



CITY OF SOUTH PORTLAND

Design Team for City Facilities Renovation and Construction

OCTOBER 28, 2025

SMRT

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.

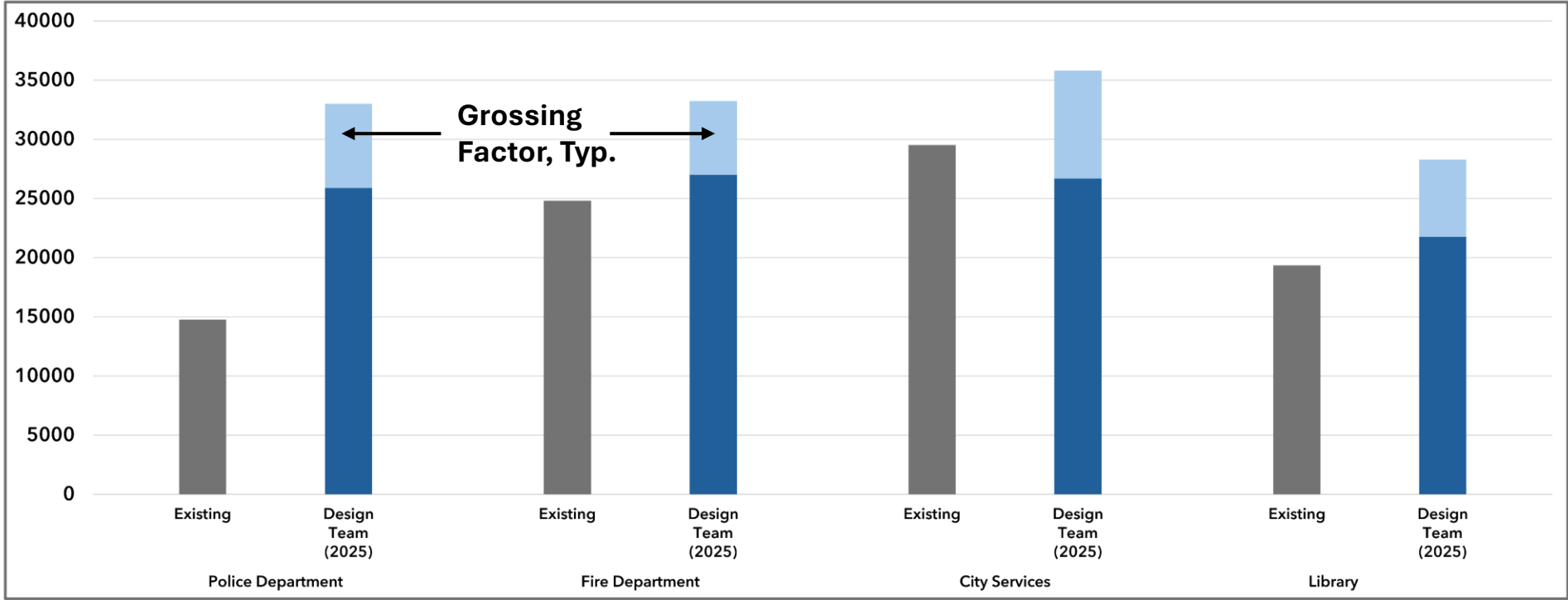
OPM (Colliers) / Design (SMRT) Team Update

- Program Update
- Mahoney Building Analysis
 - Site and Stacking Options
 - Concept Floor Plans

Program Update

Program Comparison

PROGRAM COMPARISON			
Program	Existing Space	Design Team (2025)	Difference
Police Department	14,760 SF	33,000 SF	18,240 SF
Fire Department	24,800 SF	33,225 SF	8,425 SF
<i>Mahoney</i>			
City Services	29,514 SF	35,791 SF	6,277 SF
Library	19,348 SF	28,283 SF	8,935 SF
Total Program Area:	88,422 SF	130,299 SF	41,877 SF



Mahoney Adjacency Diagram

- Human Resources

Social Services

City Clerk

SPC TV

Finance

IT

Economic Dev.

