



CITY OF SOUTH PORTLAND

# Design Team for City Facilities Renovation and Construction

January 27, 2026



## **What we heard:**

- The cost for the combined project; including city services, library, police & fire stations; to be built as one project; is likely more than the community will support.

## **The tasks we we're given:**

- Pause additional studies for Police and Fire. Focus on Cost reduction Options for Mahoney
- Explore various scenarios to:
  - Phase the different elements of the project out over time.
  - Look for ways to reduce costs in all options.
  - Determine what a minimal renovation of the Mahoney School might look like and what the requirements would be.
  - Consider Mahoney renovation options that remove various program spaces.

# Phasing

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# Previous Phasing Options

Assumptions: Based on starting after referendum November 2026

2027 2028 2029 2030 2031 2032 2033 2034 2035 2036

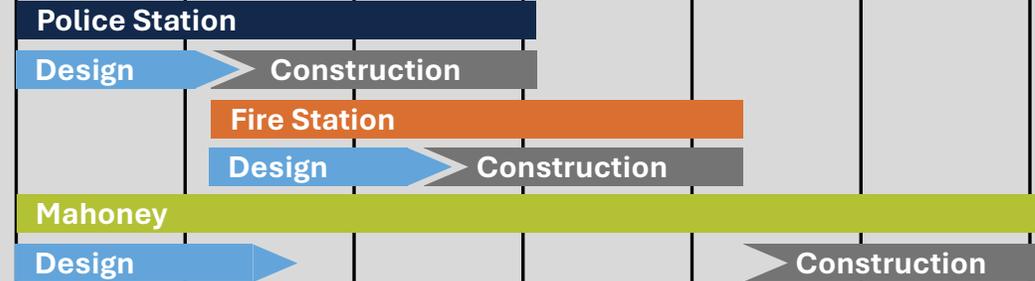
- **Schedule Plan A: (Cost Estimate)**

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



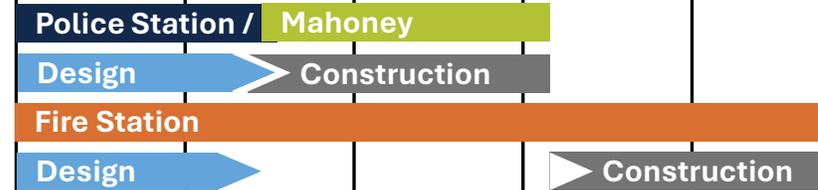
- **Schedule Plan B:**

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



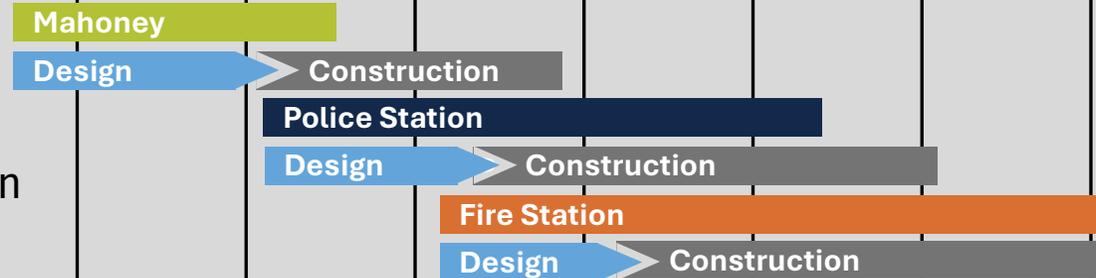
- **Schedule Plan C:**

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



- **Schedule Plan D:**

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



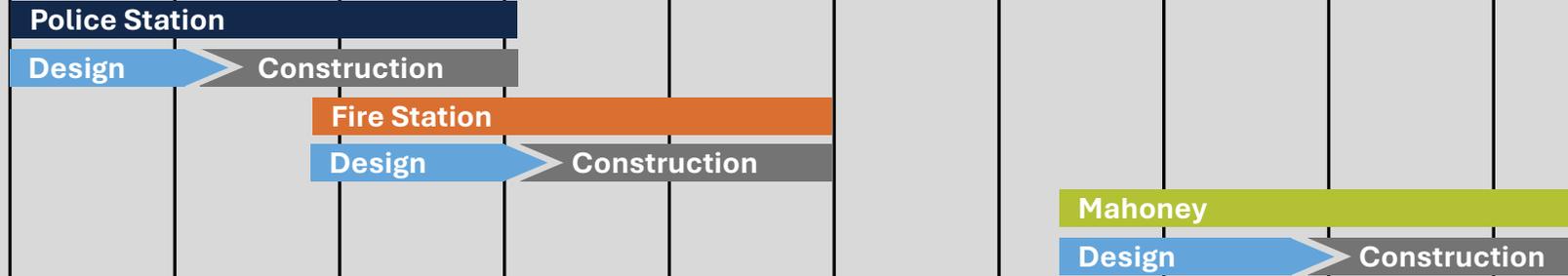
# New Phasing Options

Assumptions: Based on starting after referendum November 2026

2027 2028 2029 2030 2031 2032 2033 2034 2035 2036

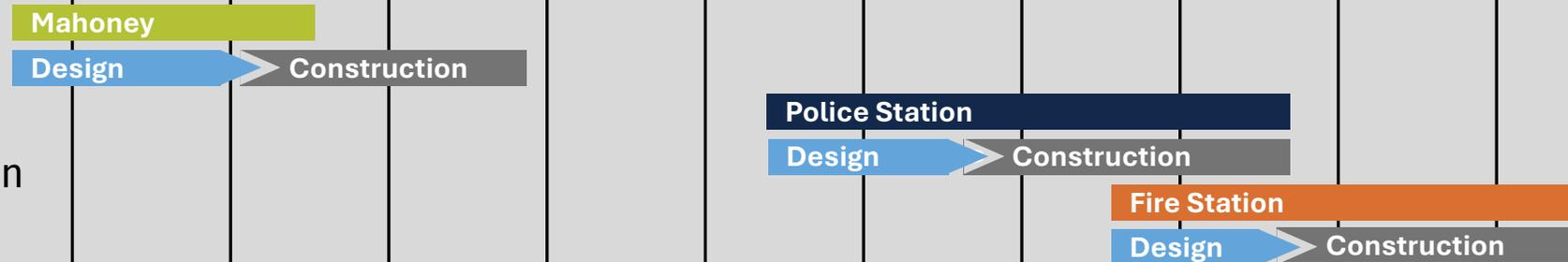
## • Schedule Plan B2:

- Police → Fire → Mahoney
- Separated Design & Construction
- **9 years, 6 month**



## • Schedule Plan D2:

- Mahoney → Police → Fire
- Separated Design & Construction
- **9 years, 6 months**



# Cost Saving Measures in All Options

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- Remove Green Roof (pavers, plantings) over library
  - Maintain skylights to provide natural light to library
- Simplify lobbies and re-use existing stairways where possible
- Reduce Site Improvements and remove parking associated with removed program (e.g. parking for library if removed)
- Other cost saving revisions to interior renovations to be explored through continued design

# Minimal Mahoney Renovation

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# Applicable Code / Regulatory Considerations



