

MARYLAND HEALTH CARE COMMISSION

Modification of Certificate of Need

TO: Arvin Singh,, V.P, Strategic Planning and Communications, February 19, 2026
University of Maryland Shore Regional Health Date
219 South Washington St.
Easton, MD 21601

RE: University of Maryland Shore Health System 23-20-2463
Construction of a Replacement Hospital in Easton Docket No.

PROJECT DESCRIPTION

This Certificate of Need authorizes the University of Maryland Shore Health System (UM SHS) to relocate and replace University of Maryland Shore Medical Center Easton, a general acute care hospital, to an undeveloped 200-acre site located at 10000 Longwoods Road in Easton, Talbot County, approximately 3 miles from the existing campus.

The proposed replacement hospital will include 110 acute care beds, 12 special hospital rehabilitation beds, and 25 observation beds. The hospital will also include an emergency department (ED) with 27 treatment spaces and three behavioral health holding rooms, 6 operating rooms, 1 cardiac catheterization lab, regulated outpatient clinics, a full-service laboratory, and space for administrative and education functions.

The estimated project cost is \$664,461,871. UM SHS proposes to finance the project with approximately \$39 million in cash, \$100 million in philanthropy, \$402 million in proceeds from debt financing, \$100 million in state funding, and approximately \$24 million in interest income.

ORDER

The Maryland Health Care Commission (MHCC or Commission) reviewed the Staff Report and Recommendation and, based on that analysis and the record of the review, ordered on January 18, 2024, that a Certificate of Need be issued for the project with the following conditions:

1. The University of Maryland Shore Medical Center at Easton shall provide to the patient, upon inquiry or as required by applicable regulations or law, information concerning an estimate of out-of-pocket charges prior to arrival for surgery.
2. The University of Maryland Shore Health System shall provide, in its quarterly project reports, detailed updates on its progress towards obtaining the anticipated State funding, including how much has been obtained and efforts made to secure the remaining funds.

3. If the University of Maryland Shore Health System fails to secure the projected State source of funds by July 2027, SHS shall request a project change to amend the project source of funds.

4. Any future changes to the financing of this project involving adjustments in rates set by the Health Services Cost Review Commission must exclude \$57,075,689. This figure includes the estimated new construction costs that exceeds the Marshall Valuation Service guideline cost and portions of the contingency allowance and inflation allowance that are based on the excess construction cost.

PERFORMANCE REQUIREMENTS

In accordance with COMAR 10.24.01.12C(3)(b), the project is subject to the following performance requirements:

1. The University of Maryland Shore Medical Center at Easton shall provide to the patient, upon inquiry or as required by applicable regulations or law, information concerning an estimate of out-of-pocket charges prior to arrival for surgery.

2. Shore Health System shall provide, in its quarterly project reports, detailed updates on its progress towards obtaining the anticipated State funding, including how much has been obtained and efforts made to secure the remaining funds.

3. If Shore Health System fails to secure the projected State source of funds by July 2027, SHS shall request a project change to amend the project source of funds.

4. Any future changes to the financing of this project involving adjustments in rates set by the Health Services Cost Review Commission must exclude \$57,075,689. This figure includes the estimated new construction costs that exceeds the Marshall Valuation Service guideline cost and portions of the contingency allowance and inflation allowance that are based on the excess construction cost

Failure to meet these performance requirements will render this Certificate of Need void, subject to the requirements of COMAR 10.24.01.12 F through I.

PROPOSED CHANGES TO THE APPROVED PROJECT

Before making any changes to the facts in the Certificate of Need application and other information provided to the Commission, UM SHS must notify the Commission in writing and receive Commission approval of each proposed change, including the obligation of any funds above those approved by the Commission in this Certificate of Need, in accordance with COMAR 10.24.01.17. Pursuant to COMAR 10.24.01.17B(2), the project cannot incur capital cost increases that exceed the approved capital cost inflated by an amount determined by applying the Building Cost Index published on a quarterly basis by IHS Economics in the Healthcare Cost Review unless CSI obtains a modification of this Certificate of Need from the Commission. Instructions for determining the threshold that necessitates Commission review and approval of changes to the capital cost approved in this Certificate of Need are located on the Commission's website at:

http://mhcc.maryland.gov/mhcc/pages/hcfs/hcfs_con/hcfs_con.aspx

DESIGN APPROVAL AND FACILITIES LICENSURE BY DHMH

This Certificate of Need does not constitute a license or replace any approvals required by the Office of Health Care Quality or others within the Maryland Department of Health (MDH) to construct and operate new space within an existing facility. UM SHS must provide MDH with all information it requires for plan approval, facility licensure, and putting into operation renovated space within its existing facility, including information pertaining to project design and specifications.

SEMI-ANNUAL STATUS REPORTS

UM SHS must submit semi-annual status reports on the approved project to the Commission, on March 18, 2026, and continuing, at six-month intervals, until the completion of the project.

REQUEST FOR FIRST USE REVIEW

UM SHS must request in writing, not less than 60 days but not more than 120 days before the first use of the replacement hospital, a first use review from the Commission, specifying the anticipated date of first use and documenting that the project has been substantially completed and will be completed, within 120 days or less, in a manner and at a cost consistent with this Certificate of Need. Commission staff will review the request in consultation, as necessary, with OHCQ, and in accordance with COMAR 10.24.01.18 to determine whether the project conforms with the Certificate of Need. First use approval does not constitute a license or replace any approvals required by OHCQ or others within MDH to operate new space within an existing health care facility. Therefore, UM SHS should assure that OHCQ is notified of the imminent completion of the project and should arrange for completion of any inspections and or approvals required by OHCQ in a timely manner. First use approval remains in effect for 90 days. If first use of the new operating room does not occur within 90 days of approval, UM SHS shall reapply for first use approval.

ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE OF NEED

Acknowledgement of your receipt of this Certificate of Need, stating acceptance of its terms and conditions, is required within thirty (30) days.

MARYLAND HEALTH CARE COMMISSION



Douglas Jacobs MD, MPH
Executive Director

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cc: Tia Witherspoon-Udocox, Executive Director, Office of Health Care Quality
Fahmi Fahmi, M.D., Health Officer, Talbot County Health Department
Mallory Regenbogen, Esq., Gallagher, Evelius and Jones, LLC