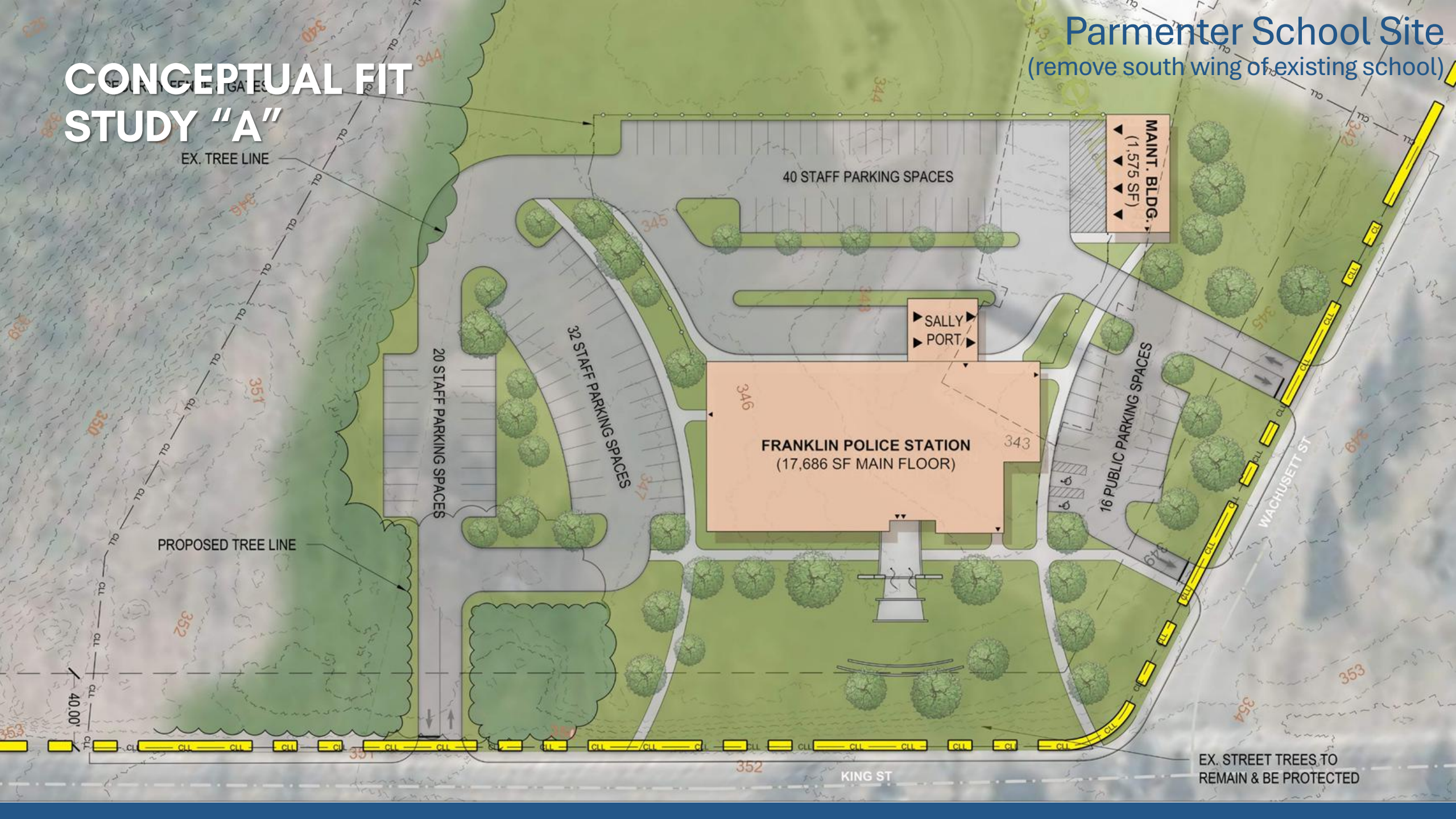


PARMENTER SCHOOL SITE



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



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: \$ 2,350,000

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

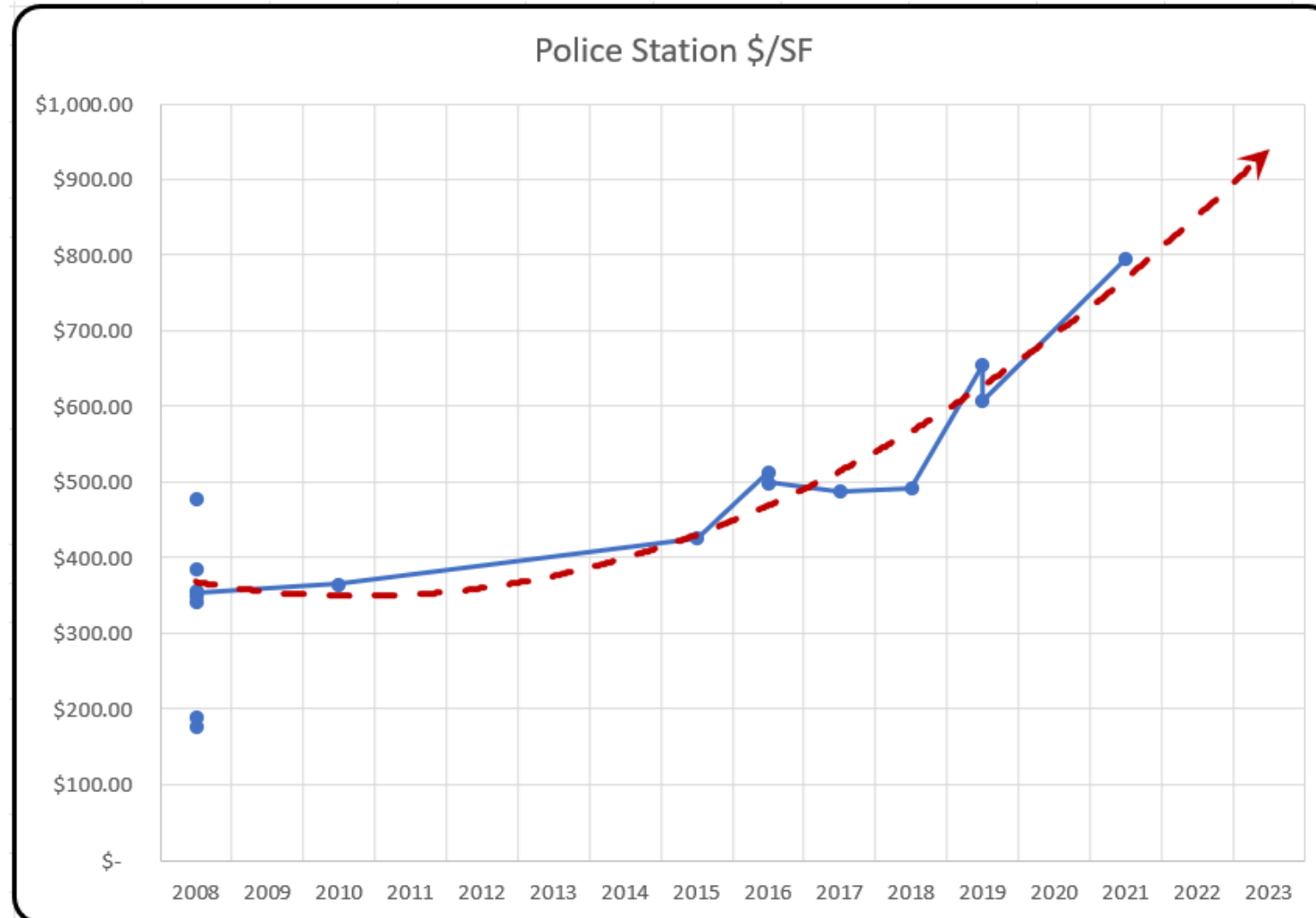
