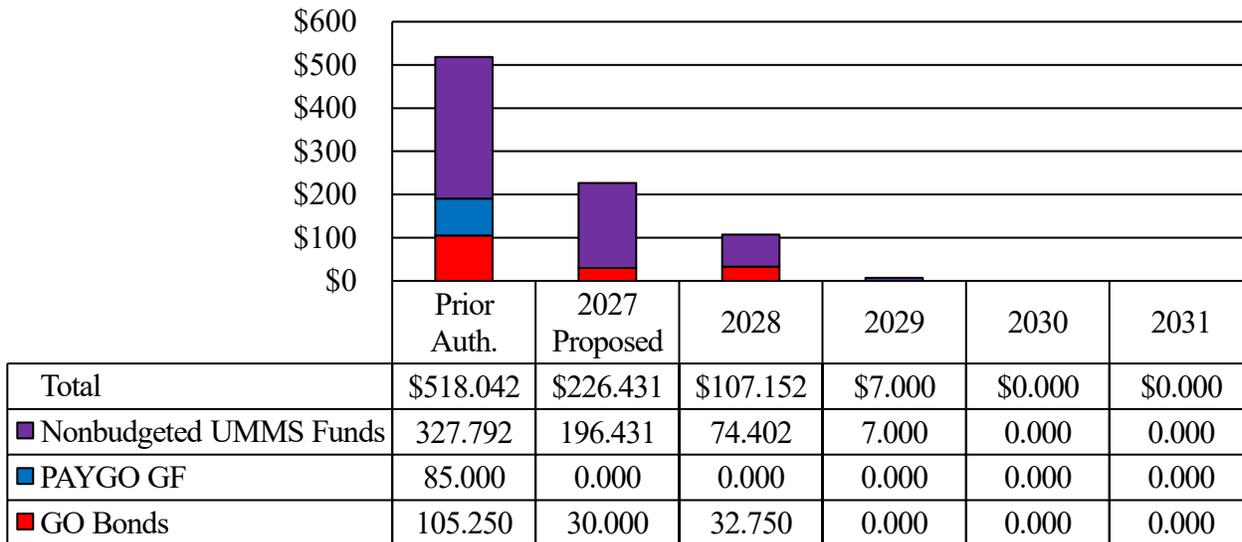
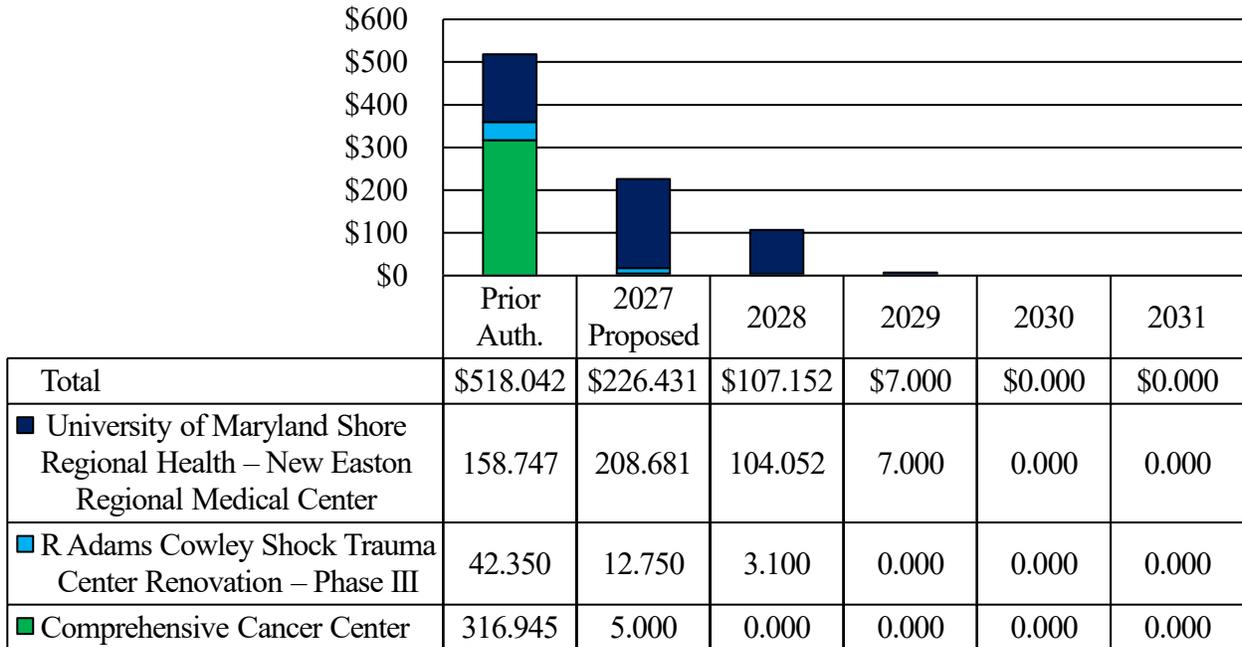


