

University of Maine System
Board of Trustees

AGENDA ITEM SUMMARY

NAME OF ITEM: Additional Housing in Hallowell, UMA

CAMPUS PRESENTER(S): Jenifer Cushman, President; Aili Robinson, Chief Business Officer; Jon Henry, Vice President of Enrollment Management

INITIATED BY: Roger J. Katz, Chair

BOARD INFORMATION: X

BOARD ACTION:

BOARD POLICY:

801 – Acquisition of Real Property

UNIFIED ACCREDITATION CONNECTION:

Provides more opportunities for affordable housing options in the Central Maine region for students across the University of Maine System, not just UMA students, particularly for those students doing internships at the Maine Statehouse (Margaret Chase Smith is one example).

UMS STRATEGIC PLAN CONNECTION:

- Action 3, Goal 3.1: Deliver student life and co-curricular programming that brings students together, fosters cohesion, and is responsive to all students – traditional and adult, commuter and residential – regardless of instructional format.
- Action 3, Goal 3.2: Support community social and cultural gatherings and events to promote collegiality, fun, and a sense of institutional affiliation.

BACKGROUND:

a. Summary of the request

The University of Maine System acting through the University of Maine at Augusta will be seeking authorization, at its June 25th, 2025 Finance, Facilities and Technology Committee meeting, to enter an additional lease with Mastway Development LLC (also known as SC-One LLC) to add up to 62 additional beds for student housing. This lease will include a fully functioning dining hall in the new building located at 9 Coos Lane, Hallowell, Maine.

b. Overall requested budget and funding source(s):

The request will be pursuant to Board of Trustees Policy 801 – Acquisition of Real Property, which requires leases with a total value of \$100,000 or more or a term of five (5) years or more to be considered by the Board of Trustees or the Finance, Facilities and Technology Committee. The proposed duration of the lease is fifteen (15) years at an annual rate of **\$907,236** with no inflationary adjustments. The estimated total value of the lease is **\$13,608,540**.

Annual lease fees will be paid for in part with student room and board revenue, conferencing and

event fees, and budgeted auxiliary funds.

c. Is the project included or reflected in the Master Plan, Long Term capital plan or 1-year capital plan most recently approved by Trustees? If not, please explain why.

Yes, the new housing unit is included in UMA's capital plan.

d. Detailed explanation of rationale for project and metrics for success of the project (ROI or other)

Demand for student housing at the University of Maine at Augusta continues to exceed our current capacity of 103 beds. In response, we have established a partnership with a local hotel to help accommodate the overflow. Our leased housing units in Hallowell have remained at 100% occupancy, and during the Fall 2024 semester, we housed up to 20 students at the hotel. As of April 1, 2025, we have already received 134 housing applications – more than we received in the entirety of 2024 – an early indicator of continued growth.

To address this demand, the proposed new building will feature a full-service dining hall—an amenity currently missing from our housing facilities. It will also include a sports court, outdoor patio, and a large student common to enhance the on-campus living experience. These additions are designed to cultivate a stronger sense of community among residents and support a more holistic, enriching student experience. By providing spaces that encourage connection, collaboration, and well-being, the facility will help students feel more integrated into campus life, which is linked to improved academic persistence and satisfaction.

A key metric of the project's success will be the improved capacity for hosting conferences and events. Currently, the absence of food service at our housing sites limits the types of events and camps we can support. By integrating dining with housing, the new facility will not only increase our student housing capacity but also create year-round revenue opportunities through expanded event offerings. Just as importantly, metrics such as student retention, engagement, and residential satisfaction will be closely monitored to evaluate the project's impact on student success and quality of life.

e. Explanation of the scope and substance of the project as needed to supplement (a) through (d) above. Note: scope includes an explanation of community impact, how the project ties to the University's mission, etc.

As part of UMA's ongoing commitment to enhancing student life and meeting increasing housing demand, UMA has partnered with Mastway Development LLC and Sodexo to design a state-of-the-art residential facility tailored to the needs of our diverse student population. This collaboration reflects a shared vision for a modern living environment that integrates convenience, functionality, and community. The new dormitory will feature single rooms with semi-private bathrooms, a full-service dining hall, a student commons, and amenities like a sports court and outdoor patio. This thoughtfully planned space will not only provide much-needed beds, but also create a vibrant, inclusive residential experience that supports academic success, social engagement, and institutional growth.

Furthermore, this additional housing will allow UMA to continue to recruit more traditional students, out-of-state students, and international students; especially for specialized in-person

programs like Architecture, Aviation, Nursing, and Cybersecurity. These programs have seen record growth; however, the absence of additional housing limits the number of students from other regions who are looking for a more traditional college and residential experience.

f. Changes, if any, in net square footage or ongoing operating costs resulting from the project

The new building will add 17,910 square feet to the list of UMA's leased properties.

Operating costs for the building are assumed by Mastway Development LLC up to \$285,000. If the costs exceed that amount, UMA will pay the additional amount.

g. Alternatives that were considered to meet the need being addressed by this project

This project represents the next phase of UMA's long-term housing strategy. In 2018, the University of Maine at Augusta issued a public Request for Proposals (RFP) to identify a qualified development partner for student housing solutions. Mastway Development LLC was selected through a competitive bidding process based on their demonstrated vision, development capacity, and alignment with UMA's goals for quality, affordability, and student-centered design. The continued collaboration with Mastway is a direct result of that award and has been instrumental in effectively addressing UMA's expanding residential needs.

The design of the new facility reflects UMA's commitment to fostering student success and building an inclusive, vibrant campus community. By incorporating features such as a full-service dining hall, student commons, and recreational spaces, the residence hall will support both academic achievement and personal development, enriching the overall student experience. In turn, this project strengthens UMA's ability to offer a holistic educational environment while extending its reach and impact throughout the Central Maine region.

During the planning process, multiple housing configurations were considered for the Hallowell location—including townhouses, efficiency apartments, and traditional dormitories. After careful evaluation, the most cost-effective and desirable solution was determined to be single-occupancy rooms with semi-private bathrooms, where two rooms share a bathroom. This layout offers both privacy and affordability, aligning with the preferences and needs of today's students.

h. Project Timeline for: 1. Start 2. Occupancy and 3. Completion

If approved, construction of the building will begin in the Fall of 2025 for a substantial completion date of August 2027. Expected occupancy is Fall 2027.

i. Timeline for any further consideration or action anticipated to be needed by the Board or its committees regarding this project if full authority is not being requested from the outset.

No other consideration or action will be required by the Board of Trustees if full authority is granted.

j. Additional information that may be useful to consideration of the item.

This effort is consistent with priority outcomes established by the Board of Trustees to increase enrollment and improve student success and completion. Additional opportunities for out-of-state and international students will be provided, adding to the diversity of UMA.