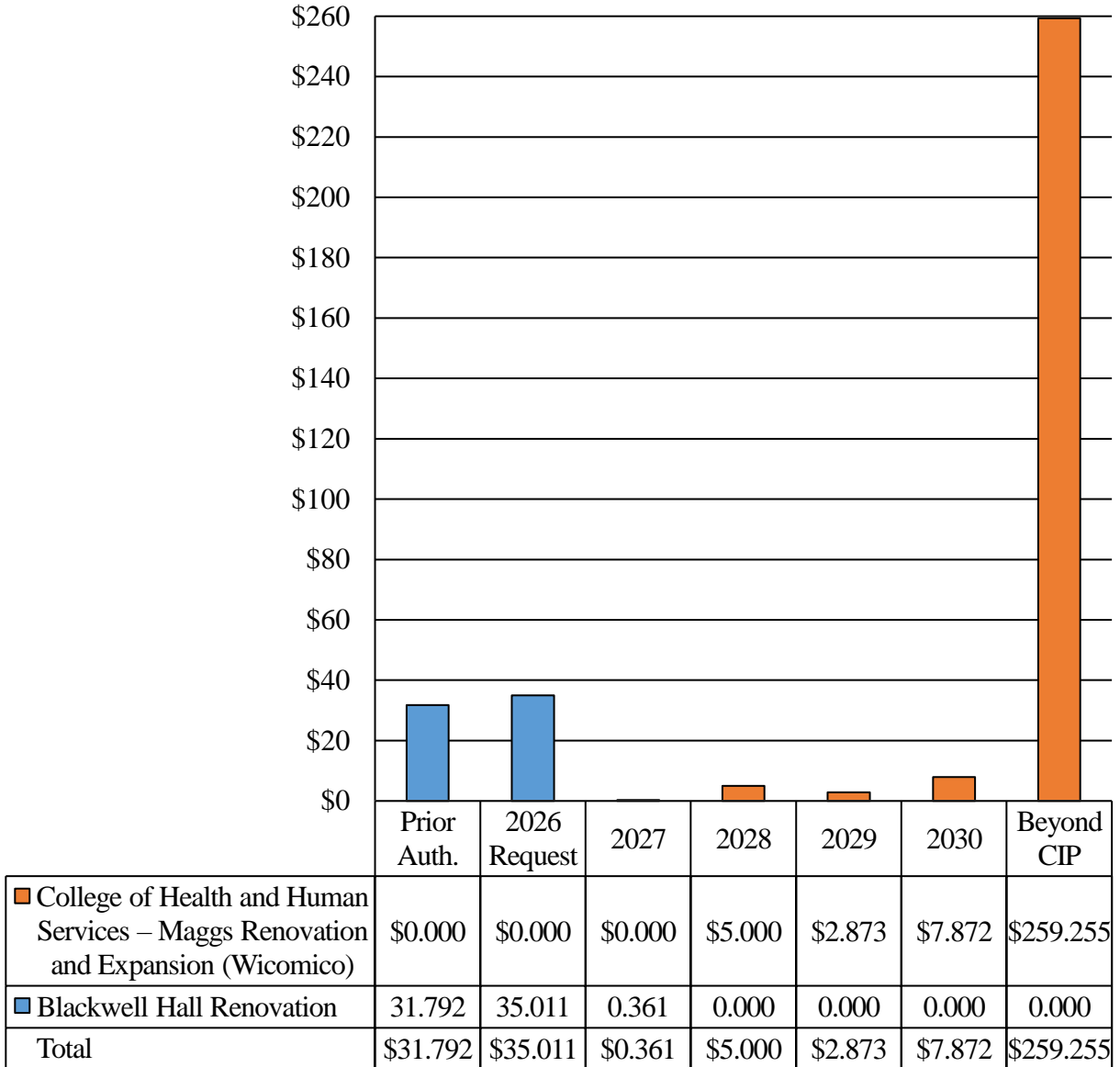


**RB29**  
**Salisbury University – Capital**  
**University System of Maryland**

***Capital Budget Summary***

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**State-owned *Capital Improvement Program* – Uses**  
(\$ in Millions)

