



MEMORANDUM

Date: October 24, 2025
To: Mayor and City Council
From: Gerry Beaudin, City Manager 
Subject: Overview of Major City Facilities

Please see the attached documents, which include an agenda for the upcoming walk-throughs of several City of Pleasanton facilities, an overview of each facility, and a summary of similar City Hall campuses in surrounding cities.

During the tour, we will visit the following locations and hear from staff regarding the age, condition, and capital needs of each facility:

- **123 Main/ Civic Center Campus** – including several portable buildings, the building at 157 Main Street, and Pleasanton Police Department at 4833 Bernal Avenue
- **Livermore-Pleasanton Fire Department (LPFD) Fire Station No. 2** at 6300 Stoneridge Mall Rd
- **Ken Mercer Sports Park** at 5800 Parkside Drive
- **Dolores Bengtson Aquatic Center** at 4455 Black Avenue.

In total, the City owns and is responsible for approximately 136 facilities. Touring the aforementioned sites allows City staff to share examples of known facilities issues with the City Council. The City's Asset Management Plan (including additional information about facilities) will be completed by the end of the calendar year. Once complete, staff will present the plan and financial implications to the City Council.

Please let me know if you would like to discuss this further.

Attachments:

- Site Visit Agendas and Facility Overview
- Summary of Civic Center Campuses in Surrounding Cities



City Facilities Tour

Vice Mayor Nibert and Councilmember Testa

Monday, October 27, 2025 1:00 – 3:45 PM

1:00 – 1:45 PM | Civic Center Tour

- IT Portable (Allen Hammond, IT Director)
- Police Department (Tracy Avelar, Police Chief)
- HR Portable (Xaviera Scoggins, HR Director)
- 157 Main St. (Steve Castaneda, Operations Services Maintenance Supervisor)

1:45 PM | Drive to Dolores Bengtson Aquatic Center

2:00 – 2:30 PM | Aquatic Center

- Hosted by Heidi Murphy, Director of Library and Recreation, and Steve Castaneda

2:30 PM | Drive to Ken Mercer Sports Park

2:45 – 3:05 PM | Ken Mercer Sports Park Tour

- Hosted by Steve Castaneda, Operations Services Maintenance Supervisor

3:05 PM | Drive to Fire Station 2, 6314 Stoneridge Mall Rd.

3:15 – 3:45 PM | Fire Station 2 Tour

- Hosted by Aaron Lacey, Interim Fire Chief

3:45 PM | Drive to 123 Main Parking lot

- Closing remarks from the City Manager
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City Facilities Tour

Councilmembers Craig Eicher and Matt Gaidos

Tuesday, October 28, 2025 2:00 – 4:45 PM

2:00 – 2:45 PM | Civic Center Tour

- IT Portable (Allen Hammond, IT Director)
- Police Department (Tracy Avelar, Police Chief)
- HR Portable (Xaviera Scoggins, HR Director)
- 157 Main St. (Steve Castaneda, Operations Services Maintenance Supervisor)

2:45 PM | Drive to Aquatic Center

3:00 PM – 3:30 PM | Aquatic Center

- Hosted by Heidi Murphy, Director of Library and Recreation, and Steve Castaneda

3:30 PM | Drive to Ken Mercer Sports Park

3:45 – 4:05 PM | Ken Mercer Sports Park Tour

- Hosted by Steve Castaneda, Operations Services Maintenance Supervisor

4:05 PM | Drive to Fire Station 2, 6314 Stoneridge Mall Rd.

