



Frontline Construction Services

Commercial Construction Management

Mahoney Middle School Building



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Introduction:

Frontline Construction Services was contacted by the City of South Portland and asked to review various studies, reports and assessments related to the future use of the former Mahoney Middle School building. The purpose of these reviews are to aid the City in determining the best re-purpose use of the facility.

Resources:

Frontline utilized the following resources and documents provided by the City of South Portland:

- Sebago Technics Facility Study
- Sebago Technics Planning Level Cost Estimates
- SPHA City Property Repositioning and Housing Opportunities
- A Win 4 Solution – City Staff Vision April 16, 2024

In utilizing these resources Frontline performed a thorough review of each, in order to provide an analysis of the options presented.

Discussion:

South Portland Facilities Assessment Study:

This study, performed by Sebago Technics along with Grant Hayes Associates and Allied Engineering, looked at 10 options addressing needs at City Hall, Assessors Office, Public Library, Police Department and Central Fire Department. The 10 options ranged in cost from \$39,219,408 to \$79,218,702. The lowest cost option has been ruled out as it fails to address the current or future space and programming needs for any city functions or departments. The highest cost option provides new construction for city hall, library, central fire and police. It does not address the future use of Mahoney.

SPHA City Property Repositioning and Housing Opportunities:

This proposal focuses primarily on housing. It identifies opportunities for between 156 and 169 apartments, condominiums, town houses or single family house lots at the Mahoney, City Hall, Hamlin sites depending on the configurations chosen. It repurposes the Mahoney building for 64 residential apartments. It provides a new City Hall building and a new Police Department on the Mahoney site along with the housing. This study does not discuss cost or funding.

A Win 4 Solution – City Staff Vision:

This study attempts to utilize the information in the Sebago Technics Facility Study as well as information included in the SPHA City Property Repositioning and Housing Opportunities proposal. It proposes a repurposed Mahoney for all city departments, a new library addition to the Mahoney building and a new police department facility on the Mahoney site. It also mentions the housing opportunities that become available as the existing City Hall, Public Library and Hamlin sites become available.



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Summary:

The three studies/proposals provided to Frontline for review and consideration are interesting in that they each provide information the others do not. The Facilities Assessment Study provides a well detailed assessment of each of the facilities existing square footage, departments needs and the required square footage to meet those departments needs. It also provides cost/sf for renovations and new construction. The SPHA Repositioning and Housing Opportunities proposal offers great options for utilizing these facilities for much needed residential housing in South Portland. Lastly, the City Staff Vision Study provides for a combination of both.

Conclusion:

After review of the noted studies and proposals it is the opinion of Frontline that the City of South Portland's best options begin with the renovation of Mahoney for all city departments. Mahoney is a historic public building that has served the community of South Portland since its construction in the early 1920's. Repurposing it as the new City Hall for continued community service to the residents of South Portland is its best use. The plan continues the community service theme by maintaining the theatre space and gymnasium within the building and on the site by constructing a needed new public library, a needed new police department facility and green space with playing fields all available to the residents of South Portland. The plan makes the current city hall, Hamlin School and public library sites available for future uses as the community decides.