Planning
- Sustainability

Codes & Permitting

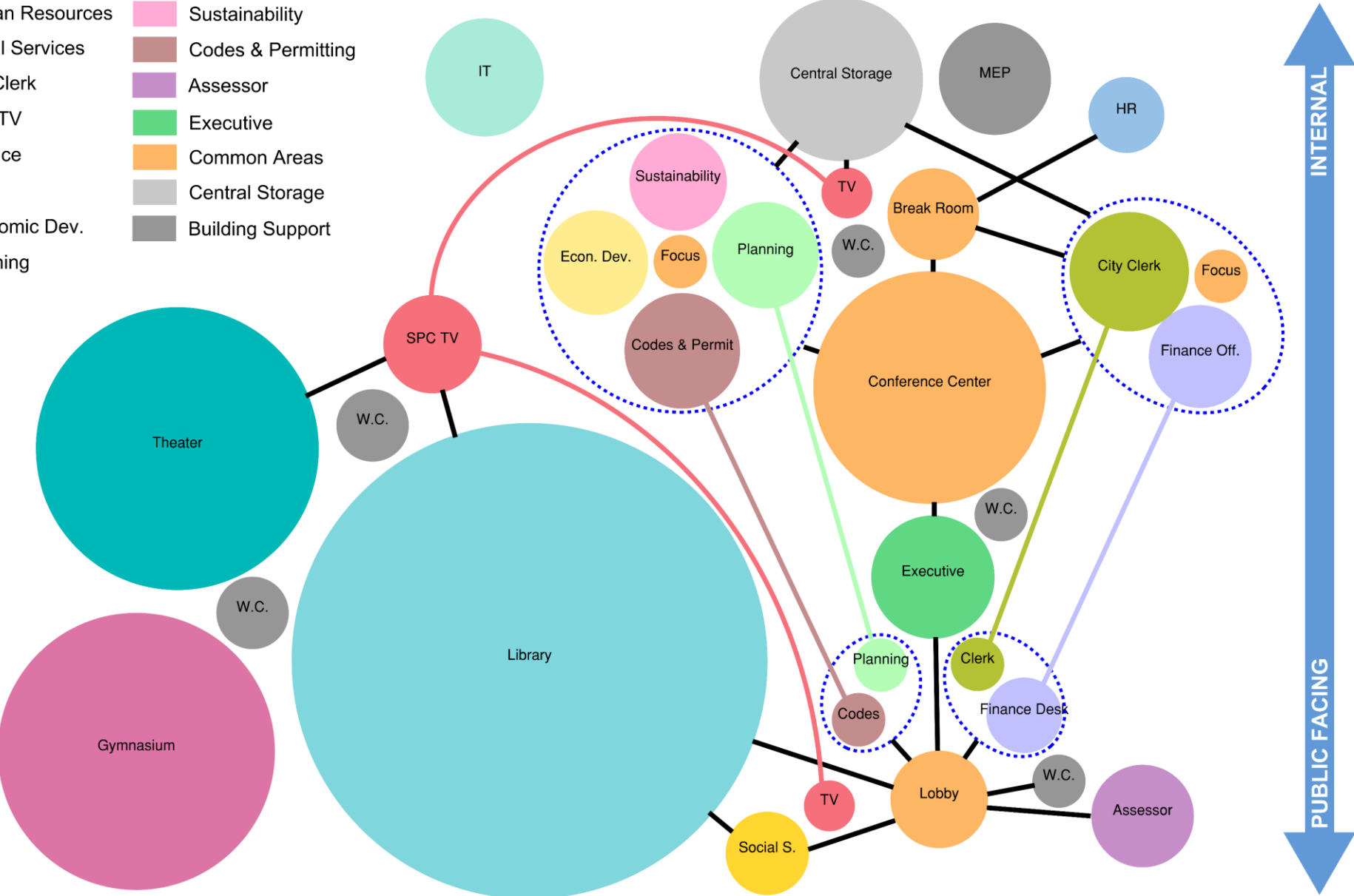
Assessor

Executive

Common Areas

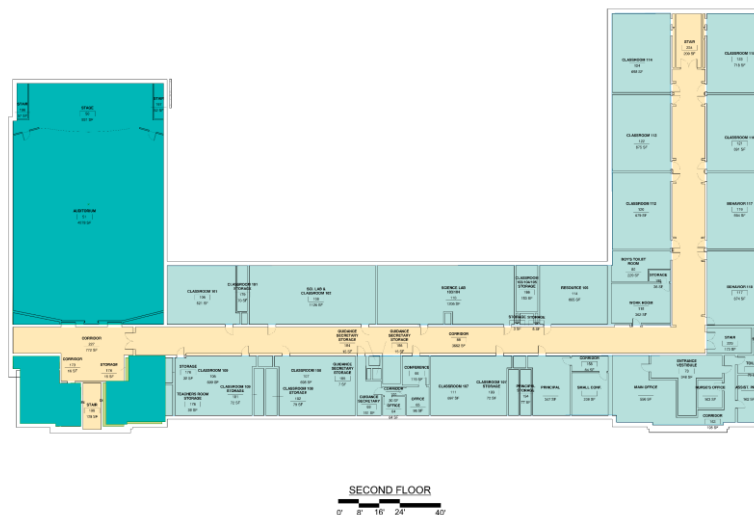
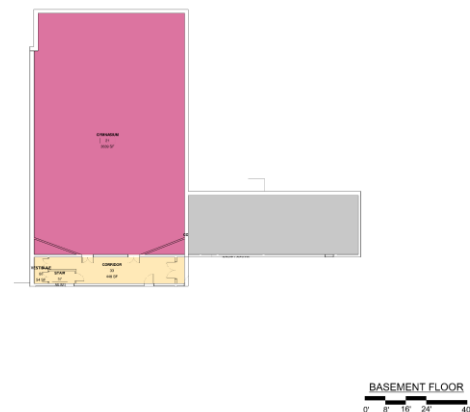
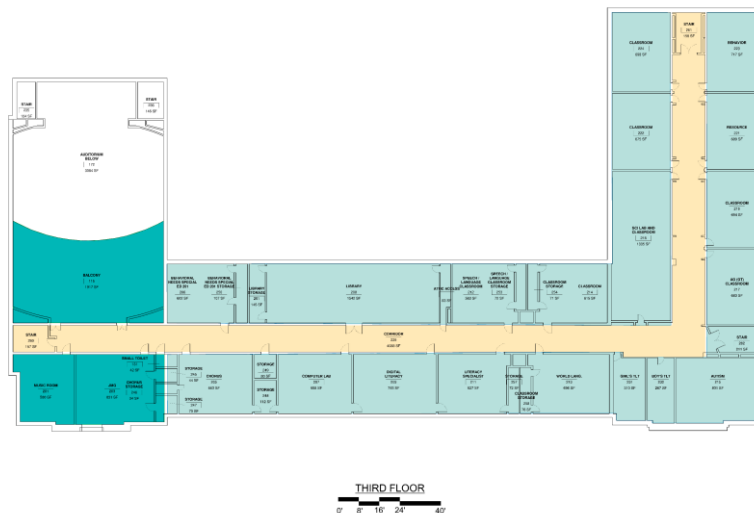
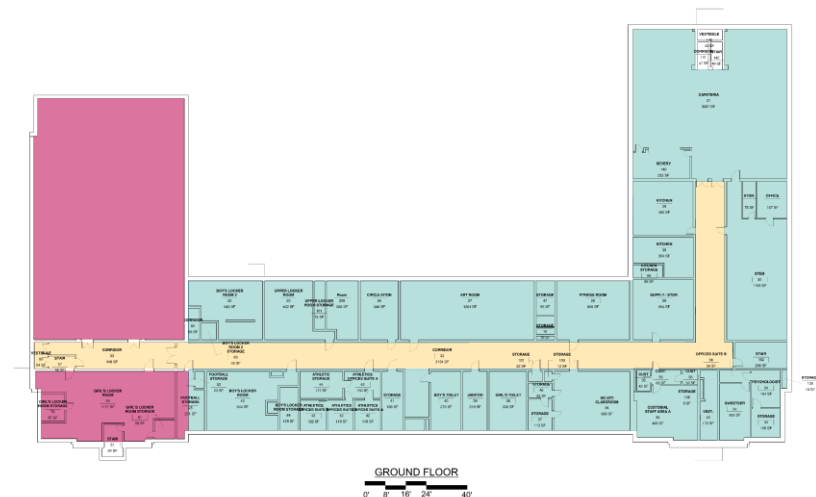
Central Storage

Building Support



Mahoney Building Analysis

Mahoney Available Space



Available Space	47,517 SF
Theater	10,132 SF
Gymnasium	7,047 SF
Mechanical	1,526 SF

Sub-total: 66,222 SF

Building Circulation 13,352 SF

Total Building Area 79,574 SF

**not including Running Track and Attic*

Programming Mahoney

MAHONEY PROGRAM AREA

City Services	35,791 SF
Library	28,283 SF
Total Program Area	64,074 SF

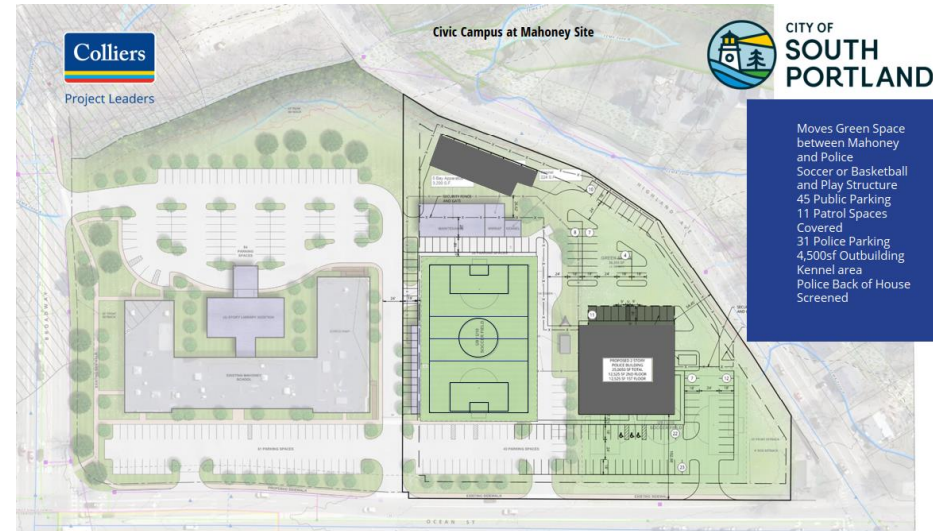
MAHONEY PROGRAMMING SCENARIOS			
	Scenario #1 (Preserve Gym. & Theater)	Scenario #2 (Preserve Gym. / Reprogram Theater) *	Scenario #3 (Reprogram Gymnasium & Theater) *