## **ADA - Americans with Disabilities Act**

U.S. civil rights law from 1990 that prohibits discrimination against individuals with disabilities in all areas of public life



## **IEBC - Intl. Existing Building Code**

Applicable Building Code for Existing Buildings

## **IBC - International Building Code**

Applicable Building Code for new construction. Triggered by changes of use and/or Levels of Alteration

## **IECC - Intl. Energy Conservation Code**

Applicable Energy Code for New and Existing Buildings



## **NFPA 101 – “Life Safety Code”**

Similar to and Overlaps with Building Code with a few discrepancies. The more restrictive governs.

Concerns both new and existing construction.

Organized by sections according to occupancy type.

Chapter 43 concerns existing occupancies.

# Scenario 1 – Reuse of Mahoney as a School

- No Change of Use
- Least Impactful Reuse of Mahoney School



ADA would require building to be fully accessible including accessible parking, entrances, and bathrooms along with accessible elevators



Theater and Gymnasium required to be fully accessible including seating and aisles with access provided to stage and gymnasium



Life Safety Code prohibits **existing** assembly occupancies (gathering spaces of 50 or more people) on a third floor in Construction Type based on current construction of the building. Theater balcony would require an exemption or have to be removed or unusable.

# Scenario 2 – Adaptive Reuse of Mahoney for City Services

(Minimal to no reconfiguration of spaces / “Just Move In”)

- Change of Use from E – Educational to B - Business
- Business Use is a higher hazard category than Educational under some codes



ADA would require building to be fully accessible including accessible parking, entrances, and bathrooms along with accessible elevators and accessibility revisions to Theater and Gym



In addition to **existing** assembly occupancies like the theater balcony being prohibited, no **new** meeting spaces in excess of 49 occupants are permitted on third floor. City Council Chambers and large conference rooms not permitted.



- Change of use under IEBC requires structural elements to satisfy requirements of new construction for Business Use unless no more than 5% greater than structure allows.
- Change of use under IEBC requires Mechanical ventilation to be designed to meet current code for new construction.



