PROSPECTUS – ALTERATION
RONALD V. DELLUMS FEDERAL BUILDING AND U.S. COURTHOUSE
OAKLAND, CA

Prospectus Number: PCA-0281-OA27
Congressional District: 12

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Ronald V. Dellums Federal Building and U.S. Courthouse located at 1301 Clay Street, Oakland, CA. The proposed project will upgrade the elevators, the heating, ventilation and air conditioning (HVAC) system, replace the roofs, and repair the façade.

FY 2027 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....$66,498,000

Major Work Items

Conveyance upgrades; HVAC upgrades; exterior construction

Project Budget

Design	$4,893,000
Estimated Construction Cost (ECC)	57,449,000
Management and Inspection (M&I)	4,156,000
Estimated Total Project Cost (ETPC)*	**$66,498,000**

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

Schedule	**Start**	**End**
Design and Construction	FY2027	FY2031

Building

Construction of the Ronald V. Dellums Federal Building and U.S. Courthouse was completed in 1993 as part of the Oakland City Center redevelopment project. Spanning two city blocks in Oakland's Central Business District, the building has 1,080,000 gross square feet. The building consists of two seventeen-story towers, a penthouse and a basement with underground parking. The towers are linked by a circular rotunda at the base and a two-story sky bridge at the 13th and 14th floors. Two five-story wings extend from the towers and houses the Judiciary and a conference center.

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Tenant Agencies

Government Accountability Office; Judiciary - Public Defender Service, District Court, Probation; Department of Justice - United States Marshals Service, Drug Enforcement Administration, Office of the U.S. Attorneys, Bureau of Alcohol, Tobacco, Firearms and Explosives; Department of the Treasury - Internal Revenue Service National Office, Inspector General for Tax Administration; Social Security Administration; Department of Veterans Affairs – Veterans Affairs Information Technology, Veterans Benefits Administration; Merit Systems Protections Board; Equal Employment Opportunity Commission; Federal Labor Relations Authority; National Labor Relations Board; Department of Homeland Security – U.S. Coast Guard, U.S. Citizenship and Immigration Services, GSA – Public Buildings Service

Proposed Project

The proposed project will upgrade 18 passenger elevators including replacement of hoisting machines, door equipment, controls, drives, governors, and fixtures. These upgrades will address issues of safety, reliability, system performance, code compliance, technical obsolescence, and ride quality.

Exterior construction includes repairing limestone panels on the façade and roof replacement. Roofing work includes replacing the waterproofing systems and resealing the skylights at the penthouse.

The façade work will focus on the 5th floor arcade columns and include removal, storage, and reinstallation of planters and benches; removal of damaged limestone panels; cleaning all corroded steel framing and coating with rust inhibitive paint; inspection and repair of welded steel column caps; repair of steel backup framing; and installation of new limestone panels.

HVAC upgrades include replacing all chillers, water pumps, controls, and associated piping for a complete chilled water plant upgrade.

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Major Work Items

Conveyance Upgrades	$23,266,000
Exterior Construction	17,821,000
HVAC Upgrades	16,362,000
Total ECC	**$57,449,000**

Justification

The building contains 24 passenger and 2 freight elevators. Of these, 6 passenger and both freight elevators are currently being upgraded under the minor repair and alterations program. The remaining 18 passenger elevators are original to the building and require upgrades. Modernization is needed for the high rise, auditorium, courthouse, prisoner, and judges' elevators because all traction elevators, hoisting machines, controls, drives, fixtures, and door equipment have reached the end of their useful life. The age of the equipment results in long lead times for replacement parts, delaying service restoration after failures. Multiple elevator entrapments occur each year, impacting the building's operational ability and requiring costly interim repairs. In the five month period between December 2023 and April 2024 alone, there were four entrapments.

The limestone-clad exterior columns along the 5th floor arcade pose a potential falling hazard. Anchors set within the limestone panels attach the panels to the steel framing. Cracking and spalling are occurring in the panels where the anchors are located. Tie wires embedded in mortar also connect the stones to the steel framing. However, these ties lack mechanical fasteners and do not provide lateral support for the panels. This creates an elevated risk that the heavy exterior stone could detach and fall on pedestrians five stories below, particularly during an earthquake. GSA has installed temporary fall protection to secure the limestone clad columns to mitigate the risk to tenants and pedestrians.

The roofing systems are original to the building and have exceeded their useful life. Areas show signs of wear, including blisters due to moisture entrapment, and insufficient roof pitch leads to ponding water. Since 2015, leaks and water intrusion have impacted multiple tenants and damaged building finishes and fixtures. Replacement allows the entire system to be updated to comply with modern building codes, energy efficiency standards, and performance specifications, yielding long-term benefits.

The existing chillers, chilled water pumps, and condenser water pumps are more than 30 years old and has reached the end of their useful life. Sourcing replacement components for this system is difficult and more expensive to obtain, specifically the control panels are obsolete and lack communication capability with the GSA network. Furthermore, the antiquated chiller purge units diminish efficiency, increase maintenance requirements, and

continue to accelerate the degradation of the chillers. Upgrading the chiller plant will enhance operational efficiency and mitigate ongoing maintenance costs..

Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA's Core Building Standards. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 U.S.C. 6834.

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 3/30/2026

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration