



CITY OF SOUTH PORTLAND

# Mahoney City Center Committee Presentation to City Council

January 13, 2026



# Mahoney City Center – Progress Summary



9/3/24: City Council directs City Manager to pursue development of Mahoney Site



2/18/25: Mahoney City Center Committee created



6/17/25: SMRT Selected as Design Team



City Council Presentation



Referendum

CITY COUNCIL MEETINGS

MAHONEY CITY CENTER COMMITTEE MEETS MONTHLY

P.D. SITE SELECTION

CONCEPT DESIGN

SCHEMATIC DESIGN

2024

2025

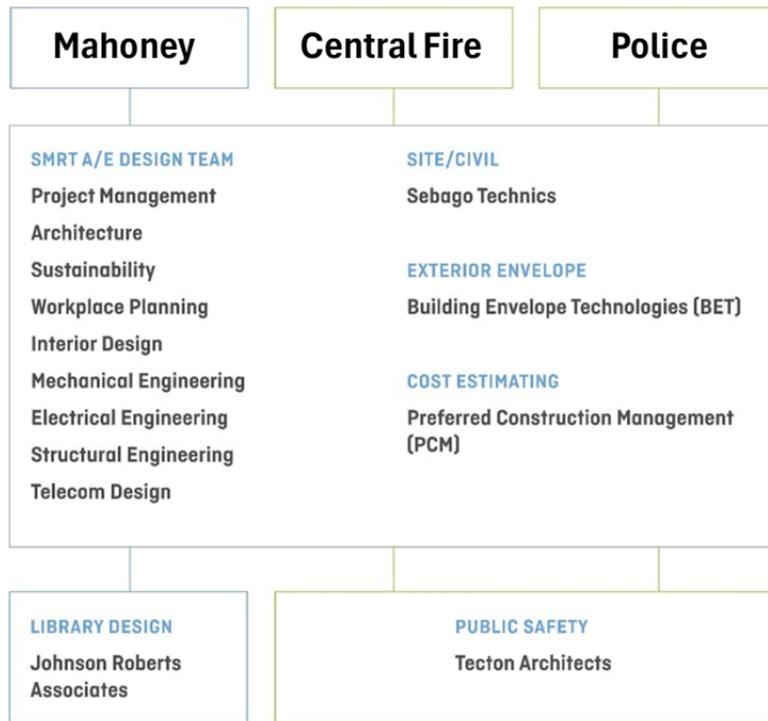
2026

2027

2028



# Project Team



# SMRT Charge

## Concept Design Phase: Summary Report and Estimated Construction Cost:

### Establish Project Goals and Guiding Principles

- New City Services Consolidation at existing Mahoney Building
  - Vacate existing City Hall, Assessor, Hamlin School and Library Buildings at Mahoney (existing space or new addition)
  - Evaluate reusing or repurposing existing Auditorium and Gymnasium
- New Police Station at Mahoney Site
- New Central Fire Station at existing Public Safety Site (Broadway/Anthoine)

# Concept Design Input and Community Feedback



**Programming Phase:** Multiple meetings with each department leader, including police & fire chiefs and library directory to develop and refine efficient programs. Surveys for individual city staff on their work process and preferences for better efficiencies in the future



**City Staff Working Group:** Design Team has met 15 times, bi-weekly, since end of June to advise and advance the concept design.

**M3C**

**Mahoney City Center Committee:** 6 Public Presentations to M3C since June.



**Designer “Drop-Ins”:** 2 virtual public forums allowing the public to ask questions of the design team and provide comment.



**Building Crawls:** 2 city-led open houses providing chances for the public to tour the buildings and explore the opportunities at Mahoney and deficiencies at existing facilities.



**Design Deep Dive:** Public design charrette offering the community an opportunity to weigh in on various aspects of Mahoney City Center design.

# Concept Design Input and Community Feedback (Cont.)



**City Staff Public Presentation:** Each Major Department held presentations (at Library) coordinated by Shara and recorded by SPCTV. Public Safety, Library, and City Services



**Existing Public Safety / Central Fire Station Focus Public Meeting:** Public meeting provide opportunity for Chief Selberg and the design team to share details and nuances of rebuilding at existing site as well as best practice in Fire Station designs



**Online Surveys:** Coordinated by city eliciting feedback from residents.



**Planning and Development Input:** Meetings with Code Enforcement, Planning, and Public Works to review proposed site concepts and receive feedback on each site.

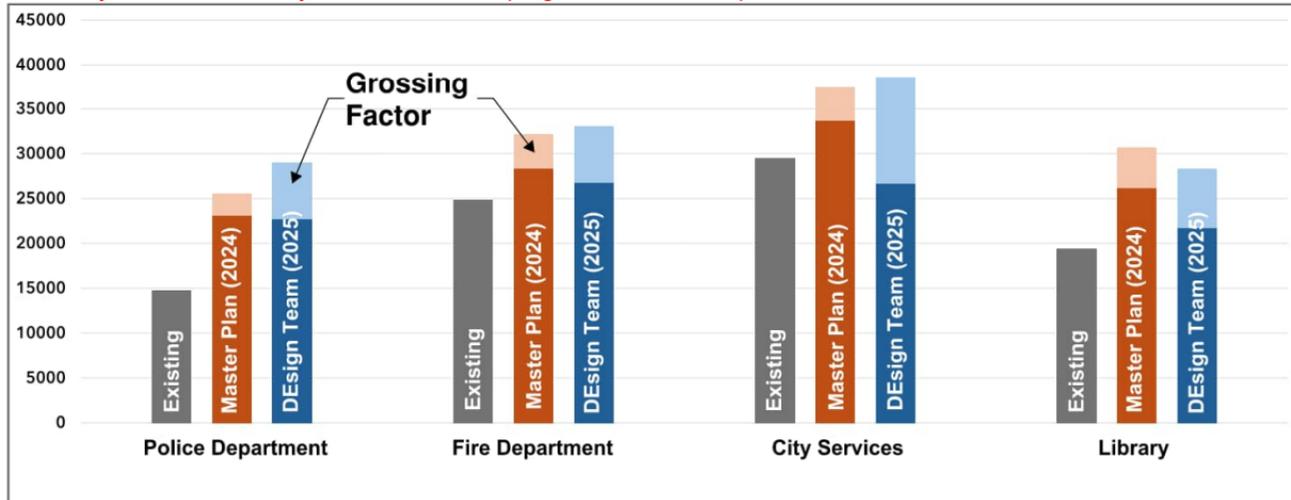
# Programming

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# Program Comparison

PROGRAM COMPARISON				
Program	Existing Space	Master Plan (2024)	Design Team (2025)	Difference
Police Department	14,760 SF	25,500 SF	28,990 SF	3,490 SF
Fire Department	24,800 SF	32,158 SF	32,998 SF	840 SF
<i>Mahoney</i>				
City Services	29,514 SF	37,437 SF	38,641 SF	1,204 SF
Library	19,348 SF	30,706 SF	28,283 SF	(2,423) SF
<b>Total Program Area:</b>	<b>88,422 SF</b>	<b>125,801 SF</b>	<b>128,912 SF</b>	<b>3,111 SF</b>

*\*Mahoney Auditorium and Gymnasium were not programmed as new space*



# Mahoney Space Breakdown

## City Services and Library Spaces

- Consolidates City Services currently in City Hall, Assessor's Office, and Hamlin School
- 80 Dedicated Workspaces (includes Library Staff)
- Public Meeting space, including Council Chambers
- Internal shared departmental meeting space
- Public Lobby and Customer Service Center
- Internal Workrooms and Breakrooms
- Departmental Storage Space
- Restrooms (both internal and public) and Wellness Rooms
- Building Support Space (MEP, IT, AV)
- Library
- *Existing Theater*
- *Existing Gymnasium / Multi-Purpose Room*

# Police Station Space Breakdown

- Lobby with Main Desk and Public Restrooms
- Community Meeting Space / Training Space
- Dedicated Departmental Workspace for:
  - Patrol Facilities
  - Traffic Division
  - Behavioral Health
  - Investigative / Community Response
  - Administration
- Secure Storage for Evidence and Records
- Specialty Storage for SWAT and Dive Teams
- Prisoner Processing Space
- De-Escalation Training Space
- Staff Support (including Fitness Center, Locker Rooms, and Restrooms)
- Building Support (MEP, IT, AV)
- Secure Yard: Maintenance Repair, Vehicle Parking & Sally Port for safe / secure / private transfer

# Fire Station Space Breakdown

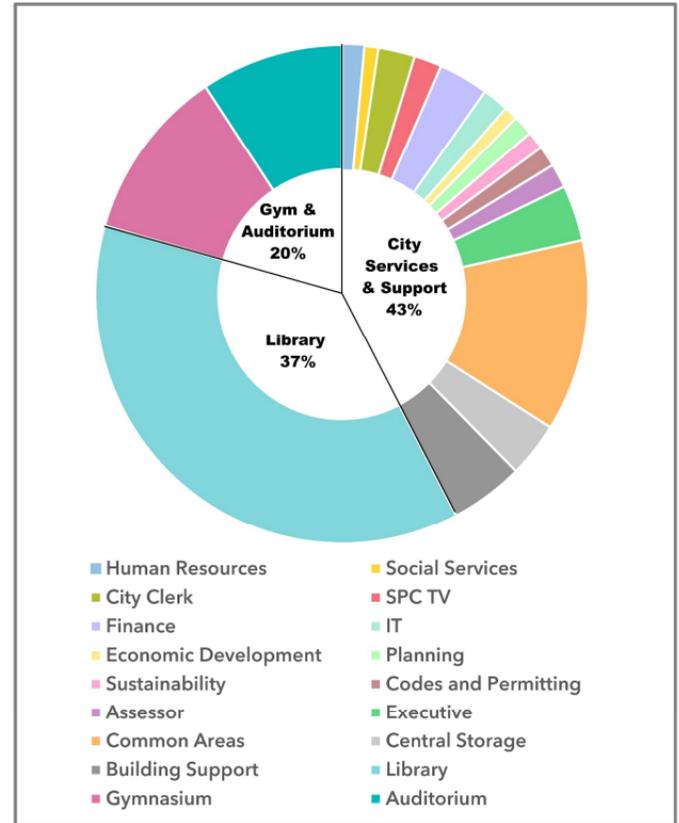
- Lobby with Main Desk and Public Restrooms
- Community Meeting Space / Training Space
- Apparatus (Fire Truck) Space:
  - 6 right sized bays and capable for future flexibility in truck sizes.
  - *Existing has 4 small limited use bays.*
- Dedicated Workspace for:
  - Fire Chief
  - Deputy Chief
  - Fire Inspector
  - Administration
- Living Space for Firefighters (Kitchen & Dining, 10 Bunk Rooms, Day Room)
- Staff Support (including Fitness Center, Locker Rooms, and Restrooms)
- Firematic Support (Decontamination, Storage, Turnout Gear Storage, Supplies)
- Building Support (MEP, IT, AV)

# Mahoney Total Program

Space	Area
City Services	38,641 SF
Library	28,283 SF
Gymnasium	7,047 SF
Auditorium	10,132 SF
<b>Subtotal:</b>	<b>84,103 SF</b>
<i>Unprogrammed Bldg. Circulation</i>	7,471 SF
<b>Total:</b>	<b>91,574 SF</b>

*\*Mahoney Auditorium and Gymnasium were not Programmed as new space*

*\*\* Existing Mahoney Attic will be utilized for building infrastructure but no usable square footage in calculations*



**84,103 SF**

# Guiding Principles

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## GUIDING PRINCIPLES: Define the Project “Why”



### Community Centered Design

Prioritize inclusive engagement and cultural expression in a welcoming environment that reflects the diverse needs, values, and aspirations of South Portland.



