CITY OF SOUTH PORTLAND

December 16, 2025

Design Team for City Facilities Renovation and Construction

SMRT

CITY OF SOUTH PORTLAND

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.

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

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SUSTAINABILITY

Figure 1 - These ten (10) key components form the Design Excellence Framework for design that supports people, the environment and long-term adaptability.

As 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.

Project Sustainability Workplan
The sustainability vision for this 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:

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 (W18x35) beams placed approximately 5'-0" on center and topped with 1 1/2" 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 1/2" composite metal deck (1 1/2" + 3 1/2" topping) using normal weight concrete. Concrete will be reinforced with 4x4 – W2.9xW2.9 WWF 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. Vulcraft 1.5B20 is basis of design.
  - Composite metal deck will be 1 1/2", 20 gage, 50 ksi steel with G60 finish. Vulcraft 1.5V20 is basis of design.
- Braced Frame (Option 1)

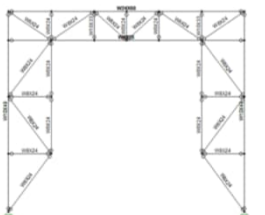
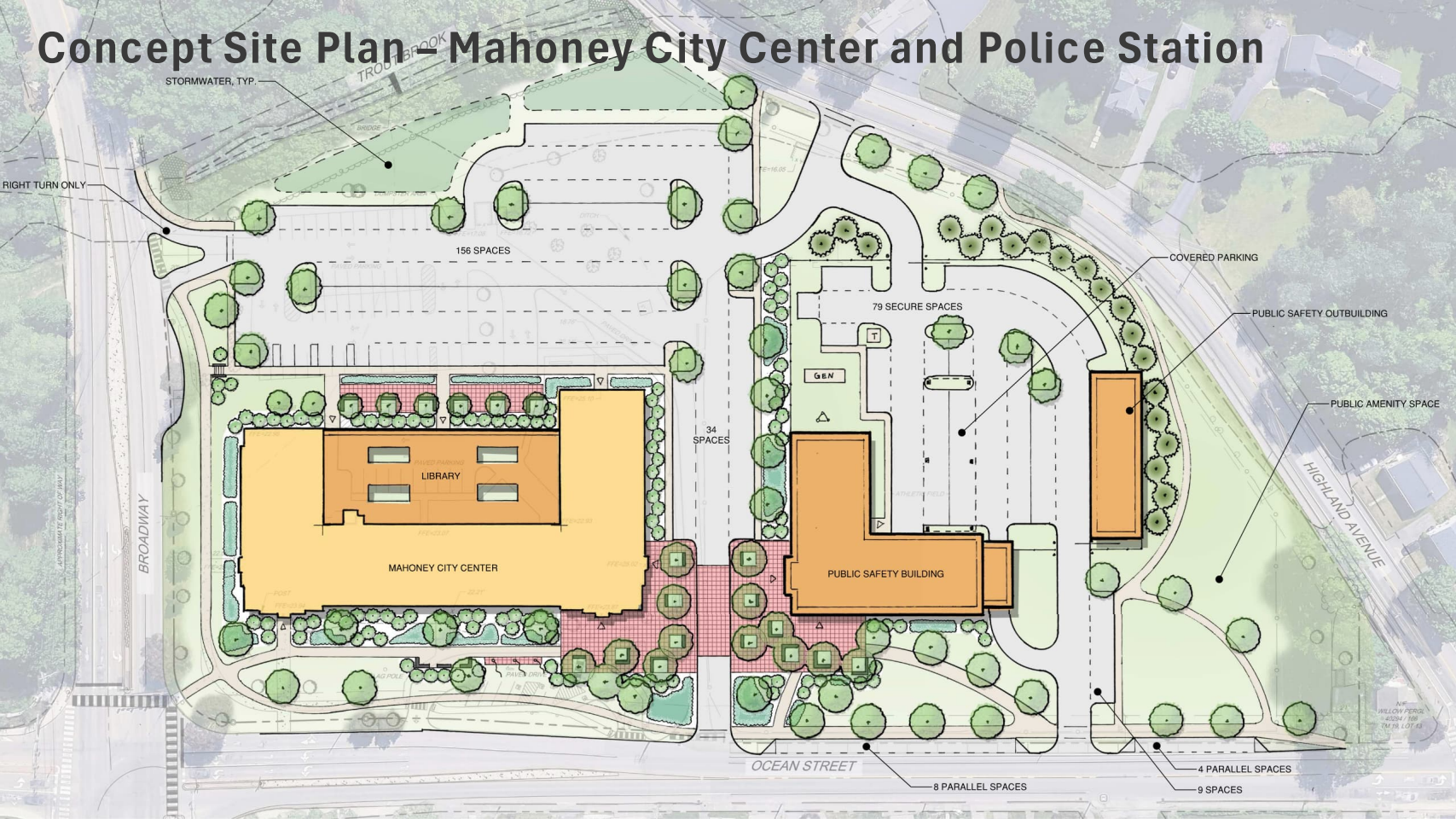