<div>Available Area</div>	47,517 SF	<div></div> + <div></div> 61,114 SF	<div></div> + <div></div> + <div></div> 68,161 SF
<div>Theater</div>	10,132 SF	0 SF	0 SF
<div>Gymnasium</div>	7,047 SF	7,047 SF	0 SF
<div>Mechanical</div>	1,526 SF	1,526 SF	1,526 SF
<div>Bldg. Circulation (not included)</div>	13,352 SF	13,352 SF	13,352 SF
Total Program Area	64,074 SF	64,074 SF	64,074 SF
Total Available Area	49,043 SF	62,640 SF	69,687 SF
Addition Needed <i>(Total Program - Total Available)</i>	Approx. 15,000 SF	Approx. 1,500 SF	Potentially Not Needed

*additional space gained by replacing theater mezzanine with full floor

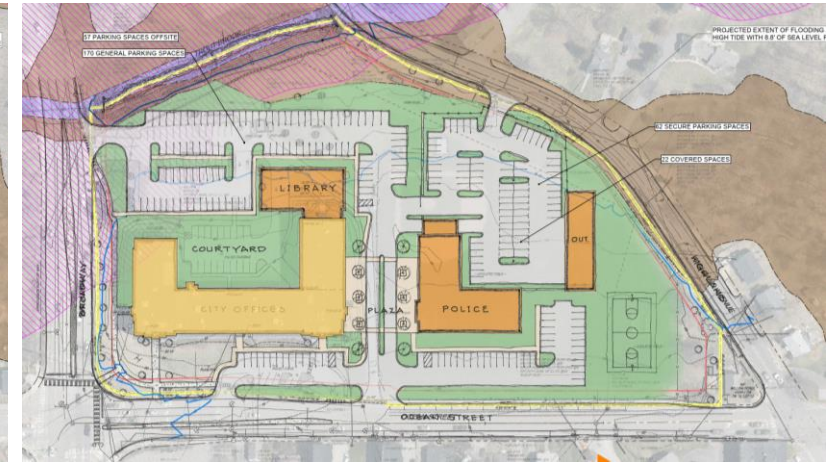
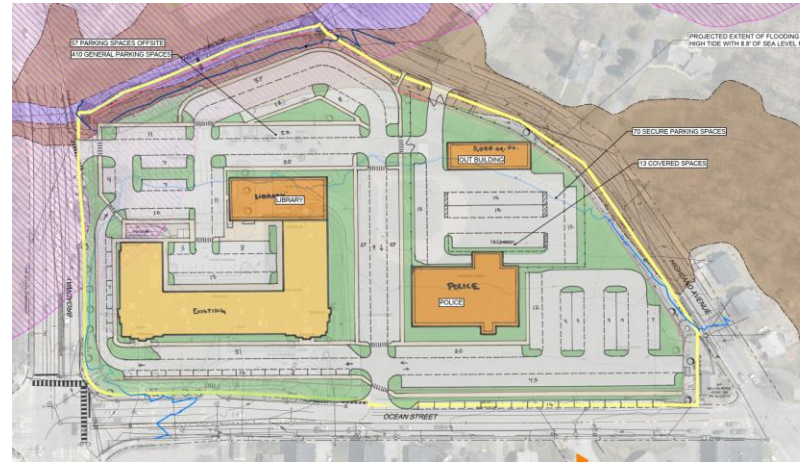
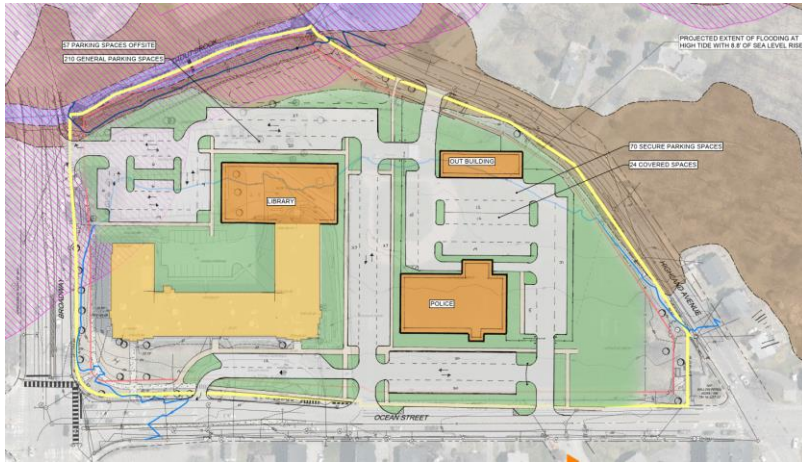
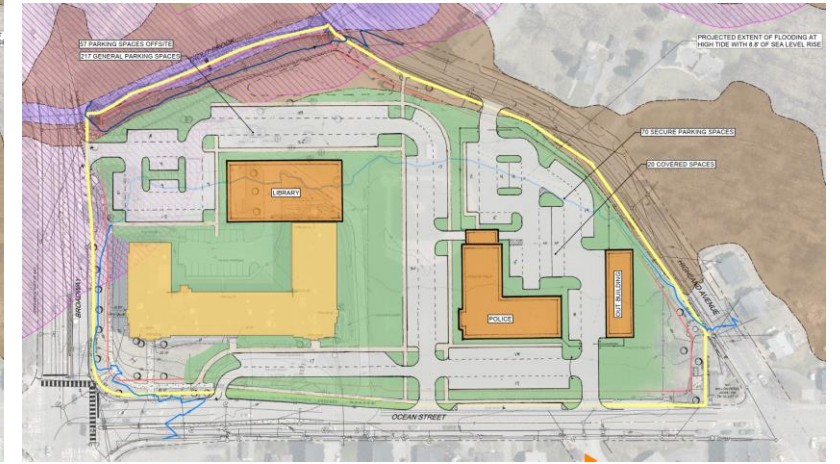
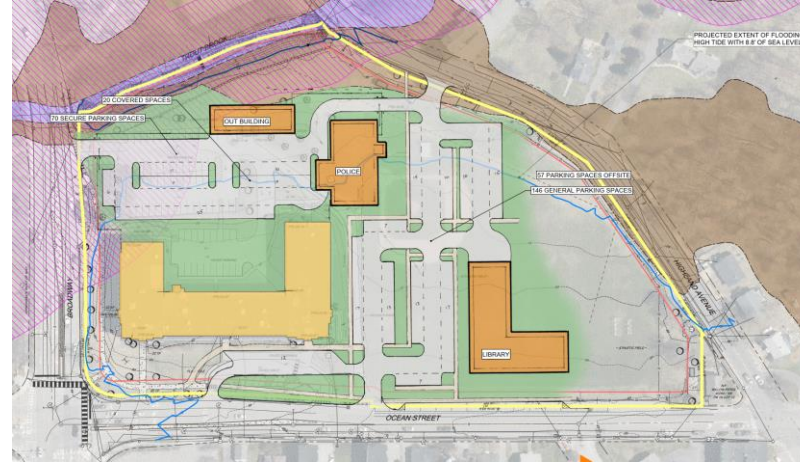
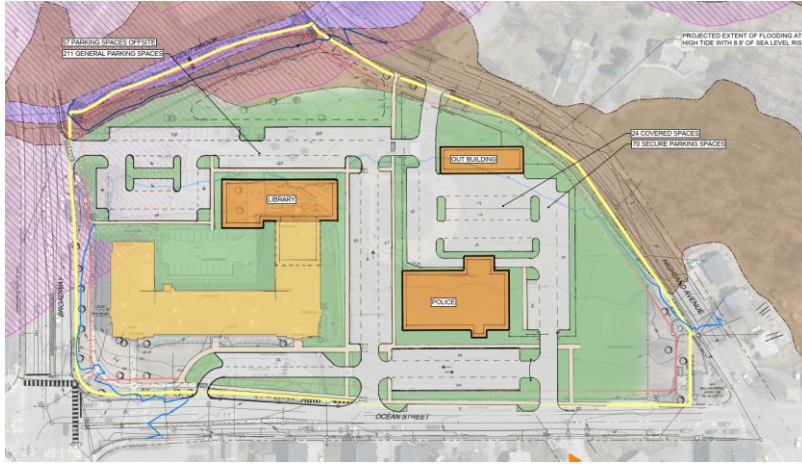
Site and Stacking Options