Indirect Soft Costs: \$ 7,590,000

(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

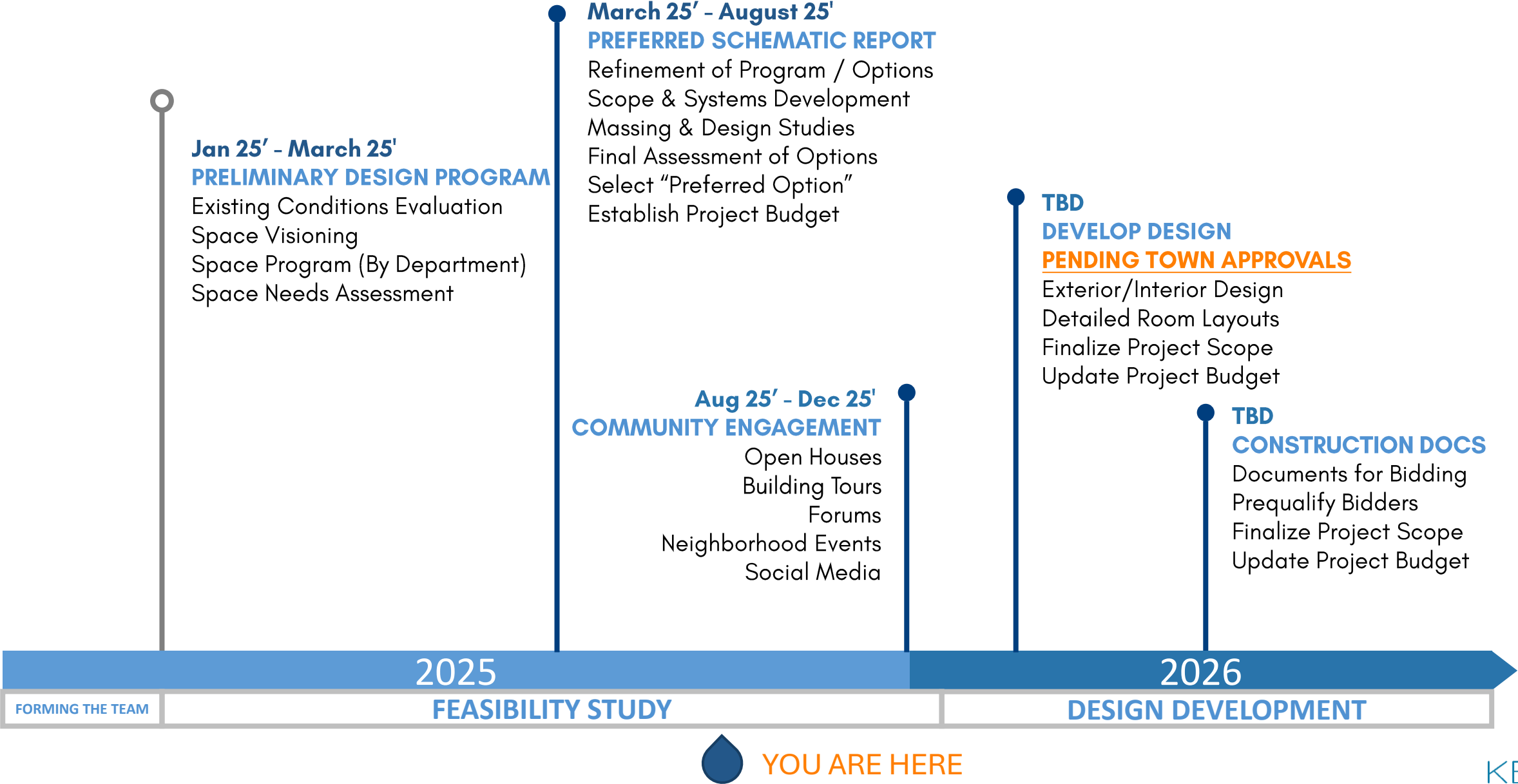
Police / Fire Station and Combined Public Safety Facility Projects: Comparative Construction Costs \$/SF (escalated to 2026)						
February 13, 2025						
FACILITY & TYPE	Bldg. Area	Bid Year	Bid - Est Cost/SF	2024 Cost/SF	2025 Cost/SF	2026 Cost/SF
MEDFIELD FIRE & POLICE	41,022	2015	\$ 371	\$ 642	\$ 713	\$ 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





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