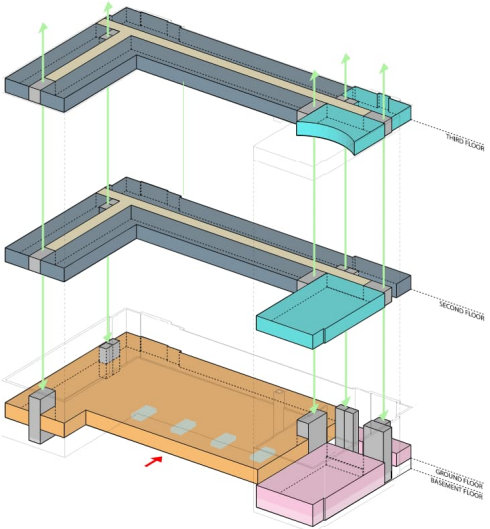
Image 1

- Braced Frame (Option 2 and 3)

Concept Site Plan – Mahoney City Center and Police Station

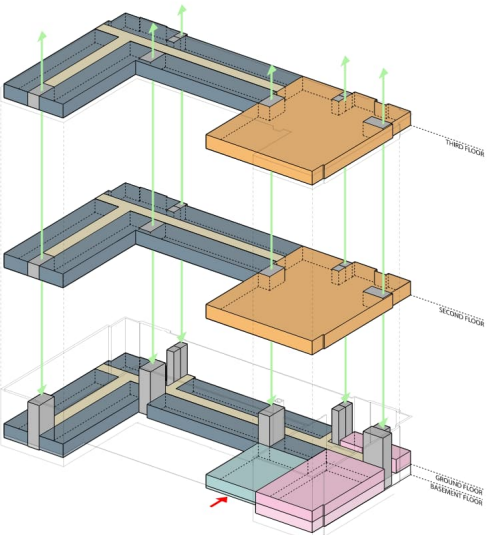


Mahoney – Options



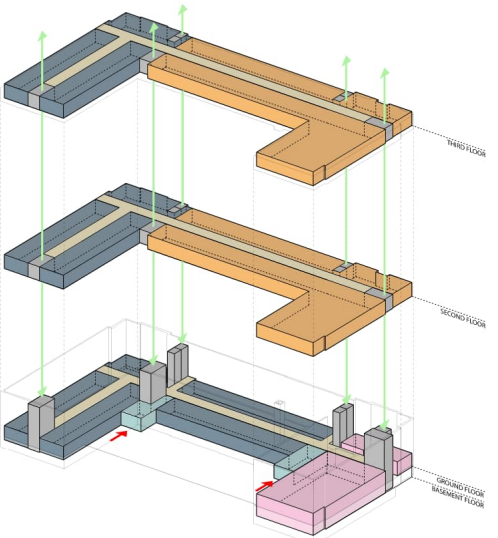
Option 1

Keeps Theater / Auditorium / Gym



Option 2

Repurposes Theater / Auditorium for Library and keeps Gym



Option 3

Repurposes Theater / Auditorium for Library and keeps Gym

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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/

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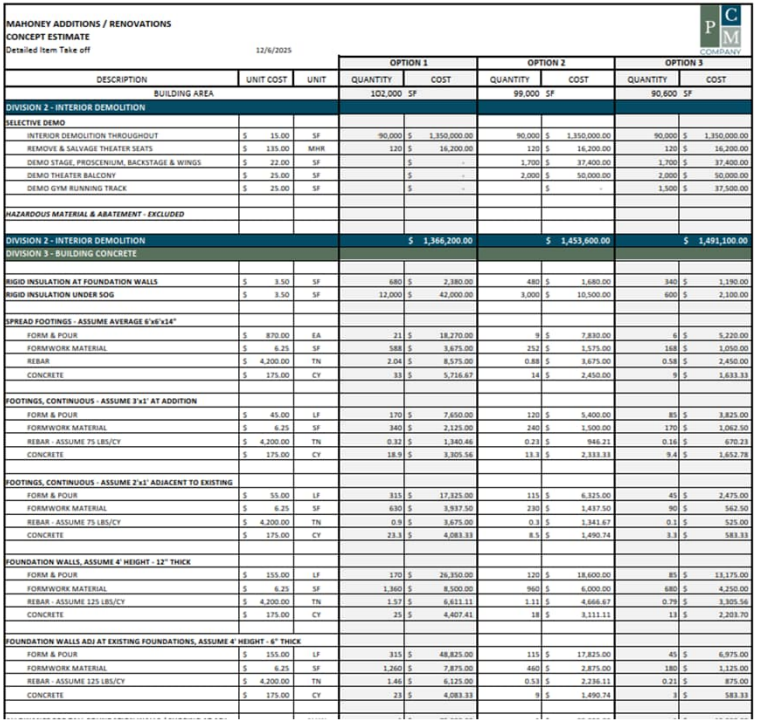
Concept Design Report Construction Cost Estimate

- PCM, Maine based Independent Cost Estimator
- Led by Kyla Magnusson
- Evaluated our Concept Design Report
- Met with the design and OPM team to enhance knowledge sharing
- 40+ page detailed review
- If not clear at this level of design, several assumptions have been made
- **Estimate in Todays Dollars**



MAHONEY ADDITIONS / RENOVATIONS
CONCEPT ESTIMATE
Detailed Item Take off
12/6/2025

