



Agenda Item: Update on Options for Stewart Beach Pavilion Administrative, Operational and Amenity Needs

Background: Given accelerating deterioration at the City's premier beach park pavilion (Stewart Beach built 1984), staff presented options to repair or demolish the Pavilion at the March 23, 2021 Board. The presentation included updated assessments of needed concrete spalling repairs that are professionally estimated at more than \$800k. Staff also informed the Board of additional maintenance needs in the areas of electrical, plumbing, and structural. The decreased functionality of the pavilion as related to park user amenities was also discussed, specifically as it relates to code and ADA requirements, outdated utility systems and limited user experiences.

After the presentation staff was tasked with bringing back to the Board a proposal for the alternate deployment or provision of park user amenities, administrative and operational spaces housed in the pavilion. Currently, SB Pavilion houses 25,056 sq. ft. of administrative, operational and amenity functions.

In an immediate effort to minimize administrative and operational usage of Stewart Beach pavilion, the Seawall Urban Park (SUP) Call Center operations have been re-located to Park Board Plaza. SUP is currently storing fleet vehicles and other equipment in the pavilion garage. SUP represents 250 sq. ft. of office space at the Pavilion.

Additionally, dialogue initiated between Mr. Maxwell and Ms. deSchaun has led to concurrence on the need to evaluate opportunities to build a joint facility for public safety on the east end which would house Beach Patrol and Fire. Staff in Beach Patrol and Fire have been asked to start conversations regarding needs and financing. BP represents 7,320 sq ft of office, operational and storage space at the Pavilion.

Senior management has meet and is in the process of determining costs for three alternatives over a five-year timeline related to the facilities and services.

- **Option 1:** Conduct temporary repairs to SB to allow for continued usage of the pavilion for administrative, operational and amenity usage until alternate space can be developed (which is assumed at 5 years).
- **Option 2:** Demolish SB pavilion in fall of 2021 and accommodate administrative, operational and amenities as remote or mobile options until alternate space can be developed (which is assumed at 5 years).
- **Option 3:** Make permanent repairs, upgrades and retrofits to the facility and continue to operate the SB pavilion as administrative, operational and amenity services.

These scenarios are planned to be presented at the May Board meeting.

Staff Recommendation: N/A

Funding Source (if applicable): Parks Operational Budgets