### Integrated City Functions

Enables the integration of civic administration, public safety, public learning, and cultural engagement within a unified space, promoting operational efficiency, enhanced public access, and stronger community collaboration.



### Achieve One Climate Future Goals

Strive for the most efficient, electrified, resilient campus designed to align with leading building science and technology.



### Future-Focused Design with a Respect for History

Create modern, flexible spaces that meet the needs of future generations while honoring South Portland’s past, preserving its stories, and reflecting its unique identity.



### Safe, Accessible & Healthy

Create public service buildings that are accessible, secure, and support health and well-being of the community and city staff.



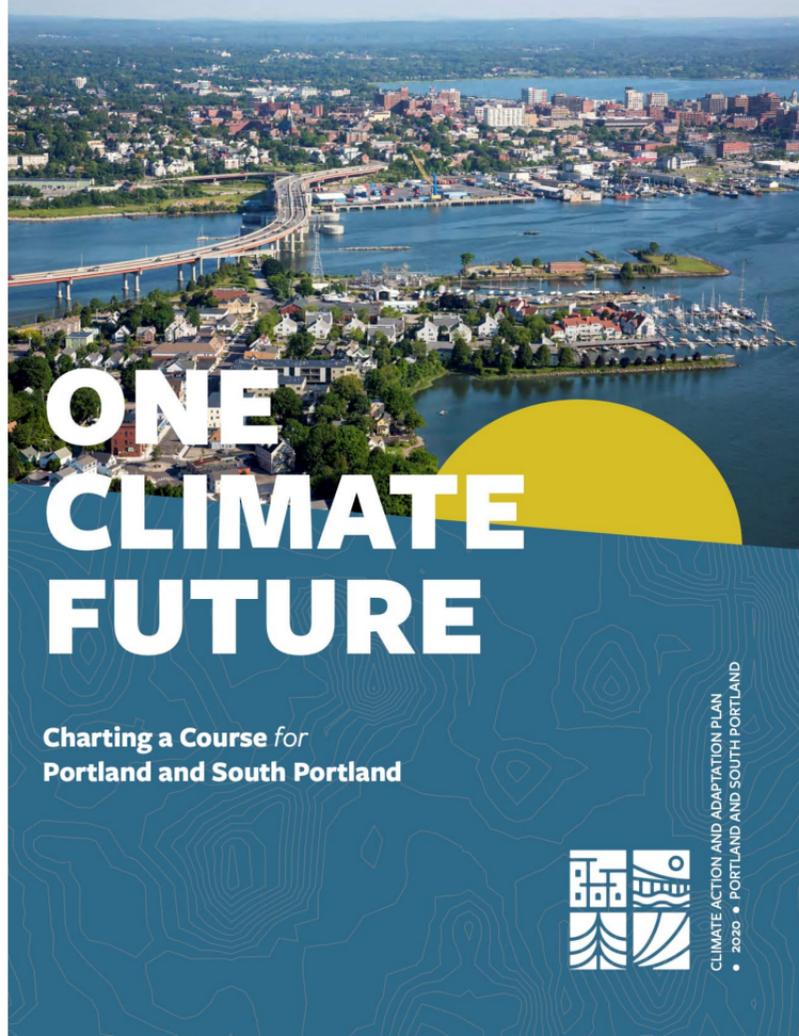
### Smart Investment of Public Funds

Invest taxpayer money wisely—spending carefully on construction now and planning for future costs like maintenance, staffing, and energy to keep the buildings running efficiently over time and avoid costly repairs.

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# One Climate Future

- City's sustainability and resilience plan
- Guiding framework for municipal projects & policy
- Key Themes
  - Buildings & Energy
  - Waste Reduction
  - Transportation & Land Use
  - Climate Resilience



# ONE CLIMATE FUTURE

Charting a Course *for*  
Portland and South Portland



CLIMATE ACTION AND ADAPTATION PLAN  
• 2020 • PORTLAND AND SOUTH PORTLAND



## Achieve One Climate Future Goals

### Strategies

- Energy: All-electric, fossil fuel-free ready systems
- Building Performance: Passive House principles
- Wellness: daylight, ventilation, healthy materials
- Battery storage, EVs, geothermal

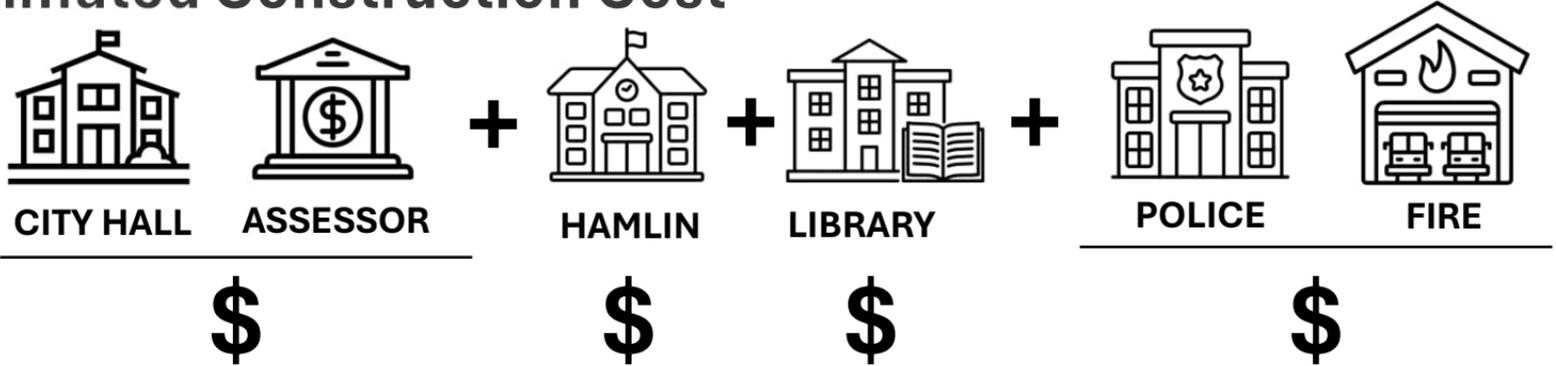


# High Level Existing Facility Improvements

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# Renovation of Existing Facilities for Reference

## Estimated Construction Cost



### Renovation Assumptions:

- Renovations and additions at each facility to meet generally proposed program with inefficiencies
- Major site improvements may need to include structured parking solutions to facilitate additions (not in estimates)
- Improvements to envelope and meet energy code (may not fully meet one climate future goals)
- Some MEP system improvements but many systems remain as is, continue with current on-going maintenance
- Multi-phased construction as buildings need to maintain operations
- Shorter Building lifespan after Improvements
- Does not meet projects Guiding Principles for centralized city services
- Potential - Police and Fire would need to relocate during construction. Police a potential nonstarter.

# Renovation of Existing Facilities for Reference

## Estimated Construction Cost



CITY HALL



ASSESSOR

+



HAMLIN

+



LIBRARY

+



POLICE



FIRE

**\$14.5m\***

\$675/sf

**\$12.4m**

\$728/sf

**\$23.8m\***

\$840/sf

**\$57.2m\***

\$786/sf

**Estimated Construction Cost:**

**\$107.9m\***

\*Estimate does not include structured parking solutions

# Project Budget Development

Date: December 16, 2025

## Renovation of Existing Facilities

City Hall &  
Assessors  
Add/Reno  
12/8/2025

Hamlin Add/Reno  
12/8/2025

Library  
Add/Reno  
12/8/2025

Public Safety  
Add/Reno  
12/8/2025

\$(000) except \$/GSF

### I. Building Construction

A.	New Building Construction	\$ 3,121,710.0	\$ 3,121,710.0	\$ 8,259,144.0	\$ 25,905,809.0
B.	Existing Building Renovations	\$ 10,670,100.0	\$ 8,193,500.0	\$ 12,792,612.0	\$ 25,919,718.0
C.	Other Construction	\$ -	\$ -	\$ -	\$ -

#### Total Building Construction

13,791,810.0 11,315,210.0 21,051,756.0 51,825,527.0

#### Total Site Construction

717,500.0 1,067,500.0 2,765,000.0 5,360,600.0

#### Subtotal Construction - Current \$

14,509,310.0 12,382,710.0 23,816,756.0 57,186,127.0

III..	Escalation (3%/yr)	1,305,837.9	1,485,925.2	3,572,513.4	3,431,167.6
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#### Total Construction - Escalated

\$ 15,815,147.9 \$ 13,868,635.2 \$ 27,389,269.4 \$ 60,617,294.6

#### Total FF & E

\$ 330,000.0 \$ 330,000.0 \$ 780,000.0 \$ 1,925,000.0

#### Total Fees and Expenses

2,930,558.4 2,669,375.9 4,507,173.6 9,551,489.0

### V. Contingency

A.	Construction	790,757.4	693,431.8	1,369,463.5	3,030,864.7
B.	Owner's Project	953,785.3	843,400.6	1,633,822.2	3,604,689.2

#### Total Contingency

1,744,542.7 1,536,832.4 3,003,285.7 6,635,553.9

#### Total Project

\$ 20,820,249.0 \$ 18,404,843.5 \$ 35,679,728.7 \$ 78,729,337.6

#### Total Project Cost

\$ 153,634,158.8

# Renovation of Existing Facilities – Estimated **Total Project Cost**

\* (does not include costs for structured parking, potential leases, etc.)