DESCRIPTION	UNIT COST	UNIT	OPTION 1 QUANTITY	OPTION 1 COST	OPTION 2 QUANTITY	OPTION 2 COST	OPTION 3 QUANTITY	OPTION 3 COST
BUILDING AREA			102,000 SF		99,000 SF		90,600 SF	
DIVISION 2 - INTERIOR DEMOLITION								
SELECTIVE DEMO								
INTERIOR DEMOLITION THROUGHOUT	$ 15.00	SF	90,000	$ 1,350,000.00	90,000	$ 1,350,000.00	90,000	$ 1,350,000.00
REMOVE & SALVAGE THEATER SEATS	$ 135.00	MHR	120	$ 16,200.00	120	$ 16,200.00	120	$ 16,200.00
DEMO STAGE, PROSCENIUM, BACKSTAGE & WINGS	$ 22.00	SF		$ -	1,700	$ 37,400.00	1,700	$ 37,400.00
DEMO THEATER BALCONY	$ 25.00	SF		$ -	2,000	$ 50,000.00	2,000	$ 50,000.00
DEMO GYM RUNNING TRACK	$ 25.00	SF		$ -		$ -	1,500	$ 37,500.00
HAZARDOUS MATERIAL & ABATEMENT - EXCLUDED								
DIVISION 2 - INTERIOR DEMOLITION				$ 1,366,200.00		$ 1,453,600.00		$ 1,491,100.00
DIVISION 3 - BUILDING CONCRETE								
RIGID INSULATION AT FOUNDATION WALLS	$ 3.50	SF	680	$ 2,380.00	480	$ 1,680.00	340	$ 1,190.00
RIGID INSULATION UNDER SOG	$ 3.50	SF	12,000	$ 42,000.00	3,000	$ 10,500.00	600	$ 2,100.00
SPREAD FOOTINGS - ASSUME AVERAGE 6'x6'x14"								
FORM & POUR	$ 870.00	EA	21	$ 18,270.00	9	$ 7,830.00	6	$ 5,220.00
FORMWORK MATERIAL	$ 6.25	SF	588	$ 3,675.00	252	$ 1,575.00	168	$ 1,050.00
REBAR	$ 4,200.00	TN	2.04	$ 8,575.00	0.88	$ 3,675.00	0.58	$ 2,450.00
CONCRETE	$ 175.00	CY	33	$ 5,716.67	14	$ 2,450.00	9	$ 1,633.33
FOOTINGS, CONTINUOUS - ASSUME 3'x1' AT ADDITION								
FORM & POUR	$ 45.00	LF	170	$ 7,650.00	120	$ 5,400.00	85	$ 3,825.00
FORMWORK MATERIAL	$ 6.25	SF	340	$ 2,125.00	240	$ 1,500.00	170	$ 1,062.50
REBAR - ASSUME 75 LBS/CY	$ 4,200.00	TN	0.32	$ 1,340.46	0.23	$ 946.21	0.16	$ 670.23
CONCRETE	$ 175.00	CY	18.9	$ 3,305.56	13.3	$ 2,333.33	9.4	$ 1,652.78
FOOTINGS, CONTINUOUS - ASSUME 2'x1' ADJACENT TO EXISTING								
FORM & POUR	$ 55.00	LF	315	$ 17,325.00	115	$ 6,325.00	45	$ 2,475.00
FORMWORK MATERIAL	$ 6.25	SF	630	$ 3,937.50	230	$ 1,437.50	90	$ 562.50
REBAR - ASSUME 75 LBS/CY	$ 4,200.00	TN	0.9	$ 3,675.00	0.3	$ 1,341.67	0.1	$ 525.00
CONCRETE	$ 175.00	CY	23.3	$ 4,083.33	8.5	$ 1,490.74	3.3	$ 583.33
FOUNDATION WALLS, ASSUME 4' HEIGHT - 12" THICK								
FORM & POUR	$ 155.00	LF	170	$ 26,350.00	120	$ 18,600.00	85	$ 13,175.00
FORMWORK MATERIAL	$ 6.25	SF	1,360	$ 8,500.00	960	$ 6,000.00	680	$ 4,250.00
REBAR - ASSUME 125 LBS/CY	$ 4,200.00	TN	1.57	$ 6,611.11	1.11	$ 4,666.67	0.79	$ 3,305.56
CONCRETE	$ 175.00	CY	25	$ 4,407.41	18	$ 3,111.11	13	$ 2,203.70
FOUNDATION WALLS ADJ AT EXISTING FOUNDATIONS, ASSUME 4' HEIGHT - 6" THICK								
FORM & POUR	$ 155.00	LF	315	$ 48,825.00	115	$ 17,825.00	45	$ 6,975.00
FORMWORK MATERIAL	$ 6.25	SF	1,260	$ 7,875.00	460	$ 2,875.00	180	$ 1,125.00
REBAR - ASSUME 125 LBS/CY	$ 4,200.00	TN	1.46	$ 6,125.00	0.53	$ 2,236.11	0.21	$ 875.00
CONCRETE	$ 175.00	CY	23	$ 4,083.33	9	$ 1,490.74	3	$ 583.33