Previous Site Studies



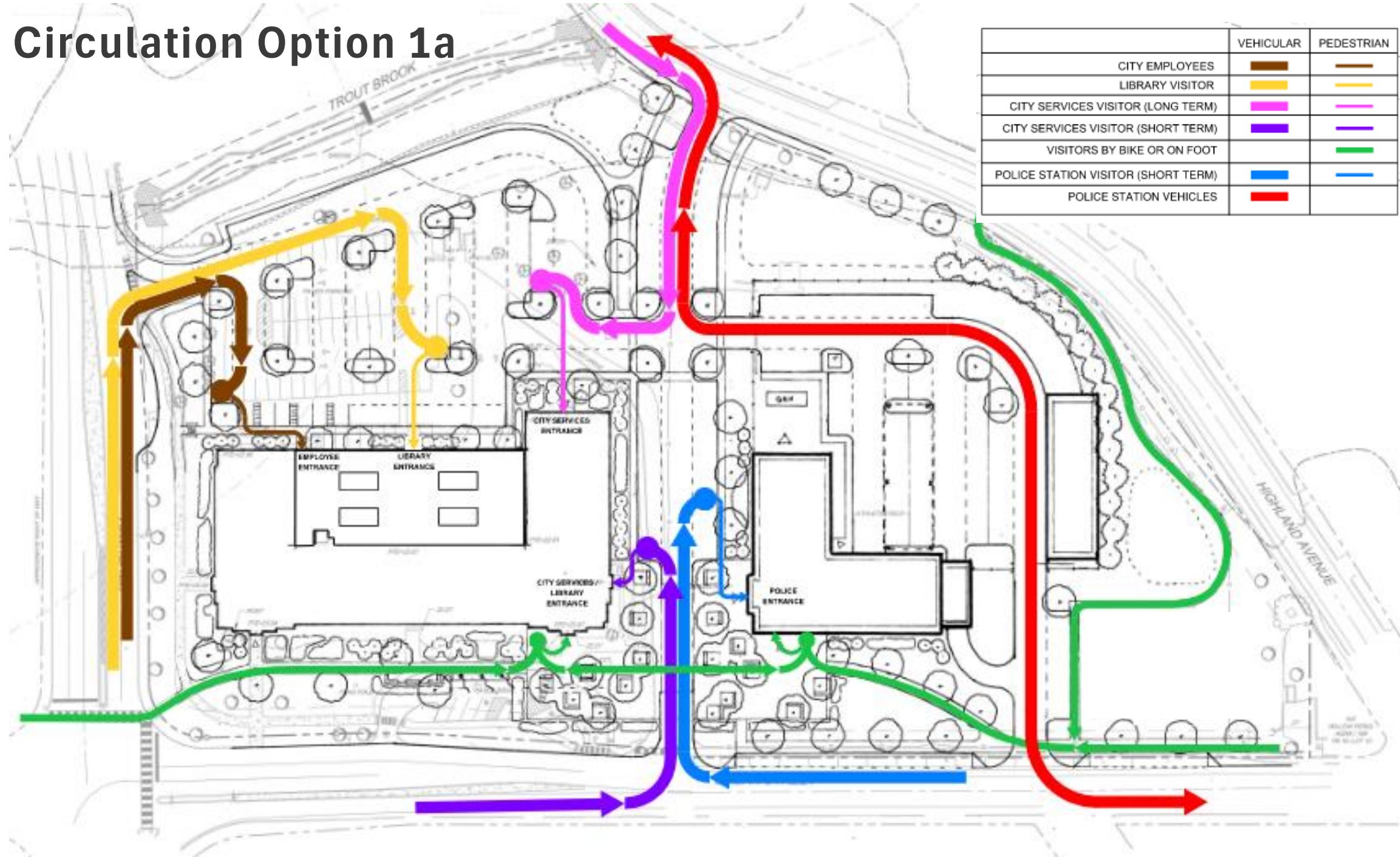
Current Studies



Site Plan Option 1a

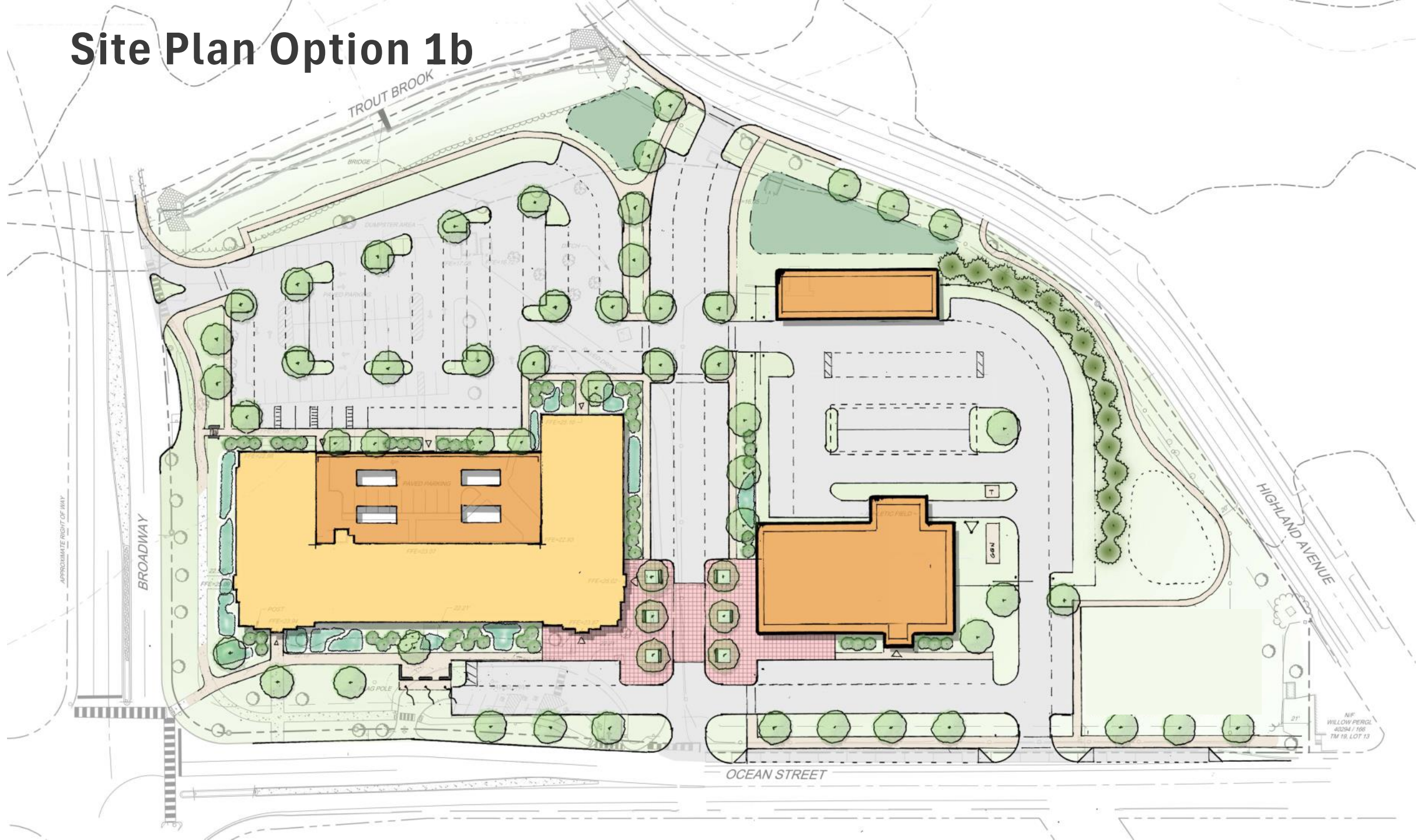


Site Circulation Option 1a

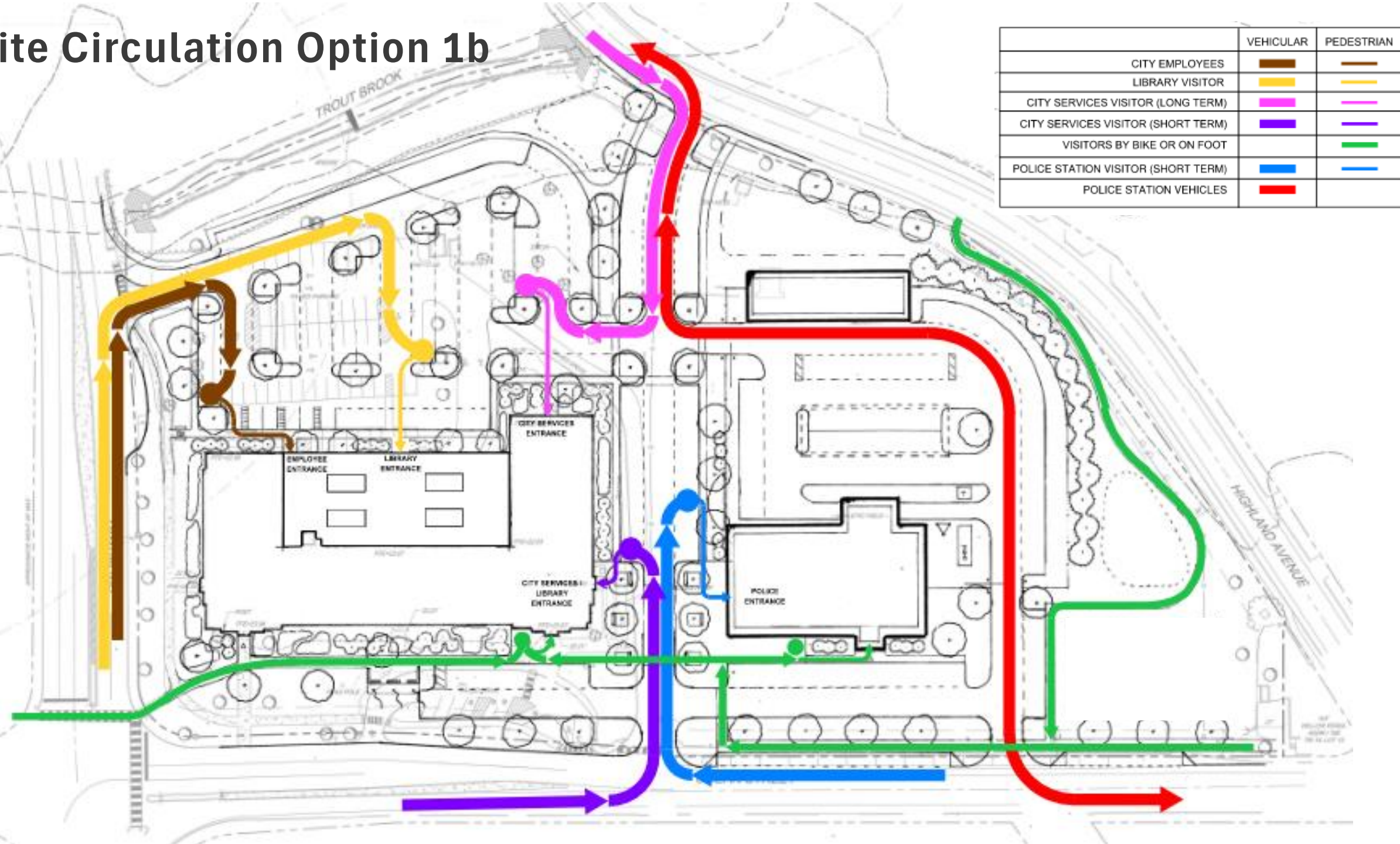


	VEHICULAR	PEDESTRIAN
CITY EMPLOYEES		
LIBRARY VISITOR		
CITY SERVICES VISITOR (LONG TERM)		
CITY SERVICES VISITOR (SHORT TERM)		
VISITORS BY BIKE OR ON FOOT		
POLICE STATION VISITOR (SHORT TERM)		
POLICE STATION VEHICLES		