R55
University of Maryland Medical System – Capital

Capital Budget Summary

Capital Improvement Program
(\$ in Millions)



GF: general funds
GO: general obligation

PAYGO: pay-as-you-go
UMMS: University of Maryland Medical System

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Key Observations

- ***The Fiscal 2027 Capital Budget Includes \$5 Million in General Obligation (GO) Bonds for the Greenebaum Comprehensive Cancer Center, Which Backfills a Fiscal 2025 Deficiency Appropriation of Bond Premium That Was Diverted for Other Purposes:*** The University of Maryland Medical System (UMMS) indicates that between calendar 2010 and 2021, the patient population at the Marlene and Stewart Greenebaum Comprehensive Cancer Center tripled, resulting in lengthy wait times for outpatient services, reduced access to oncology beds, increased patient length of stay, and low patient satisfaction. This project constructs a nine-story addition to the existing north hospital tower and renovates existing space to expand capacity and centralize cancer care. Phase I of the project creates additional space on six of the new floors and renovates additional floors to increase capacity from 52 to 62 cancer care beds. Phase II of the project will redevelop space that is currently dedicated to cancer treatment to build appropriate facilities to care for patients with complex clinical needs. The project is scheduled to be completed in December 2026. The State commitment to this project remains unchanged at \$125 million.

GO Bond Recommended Actions

1. Approve all general obligation bond authorizations for the University of Maryland Medical System.

Summary of Fiscal 2027 Funded Projects

University of Maryland Shore Regional Health New Easton Regional Medical Center

Project Summary: This project constructs a new 326,300 net-square-foot six-floor hospital facility in Easton, including 122 private inpatient rooms, 25 observation beds, 12 psychiatric care beds, 7 operating rooms, and an emergency department with 27 treatment rooms. The facility will replace the existing University of Maryland Shore Medical Center at Easton and expand acute hospital services and provide access to more than 170,000 residents in rural mid-shore counties (Caroline, Dorchester, Kent, Queen Anne’s, and Talbot counties).

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New/Ongoing: Ongoing	
Start Date: January 2022	Est. Completion Date: August 2028

Fund Sources:								
(\$ in Millions)	Prior Auth.	2027	2028	2029	2030	2031	Beyond CIP	Total
GO Bonds	\$40.000	\$20.000	\$30.000	\$0.000	\$0.000	\$0.000	\$0.000	\$90.000
GF	10.000	0.000	0.000	0.000	0.000	0.000	0.000	10.000
UMMS Funds	108.747	188.681	74.052	7.000	0.000	0.000	0.000	378.480
Total	\$158.747	\$208.681	\$104.052	\$7.000	\$0.000	\$0.000	\$0.000	\$478.480

Fund Uses:								
(\$ in Millions)	Prior Auth.	2027	2028	2029	2030	2031	Beyond CIP	Total
Acquisition	\$2.456	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$2.456
Planning	25.508	1.000	0.705	0.000	0.000	0.000	0.000	27.213
Construction	130.783	172.681	54.347	4.939	0.000	0.000	0.000	362.75
Equipment	0.000	35.000	49.000	2.061	0.000	0.000	0.000	86.061
Total	\$158.747	\$208.681	\$104.052	\$7.000	\$0.000	\$0.000	\$0.000	\$478.480

- **Project Status and Schedule:** Construction began July 2024, and as of December 2025, 83% of project expenses have been committed. The fiscal 2027 proposed capital budget includes 47.6% (\$172.7 million) of total construction costs. UMMS indicates that the greatest share of project costs will be expended in fiscal 2027.