Example of Detailed Summary

Concept Design - Estimated Construction Cost

PROPOSED PROJECT

OPTION 1

$

OPTION 2

$

OPTION 3

$

MAHONEY SITE DEVELOPMENT

$

POLICE

$

FIRE & SITE DEVELOPMENT

$

PLAN B

CITY HALL

ASSESSOR

$

+

HAMLIN

$

+

LIBRARY

$

+

POLICE

FIRE

$

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

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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

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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

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MAHONEY CITY CENTER & PUBLIC SAFETY BUILDINGS

CONCEPT ESTIMATES

December 15, 2025

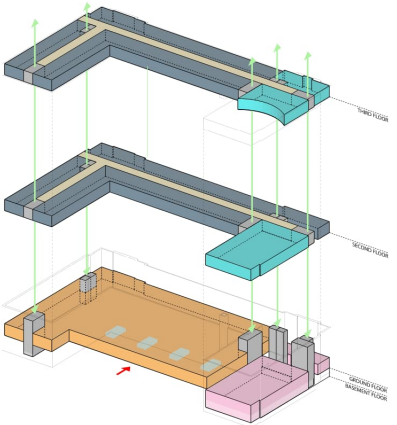
PCM COMPANY
Accuracy You Can Build On

SUMMARY	OPTION 1	OPTION 2	OPTION 3
SITEWORK			
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
TOTAL SITEWORK	***$13,610,418***	***$13,610,418***	***$13,610,418***
BUILDINGS			
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
TOTAL BUILDINGS	***$129,769,399***	***$129,302,539***	***$124,081,416***
PROJECT CONSTRUCTION TOTAL	**$143,379,817**	**$142,912,956**	**$137,691,833**

**INCLUDES FULL SITEWORK COSTS IN FIRE STATION TOTAL.*

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

Mahoney – Construction Cost Options



Option 1

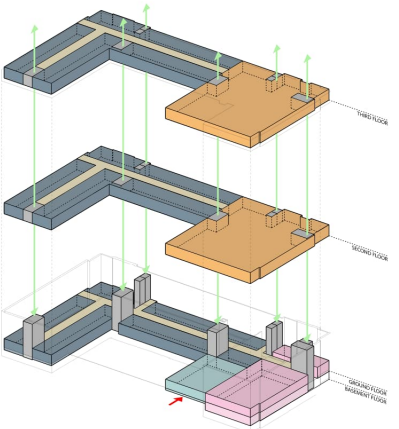
Keeps Theater / Auditorium & Gym

$70.6m

$771/sf

91,574sf

Library Services all on one floor



Option 2

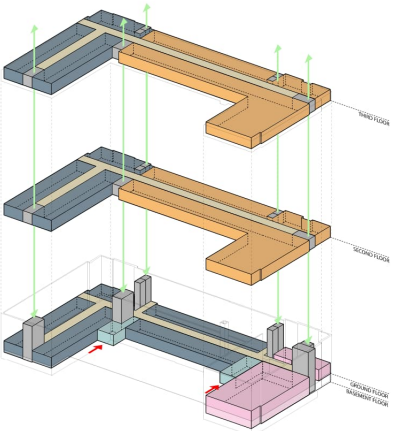
Repurposes Theater / Auditorium for Library & keeps Gym