Historic classification under IECC doesn't easily allow avoidance of satisfying current energy code. Would have to demonstrate to AHJ that doing so would damage the historic fabric of the building which is unlikely to be successful. Must meet Stretch Code (15% beyond Energy Code).

# Other Mahoney Options

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# Mahoney Renovation Options

Unoccupied

City Services

Theater

Library

Gymnasium

No Library

Postponed Library

Includes Library Addition

Inactive  
Theater & Gym



Option A0



Option B0



Option C0

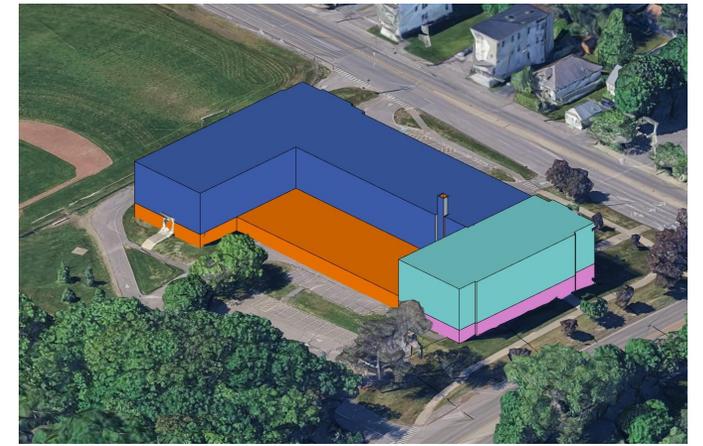
Renovate  
Theater & Gym



Option A1



Option B1



Option C1

# Mahoney Cost Savings Options

- **Option A: Basic Code Minimum**

- Site Development –
  - Police not included in this Option. Leave Police portion of site as current (soccer field)..
  - Existing parking as is with minimal renovations for ADA and Entrances. *Potential parking shortage if Gym/Community Room & Theater continue use.*
- Library not incorporated
- Third Floor is vacant.
- City Services (1<sup>st</sup> and 2<sup>nd</sup> floor): Minimal renovations, work with existing room layouts
- Option A0: No use of Gym/Community Room & Theater
- Option A1: Allows use of Gym/Community Room & Theater with basic minimal renovations for continued use

# Mahoney Cost Savings Options

- **Option B:**

- Site Development –

- Police not included in this Option. Leave Police portion of site as current (soccer field).
- Library not incorporated but planned to be added a later time.

Parking sized just for Mahoney/City Services. *Potential parking shortage if Gym/Community Room & Theater continue use.*

- Library not incorporated
- Ground Floor is vacant.
- Option B0: No use of Gym/Community Room & Theater
- Option B1: Allows use of Gym/Community Room & Theater with basic minimal renovations for continued use

# Mahoney Cost Savings Options

- **Option C: Updated Concept Design**

- Site Development –

- Police not included in this Option. Leave Police portion of site as current (soccer field).
- Parking sized just for Mahoney/City Services/Library. *Potential parking shortage if Gym/Community Room & Theater continue use.*

- Option C0: No use of Gym/Community Room & Theater

- Option C1: Allows use of Gym/Community Room & Theater with basic minimal renovations for continued use

