



ZILKER CAFÉ CONCESSION CONTRACT CONCESSIONS AND CONTRACTS COMMITTEE APRIL 9, 2019

Presenters:

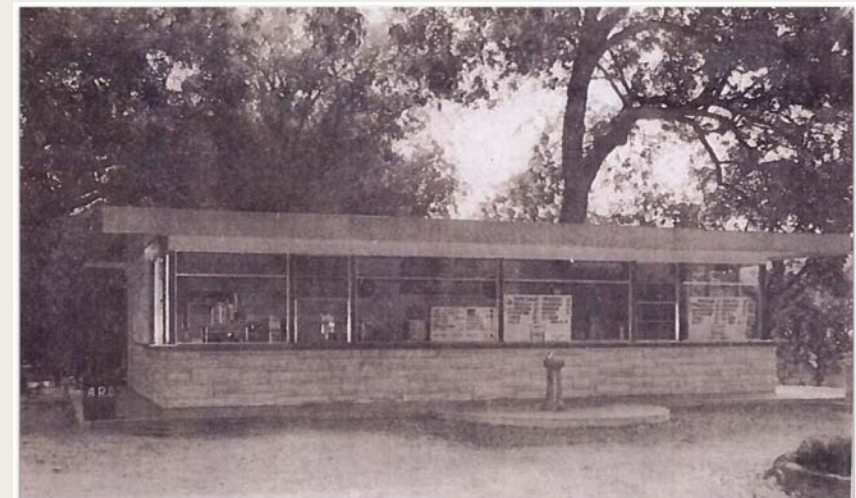
Patricia Rossett, Contract Management Supervisor

George Maldonado – Project Manager

Christina Bies – Project Coordinator

Vision for the Concession

- The Concession plays a significant role as an ancillary recreational amenity for the comfort and enjoyment of visitors to Zilker Park
- The City's vision for the Concession is to create a local venue where the many visitors enjoying the multiple recreational opportunities available (swimming, hiking, picnicking, canoeing, etc.) at the park can relax in a comfortable, friendly setting to enjoy quality food and beverages at reasonable prices



History- Zilker Café

- The Barton Springs Pool/Zilker Park concession building was constructed circa 1960
- Zilker Park is listed as a National Register Historic District, and the 58-year old building, which has been modified over time, contributes to the historic character of the park and pool entrance
- The Zilker Café has not been used as a food and beverage concession since January 2016 due to a need for extensive renovations
- The City is now in the process of renovating the shell of the building to enable its use once again as a food and beverage concession
- The City intends to provide a building structure (including electrical, plumbing, mechanical) that supports food and beverage services

Design Considerations

- Rehabilitation of the building involves many challenges ranging from severely deteriorated conditions, code violations, and lack of accessibility
- The project consists of a complete rehabilitation of the building beginning with:
 - *Demolition of exterior and interior elements except for the slab and masonry façade*
 - *Electrical, mechanical, and plumbing improvements will include new service connections and new systems to meet current codes*
 - *New roof and restored facades, which have received approval from the City of Austin Historic Landmark Commission*

Renovation Update

- Given the unique nature of this renovation and PARD's desire to complete the project expediently, the department will utilize the Job Order Contract (JOC) methodology to provide constructability review and feedback
- PARD will coordinate this effort with the Capital Contracting Office
- Construction will be substantially complete in the fall of 2019



Contract Goals

- City seeks to contract with a qualified Concessionaire to operate and maintain the food and beverage concession on the north side of Barton Springs Pool in Zilker Park
- Concessionaire shall:
 - *Have a minimum of three years' experience in commercial food and beverage concession operations*
 - *Operate during the preferred minimum hours of operation defined as: seven days per week, six-hours per day. Maximum hours of operation will be in accordance with Park policy for curfew, 5:00 a.m. to 10:00 p.m.*

Solicitation Timeline

<u>Date</u>	<u>Activity</u>
January - February 2019	PARD development of Scope of Work (SOW) & Deliverables for solicitation
March 2019	Briefing presentation to Contract & Concessions Committee on development of RFP for concession
March 2019	Scope of Work and Deliverables finalized and provided to Corporate Purchasing as final version for solicitation
April – May 2019	RFP posting (No contact period begins and continues through contract execution.)
April - May 2019	Pre-proposal conference (usually scheduled a week after posting)

Solicitation Timeline (cont'd.)

<u>Date</u>	<u>Activity</u>
June - July 2019	RFP posting closed; proposals due; Evaluation Team Meeting
August 2019	Selected vendor presentation to Contract & Concessions Committee and Parks and Recreation Board
August 2019	Corporate Purchasing begins Contract negotiations
September 2019	RCA for City Council-Award action

Committee Feedback and Next Steps

- Committee members provide comment regarding the draft scope of work
- Contract staff will incorporate Committee comments into the draft scope of work, which will be submitted to Corporate Purchasing for the final review and posting