CITY HALL



ASSESSOR

+



HAMLIN

+



LIBRARY

+



POLICE



FIRE

Estimated **Construction Cost:**

**\$107.9m**

Estimated **Soft Cost & Escalation:**

**\$45.7m**

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Estimated **TOTAL PROJECT COST:**

**\$153.6m**

# Site Analysis and Planning

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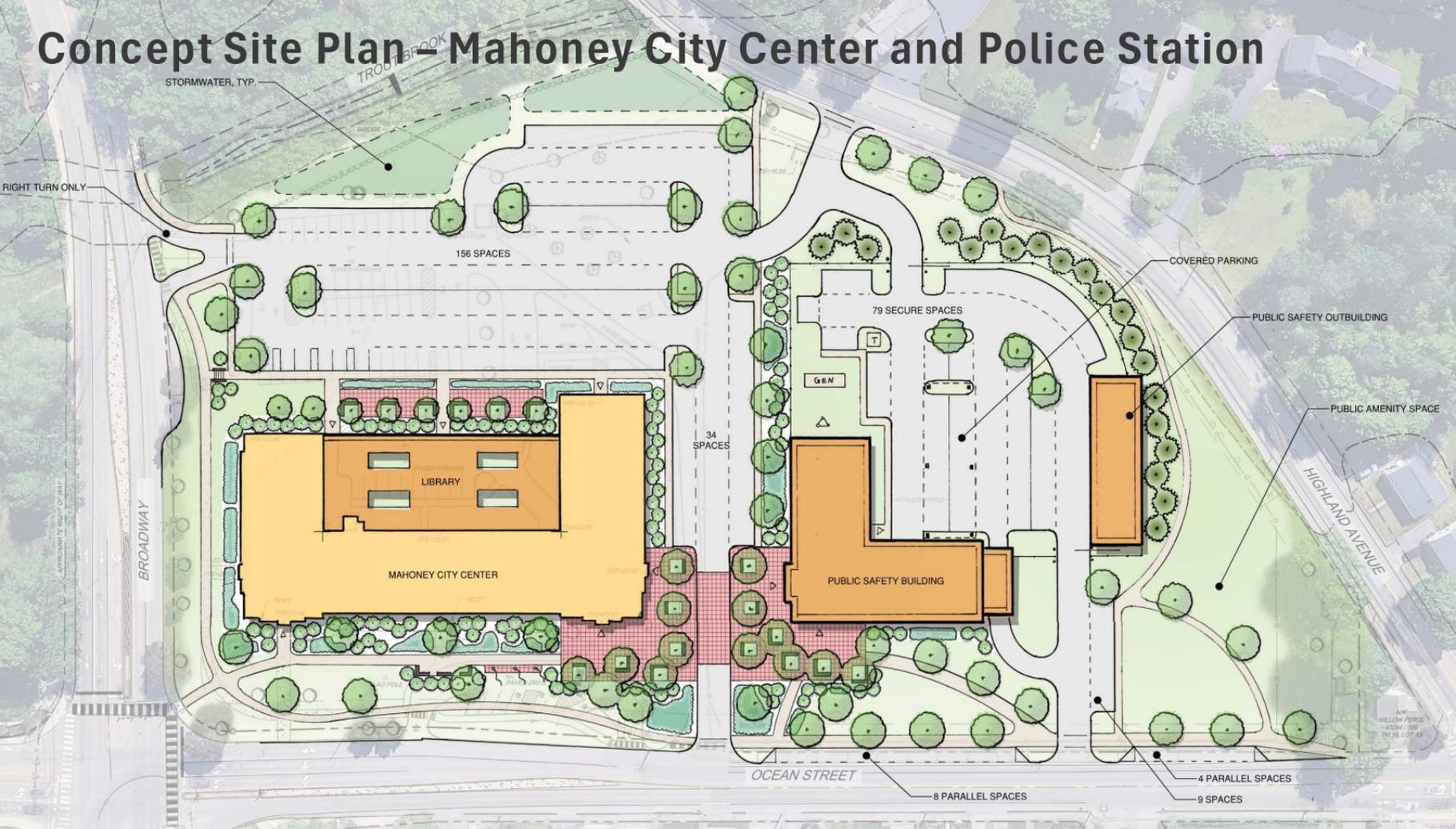
# Site Analysis and Planning



# Existing Mahoney Site



# Concept Site Plan - Mahoney City Center and Police Station



STORMWATER, TYP

TROUBROOK

RIGHT TURN ONLY

156 SPACES

79 SECURE SPACES

COVERED PARKING

PUBLIC SAFETY OUTBUILDING

PUBLIC AMENITY SPACE

34 SPACES

LIBRARY

MAHONEY CITY CENTER

PUBLIC SAFETY BUILDING

HIGHLAND AVENUE

BROADWAY

OCEAN STREET

8 PARALLEL SPACES

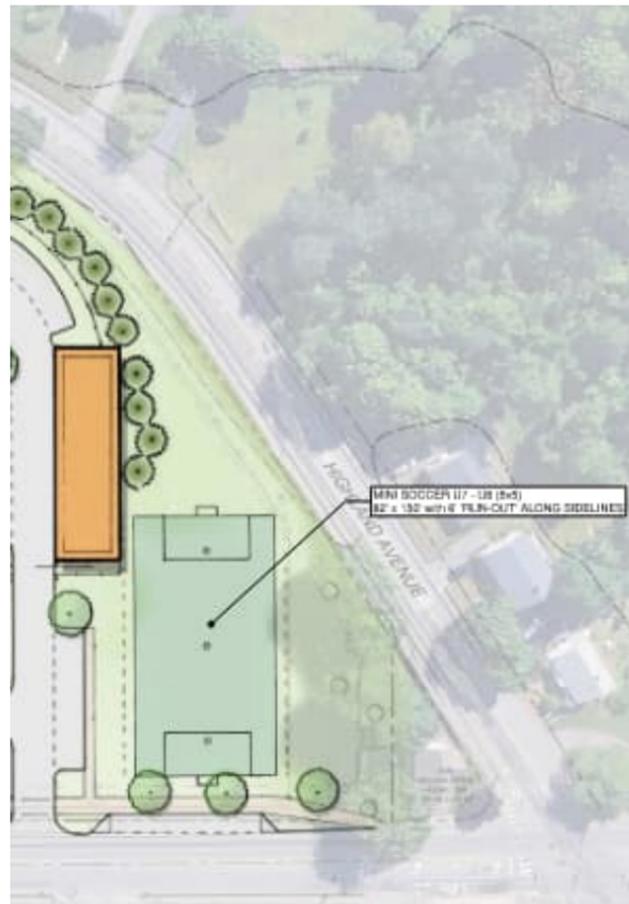
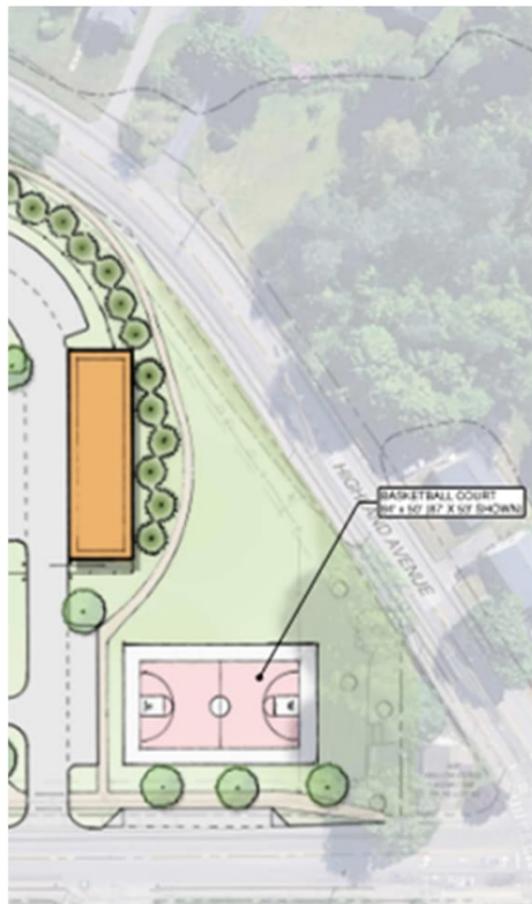
4 PARALLEL SPACES