$70.1m

$744/sf

94,154sf

Library Services on two floors



Option 3

Repurposes Theater / Auditorium for Library & keeps Gym

$64.9m

$757/sf

85,754sf

Library Services all 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

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

Estimated TOTAL PROJECT COST: $193.8m

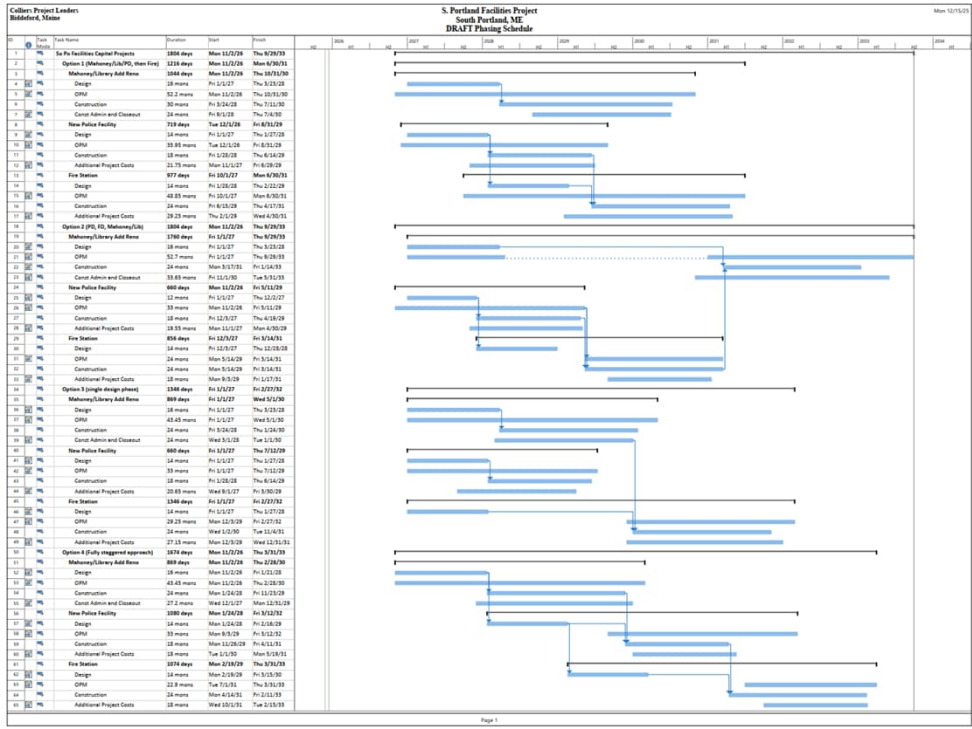
Project Budget Development

Date: December 16, 2025

Option 1 – Concept Design *$(000) except $/GSF*	Option 1 Mahoney City Services Reno/Library 12/15/2025	Option 1 Police Station New Build 12/15/2025	Option 1 Fire Station New Build 12/15/2025
I. **Building Construction**			
A. New Building Construction	$ 70,609,727.0	$ 27,673,213.0	$ 31,486,458.0
B. Existing Building Renovations	$ -	$ -	$ -
C. Other Construction	$ -	$ -	$ -
Total Building Construction	70,609,727.0	27,673,213.0	31,486,458.0
Total Site Construction	6,592,240.0	7,018,178.0	-
Subtotal Construction - Current $	77,201,967.0	34,691,391.0	31,486,458.0
III.. **Escalation (3%/yr)**	4,701,599.8	2,112,705.7	1,917,525.3
Total Construction - Escalated	$ 81,903,566.8	$ 36,804,096.7	$ 33,403,983.3
Total FF & E	$ 1,500,000.0	$ 825,000.0	$ 1,175,000.0
Total Fees and Expenses	11,478,405.8	5,281,106.7	4,897,011.8
V. **Contingency**			
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
Total Contingency	8,839,276.9	3,985,715.0	3,643,999.0
Total Project	$ 103,721,249.5	$ 46,895,918.4	$ 43,119,994.1
Total Project Cost			$ 193,737,162.0

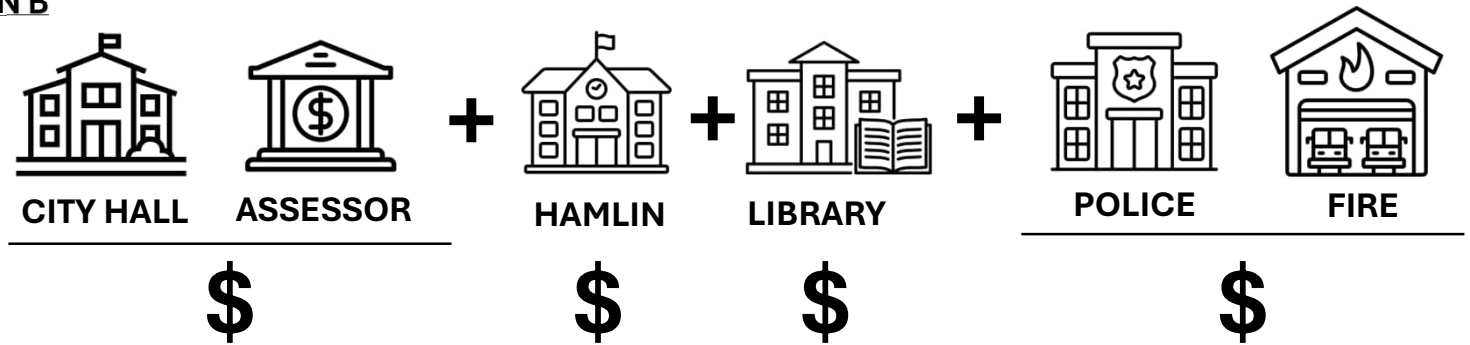
Potential Project Schedule

- **Assumptions:**
  - Based on starting after referendum
  - November 2026
- ***Schedule Option 1: (Cost Estimate Based)***
  - *Mahoney/Police ➡ Fire*
  - *Staggered & Overlapped Design*
  - *3 years, 4 months*
- **Schedule Option 2:**
  - Police ➡ Fire ➡ Mahoney
  - Staggered & Overlapped Design
  - 4 years, 11 months
- **Schedule Option 3:**
  - Mahoney/Police ➡ Fire
  - One Design Phase
  - 3 years, 8 months
- **Schedule Option 4:**
  - Mahoney ➡ Police ➡ Fire
  - Fully Staggered Design & Construction
  - 4 years, 7 months



Plan B – Estimated Construction Cost

PLAN B



PLAN B 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.

