William Donald Schaefer Center

William Donald Schaefer Center, 6 St. Paul Street, Baltimore, MD 21201

Building Overview

- Building Height: 27 occupied floors; 33 total floors including spire
- Site Area: 0.40 acres
- Building Size: Approximately 250,000 gross square feet
- Occupants:
    - Governor’s Office and Lieutenant Governor’s Office
    - Maryland Department of Health
    - Maryland Department of Transportation
    - Department of Information Technology
    - Office of Homeland Security
    - Commission for Civil Rights
    - Public Service Commission
    - State Board of Contract Appeals
    - Health Care Alternative Dispute Resolution Office
    - Office of the Public Defender
    - Office of the People’s Counsel
    - Teacher and State Employees Supplemental Retirement Plans
    - Property Tax Assessment Appeal Boards

    - Health Claims Arbitration Office

- Parking: 83-space underground parking garage

Background on the Site

The William Donald Schaefer Tower was constructed in 1986 by Merritt Savings and Loan Association as its corporate headquarters. Shortly before the building opened, Merritt failed, and the State of Maryland subsequently acquired the property. Since that time, the State has utilized the building as office space for more than 15 state agencies.

Despite its long-term use, the building has not received consistent or adequate capital maintenance since coming under state ownership. Recognizing these deficiencies, DGS previously included a comprehensive renovation of the facility in its Capital Improvement Plan, with an estimated total cost of $110 million.

In 2023, the building's cooling tower began to fail, and additional structural issues were identified within the underground parking garage. DGS is actively addressing these immediate concerns to ensure safety and continuity of operations.

Analysis and Decision-Making

Although an initial cost-benefit analysis indicated that renovating the William Donald Schaefer Center was the most financially advantageous option, several conditions changed over time. By late 2024, a revised analysis demonstrated that relocating tenant agencies to private commercial leased space would provide greater long-term value.

Key conclusions of the updated analysis included:

- Relocation to leased space would generate approximately $21 million in savings over a 20-year period compared to proceeding with the planned renovation.

- Relocation reduces long-term capital risk associated with aging building systems and structural deficiencies.

Based on these findings, the Moore–Miller Administration elected to halt the planned renovation and move forward with relocating all tenant agencies to private commercial leased space.

Cost-Benefit Analysis Summary

William Donald Schaefer Center (6 St. Paul Street): Renovation vs. Commercial Lease

Option	Total Cost
Renovate Existing Facility	$163,057,272
Relocate to Commercial Leased Space	$142,004,984
Total Estimated Savings	**$21,052,288**