As of January 2026, 10% of construction has been completed. The building pad, building foundations, underground infrastructure, and first-floor columns have all been completed, and work has begun to establish the building’s second floor. Two tower cranes have been installed and will support subsequent phases of vertical construction. In calendar 2024, the project scope changed to make the energy source of the new facility electricity only and include building a geothermal well field. As of January 13, 2026, 851 of 1,728 geothermal wells had been drilled and installed.

- **Changes:** In August 2025, UMMS submitted a project change request to the Maryland Health Care Commission to defer equipping a laboratory and a general operating room so that both spaces could be used for storage. UMMS indicates that this change delays spending by \$2.8 million and will not affect the construction timeline nor the completed hospital’s service capacity.

Shock Trauma Center Renovation – Phase III

Project Summary: This project renovates and updates several components of the R Adams Cowley Shock Trauma Center. Upgrades include new facilities for the Acute Care Transfusion Service; relocation of the Human Leukocyte Antigen (HLA) and Flow Lab; colocation and expansion of the Trauma Resuscitation Unit (TRU), the Critical Care Resuscitation Unit (CCRU), and Trauma Radiology; renovation of the Trauma Acute Care unit; and upgrades to the Hyperbaric Medicine Chamber and related equipment. The total project renovates 63,200 square feet. The State is contributing 48% of the total project costs. While work is ongoing to advance each of these upgrades, Phase III funding supports the colocation and expansion of the TRU, CCRU, and Trauma Radiology.

New/Ongoing: Ongoing	
Start Date: June 2019	Est. Completion Date: August 2028

Fund Sources:								
(\$ in Millions)	Prior Auth.	2027	2028	2029	2030	2031	Beyond CIP	Total
GO Bonds	\$20.250	\$5.000	\$2.750	\$0.000	\$0.000	\$0.000	\$0.000	\$28.000
UMMS Funds	22.100	7.750	0.350	0.000	0.000	0.000	0.000	30.200
Total	\$42.350	\$12.750	\$3.100	\$0.000	\$0.000	\$0.000	\$0.000	\$58.200

Fund Uses:								
(\$ in Millions)	Prior Auth.	2027	2028	2029	2030	2031	Beyond CIP	Total
Planning	4.700	0.000	0.000	0.000	0.000	0.000	\$0.000	4.700
Construction	34.650	7.000	3.100	0.000	0.000	0.000	0.000	44.750
Equipment	3.000	5.750	0.000	0.000	0.000	0.000	0.000	8.750
Total	\$42.350	\$12.750	\$3.100	\$0.000	\$0.000	\$0.000	\$0.000	\$58.200

- Project Status and Schedule:** Construction began September 2021 with building infrastructure upgrades, which are complete. Upgrades to the Acute Care Transfusion Service facilities have also been completed, and the facilities are operational as of January 8, 2026. The fiscal 2027 proposed capital budget includes \$12.8 million (including \$5 million in GO bonds) for construction and equipment. Progress on the remaining unfinished components includes:

 - HLA and Flow Lab Relocation:** Design is scheduled to begin March 2026, and construction is scheduled to begin August 2026 and end January 2027. UMMS has contracted a laboratory planner to support the design.

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- ***TRU, CCRU, and Trauma Radiology Colocation and Expansion:*** Design is in progress and anticipated to be completed January 2027. Construction is scheduled to begin April 2027. UMMS is currently developing a request for proposals (RFP) for a construction management vendor.
- ***Trauma Acute Care Renovation:*** Design is complete. UMMS anticipates releasing an RFP for construction management in February 2026. Construction is scheduled to begin June 2026.
- ***Hyperbaric Medicine Chamber Upgrades:*** UMMS is in the process of finalizing the scope, including confirming equipment and space configuration and confirming final costs, and preparing an RFP for a design contract.
- ***Concerns:*** Project delays have resulted in higher than anticipated costs, particularly for construction, due to rising costs and changes in scope. However, UMMS notes that cost increases will be supported by UMMS funding rather than State dollars.