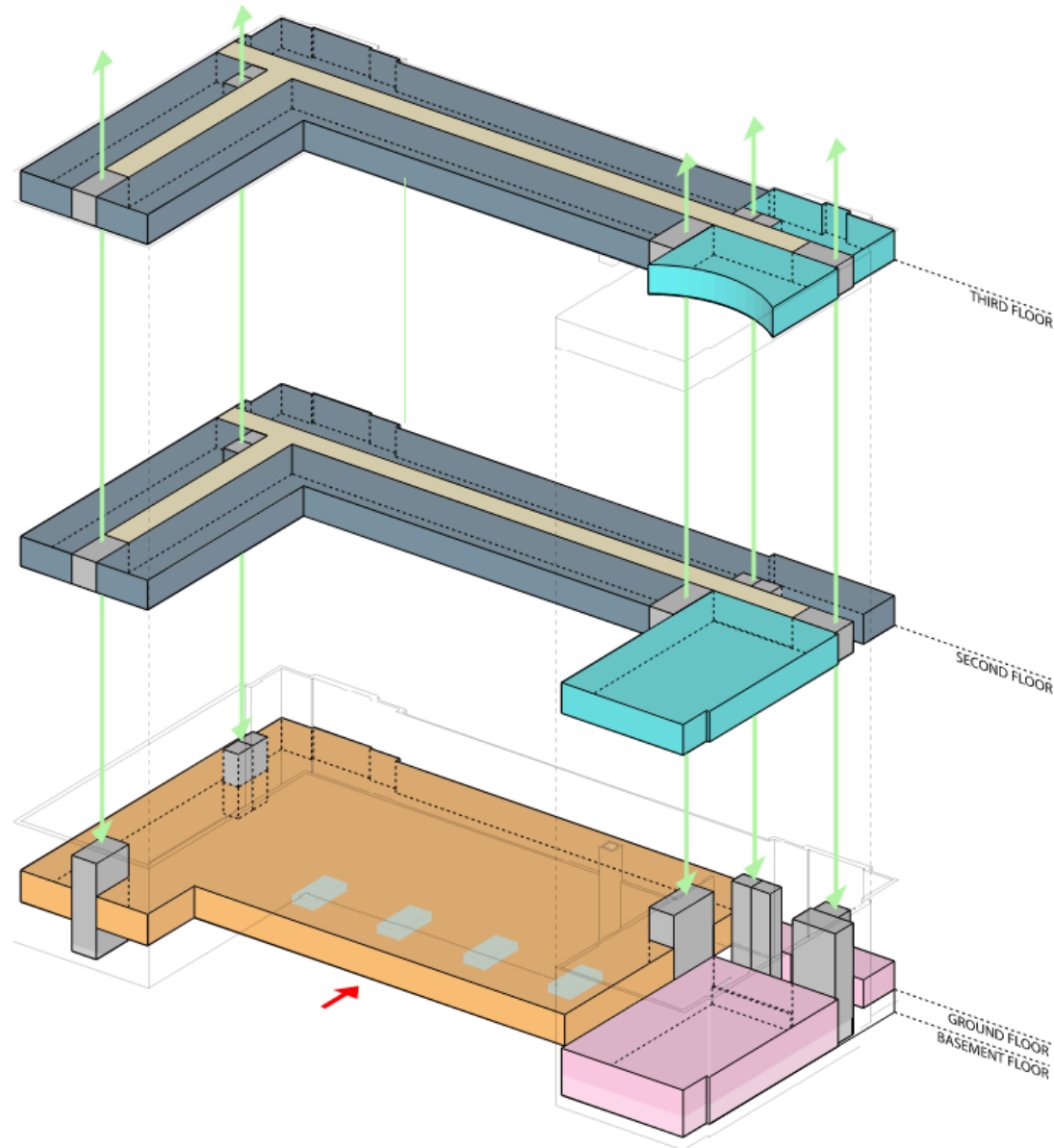
Site Plan Option 1b



Site Circulation Option 1b



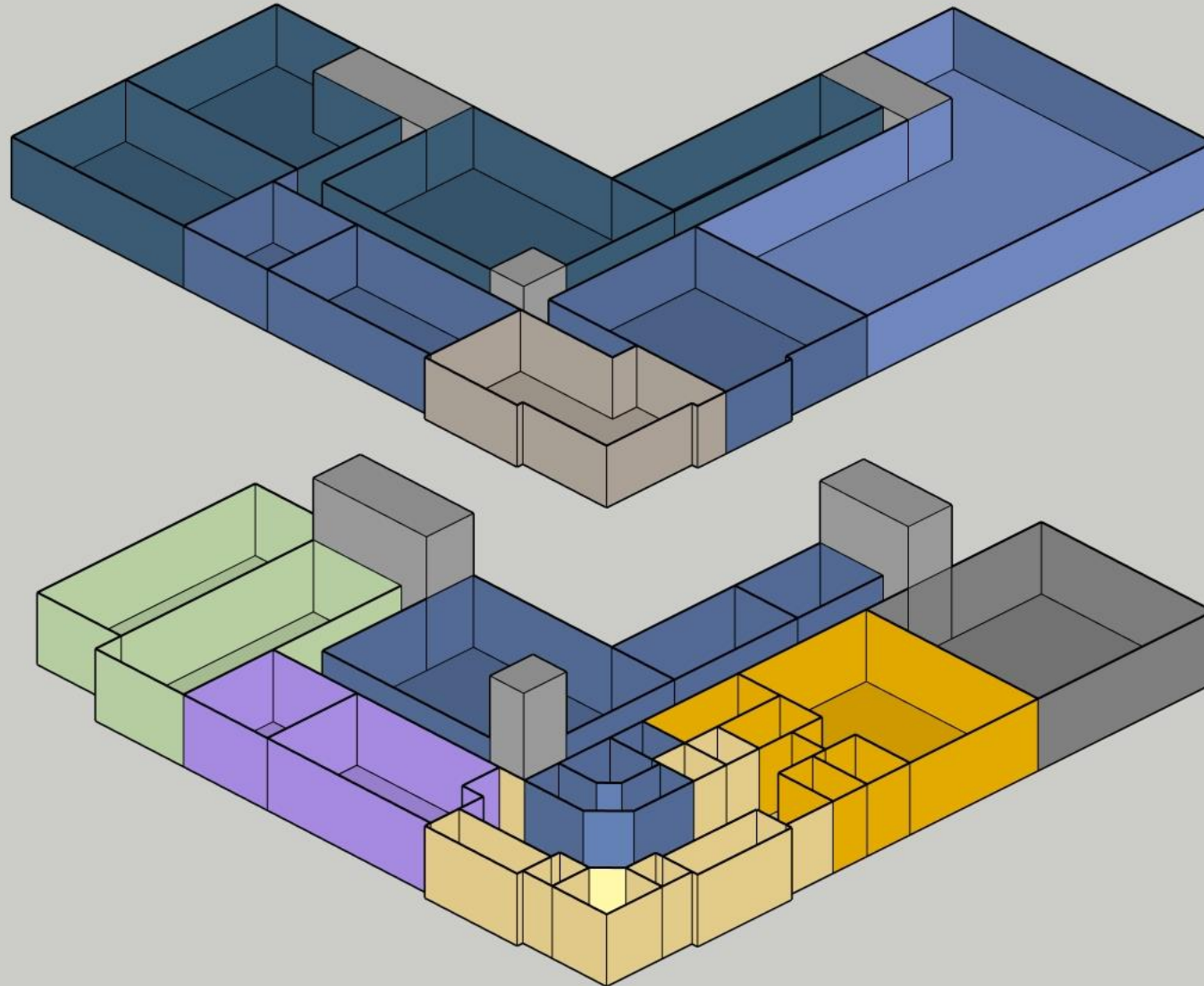
Mahoney – Option 1



LEGEND

- CITY SERVICES
- LIBRARY / ADDITION
- THEATER
- GYMNASIUM / COMMUNITY SPACE
- VERTICAL CIRCULATION
- BUILDING CIRCULATION

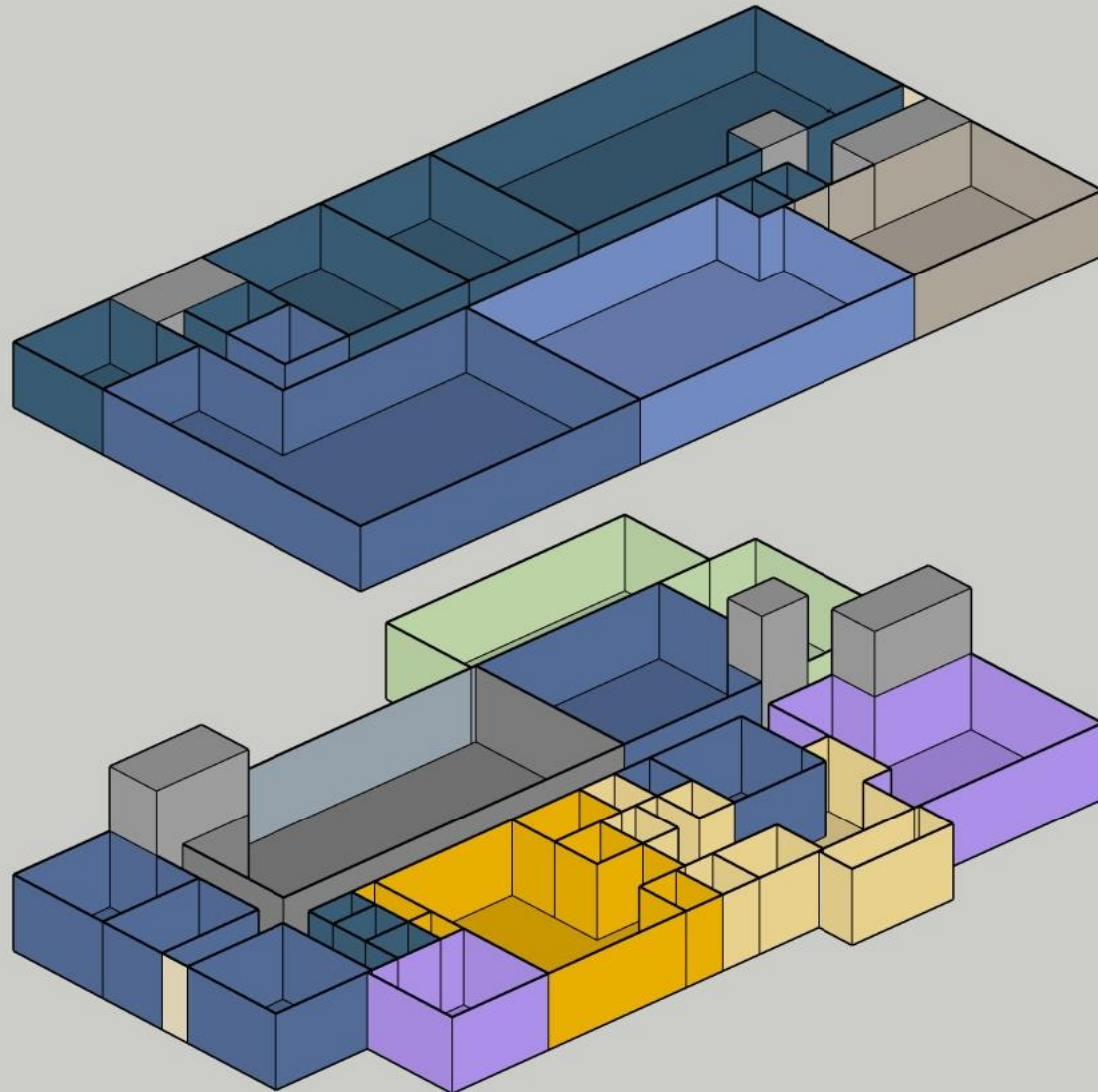
Police – Option a



LEGEND

- INVESTIGATIVE
- PATROL
- STAFF
- ADMINISTRATION
- TRAINING
- PUBLIC
- CIVILIAN OPERATIONS
- INVESTIGATIVE
- BUILDING FACILITIES