## 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.

# Mahoney Option – A0

No Library / Inactive Theater & Gym

Unoccupied
  City Services
  Theater
  Library
  Gymnasium

✓ Yes
 ⚠ Maybe
 ✗ No



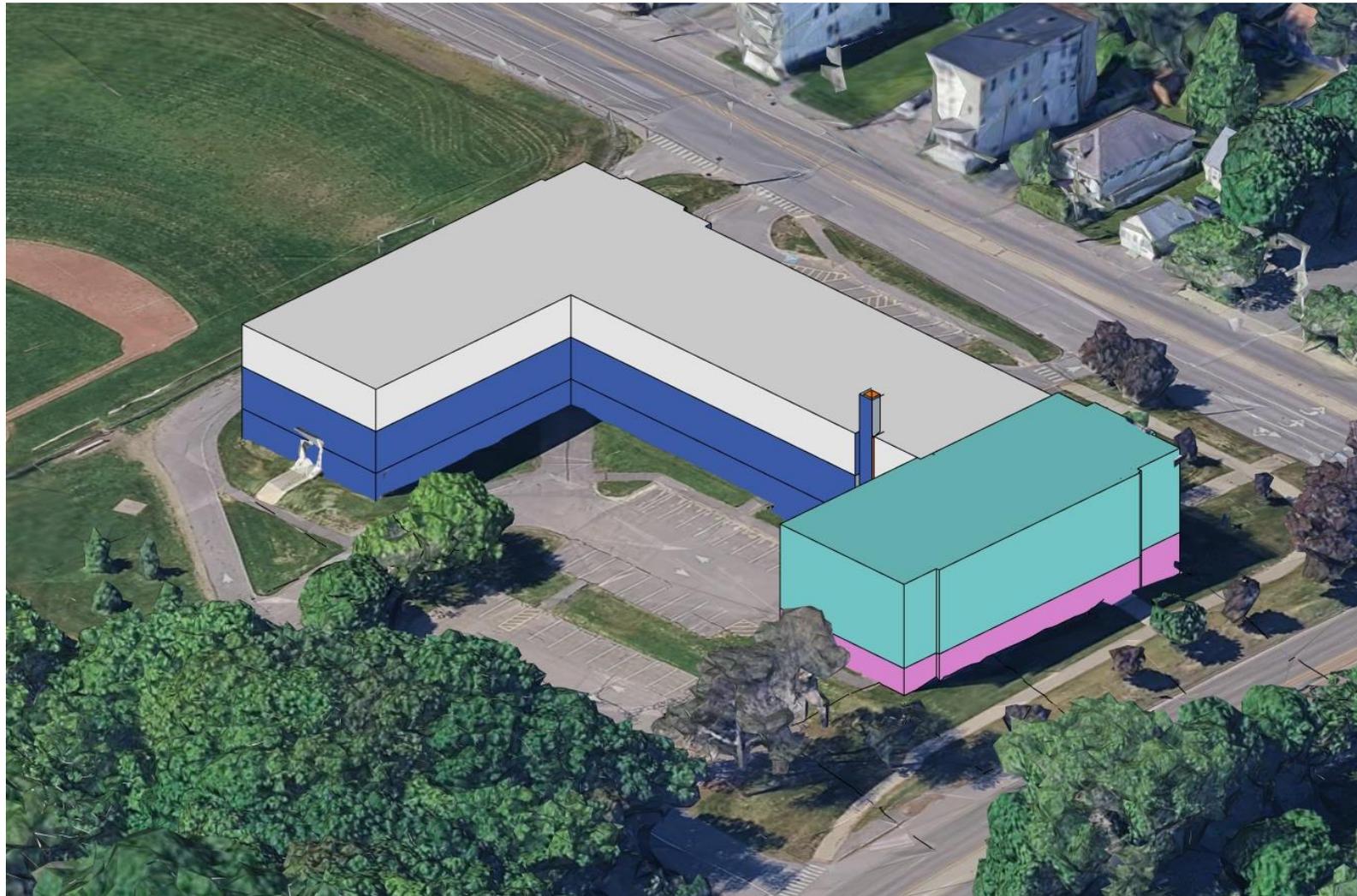
	<b>Community Centered Design</b>	✗
	<b>Integrated City Functions</b>	✗
	<b>Achieve One Climate Future Goals</b>	⚠
	<b>Future-Focused Design with a Respect for History</b>	✗
	<b>Safe, Accessible &amp; Healthy</b>	⚠
	<b>Smart Investment of Public Funds</b>	⚠

# Mahoney Option – A1

No Library / Renovate Theater & Gym

Unoccupied    
  City Services    
  Theater  
 Library    
  Gymnasium

✓ Yes    
 ⚠ Maybe    
 ✗ No



	<b>Community Centered Design</b>	<span style="color: yellow; font-size: 2em;">⚠</span>
	<b>Integrated City Functions</b>	<span style="color: red; font-size: 2em;">✗</span>
	<b>Achieve One Climate Future Goals</b>	<span style="color: yellow; font-size: 2em;">⚠</span>
	<b>Future-Focused Design with a Respect for History</b>	<span style="color: red; font-size: 2em;">✗</span>
	<b>Safe, Accessible &amp; Healthy</b>	<span style="color: yellow; font-size: 2em;">⚠</span>
	<b>Smart Investment of Public Funds</b>	<span style="color: yellow; font-size: 2em;">⚠</span>