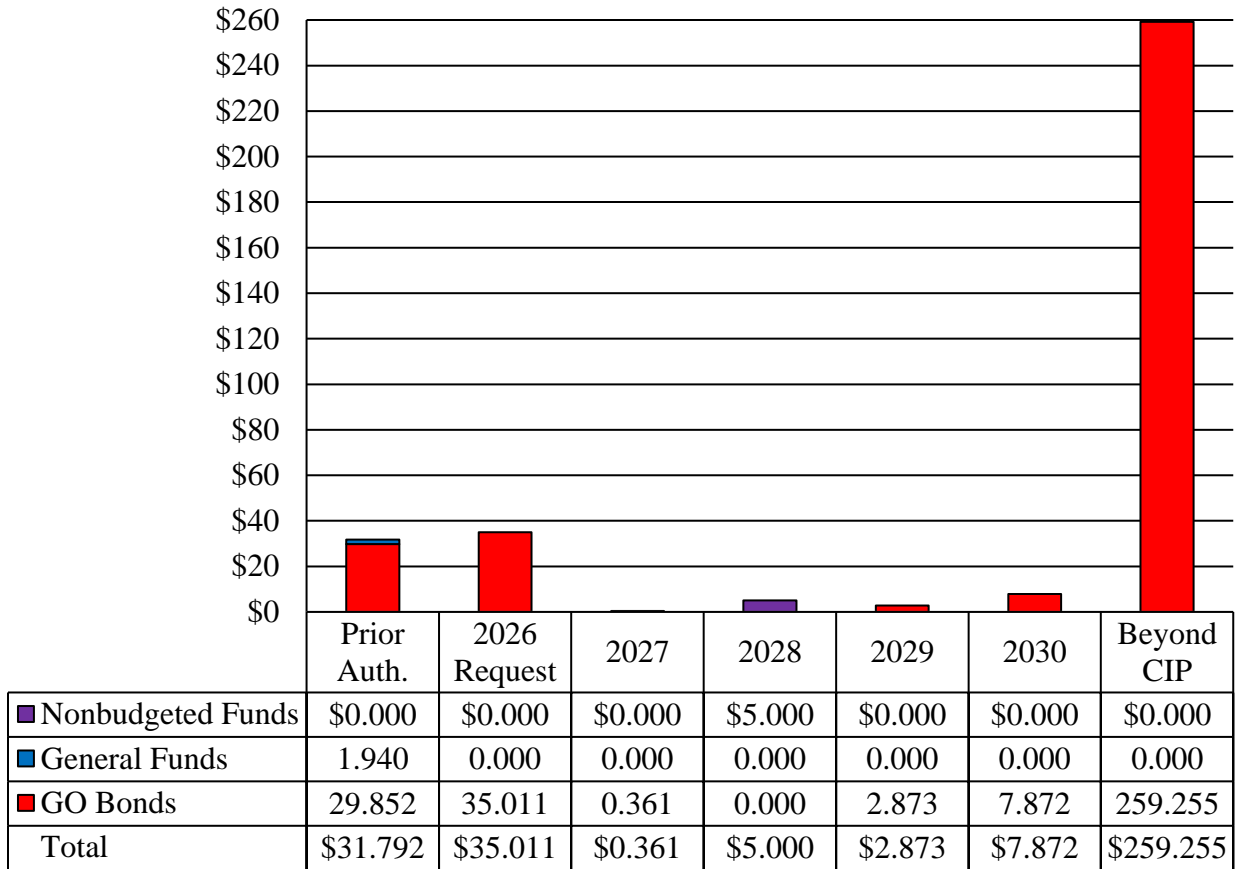


CIP: *Capital Improvement Program*

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**State-owned Capital Improvement Program – Sources**  
 (\$ in Millions)



CIP: Capital Improvement Program  
 GO: general obligation

**Key Observations**

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- Blackwell Hall Renovation:** The 2025 session Capital Improvement Program (CIP) allocated \$35 million of general obligation bond funds for the Blackwell Hall Renovation, an increase of approximately \$5.1 million compared to the 2024 session CIP. The estimated completion date was extended due to delays in the reviews and Board of Public Works (BPW) approvals of the second and third portions of the construction contracts.

## ***GO Bond Recommended Actions***

1. Approve all general obligation bond authorizations and preauthorizations for Salisbury University.

## ***Summary of Fiscal 2026 Funded State-owned Projects***

### **Blackwell Hall Renovation**

**Project Summary:** Blackwell Hall was the former library, and this project will renovate and construct an addition to the existing building. The student services departments (registrar, financial aid, academic advising, career services, bursar, admissions, counseling center, disabilities resource center, office of the dean of students, and testing center) will move from different areas of Salisbury University’s (SU) campus into one building, the renovated Blackwell Hall, to become the new Student Services Center. The addition will be two stories and constructed on the northwest corner of the building. This will be the new entrance for the building with reception, waiting, and additional office spaces to become the new Welcome Center for SU.