4:15 – 4:45 PM | Fire Station 2 Tour

- Hosted by Aaron Lacey, Interim Fire Chief

4:45 PM | Drive to 123 Main Parking lot

- Closing remarks from the City Manager
-

Facility Descriptions

- 1. 123 Main/ Civic Center Campus** – The building currently houses about 30 City staff, with public-facing service counters for the Finance Department and City Clerk. The Finance area includes one of three small data centers that support the City’s IT infrastructure for hosting services and network communications. The building was constructed in 1965 and needs a new HVAC system.
- **IT Portable** – The IT workspace currently houses eight City staff and includes a small, shared area used for receiving and stocking equipment, as well as storage for IT assets. The space also serves as a shared work area for preparing computers, performing depot maintenance and testing, receiving shipments, stocking equipment, and storing surplus or transitional equipment awaiting e-waste or other disposition. The facility does not have running water. The portable structure was constructed in 1996, has exceeded its intended useful life, and was never designed for long-term occupancy or operational use. Despite these limitations, the space continues to support essential day-to-day IT operations and equipment management activities.
- **Police Department** – The Police Department (PD) building current houses 117 staff and functions as the City’s primary public safety facility, housing all police operations including dispatch. It also serves at the public facing facility for front counter requests of assistance, police reports and general information. There is a City-wide gym located in the building. The building includes one of three small data centers that support the City’s IT infrastructure for hosting services and network communications.

The building was constructed in 1983 with an addition in 1997, major capital repairs needed include HVAC replacement, secured staff parking and ADA compliance.
- **HR Portable** – The HR portable structure currently houses eight staff, including file space and one small conference room for confidential meetings. The building was constructed in 1998, has exceeded its intended useful life, and was never designed for long-term occupancy or operational use. The structure was originally slated for removal in 2020, when the recreation department relocated to the Library facility. The portable underwent a minor aesthetic refreshment (paint and carpet replacement) to accommodate the relocation of the Human Resources department to accommodate additional employees in the City Administration building. Despite the needed capital repairs, the structure continues to provide functional support for essential day-to-day HR operations.
- **157 Main Street** – The 157 Main Street building is currently occupied by several City staff, however, the staff currently using the space will soon relocate to the Operations Service Center. The building was constructed in 1998 and is past its useful life. The

major capital repairs needed include seismic upgrades. The building lacks fire sprinklers. The upper floor is closed due to seismic issues, and the building has water damage throughout. Many of the HVAC units are non-functional and are only supplying for current occupied space.



2. Fire Station No. 2 - Fire Station 2 is the oldest Fire Station in the City of Pleasanton. Its primary function is emergency response and has a daily staffing of 4 personnel at any given time. A total of 12 personnel live at this specific station over three shifts. The primary response unit is a type 1 Fire Engine, but the station also houses a type 3 wildland apparatus and an equipped type 2 Hazardous Materials unit. Both the wildland and hazardous materials units are cross-staffed and only utilized for those specific responses. The building was constructed in 1985. Major capital repairs needed include seismic and ADA upgrades.

3. Ken Mercer Sports Park – The sports park is home to soccer fields, football fields, baseball fields, softball fields, basketball courts, volleyball courts, a skateboard track, play structure, batting cages, picnic tables and restrooms.

The park was constructed in phases between 1973 to 1989. The tower was constructed in 1990 with a renovation in 2019. Major capital repairs needed include the replacement of three restrooms, the potable water line, parking lot repaving and pathway repairs.



4. Dolores Bengtson Aquatic Center - The Dolores Bengtson Aquatic Center (DBAC) is Pleasanton's premier aquatic facility. Features include a 50-meter Olympic-size pool, shallow pool with waterslide, 25-meter 'L-shaped' lap pool with attached diving well and two 1-meter diving boards. The facility offers year-round lap swim and water exercise programs and seasonal recreation swim and American Red Cross swim lessons, with over 30,000 participants across programs annually.

The building was constructed in 1968, with renovations in 1996 and 2013. Major capital repairs needed include repair of the 50-meter pool, shower isolation valves, tile and plaster.

City	City Hall Construction Date	Address	Photo
Pleasanton	Building was constructed in 1965 IT Portable – 1996 HR Portable – 1998	123 Main/ Civic Center Campus, Pleasanton, CA 94566	
Danville	Building was constructed in 2001, with major improvements completed in 2023	500 La Gonda Way (acquired in 2020 for new Town Hall) 510 La Gonda Way, Danville, CA 94526 (previous location built in 1973)	
Dublin	1989	100 Civic Plaza, Dublin, CA 94568	
Hayward	1998 It replaced the City Center Building which served from 1969-1998	777 B Street, Hayward, CA 94541	
Livermore	1979 New Civic Center was built in 2019	1052 S. Livermore Ave. Livermore, CA 94550	
San Ramon	2016	7000 Bollinger Canyon Road, San Ramon, CA 94583	