# Mahoney Option – B0

Library Postponed / Inactive Theater & Gym

 Unoccupied

 City Services

 Theater

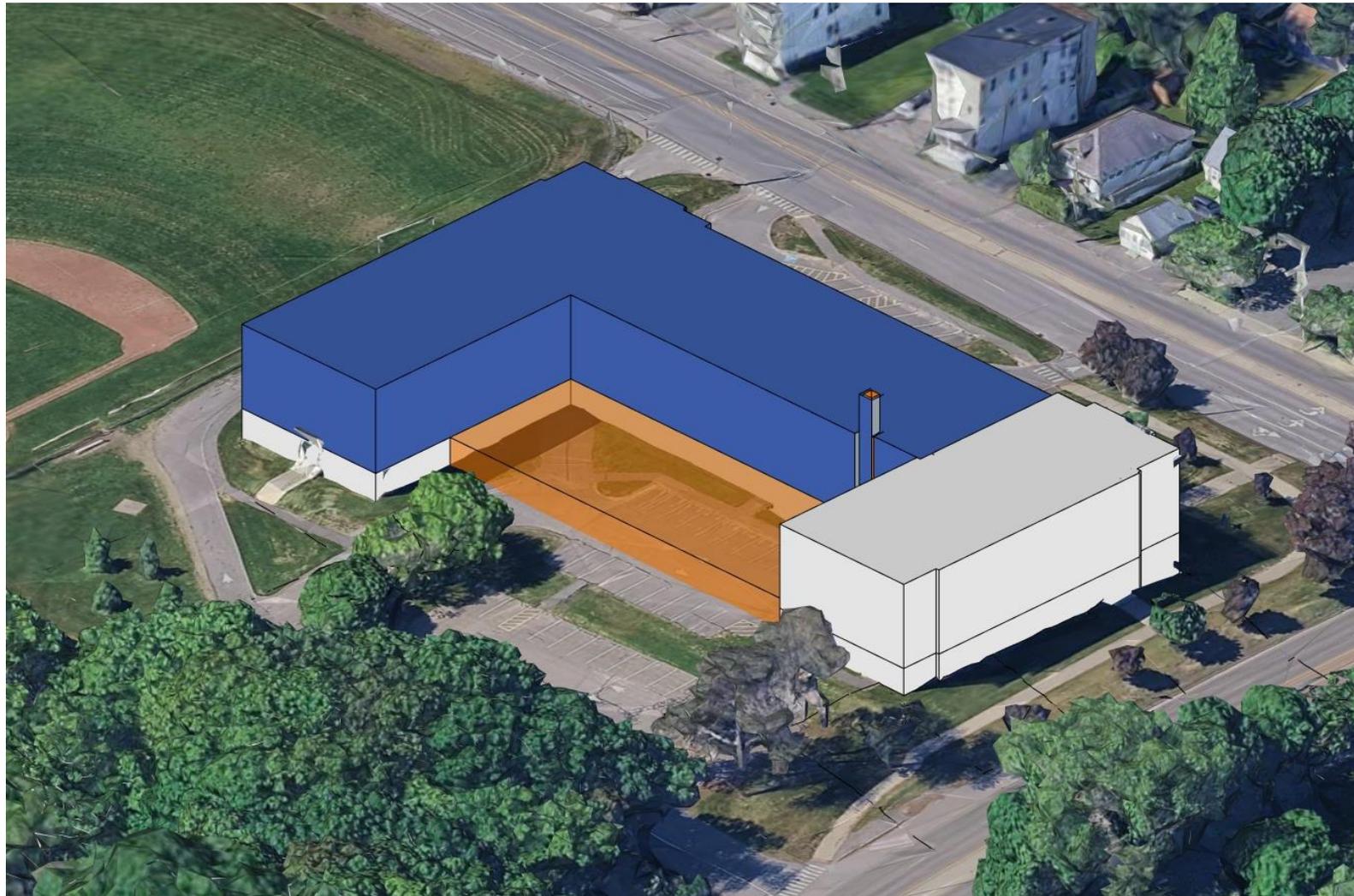
 Library

 Gymnasium

 Yes

 Maybe

 No



	<b>Community Centered Design</b>	
	<b>Integrated City Functions</b>	
	<b>Achieve One Climate Future Goals</b>	
	<b>Future-Focused Design with a Respect for History</b>	
	<b>Safe, Accessible &amp; Healthy</b>	
	<b>Smart Investment of Public Funds</b>	

