Nancy S. Grasmick Building

Nancy S. Grasmick Building, 200 W. Baltimore Street, Baltimore, MD 21201

Facility Overview

- Building Configuration: 10-story office building
- Site Area: 0.45 acres
- Building Size: Approximately 220,000 gross square feet
- Primary Occupant: Maryland State Department of Education (MSDE) Headquarters
- Parking:
    - 282 leased parking spaces
    - Annual parking cost: $439,920

Background on the Site

The Nancy S. Grasmick Building was the home of the Maryland State Department of Education and the Maryland State Board of Education. The Maryland Higher Education Commission (MHEC) previously occupied space within the building but has since been relocated.

Originally constructed in 1911 as the headquarters for a mail-order company, the building has served primarily as office space for nearly a century. While the facility has undergone periodic interior updates and system refreshes, it has not received a substantial renovation since the 1970s.

In 2022, the Department of General Services conducted an assessment to evaluate the building's long-term viability for continued occupancy. The assessment determined that:

- All HVAC systems were beyond their useful life
- Life safety systems required full replacement

Under the prior administration, DGS included a comprehensive renovation of the building in its Capital Improvement Plan, with an estimated total cost of $96,965,000.

Analysis and Decision-Making

Under the Moore–Miller Administration, DGS performed a cost-benefit analysis comparing the planned renovation of the Nancy S. Grasmick Building with the alternative of relocating MSDE and MHEC to private commercial leased space in Baltimore City's Central Business District.

The analysis concluded that relocating the agencies would result in approximately $37 million in savings to the State over a 20-year period.

Based on these findings, the Administration decided in 2024 to proceed with relocating MSDE and MHEC to commercial leased space.

Key implementation actions included:

- MHEC Relocation: Completed in August 2024 into commercial leased space previously occupied by the Maryland Department of Juvenile Services (DJS), following space consolidation efforts to optimize DJS operations.

- MSDE Relocation: DGS issued the RFP for this relocation in Summer 2025 and anticipates submitting the final lease for approval in Spring 2026. Full relocation of MSDE employees is targeted for Summer 2028.

Cost-Benefit Analysis Summary

Nancy S. Grasmick Building: Renovation vs. Commercial Lease

Option	Total Cost
Renovate Existing Facility	$164,840,500
Relocate to Commercial Leased Space	$127,156,186
Total Estimated Savings	**$37,684,314**