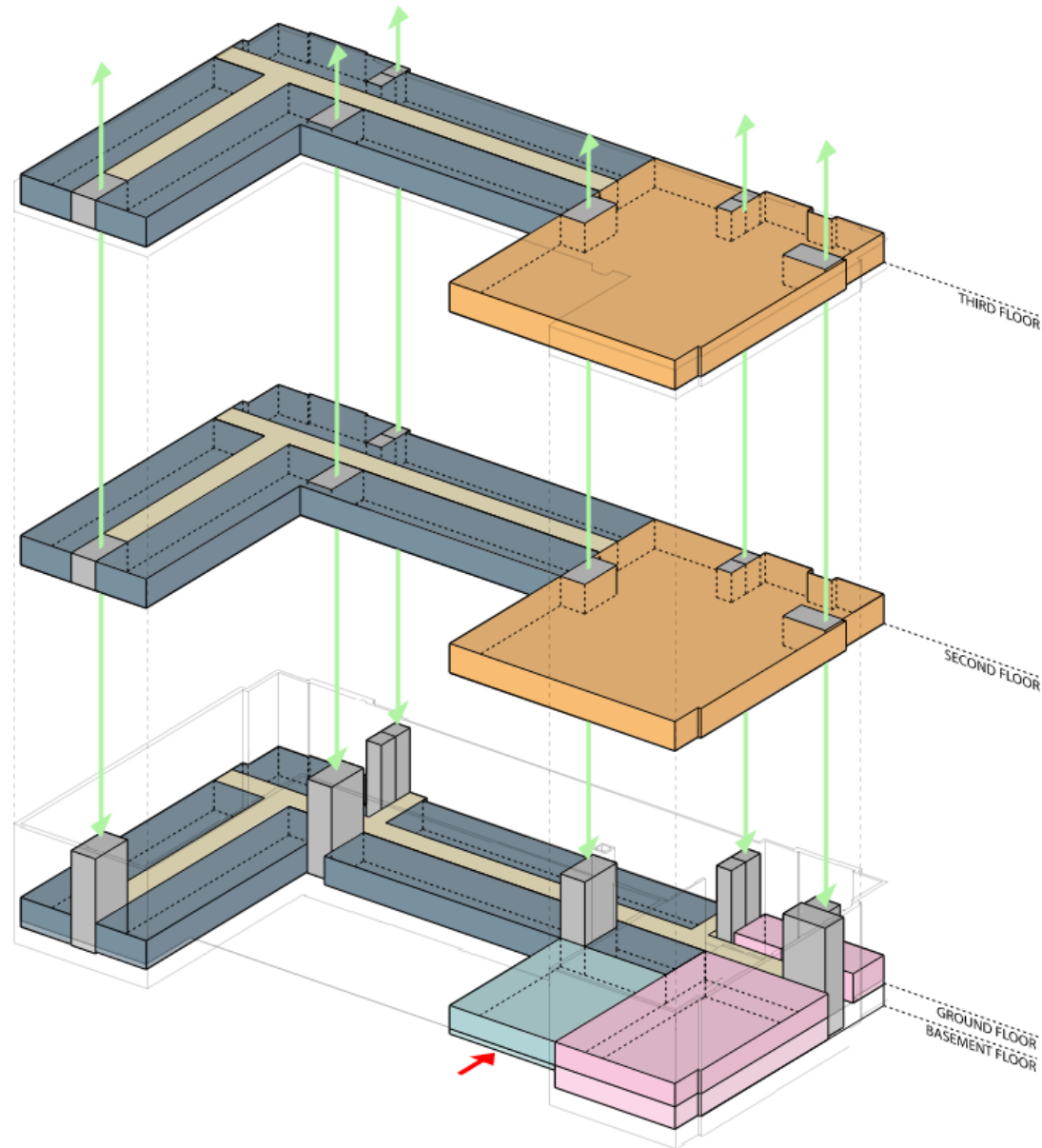
Police – Option b



LEGEND

- INVESTIGATIVE
- PATROL
- STAFF
- ADMINISTRATION
- TRAINING
- PUBLIC
- CIVILIAN OPERATIONS
- INVESTIGATIVE
- BUILDING FACILITIES

Mahoney – Option 2



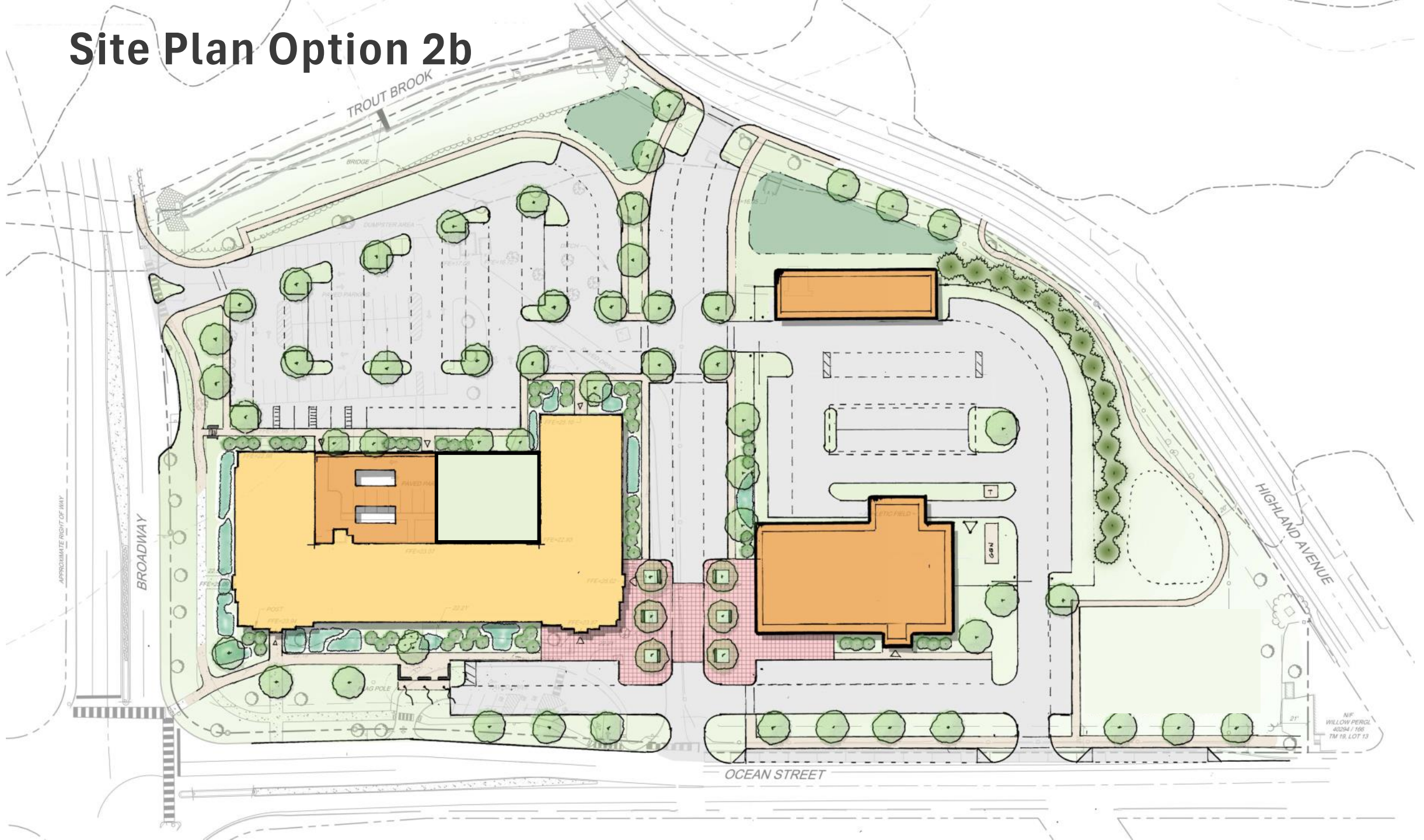
LEGEND

- CITY SERVICES
- LIBRARY / ADDITION
- NEW ENTRY
- GYMNASIUM / COMMUNITY SPACE
- VERTICAL CIRCULATION
- BUILDING CIRCULATION