# Mahoney Option – B1

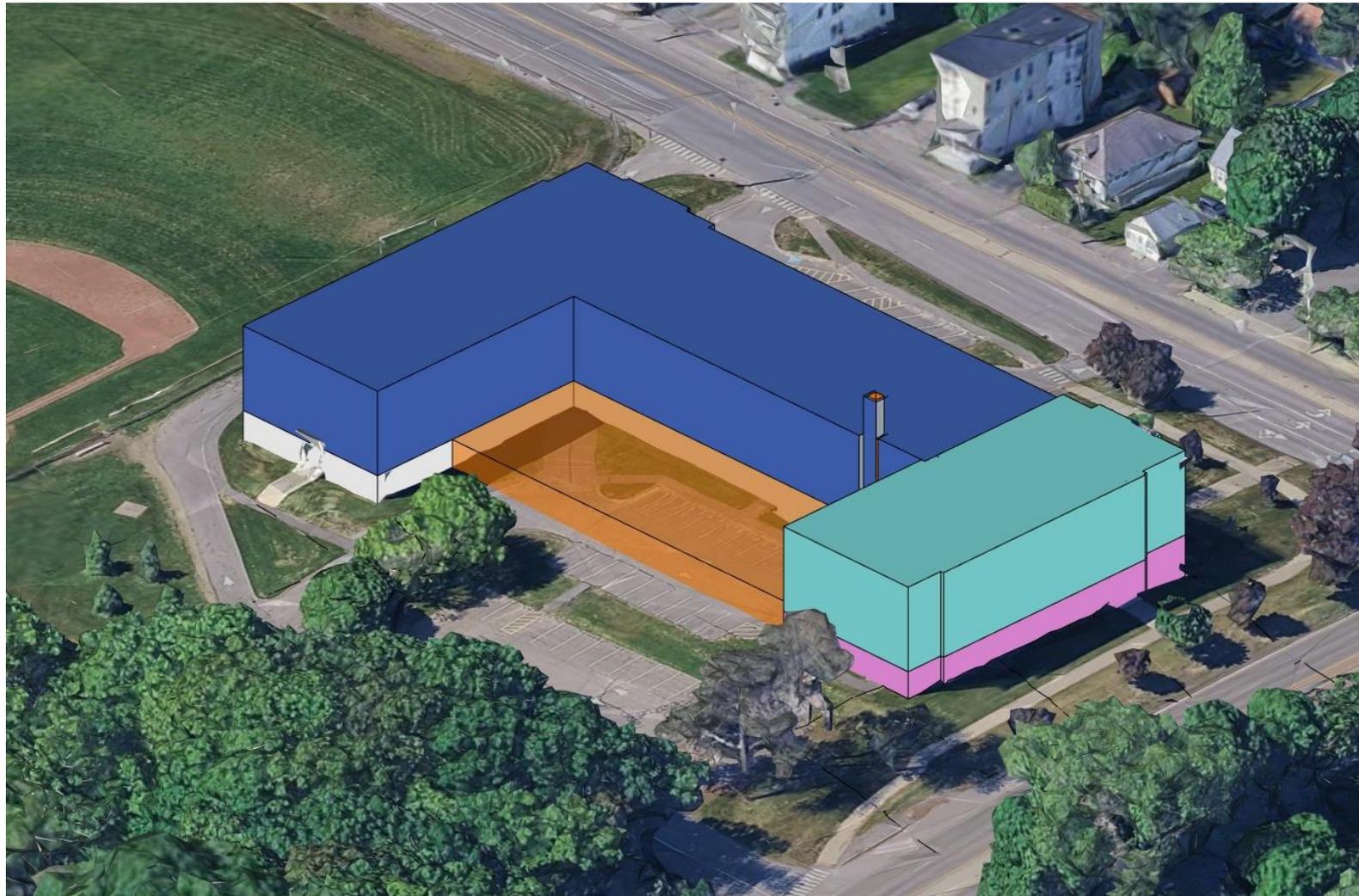
Library Postponed / Renovate  
Theater & Gym

Legend for building components:

- Unoccupied (White box)
- City Services (Blue box)
- Theater (Cyan box)
- Library (Orange box)
- Gymnasium (Pink box)

Legend for evaluation status:

- Yes (Green checkmark)
- Maybe (Yellow warning triangle)
- No (Red X)