Plan B – Estimated Construction Cost

PLAN B

CITY HALL

ASSESSOR

+

HAMLIN

+

LIBRARY

+

POLICE

FIRE

$14.5m*
$675/sf

$12.4m
$728/sf

$23.8m*
$840/sf

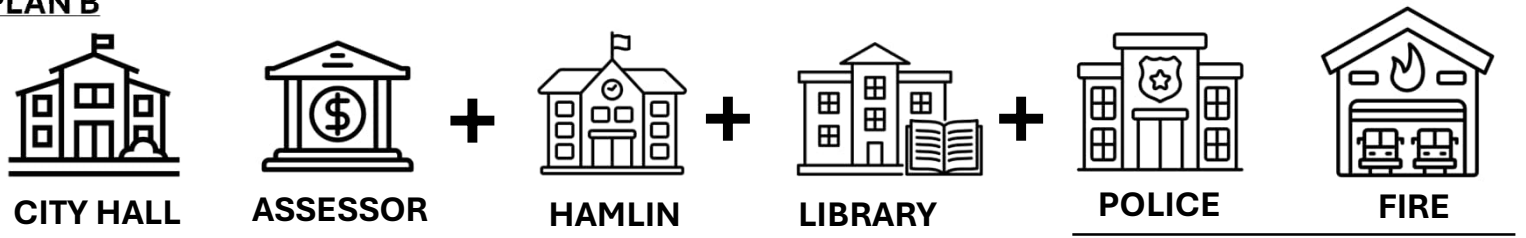
$57.2m*
$786/sf

Estimated Construction Cost: $107.9m*

*Estimate does not include structured parking solutions

Plan B – Estimated Total Project Cost

PLAN B



Estimated Construction Cost:	$107.9m
Estimated Soft Cost & Escalation:	$45.7m
Estimated TOTAL PROJECT COST:	$153.6m

Project Budget Development

Date: December 16, 2025

Plan B	City Hall & Assessors Add/Reno	Hamlin Add/Reno	Library Add/Reno	Public Safety Add/Reno
$(000) except $/GSF	12/8/2025	12/8/2025	12/8/2025	12/8/2025
	Plan B			
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
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

Concept Design - Estimated Total Project Cost

PROPOSED PROJECT

CITY HALL & LIBRARY OPTION 1

MAHONEY SITE DEVELOPMENT

POLICE STATION

CENTRAL FIRE STATION & SITE DEVELOPMENT

Estimated TOTAL PROJECT COST: $193.8m

PLAN B

CITY HALL

+

LIBRARY

+

HAMLIN

+

ASSESSOR

+

POLICE

FIRE

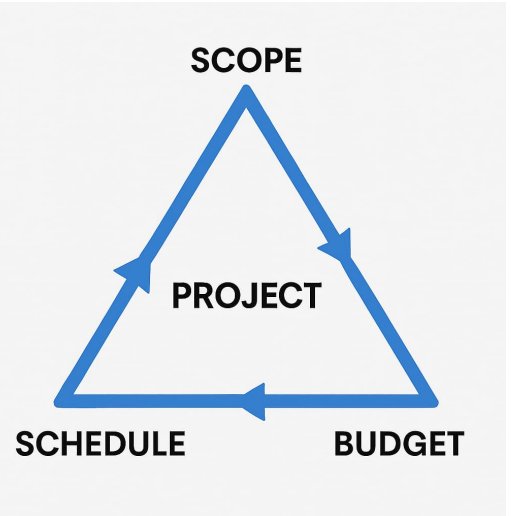
Estimated TOTAL PROJECT COST: $153.6m

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.



Where do we go from here?

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.

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Where do we go from here?

- Mitigation Strategies:
  - Lock in prices early with long-term contracts.
  - Use escalation clauses in bids to manage risk.
  - Consider accelerated schedules to reduce exposure.