9 SPACES

APPROXIMATE RIGHT OF WAY

AVC  
WILLOW PERCH  
4254 N 1800  
SW 1/4 LOT 43

# Mahoney Site – Outdoor Space Options



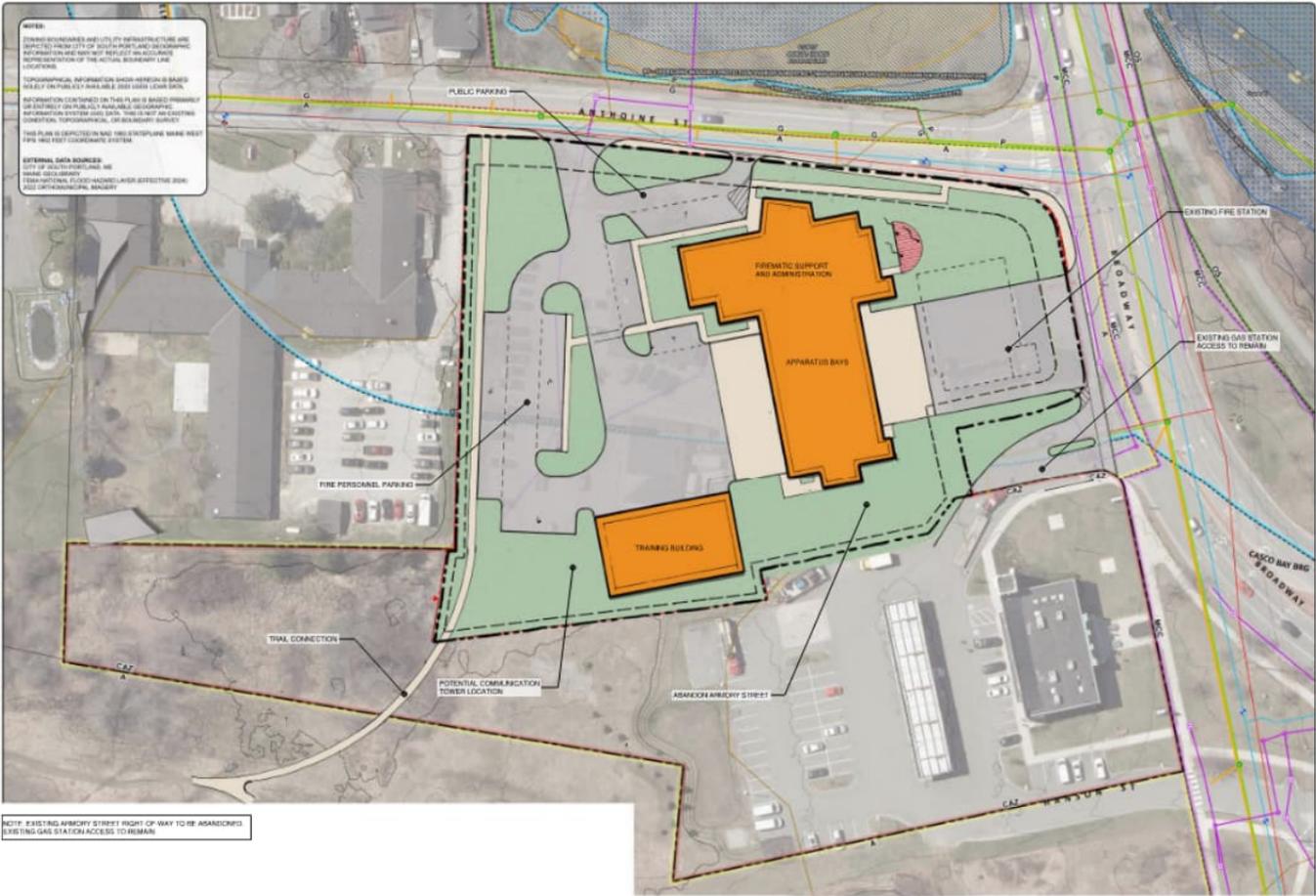
# Existing Public Safety Site



# Existing Public Safety Site



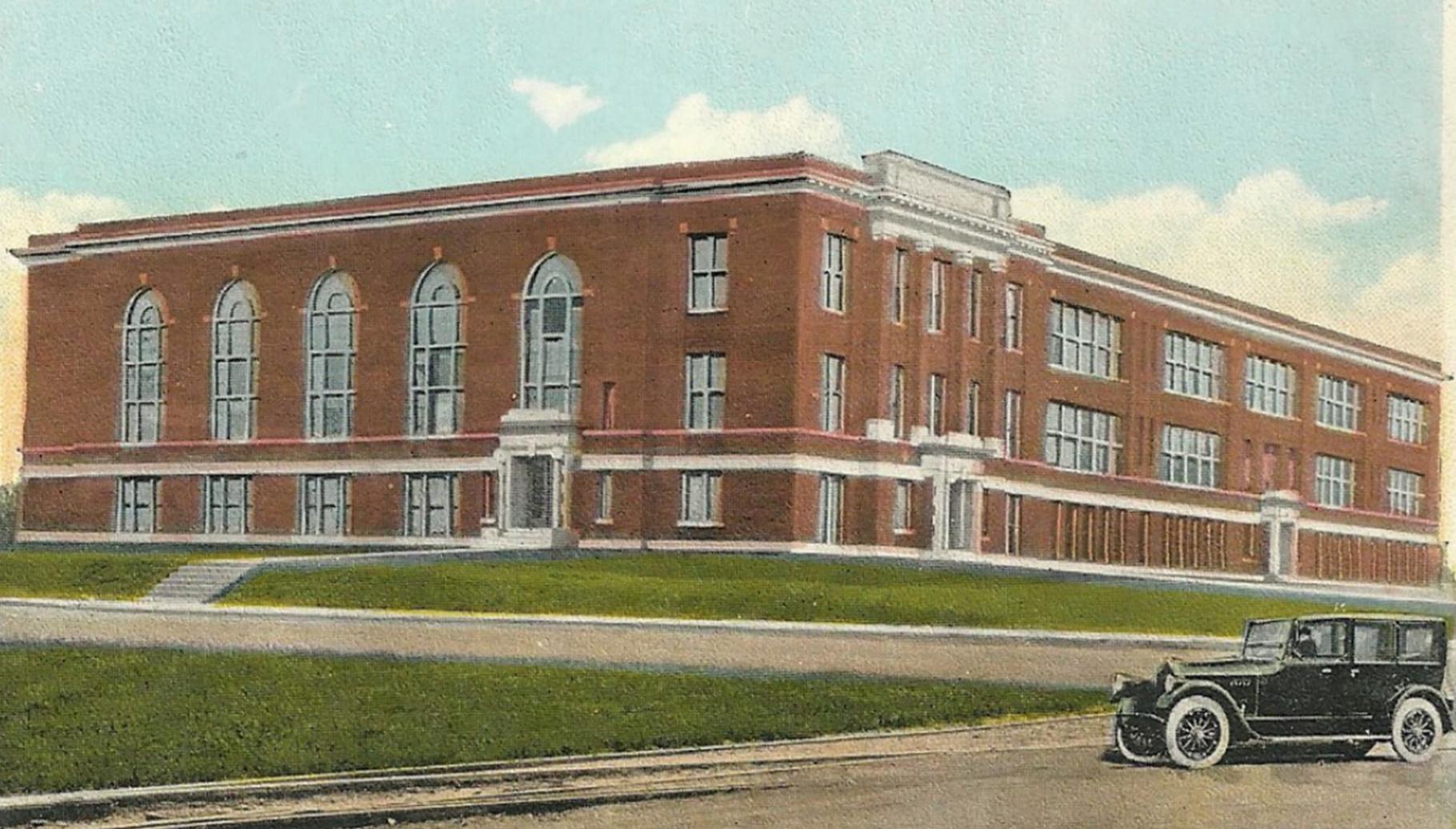
# Concept Site Plan – Fire Station

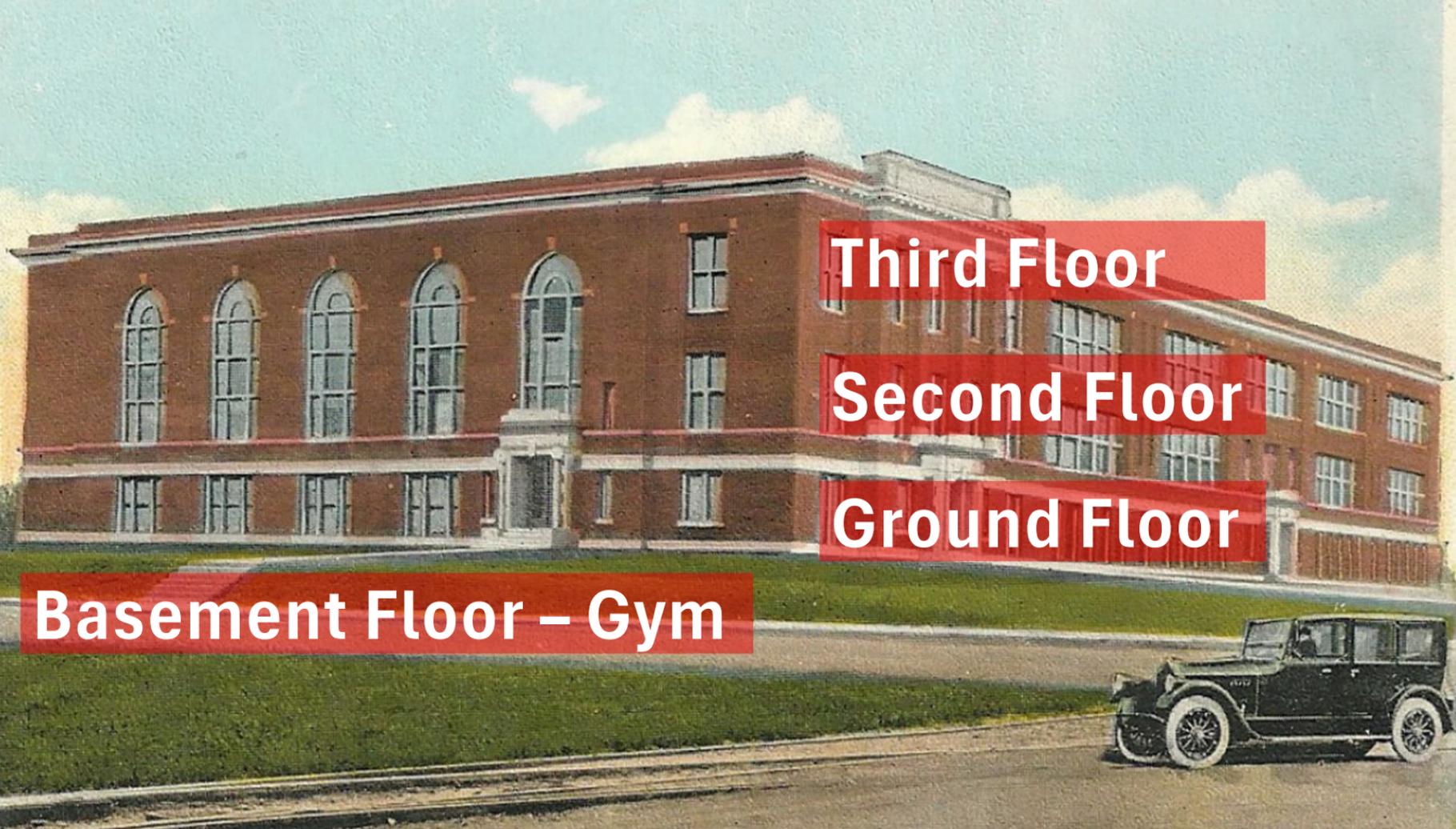


# Mahoney Renovation Options

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**Third Floor**

**Second Floor**

**Ground Floor**

**Basement Floor – Gym**

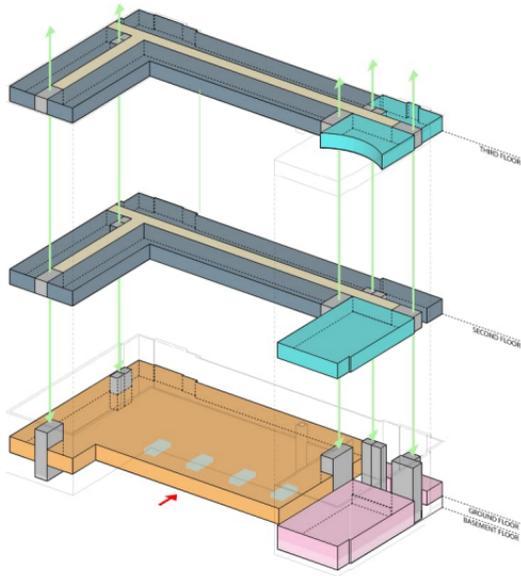


**Third Floor**

**Second Floor**

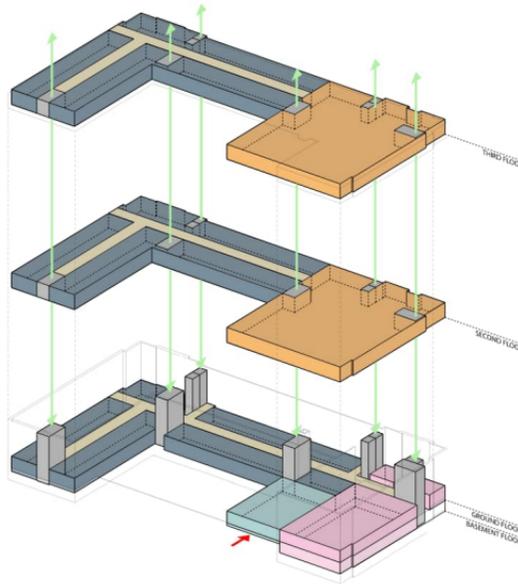
**Ground Floor**

# Mahoney – Options



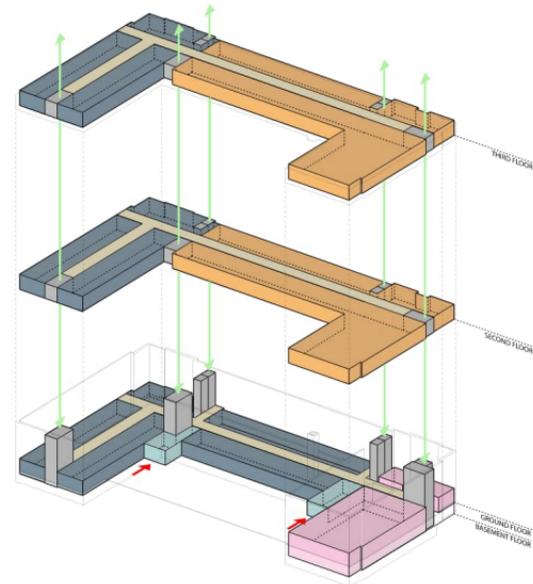
