

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Boardman Hall Modernization, UM

CAMPUS PRESENTER(S): Joan Ferrini-Mundy, President and Vice Chancellor for Research & Innovation; Kelly Sparks, Vice President for Finance and Administration & Chief Business Officer

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X

BOARD ACTION:

BOARD POLICY:

701 – Budgets, Operating & Capital

UNIFIED ACCREDITATION CONNECTION:

The Boardman Hall renovation will significantly contribute to supporting the growth of engineering and computing programs across the University of Maine System (UMS), advance UMaine's R1 status, and drive positive impact across Maine. The modernization of research and classroom spaces will foster greater interdisciplinary collaborations among students, faculty, and external stakeholders, intentionally bridging research and learning. The enhanced virtual learning capabilities will connect students and faculty throughout UMS. The newly designed spaces will empower us to launch innovative academic programs, ensuring Maine's workforce is equipped for the challenges and opportunities ahead.

UMS STRATEGIC PLAN CONNECTION:

Boardman Hall Modernization supports **Student Success Actions** Commitment 1, Action 2, Goal 2.1 to increase persistence and completion rates for undergraduate students; **Research Actions**, Action 1, Goal 1.2 to grow external funding from government, industry, and philanthropic sponsors; and **Teaching Actions**, Action 1, Goal 1.1 commitment to student-focused programming and outcomes-based assessments for all learners; Action 4, Goal 4.1 to provide a career-relevant experience for every student in every UMS degree program.

BACKGROUND:

The Maine College of Engineering and Computing (MCEC) Master Plan, conducted during 2021 and 2022 for the University of Maine (UMaine), identified Boardman Hall, including the Llewellyn Edwards wing, as a top priority for preservation and refurbishing. Located at the northeast corner of the University Mall, the vision of a modernized Boardman Hall is to serve three main objectives: to bring people together, advance collaboration, and reinforce the identity of Maine College of Engineering and Computing. Boardman Hall's legacy includes strong connections to current and past students while being the cornerstone of University Mall and MCEC.

Built in 1948 and opened in 1949, Boardman Hall is the home to the School of Engineering Technology, the School of Computing and Information Science, and the Department of Civil and

Environmental Engineering. The building is named after Harold S. Boardman, who graduated in civil engineering at UMaine in 1895. Mr. Boardman was a devoted member of UMaine and eventually served as UMaine's seventh president from 1926 to 1934. In 1964, the university expanded the two wings of Boardman Hall, added more floors, and in 1990, built the Llewellyn Edwards wing. With the additions, Boardman Hall has an area of approximately 64,800 gross square feet. While Boardman Hall has experienced several renovations over the years, those renovations were target-based renovations to specific areas of the building, such as roof replacements, classroom renovations, office renovations, and lab renovations. Boardman Hall, in approximately seventy-six years, has not had a major renovation to address the building envelope, HVAC upgrades, electrical upgrades, and plumbing upgrades. Space utilization within the building is limited to the layout of the building, and significant renovations will increase utilization while providing a welcoming building for faculty, staff, researchers, and students.

The university and MCEC conducted a feasibility study in 2024 intended to preserve Boardman Hall while acknowledging the building's current condition and the need for rehabilitation to operate successfully for another thirty-plus years. The feasibility study was conducted as the first step to understanding the possibilities of a fully renovated Boardman Hall. The goals of the study included:

- Being a welcoming front door for MCEC on the University Mall, providing opportunities for people to collect, converge, engage, and collaborate.
- Serving as a channel for activity in the MCEC district, including the Ferland Engineering Education and Design Center (EEDC) and the central node at Cloke Plaza.
- Maximizing utilization through vastly improved efficiency, shifting focus from individualized areas to shared, multi-functional, and flexible spaces.
- Hosting a collection of study disciplines for Engineering and Computing to foster integration and create opportunities for multidisciplinary collaboration.
- Addressing accessibility challenges of the building.
- Utilizing strategic programs to create a student-centric hub.

The feasibility study provided a high-level estimated cost for renovating Boardman Hall, multiple renderings, and potential programming that could increase multidisciplinary collaboration, classrooms, class labs, research labs, study space, and common space.

NEXT STEPS:

The university seeks to engage a design firm to take the feasibility study and continue to finalize the building's future programming and modernization for a complete renovation of Boardman Hall. The university will initiate a process to select a design firm through a competitive process this year. Once selected, the design firm will engage the university and MCEC to begin the future programming of the facility and designs that will encompass the updated programming while modernizing the building. The feasibility study estimated the total project cost for the modernization of Boardman Hall, with escalation, of approximately \$50,200,000. Due to recent changes in the market and potential tariffs, the university will continue to monitor the likely costs to modernize the building.

At the June 25th, 2025, Finance, Facilities, and Technology Committee meeting and the July 14th, 2025, Board of Trustees meeting the University of Maine System, acting through the University

of Maine, will seek authorization to expend up to \$10,040,000 (20% of total estimated project cost) for design services, preconstruction services, early site/building work, ordering of new building equipment with long lead times, and early construction packages.