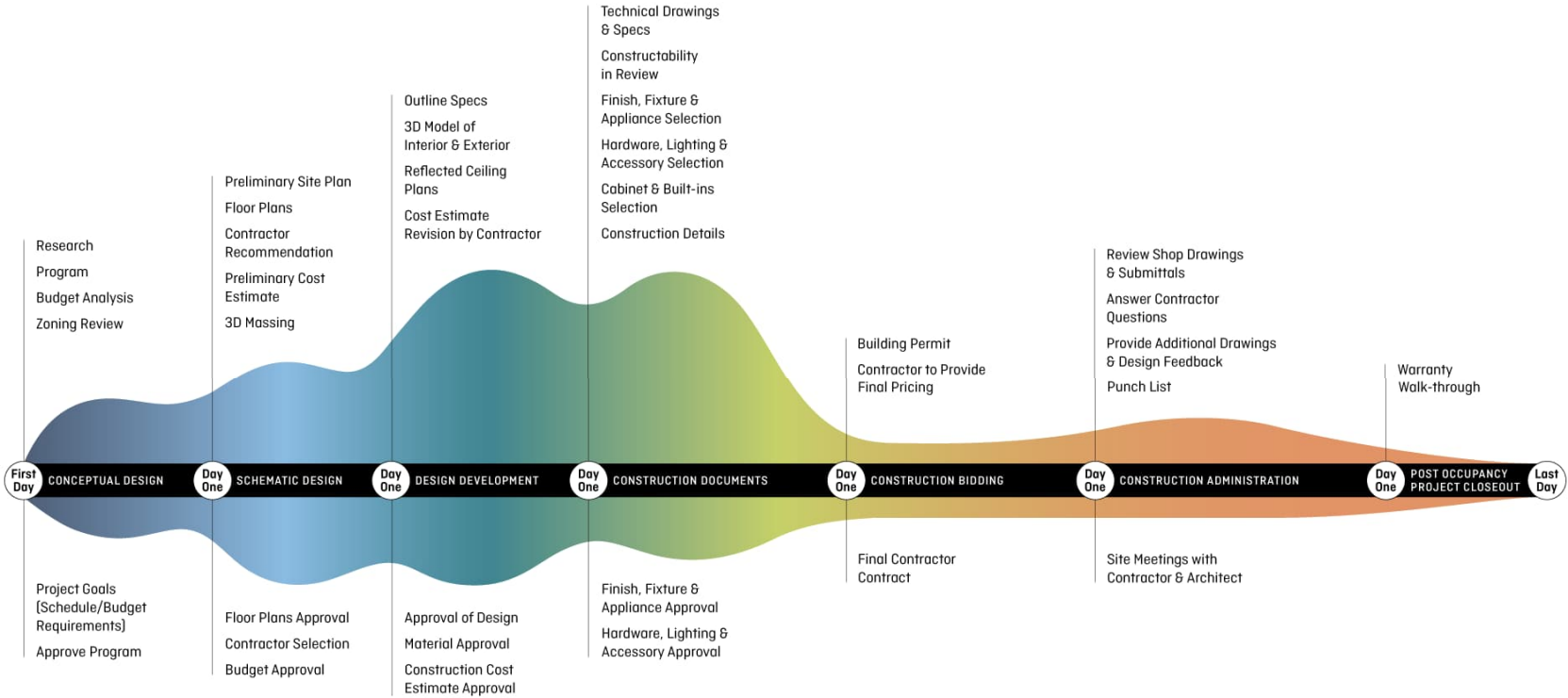
Next Steps

Priorities – Project Options:

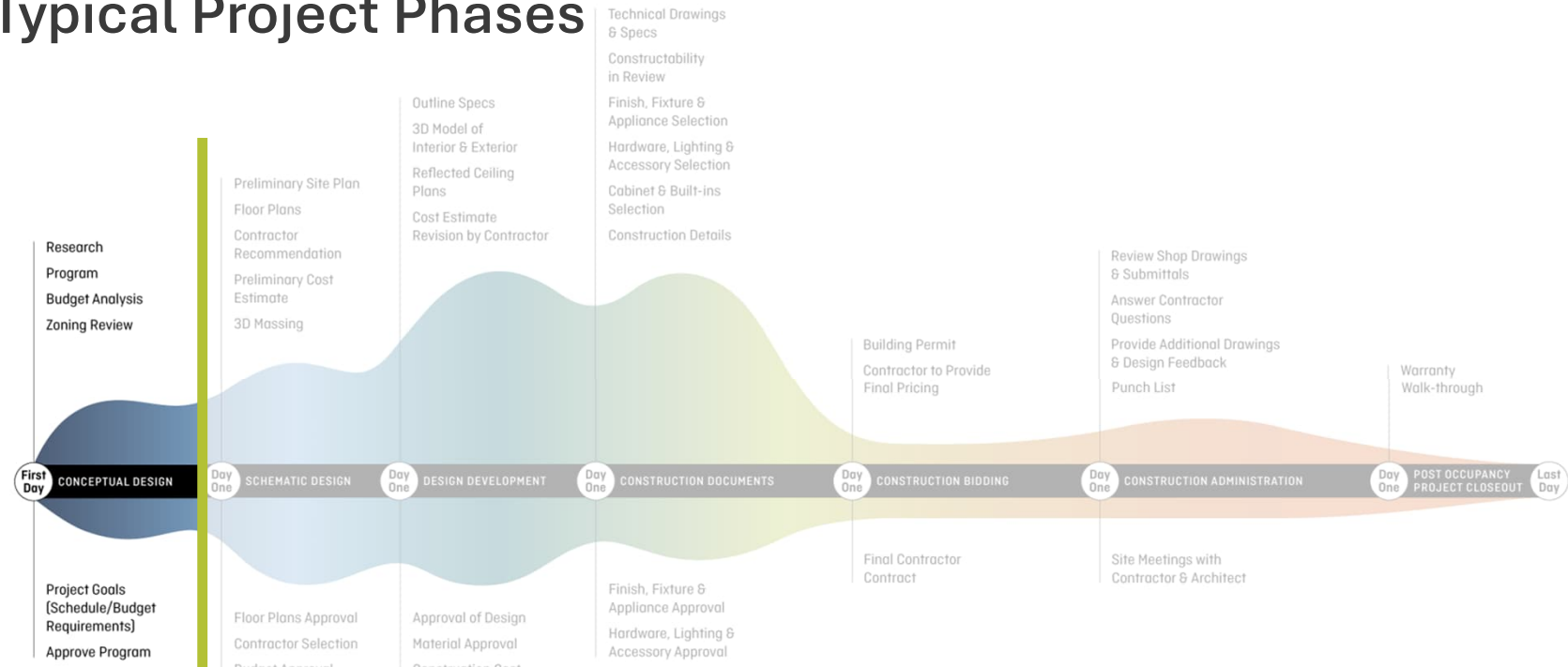
- Stay course

- Reestablish Project Goals and Guiding Principles?
  - City Services Consolidation
  - Library Relocation
  - Police – new or renovate
  - Fire – new or renovate