## Option 1

Keeps Theater / Auditorium  
/ Gym



## Option 2

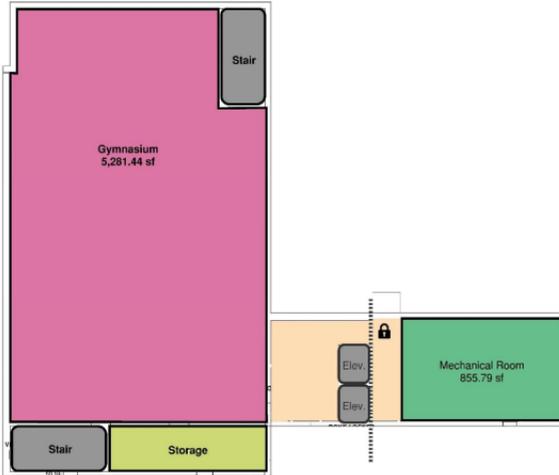
Repurposes Theater /  
Auditorium for Library and  
keeps Gym



## Option 3

Repurposes Theater /  
Auditorium for Library and Gym  
for a Multi-purpose space

# Mahoney – Option 1 Concept Plans



**BASEMENT FLOOR**



# Mahoney – Option 1 Concept Plans



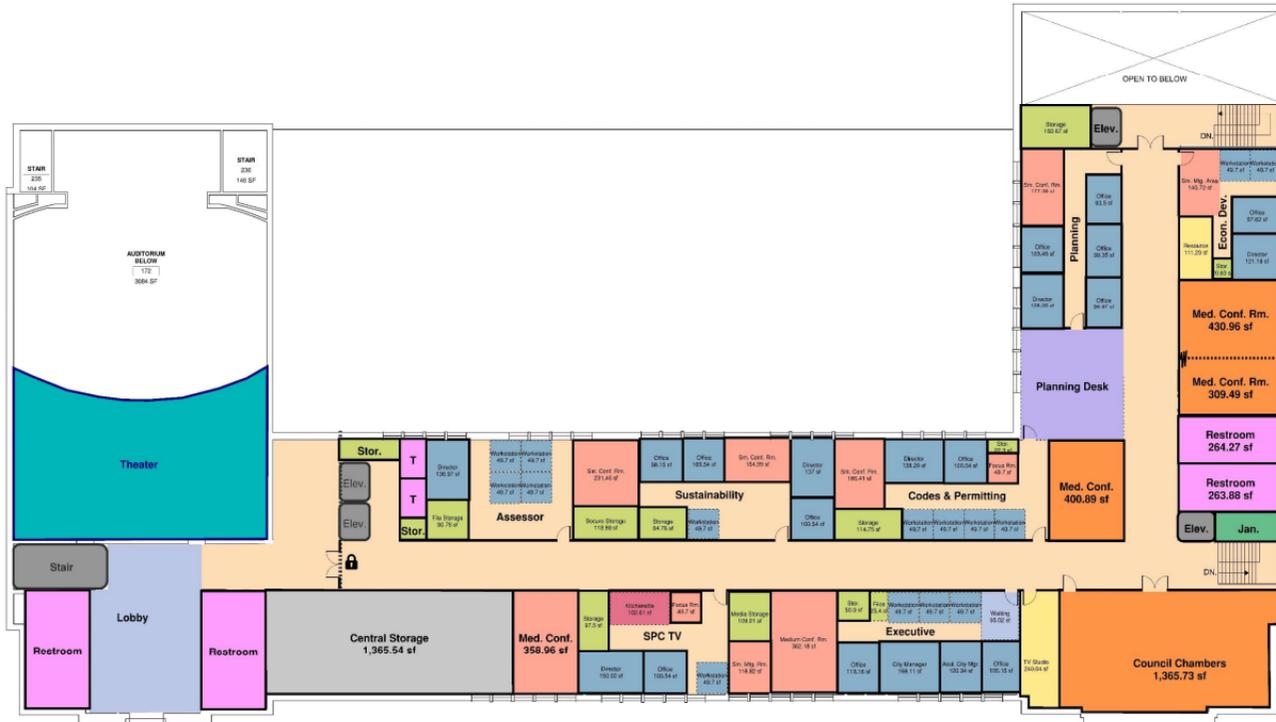


# Mahoney – Option 1 Concept Plans



**SECOND FLOOR**  
 0' 8' 16' 24' 40'

# Mahoney – Option 1 Concept Plans



# Police Station

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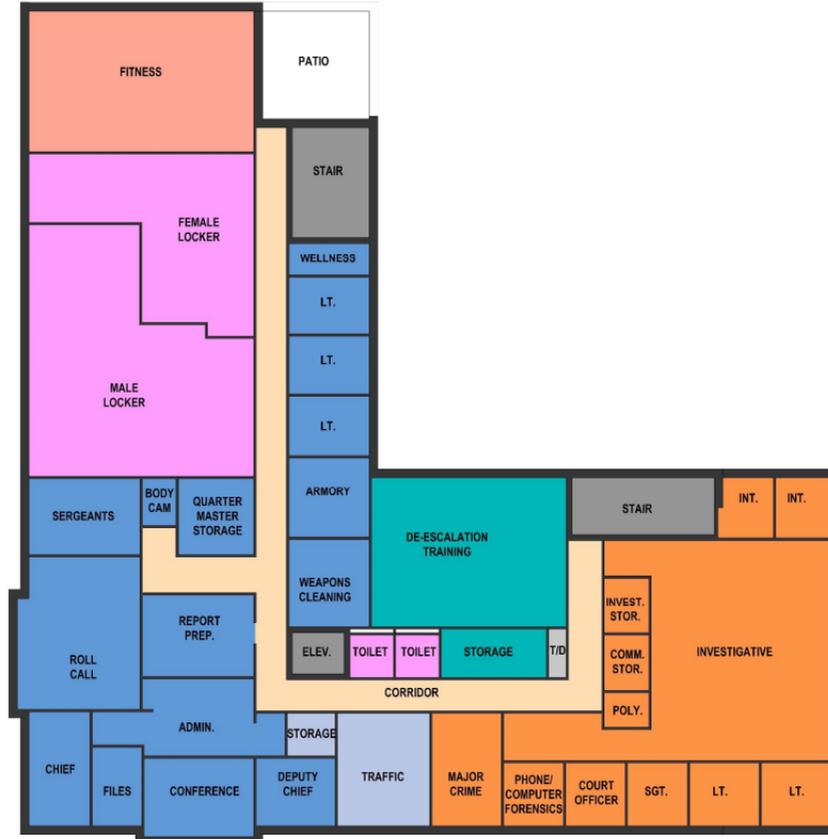
# Police Station – Level 1 Concept Plan