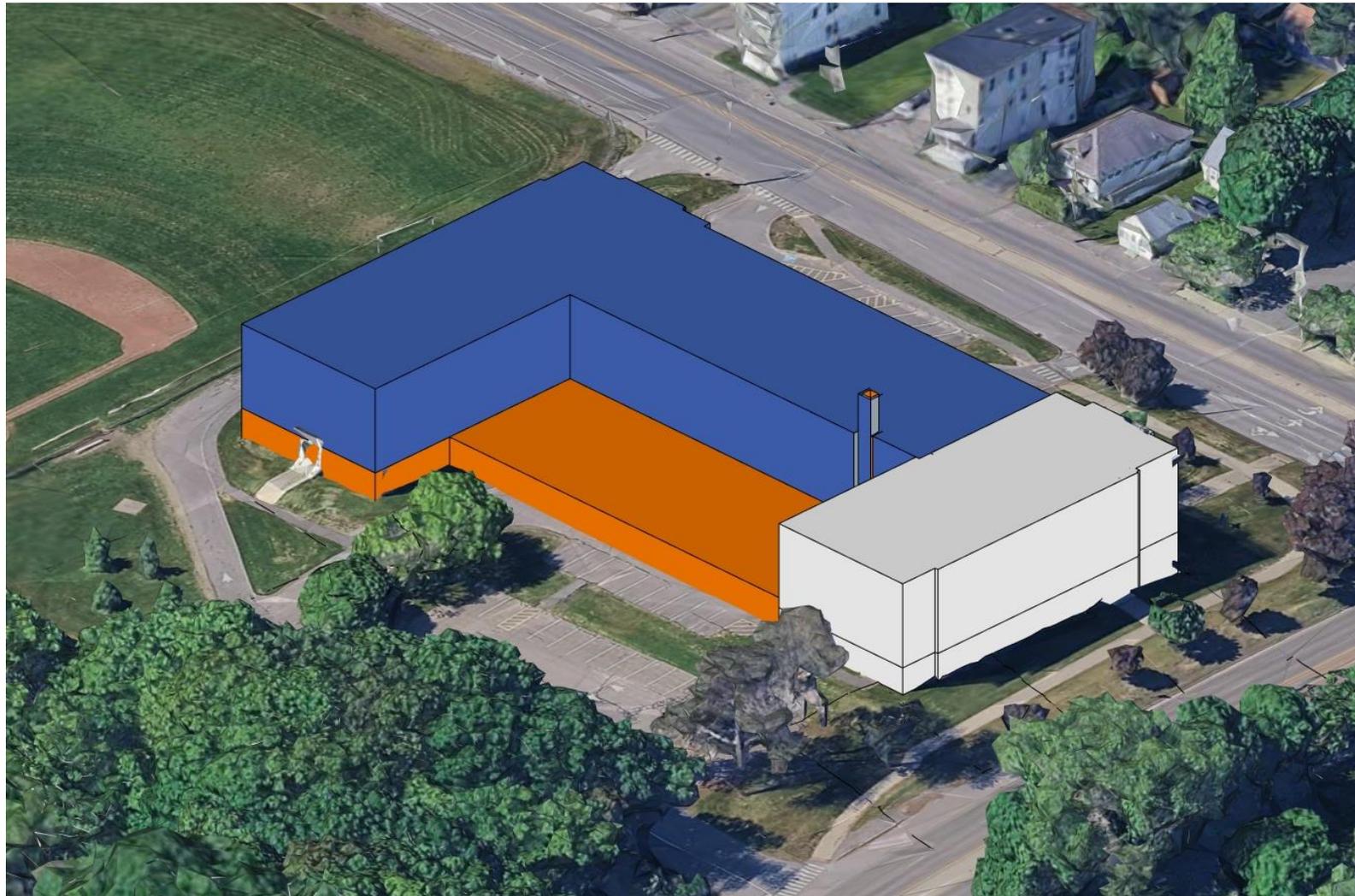
 Community Centered Design	✓
 Integrated City Functions	⚠
 Achieve One Climate Future Goals	✓
 Future-Focused Design with a Respect for History	✓
 Safe, Accessible & Healthy	✓
 Smart Investment of Public Funds	✓