Typical Project Phases



Typical Project Phases



Concept Design Report

Future efforts TBD

SMRT

Next Steps: Reminder - Proposed Project Benefits

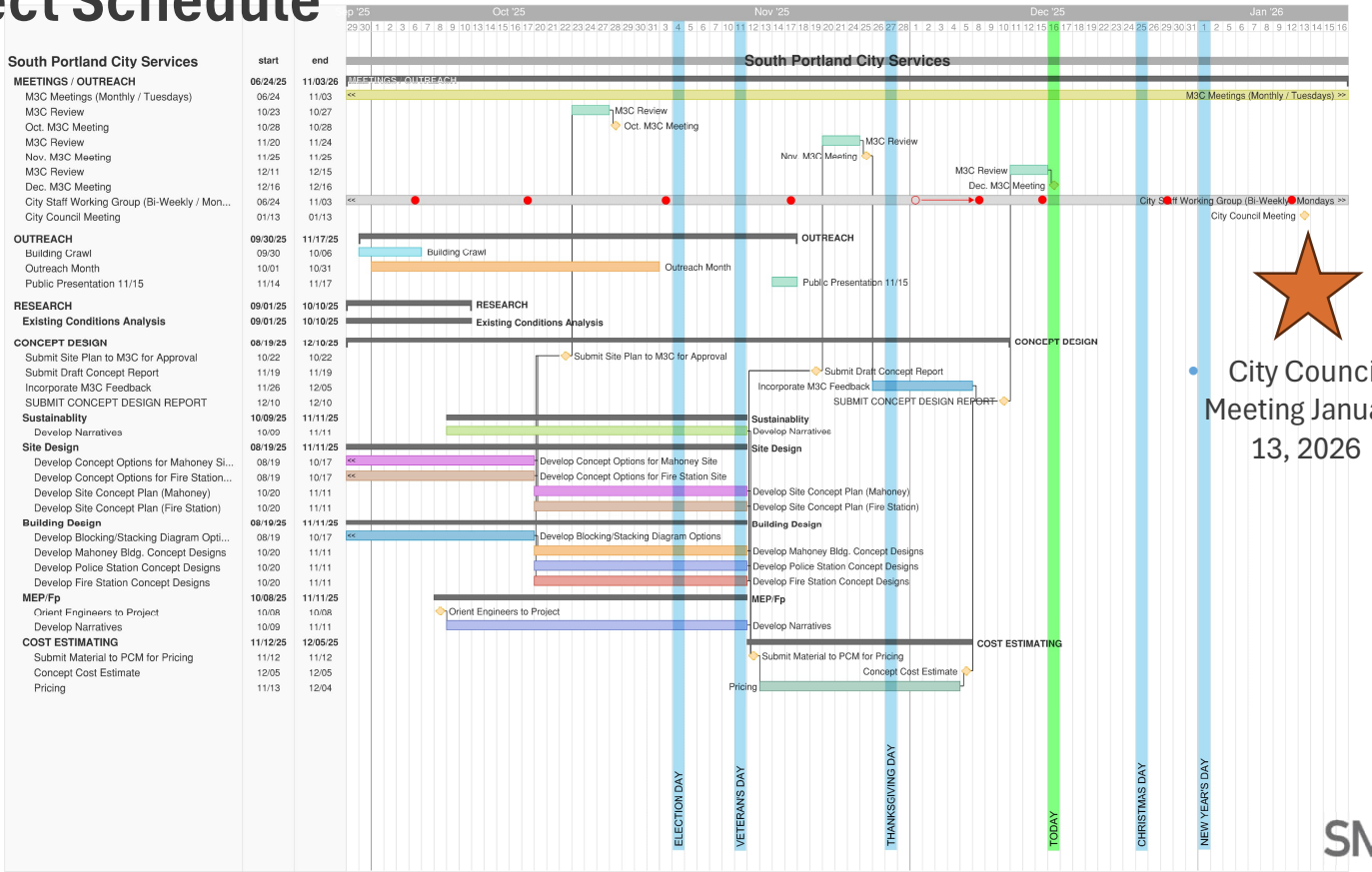
- Consolidate City Services
- Promoting operational efficiency, enhanced public access, and stronger community collaboration
- Strive for the most efficient, electrified, resilient campus designed to align with leading building science and technology.
- Flexible spaces that meet the needs of future generations
- 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.

CITY OF SOUTH PORTLAND

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.

Project Schedule



SMRT

What is next for MC3?

1/13/26

- Recommendation to City Council

Concept Design - Estimated Total Project Cost

PROPOSED PROJECT

CITY HALL & LIBRARY OPTION 1

MAHONEY SITE DEVELOPMENT

POLICE STATION

CENTRAL FIRE STATION & SITE DEVELOPMENT

Estimated TOTAL PROJECT COST: $193.8m

PLAN B

CITY HALL

+

LIBRARY

+

HAMLIN

+

ASSESSOR

+

POLICE

FIRE

Estimated TOTAL PROJECT COST: $153.6m

Q&A