GROUND FLOOR CONCEPTUAL PLAN



# Police Station – Level 2 Concept Plan



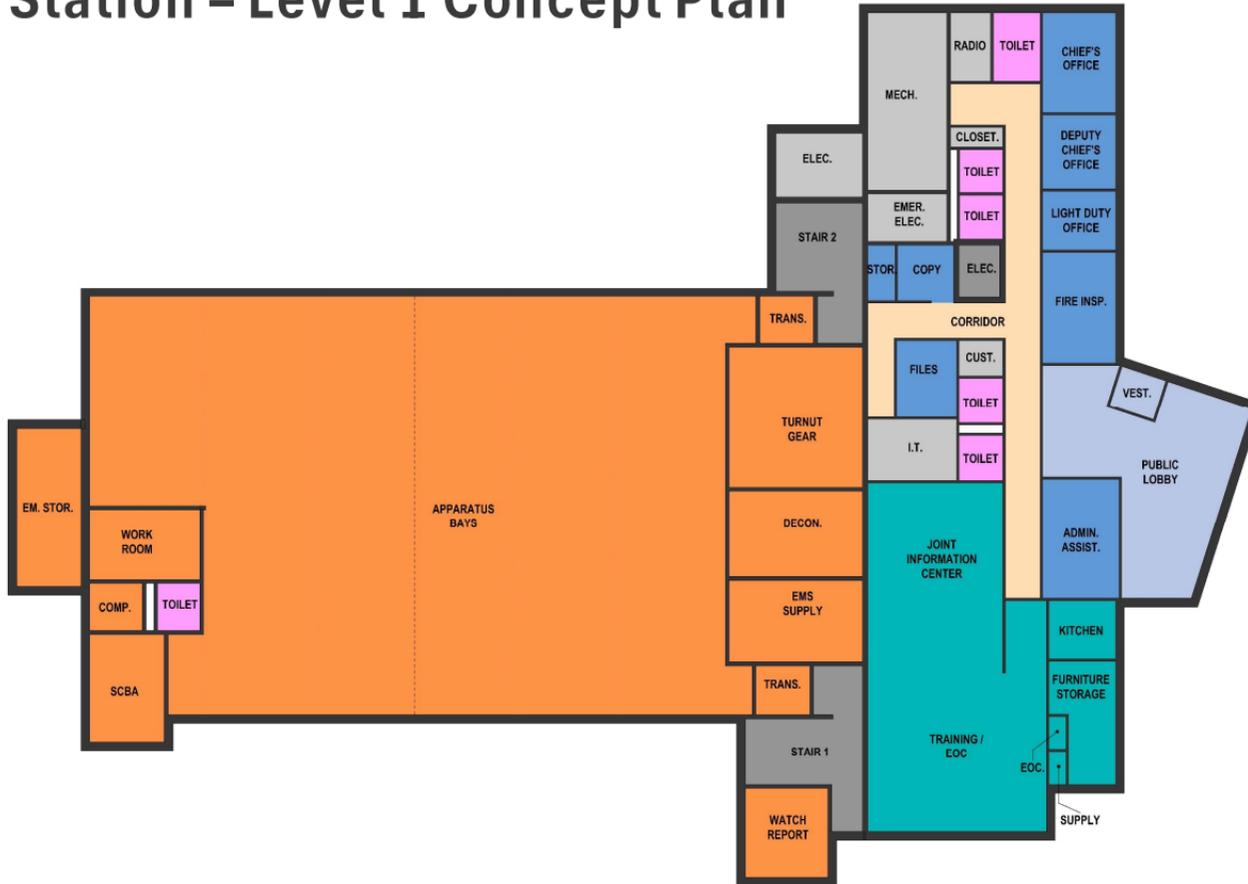
UPPER FLOOR CONCEPTUAL PLAN



# Fire Station

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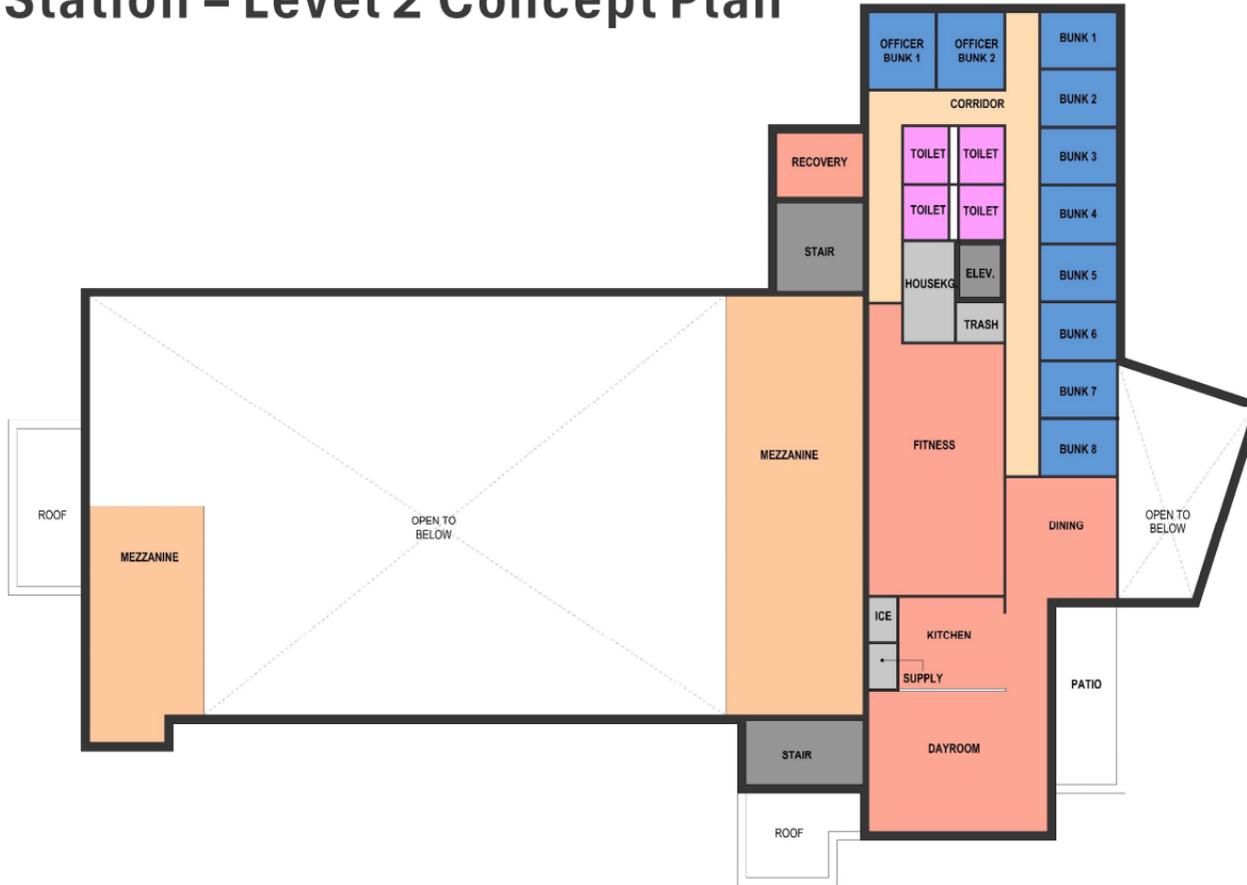
# Fire Station – Level 1 Concept Plan



GROUND FLOOR CONCEPTUAL PLAN



# Fire Station – Level 2 Concept Plan



UPPER FLOOR CONCEPTUAL PLAN



# Concept Design Report and Cost Estimates

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# Concept Design Report Narratives

## CONCEPTUAL DESIGN REPORT [DRAFT]

Mahoney City Center  
& Public Safety Buildings  
South Portland, ME  
Project No: 25059



Submitted by:  
SMRT Architects and Engineers  
November 12, 2025  
smrtinc.com



### Mahoney City Center & Public Safety Buildings – South Portland, ME Conceptual Design Report – November 12, 2025

#### SUSTAINABILITY



Figure 1 – These ten (10) key components form the Design Excellence Framework for design that supports people, the environment and long-term adaptability. The framework serves as a roadmap for integrating sustainability solutions into design decisions, aligning priorities with measurable targets, and ensuring accountability throughout the project lifecycle. It enables the team to translate vision into actionable steps, monitor performance, and deliver outcomes that reflect both SMRT's and South Portland's shared commitments.

#### Project Sustainability Workplan

The sustainability vision for the project centers on three priority values: Net Zero Energy, Occupant Health & Wellness, and alignment with One Climate Future actions. These values inform design decisions and modeling workflows, ensuring integrated solutions across architecture, MEP, structural, and site disciplines.

#### Key Priorities & Sustainability Framework

- Net Zero Energy: All-electric systems, high-performance envelope, PV integration.
- Health & Wellness: Indoor air quality, daylight, thermal comfort, materials transparency.
- One Climate Future: EV readiness, green infrastructure, waste diversion, resilience.

The sustainable design priorities identified by the City of South Portland—Net Zero Energy, Occupant Health & Wellness, and alignment with One Climate Future—are integrated into a broader Sustainability Framework that organizes these goals into actionable performance areas. These areas are grouped under three overarching categories:

An signatories of the AIA 2030, MEP 2040, and SE 2050 Challenges, SMRT is committed to designing high-performing buildings that reduce operational and embodied carbon, enhance occupant health, and foster resilient communities. These values align directly with South Portland's One Climate Future vision – a roadmap for climate action and sustainability that prioritizes energy efficiency, renewable energy adoption, climate resilience, and social equity. The Mahoney City Center & Public Safety Project represents an opportunity to bring these shared commitments to life, creating civic facilities that serve the community for the next century while advancing the City's climate goals.

To track, report, and make progress toward these important goals, the team has established a sustainability framework. This framework serves as a roadmap for integrating sustainability solutions into design decisions, aligning priorities with measurable targets, and ensuring accountability throughout the project lifecycle. It enables the team to translate vision into actionable steps, monitor performance, and deliver outcomes that reflect both SMRT's and South Portland's shared commitments.



### Mahoney City Center & Public Safety Buildings – South Portland, ME Conceptual Design Report – November 12, 2025

thickness of 5". Beams will be designed to support the weight of the concrete during construction without shoring.

- Columns: Columns will be 6' square hollow structural sections (HSS) with wall thickness as required to support building loads.
- Flat Roofs: Flat roof areas will be framed with 18" deep (W28x33) beams placed approximately 5'-0" on center and topped with 1.12" deep wide-ribbed roof deck.
- Lateral Resisting System: The lateral forces created by wind and seismic loads will be resisted by concentric braced frames with single-leg square HSS diagonals.

#### Additional Information

- Elevated Slab on Deck: 5" slab on 1.12" composite metal deck (1.12" + 3.12" topping) using normal weight concrete. Concrete will be reinforced with 4# – W2.9WVW with additional deformed bar reinforcing around openings, over girders and as needed to resist concentrated loads.
- Metal Deck:
  - Flat roof areas: wide-rib, 20 gage metal deck, 33 ksi steel with G90 finish, Vulkraft 1.5820 is basis of design.
  - Composite metal deck will be 1.12", 20 gage, 50 ksi steel with G60 finish, Vulkraft 1.5V20 is basis of design.
- Braced Frame (Option 1)

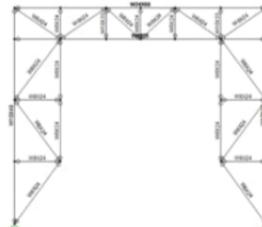


Image 1

- Braced Frame (Option 2 and 3)



# TYPICAL PROJECT - Total Project Cost

## Hard Cost:

- Construction Cost Building

## Soft Cost:

- Land Purchase Cost
- Design / Procurement / Management Fees
- Surveys / Regulatory / Permitting Fees
- Equipment / Systems / Furniture
- Financial Fees
- Insurance / Legal
- Project Contingency
- Moving or relocation Costs
- Other Misc. Project Costs
- Escalation

Soft costs usually account for 30% to 35% of the total project budget/



# Concept Design - Estimated Construction Cost

## PROPOSED PROJECT



MAHONEY  
OPTION 1

\$



MAHONEY  
OPTION 2

\$



MAHONEY  
OPTION 3

\$



MAHONEY SITE  
DEVELOPMENT

\$



POLICE

\$



FIRE & SITE  
DEVELOPMENT

\$

# Concept Design - Estimated Construction Cost

## Renovation Mahoney High Level Cost Impacts

- Site Development Costs. Poor soils with urban fill (dump)
- Parking and Stormwater Management
- Accessibility (elevators and entrances)
- Major Envelope Improvements (Walls, Insulation, Windows and Roof)
- Auditorium / Theater Improvements: Potential huge cost range (targeted lower end)
- Historic Features maintain, preserve and protect

# Concept Design - Estimated Construction Cost

## Renovation Mahoney High Level Cost Impacts

- Mechanical / HVAC System Improvements
- Total new system with Geothermal heating and cooling systems:
  - High first cost but provides realistic payback with incentives for major rebates
- Plumbing Systems: All new with all new toilet facilities.
- Electrical System: Complete system upgrades with new service and back up generator
- Fire Alarm System: All new
- Fire Protection / Sprinkler System
- Structural Foundation: significant potential repairs pending testing
- Structural Framing, majority of masonry system is not reinforced to meet current code

# Concept Design - Estimated Construction Cost

## New Construction – Police and Fire Station

- Generally, more predictable with recent comparable projects
- Site Development Costs. Poor soils with urban fill (dump) as well as resiliency for essential services buildings
- Site Costs for Fire Station for resiliency planning focused on sea level

# MAHONEY CITY CENTER & PUBLIC SAFETY BUILDINGS

## CONCEPT ESTIMATES

December 15, 2025

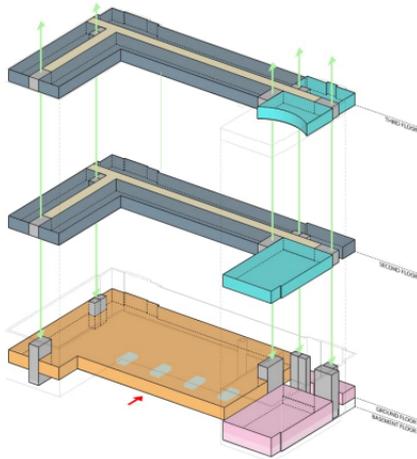


SUMMARY	OPTION 1	OPTION 2	OPTION 3
<b>SITework</b>			
MAHONEY SITE	\$6,592,240	\$6,592,240	\$6,592,240
NEW POLICE STATION SITE	\$5,434,875	\$5,434,875	\$5,434,875
ROAD THROUGH MAHONEY SITE	\$1,583,303	\$1,583,303	\$1,583,303
<b>TOTAL SITework</b>	<b>\$13,610,418</b>	<b>\$13,610,418</b>	<b>\$13,610,418</b>
<b>BUILDINGS</b>			
MAHONEY ADDITION & RENOVATIONS	\$70,609,727	\$70,142,867	\$64,921,744
NEW POLICE STATION	\$27,673,213	\$27,673,213	\$27,673,213
NEW FIRE STATION*	\$31,486,458	\$31,486,458	\$31,486,458
<b>TOTAL BUILDINGS</b>	<b>\$129,769,399</b>	<b>\$129,302,539</b>	<b>\$124,081,416</b>
<b>PROJECT CONSTRUCTION TOTAL</b>	<b>\$143,379,817</b>	<b>\$142,912,956</b>	<b>\$137,691,833</b>

\*INCLUDES FULL SITework COSTS IN FIRE STATION TOTAL.