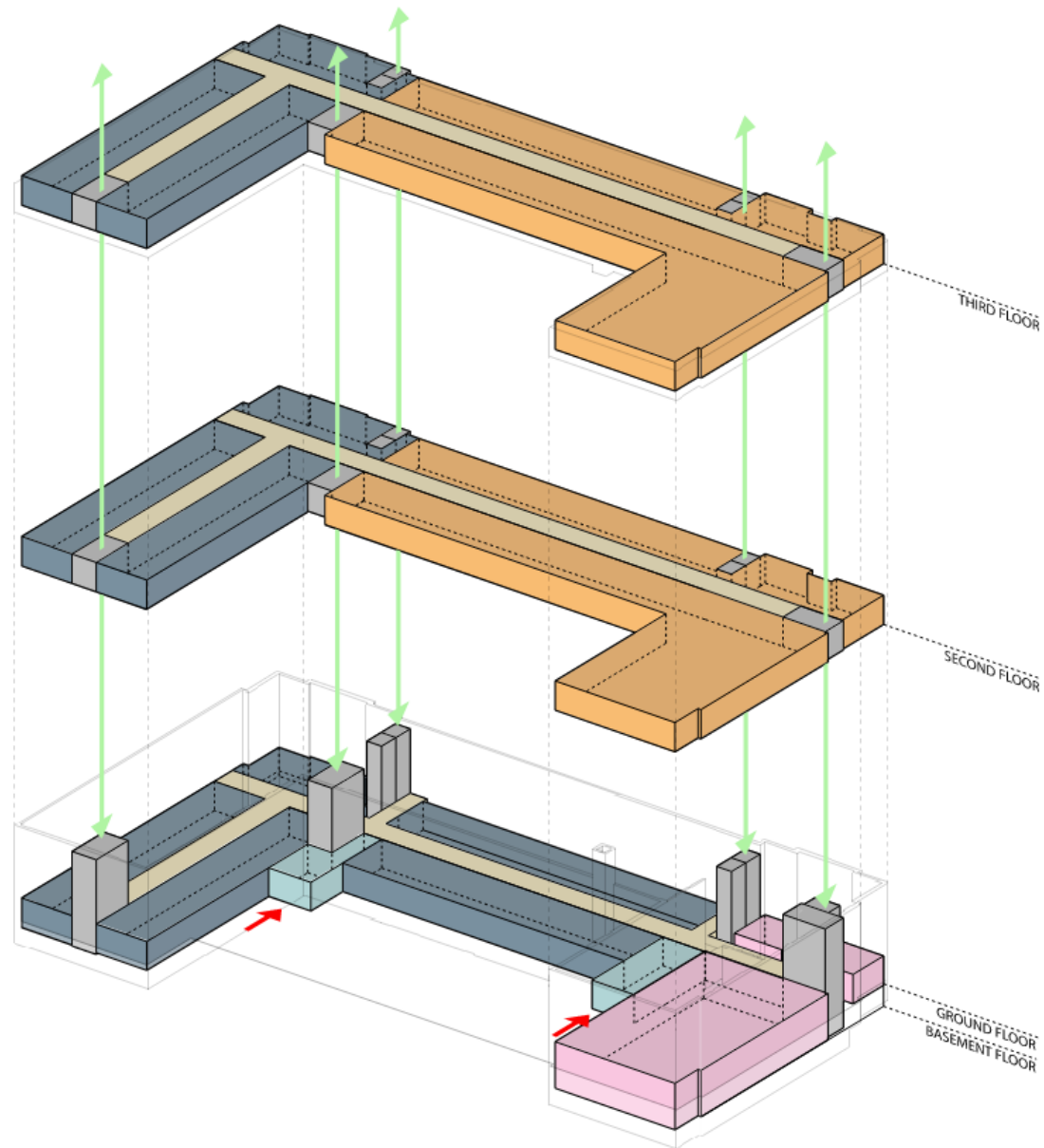
Site Plan Option 2a



Site Plan Option 2b



Mahoney – Option 3



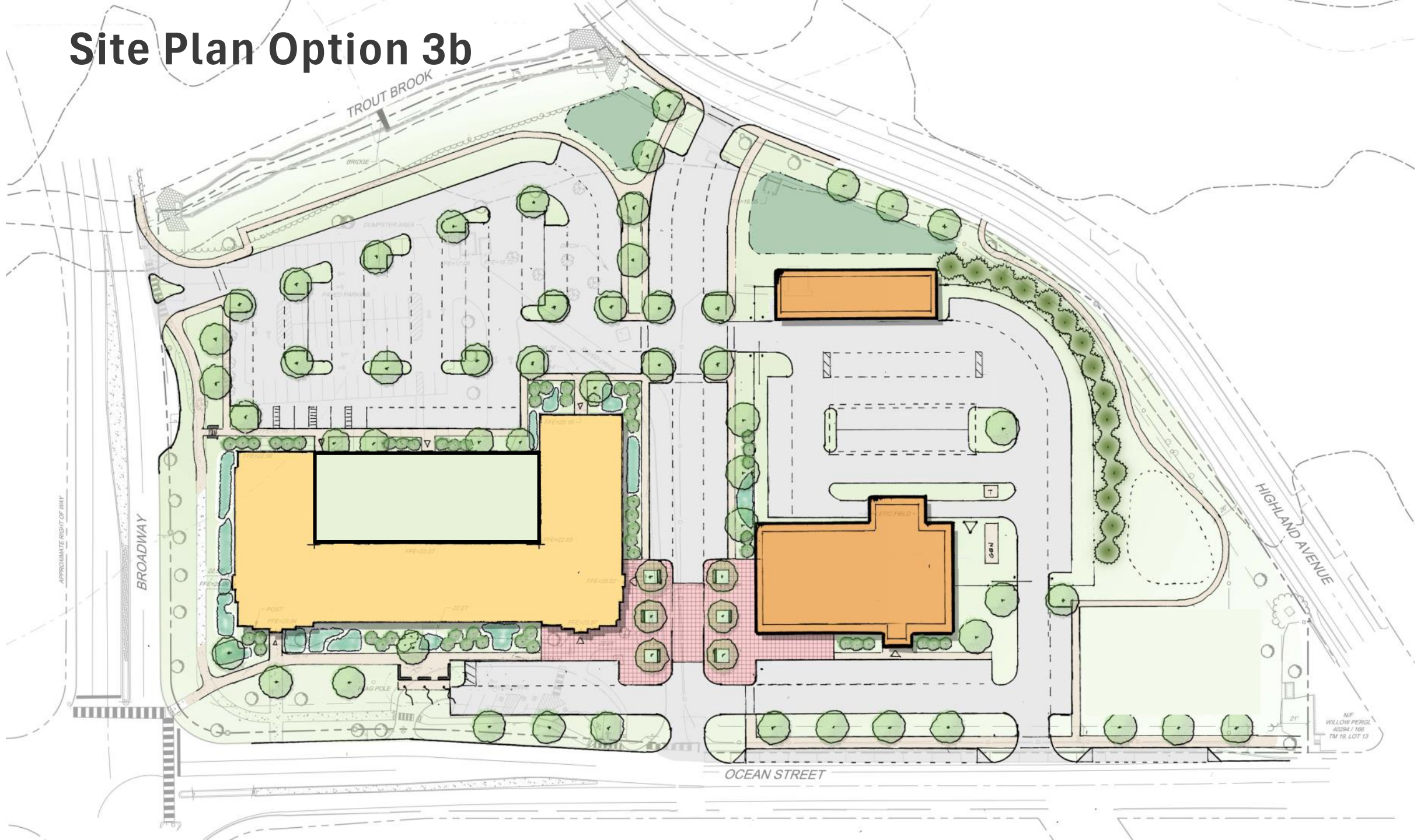
LEGEND

- CITY SERVICES
- LIBRARY / ADDITION
- NEW ENTRY
- GYMNASIUM / COMMUNITY SPACE
- VERTICAL CIRCULATION
- BUILDING CIRCULATION

Site Plan Option 3a



Site Plan Option 3b



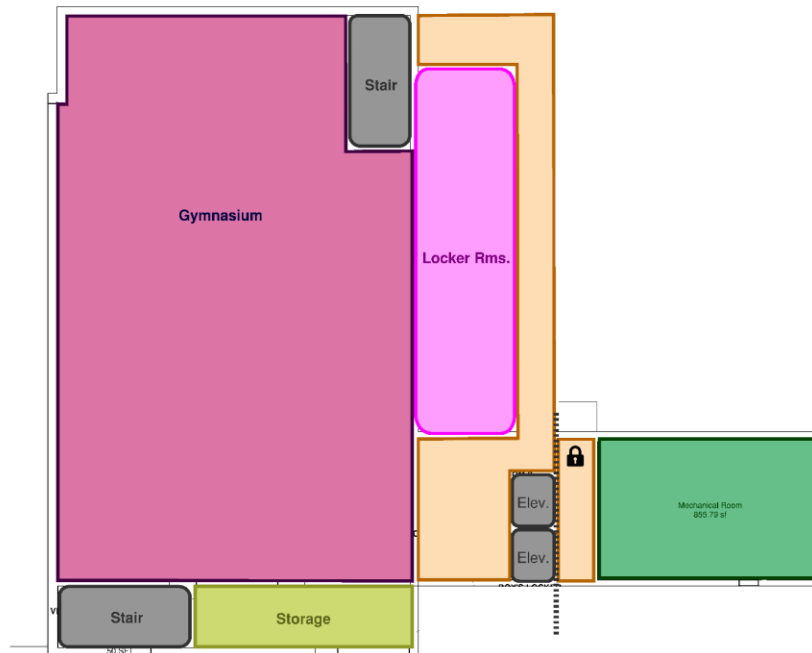
M3C Direction on Concept Site Plan

Looking for Direction on the Following:

- Main Site Access
 - Connection to Highland
- Strategy on Parking (quick visit, longer visit, library, police, and staff)
- General location of Police Station
- General location of Active Greenspace