<b>New/Ongoing:</b> (Ongoing)								
<b>Start Date:</b> February 2023					<b>Est. Completion Date:</b> October 2026			
<b>Fund Sources:</b>								
<b>(\$ in Millions)</b>	<b>Prior Auth.</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Beyond CIP</b>	<b>Total</b>
<b>GO Bonds</b>	\$29.852	\$35.011	\$0.361	\$0.000	\$0.000	\$0.000	\$0.000	\$65.224
<b>GF</b>	1.940	0.000	0.000	0.000	0.000	0.000	0.000	1.940
<b>Total</b>	<b>\$31.792</b>	<b>\$35.011</b>	<b>\$0.361</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$67.164</b>
<b>Fund Uses:</b>								
<b>(\$ in Millions)</b>	<b>Prior Auth.</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Beyond CIP</b>	<b>Total</b>
<b>Planning</b>	\$4.928	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$4.928
<b>Construction</b>	26.864	31.387	0.361	0.000	0.000	0.000	0.000	58.612
<b>Equipment</b>	0.000	3.624	0.000	0.000	0.000	0.000	0.000	3.624
<b>Total</b>	<b>\$31.792</b>	<b>\$35.011</b>	<b>\$0.361</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$67.164</b>

- **Need:** Currently, the student services departments are spread across campus in five different buildings. This causes an inconvenience for students, families, and staff in the student services departments to manage their affairs. Once these departments move into Blackwell Hall, the spaces that they were formerly located in will become available for SU to convert into additional much-needed classroom, laboratory, office, and study spaces. The project will also replace the outdated mechanical, plumbing, and electrical systems to

make the structure compliant with current codes to increase building performance standards, and the building will feature new elevators and restrooms. This project will accommodate the growth of SU to potentially increase the enrollment. Additional meeting, storage, and office spaces will be provided in the renovated building.

- ***Project Status and Schedule:*** Program Part I and II were approved on February 5, 2021. The design phase started in February 2023 and lasted 18 months. The construction started in August 2024 and is expected to last 28 months, with completion in October 2026. Currently the project is 100% State funded.
- ***Changes:*** The total project cost remains unchanged from last session’s estimate. The funding plan, however, shifts \$5.1 million programmed for fiscal 2027 to 2026, which reflects the current project schedule. The project’s estimated completion date was extended from August to October 2026 due to delays in the reviews and BPW approvals of the second and third portions of the construction contracts. This has delayed the ability of the contractor, Whiting Turner, to issue contracts to their subcontractors, which affected their ability to order materials and schedule labor.
- ***Sustainability:*** The project includes sustainability components to address carbon reduction goals and the Climate Solutions Now Act (CSNA). This project is implementing a high-performance building envelope and a geothermal well field to reduce electricity consumption for the building’s heating and cooling. The Blackwell Hall project is designed to utilize the photovoltaic power generation process (converting energy from the sun into electricity using solar panels). These initiatives will make the facility net zero ready to decrease fossil fuel energy production with a goal to earn a Leadership in Energy and Environmental Design Green Building Rating System – Gold certification. The State is funding the geothermal energy initiative and could partially be reimbursed by the Inflation Reduction Act federal tax credits. **The President should brief the committees on the sustainability elements incorporated into the project, including estimated costs and source of funding, and applicability for federal tax credits.**
- ***Other Comments:*** The last part of the construction contract, Guaranteed Maximum Price 4, has not gone through the bidding process and may exceed the current funding. Furthermore, if the cost exceeds the current allotted funding, SU will consider using either institutional funds or request additional CIP funding for fiscal 2027.

## ***Summary of Out-year State-owned Projects***

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- ***College of Health and Human Services – Maggs Renovation and Expansion (Wicomico):*** Currently the new College of Health and Human Services programs (School of Nursing, School of Social Work, School of Health Sciences, Center for Healthy Communities, and Henson Medical Simulation Center) are growing and dispersed across

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campus; therefore, this project will renovate the Maggs Center and construct an addition to the existing building to accommodate SU's health professions programs into one building. Maggs currently is the physical activities center for the athletic programs and physical education department. This facility has \$15 million to \$20 million of deferred maintenance, including a failing mechanical system and no air conditioning. These issues have caused classes and events to be canceled on hot weather days. SU will demolish Devilbliss Hall to construct the addition to Maggs. The project will provide additional equipment storage and specialized laboratory, office, and classroom space for these programs. This project will implement a geothermal well field and utilize the photovoltaic power generation process to reduce carbon, fossil fuel energy production, and electricity consumption to conform to the CSNA, so the building is net zero ready. Project cost will increase due to the geothermal energy initiative. The estimated cost of this project totals \$275 million. Funding will start in fiscal 2028.

**Appendix 1**  
**Executive’s Operating Budget Impact Statement – State-owned Projects**  
**Fiscal 2026-2030**  
**(\$ in Millions)**

	2026	2027	2028	2029	2030
<b>Blackwell Hall Renovation</b>					
Estimated Operating Cost	\$0.000	\$0.072	\$0.080	\$0.083	\$0.086
Estimated Staffing	0.00	0.45	0.45	0.45	0.45

The estimated net operating budget impact is \$71,610 in fiscal 2027. When the renovation is expected to be completed, the operating cost will increase to \$86,184 in fiscal 2030 due to the 2,773 added gross square footage and annualization of this cost.