\*\*ESCALATION CONTINGENCY EXCLUDED. ALL COSTS ARE IN TODAY'S DOLLARS.

# Mahoney – Construction Cost Options



## Option 1

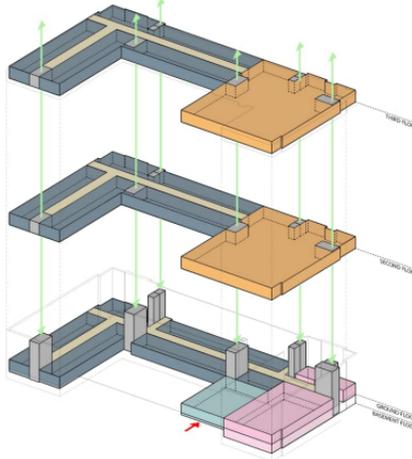
Keeps Theater / Auditorium & Gym

**\$70.6m**

\$771/sf

91,574sf

*Library Services all on one floor*



## Option 2

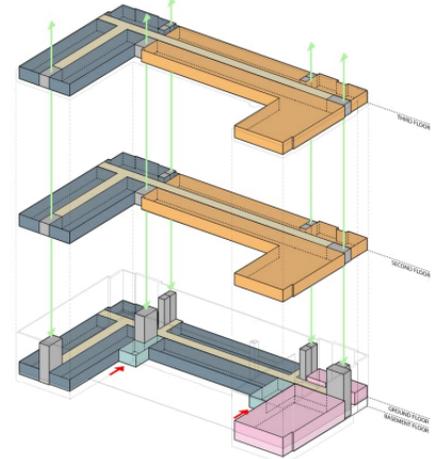
Repurposes Theater / Auditorium for Library & keeps Gym

**\$70.1m**

\$744/sf

94,154sf

*Library Services on two floors*



## Option 3

Repurposes Theater / Auditorium for Library & Gym for Multipurpose Space

**\$64.9m**

\$757/sf

85,754sf

*Library Services on two floors*

# Concept Design - Estimated Construction Cost

## PROPOSED PROJECT



**CITY HALL & LIBRARY  
OPTION 1**

**\$70.6m**

\$771/sf  
91,574sf



**MAHONEY SITE  
DEVELOPMENT**

**\$13.6m**

\$37/sf  
365,000sf



**POLICE  
STATION**

**\$27.7m**

\$1,021/sf  
27,100sf



**CENTRAL FIRE  
STATION & SITE  
DEVELOPMENT**

**\$31.5m**

\$877/sf\*  
35,900sf  
\*Includes Site Costs

**Estimated Construction Cost (Option 1): \$143.4 m**

# Project Budget Development

Date: December 16, 2025

Option 1 – Concept Design	Option 1		
	Mahoney City Services Reno/Library 12/15/2025	Police Station New Build 12/15/2025	Fire Station New Build 12/15/2025

\$(000) except \$/GSF

I. <b>Building Construction</b>			
A. New Building Construction	\$ 70,609,727.0	\$ 27,673,213.0	\$ 31,486,458.0
B. Existing Building Renovations	\$ -	\$ -	\$ -
C. Other Construction	\$ -	\$ -	\$ -
<b>Total Building Construction</b>	<b>70,609,727.0</b>	<b>27,673,213.0</b>	<b>31,486,458.0</b>
<b>Total Site Construction</b>	<b>6,592,240.0</b>	<b>7,018,178.0</b>	<b>-</b>
<b>Subtotal Construction - Current \$</b>	<b>77,201,967.0</b>	<b>34,691,391.0</b>	<b>31,486,458.0</b>
III.. Escalation (3%/yr)	4,701,599.8	2,112,705.7	1,917,525.3
<b>Total Construction - Escalated</b>	<b>\$ 81,903,566.8</b>	<b>\$ 36,804,096.7</b>	<b>\$ 33,403,983.3</b>
<b>Total FF &amp; E</b>	<b>\$ 1,500,000.0</b>	<b>\$ 825,000.0</b>	<b>\$ 1,175,000.0</b>
<b>Total Fees and Expenses</b>	<b>11,478,405.8</b>	<b>5,281,106.7</b>	<b>4,897,011.8</b>
V. <b>Contingency</b>			
A. Construction	4,095,178.3	1,840,204.8	1,670,199.2
B. Owner's Project	4,744,098.6	2,145,510.2	1,973,799.8
<b>Total Contingency</b>	<b>8,839,276.9</b>	<b>3,985,715.0</b>	<b>3,643,999.0</b>
<b>Total Project</b>	<b>\$ 103,721,249.5</b>	<b>\$ 46,895,918.4</b>	<b>\$ 43,119,994.1</b>
<b>Total Project Cost</b>			<b>\$ 193,737,162.0</b>

# Potential Project Schedule

Assumptions: Based on starting after referendum November 2026

- **Schedule Option A: (Cost Estimate Based)**

- Mahoney/Police → Fire
- Staggered & Overlapped Design
- 4 years, 3 months

- **Schedule Option B:**

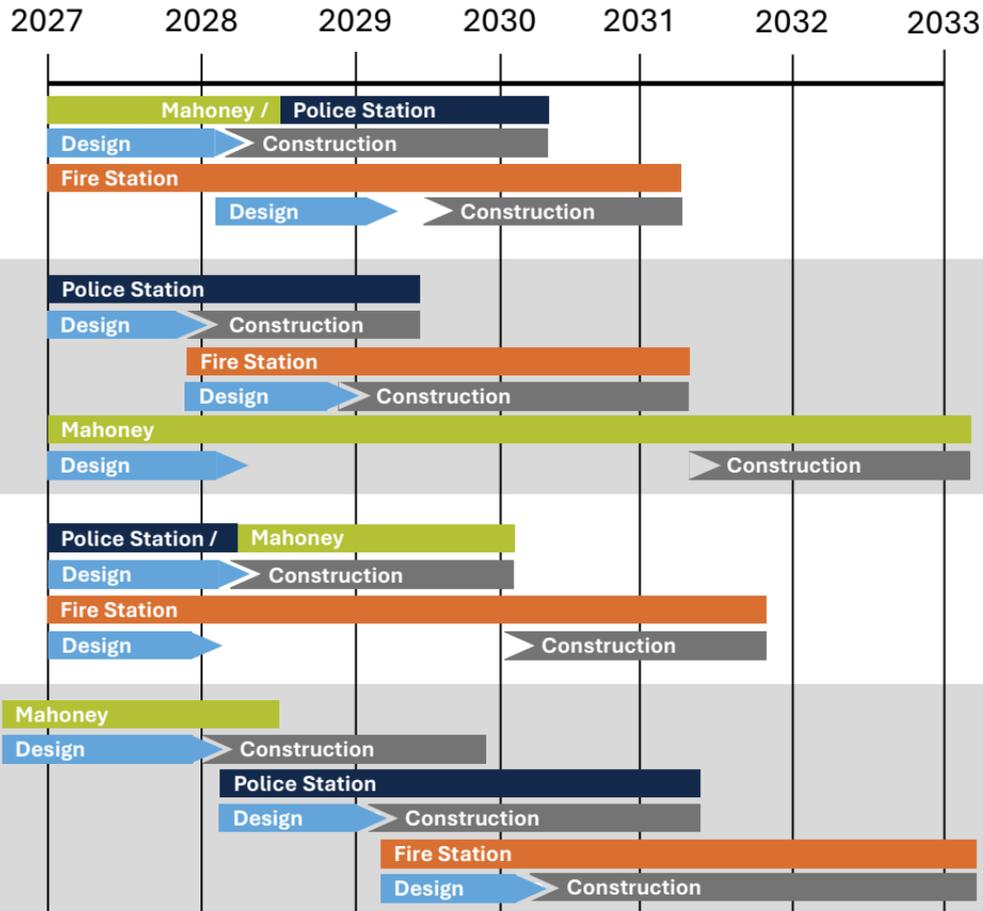
- Police → Fire → Mahoney
- Staggered & Overlapped Design
- 6 years, 1 month

- **Schedule Option C:**

- Mahoney/Police → Fire
- One Design Phase
- 5 years, 10 months

- **Schedule Option D:**

- Mahoney → Police → Fire
- Fully Staggered Design & Construction
- 6 years, 9 months



# Escalation Cost

## How Escalation Works in Construction Projects:

Definition: Escalation is the increase in costs over time due to inflation, market conditions, and supply chain factors.

- Key Drivers:
  - Material price inflation (steel, concrete, lumber).
  - Labor cost increases due to wage growth and shortages.
  - Fuel and transportation costs impacting delivery.
- Impact on Phased Projects:
  - Each phase starts later, so base costs rise with inflation.
    - Example: A 5-year phased project at 4% annual escalation could cost 20% more by the final phase.

