



Zilker Cafe Conditional Use Permit

Parks and Recreation Board Presentation

Summary:

- Zilker Café renovations are complete, awaiting a food concessionaire to serve park patrons
- A Conditional Use Permit is required to authorize the sale of beer/wine on land zoned “P”
 - The zoning of this defined portion of property from Public to Park and Recreation Services Special
- The contemplation of beer/wine sales supported by previous actions including CCC, PARB & City Council via approval of the RFP process
- While the PARB is not the sovereign/independent decision maker- a recommendation from the Board is an element to the process
- The Planning Commission review anticipated on October 12, 2021



Clarifications

- Operational controls: 6' non-climbable pool fence, defined vendor perimeter, signage
- Safety Measures in place: entry TABC licensed concession staff
- Revenue generated is allocated to the COA General Fund

Pre-Solicitation Survey and Planning

- Survey conducted in Spring 2015 prior to solicitation for Café issued

*What items would you like to be available?
Responses included:*

- *Beer, wine, whiskey, and alcohol.*
- *Requests for a biergarten.*

- Solicitation delayed due to building repairs schedule
- Renewed solicitation process began in 2018

Solicitation Timeline:

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|--|--------------------|
| Pre-Solicitation Meeting | September 7, 2018 |
| Concessions and Contract Committee Meeting: RFP Review/Committee Feedback | April 9, 2019 |
| RFP Published (including Committee Feedback) | April 29, 2019 |
| Pre-Proposal Meeting | May 22, 2019 |
| RFP Close Date | June 6, 2019 |
| RFP Evaluation: | July 8, 2019 |
| RFP Demo and Interviews: Top 2 Vendors | July 18, 2019 |
| Recommendation for Award Posted: Austin Finance Online | July 23, 2019 |
| Concessions and Contract Committee Meeting: Recommendation to PARB | September 10, 2019 |
| Parks and Recreation Board Meeting: Recommendation to City Council | September 24, 2019 |
| City Council Recommendation to Negotiate and Execute New Contract with Springfed LLC JV | October 3, 2019 |
| Contract Executed with Springfed LLC, JV | October 18, 2019 |

Basic Contract Terms and Conditions

- Contract Term:
 - Ten (10) years initial term;
 - Extension with two (2) Five (5) years extension options
- Menu Selection:
 - Includes options that are low in salt, sugar, saturated and trans fats; vegetarian and gluten-free; and include fruits and vegetables and whole grains
 - Has price points for healthy, nutritious foods that are reasonable and affordable for every visitor to the facility regardless of income or financial circumstance
 - *May sell alcoholic beverages with prior written approval from the PARD Director*
 - If approved, alcoholic beverages are limited to the sale of beer and wine
 - *Requires the Conditional Use Permit Process
 - Mobile vending cart for food/non-alcoholic beverages only; no alcoholic beverages permitted on mobile cart
- Concessionaire and staff shall have and maintain all appropriate state and city permits, licenses, or certifications to handle, manage, prepare, distribute, and serve food and beverages
- Maximize patronage and revenues through featured menu items, service, ambiance, special events, or other PARD approved methods
- Maintenance:
 - At its sole cost and expense, maintain a preventative maintenance program and make all regular and ordinary nonstructural building maintenance repairs
- Reporting:
 - Building and Maintenance Report
 - Maintenance and Repair Plan
 - Facility Maintenance Plan
 - Integrated Pest Management Plan
 - Waste Management Plan
 - Housekeeping Plan
 - Staff Policy
 - Criminal Background Investigations (CBI) for staff
 - Sales Report
 - Audit by Certified Public Accountant
- Revenue Share Model:
 - Concessionaire shall pay the City quarterly installments of \$17,500 equal to the sum of \$70,000 annually
 - Concessionaire shall pay the City an annual lump sum payment consisting of eight percent (8%) of the Contractor's gross annual sales (minus sales tax and quarterly installments)

*Process as regulated by the Land Development Code

Site Overview



Vendor Area Clarifications

- The vendor area will have a defined perimeter in which beer and wine may be sold and consumed
- The demarcation of the defined area could vary with each future vendor, but will likely include railings, fences, planters and signage. PARD could potentially install a permanent fence in character with the architecture of the area
- This area is just over 6,500 SF, or 0.04% of Zilker Metro Park



Requested PARB Action:

Make a recommendation to the Planning Commission related to a Conditional Use Permit for the sale of wine and beer at the Zilker Café.