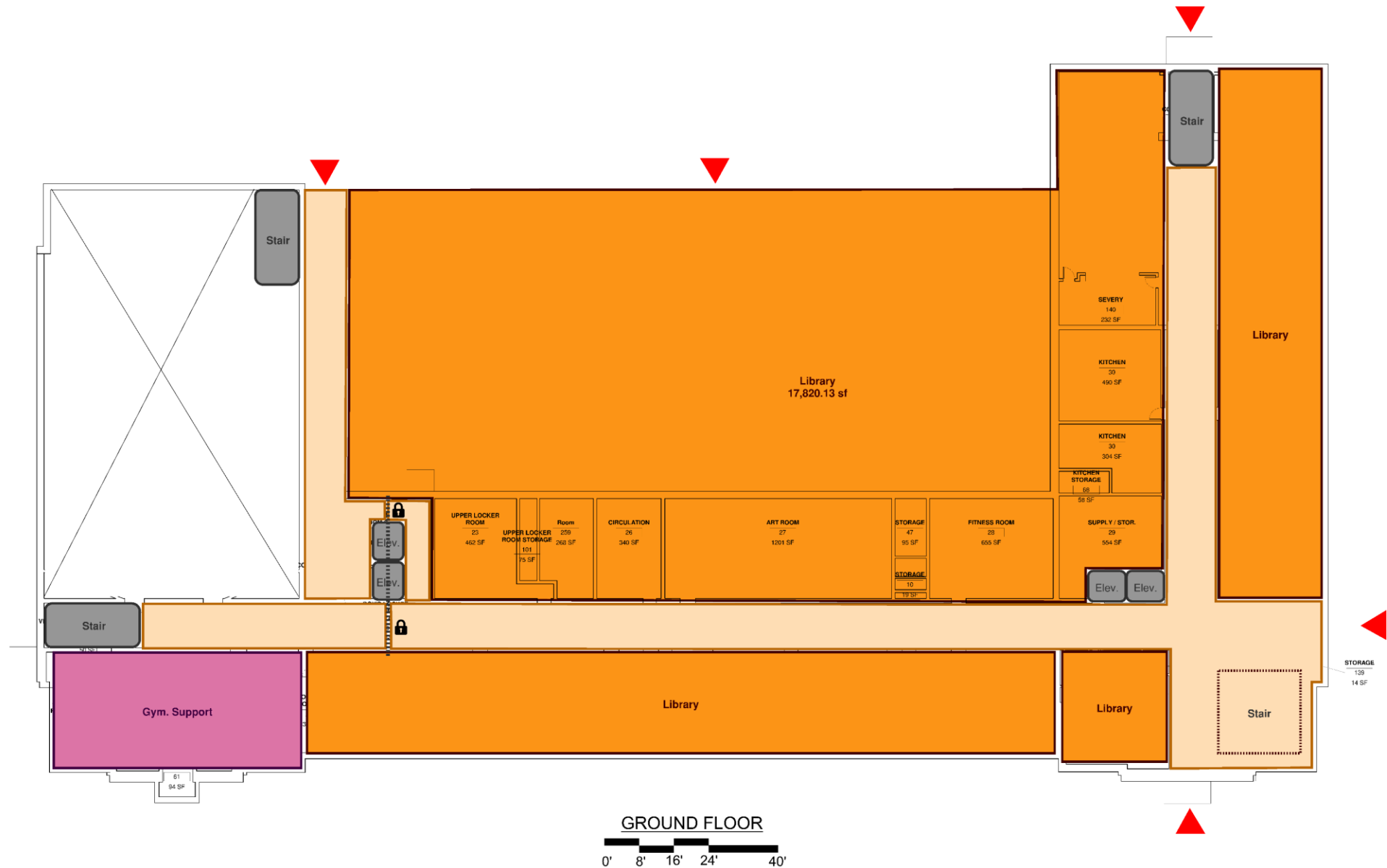
Mahoney – Option 1 Concept Plans



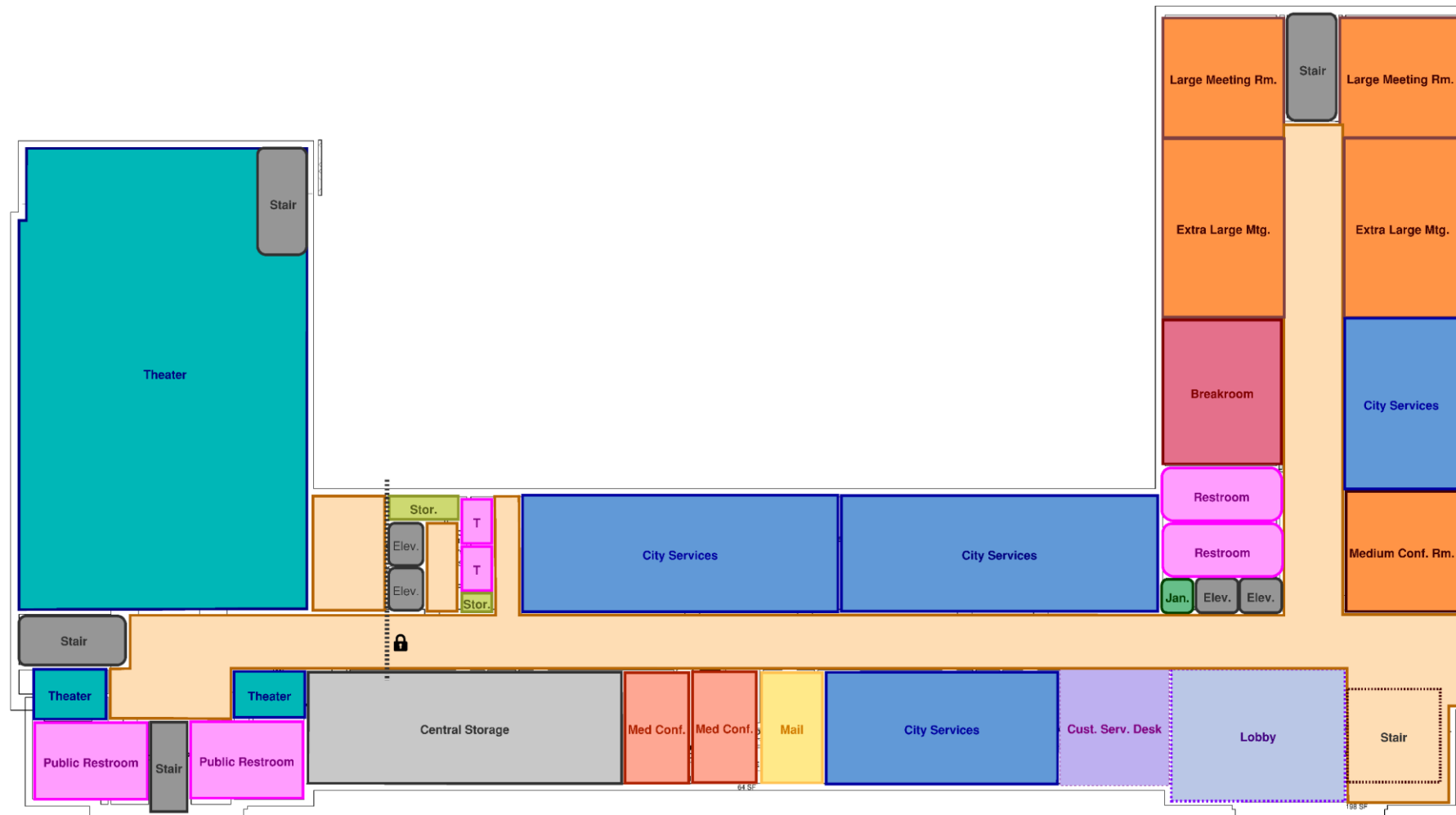
BASEMENT FLOOR

0' 8' 16' 24' 40'

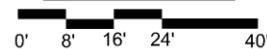
Mahoney – Option 1 Concept Plans



Mahoney – Option 1 Concept Plans



SECOND FLOOR



Mahoney – Option 1 Concept Plans



THIRD FLOOR

0' 8' 16' 24' 40'

Schedule & Next Steps

Project Schedule

South Portland City Services

- MEETINGS / OUTREACH**
- M3C Meetings (Monthly / Tuesdays)
 - M3C Review
 - Oct. M3C Meeting
 - M3C Review
 - Nov. M3C Meeting
 - M3C Review
 - Dec. M3C Meeting
 - City Staff Working Group (Bi-Weekly / Mon...)
 - City Council Meeting

OUTREACH

- Building Crawl
- Outreach Month
- Public Presentation 11/15

RESEARCH

- Existing Conditions Analysis

CONCEPT DESIGN

- Submit Site Plan to M3C for Approval
- Submit Draft Concept Report
- Incorporate M3C Feedback
- SUBMIT CONCEPT DESIGN REPORT

Sustainability

- Develop Narratives

Site Design

- Develop Concept Options for Mahoney Si...
- Develop Concept Options for Fire Station...
- Develop Site Concept Plan (Mahoney)
- Develop Site Concept Plan (Fire Station)

Building Design

- Develop Blocking/Stacking Diagram Opti...
- Develop Mahoney Bldg. Concept Designs
- Develop Police Station Concept Designs
- Develop Fire Station Concept Designs

MEP/Fp

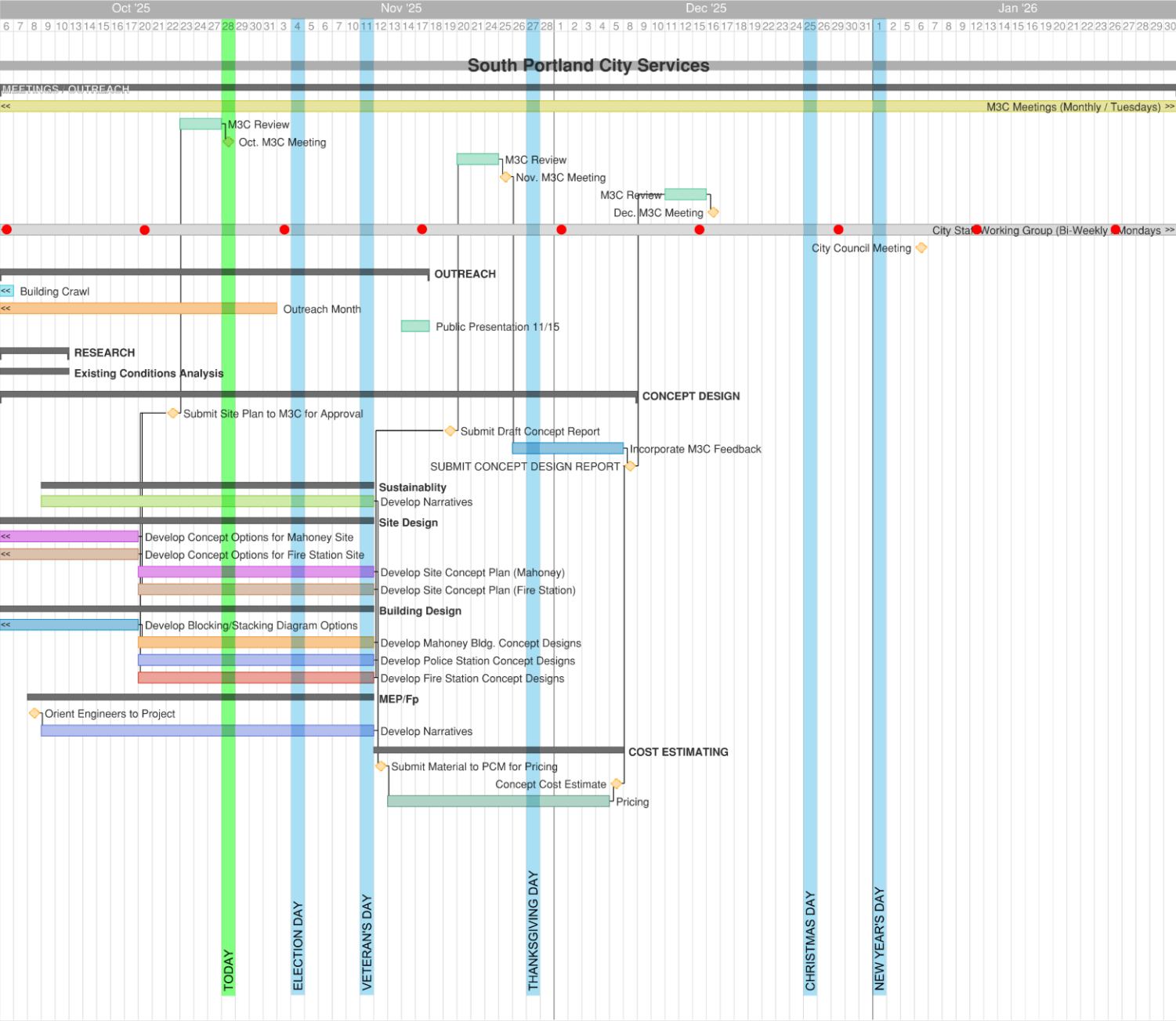
- Orient Engineers to Project
- Develop Narratives

COST ESTIMATING

- Submit Material to PCM for Pricing
- Concept Cost Estimate
- Pricing

start

end



What is next for MC3 to review?

11/25/25

- Refined Concept Floor Plan Options
- Refined Site Plan
- Draft Concept Design Report

12/16/25

- Final Concept Design Report
 - Construction Cost Estimates
- Recommendation of Proposed Option to City Council (tentative 1/6/25)

Q&A