# Mahoney Option – C0

Includes Library Addition / Inactive Theater & Gym

Unoccupied
  City Services
  Theater
   
 Library
  Gymnasium

✓ Yes
 ⚠ Maybe
 ✗ No



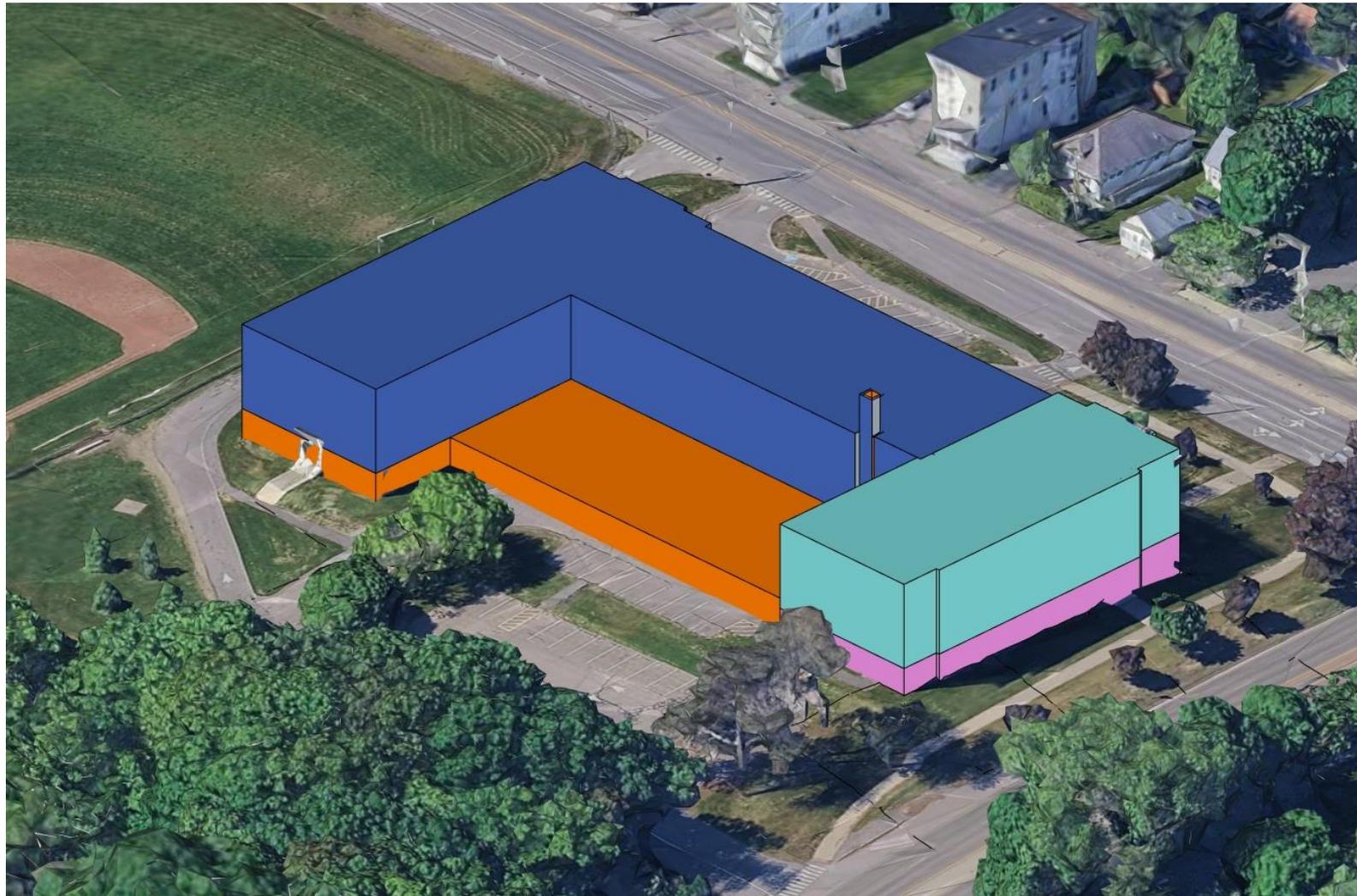
	<b>Community Centered Design</b>	<span style="color: yellow; font-size: 2em;">⚠</span>
	<b>Integrated City Functions</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Achieve One Climate Future Goals</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Future-Focused Design with a Respect for History</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Safe, Accessible &amp; Healthy</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Smart Investment of Public Funds</b>	<span style="color: green; font-size: 2em;">✓</span>

# Mahoney Option – C1

Includes Library Addition / Renovate Theater & Gym

Unoccupied  
   City Services  
   Theater  
  Library  
   Gymnasium

✓ Yes  
 ! Maybe  
 ✗ No



	<b>Community Centered Design</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Integrated City Functions</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Achieve One Climate Future Goals</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Future-Focused Design with a Respect for History</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Safe, Accessible &amp; Healthy</b>	<span style="color: green; font-size: 2em;">✓</span>
	<b>Smart Investment of Public Funds</b>	<span style="font-size: 3em;">?</span>

	<u>Option A0</u>	<u>Option A1</u>	<u>Option B0</u>	<u>Option B1</u>	<u>Option C0</u>	<u>Option C1</u>
 <b>Community Centered Design</b>						
 <b>Integrated City Functions</b>						
 <b>Achieve One Climate Future Goals</b>						
 <b>Future-Focused Design with a Respect for History</b>						
 <b>Safe, Accessible &amp; Healthy</b>						
 <b>Smart Investment of Public Funds</b>						

# Q&A

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# Scenario 2 – Adaptive Reuse of Mahoney for Housing

(Minimal to no reconfiguration of spaces / “Just Move In”)

- Change of Use from E – Educational to R2 - Residential
- R2 - Residential Use is a higher hazard category than Educational



ADA would require building to be fully accessible including accessible parking, entrances, and bathrooms along with accessible elevators and accessibility revisions to Theater and Gym if retained



- Change of use under IEBC requires structural elements to satisfy requirements of new construction for Business Use unless no more than 5% greater than structure allows.
- Change of use under IEBC requires Mechanical ventilation to be designed to meet current code for new construction.



Historic classification under IECC doesn't easily allow avoidance of satisfying current energy code. Would have to demonstrate to AHJ that doing so would damage the historic fabric of the building which is unlikely to be successful. Must meet Stretch Code (15% beyond Energy Code).