# Concept Design - Estimated Total Project Cost

## PROPOSED PROJECT



CITY HALL & LIBRARY  
OPTION 1



MAHONEY SITE  
DEVELOPMENT



POLICE  
STATION



CENTRAL FIRE  
STATION & SITE  
DEVELOPMENT

Estimated Construction Cost (Option 1): **\$143.4m**

Estimated Soft Cost & Escalation: **\$50.4m**

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Estimated **TOTAL PROJECT COST:** **\$193.8m**

# Comparable Projects



## ALBANY HIGH SCHOOL RENOVATION

**LOCATION:** ALBANY, NY  
**ORIGINALLY BUILT:** 1912  
**RENOVATED:** 2024  
**SIZE:** APPROX. 73,000 SF

**COST PER SQ. FT.** \$628/SF  
*\*Excludes Site Development Cost*



## MAHONEY MIDDLE SCHOOL RENOVATION

**LOCATION:** SOUTH PORTLAND  
**ORIGINALLY BUILT:** 1924  
**RENOVATED:** TBD  
**SIZE:** APPROX. 91,500 SF

*\*Includes 12,000 SF Library Addition*  
**COST PER SQ. FT.** \$770/SF  
*\*Excludes Site Development Cost*

# Comparable Projects



## OTHER NEW LIBRARIES

(SAMPLING OF 6 LIBRARIES)

LOCATION: **NEW ENGLAND**

COMPLETED: **2022 - 2025**

*Blend of New Construction and Reno*

COST PER SQ. FT. **\$410 - \$763/SF**

*\*Excludes Site Development Cost*



## PROPOSED SOUTH PORTLAND LIBRARY ADDITION

LOCATION: **SOUTH PORTLAND**

COMPLETED: **TBD**

*Blend of New Construction and Reno*

COST PER SQ. FT. **\$666/SF**

*\*Excludes Site Development Cost*

# Comparable Projects



## OTHER NEW POLICE STATIONS

(SAMPLING OF 8 POLICE STATIONS)

LOCATION: **NEW ENGLAND**  
COMPLETED: **2022 - 2025**

COST PER SQ. FT. **\$635 - \$964/SF**

*\*Excludes Site Development Cost*



## PROPOSED SOUTH PORTLAND POLICE STATION

LOCATION: **SOUTH PORTLAND**  
COMPLETED: **TBD**

COST PER SQ. FT. **\$886/SF**

*\*Excludes Site Development Cost*

# Comparable Projects



## OTHER NEW FIRE STATIONS

(SAMPLING OF 8 FIRE STATIONS)

**LOCATION:** **NEW ENGLAND**  
**COMPLETED:** **2023 - 2025**

**COST PER SQ. FT. \$444 - \$992/SF**  
*\*Excludes Site Development Cost*



## PROPOSED SOUTH PORTLAND FIRE STATION

**LOCATION:** **SOUTH PORTLAND**  
**COMPLETED:** **TBD**

**COST PER SQ. FT. \$877/SF**  
*\*Includes Site Development Cost*

# Where do we go from here?

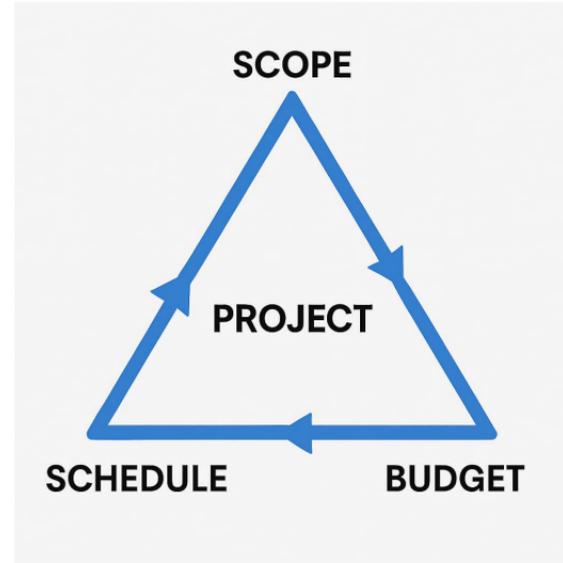
**Scope:** Defines what the project will deliver (program).

**Schedule:** The timeline for completion.

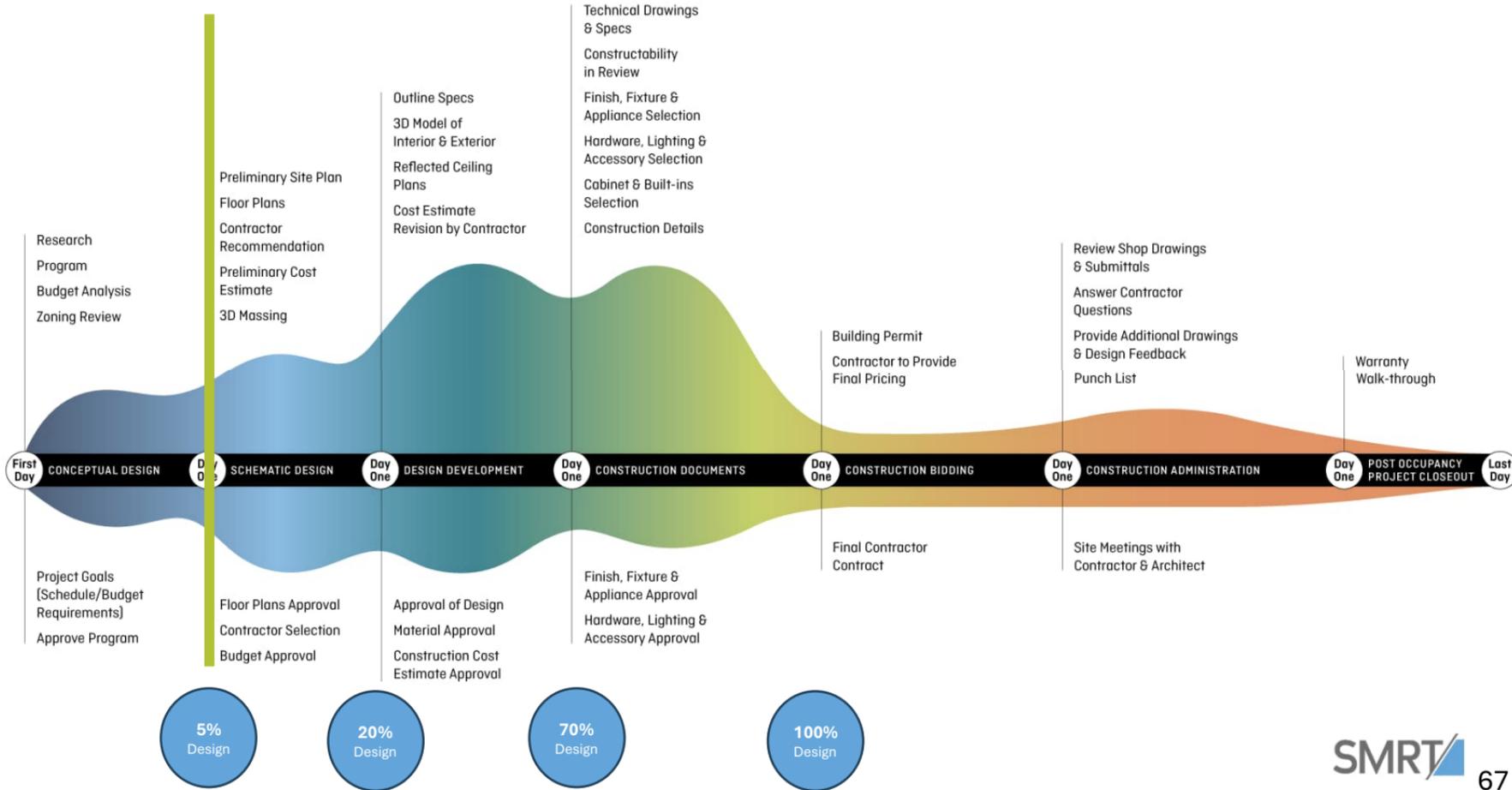
**Budget:** The financial resources allocated. Budget is directly impacted by scope and schedule changes.

## Key Aspects:

- Increase scope → higher cost and longer schedule
- Shorten schedule → higher cost or reduced scope
- Reduce budget → smaller scope or longer schedule.



# Typical Project Phases



## GUIDING PRINCIPLES: Define the Project “Why”



### Community Centered Design

Prioritize inclusive engagement and cultural expression in a welcoming environment that reflects the diverse needs, values, and aspirations of South Portland.



### Integrated City Functions

Enables the integration of civic administration, public safety, public learning, and cultural engagement within a unified space, promoting operational efficiency, enhanced public access, and stronger community collaboration.



### Achieve One Climate Future Goals

Strive for the most efficient, electrified, resilient campus designed to align with leading building science and technology.



### Future-Focused Design with a Respect for History

Create modern, flexible spaces that meet the needs of future generations while honoring South Portland’s past, preserving its stories, and reflecting its unique identity.



### Safe, Accessible & Healthy

Create public service buildings that are accessible, secure, and support health and well-being of the community and city staff.



### Smart Investment of Public Funds

Invest taxpayer money wisely—spending carefully on construction now and planning for future costs like maintenance, staffing, and energy to keep the buildings running efficiently over time and avoid costly repairs.

# Reminder - Proposed Project Benefits



- Consolidate City Services



- Promoting operational efficiency, enhanced public access, and stronger community collaboration



- Strive for the most efficient, electrified, resilient campus designed to align with leading building science and technology.



- Flexible spaces that meet the needs of future generations

- Create public service buildings that are accessible, secure, and support health and well-being of the community and city staff.



- Invest taxpayer money wisely keep the buildings running efficiently over time and avoid costly emergency repairs.



- Allows vacated properties (City Hall/Assessors, Hamlin and Library) to be repurposed for other much needed community use.

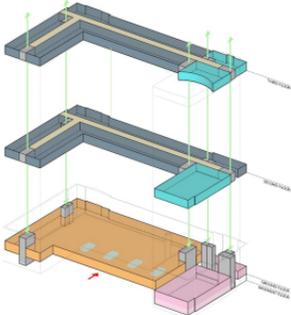
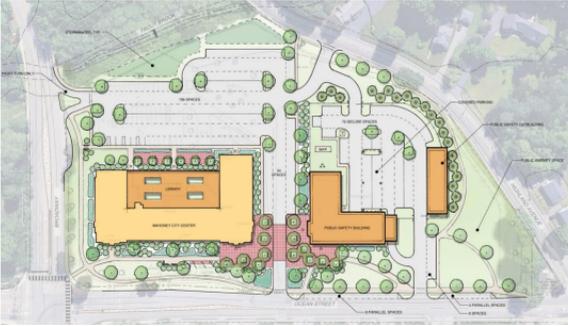
# Next Steps for Design Team

## Priorities – Project Options:

1. Do you approve of project direction as presented?
  - *Potential Outcome:* Design team will continue to work on refining design, assumptions, allowances with the goal decreasing project cost without changing scope
2. Whether or not the unanticipated price tag of \$194 million changes the direction Council wishes to take with this project.
  - *Potential Outcome:* Significantly Revise Scope:
    - Reestablish Project Goals and Guiding Principles
    - City Services Consolidation
    - Library Relocation
    - Police
    - Fire

# Mahoney City Center Committee – Approved Direction

## PROPOSED PROJECT



**CITY HALL &  
LIBRARY  
OPTION 1**



**MAHONEY SITE  
DEVELOPMENT**



**POLICE  
STATION**



**CENTRAL FIRE  
STATION & SITE  
DEVELOPMENT**

**Estimated TOTAL PROJECT COST/DURATION: \$193.8m / ~4 Years**

# Q&A

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