



Date: January 3, 2002

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
**SUBJECT: Kitsilano Beach and Sunset Beach Concessions - Requests
for Proposals for new food service operations**

RECOMMENDATION

THAT the Board approve a Request for Proposals call for new food service operations at Kitsilano Beach and Sunset Beach to replace the existing take-out concessions

BACKGROUND

In the past the Board has approved capital funding to renovate and upgrade its food service concessions. Whereas this has resulted in improvements to some locations (Spanish Banks East, English Bay) the cost of total upgrades with alternative methods of service are beyond the scope of funding presently allocated.

DISCUSSION

This report seeks approval from the Board to advertise for RFP's for both Kitsilano Beach and Sunset Beach. These sites were selected for the following reasons:

1. They are both popular locations with concessions that are in need of upgrading and renewal.
2. They are adjacent to year-round seawall traffic with a more prominent adult base than some of the other beach locations that are more family oriented and only open during the summer months.
3. Both Sunset Beach and Kitsilano Beach are within walking distance of residential areas and have parking facilities to accommodate those patrons who drive.

Guidelines in the RFP

In any Request for Proposals the intent is to seek new and innovative ideas that might culminate in a negotiated agreement that would satisfy both parties. In this case the Board will be asking restaurateurs to invest significant amounts of money to build and operate new food service facilities that will be a benefit to both local patrons and visitors to our City.

Some of the criteria in the RFP will be as follows:

- Year-round operation.
- Two levels; the lower level a take-out service with outdoor patio seating and an upper level with a café / bistro and upper deck seating.
- A restaurant liquor licence will be considered for the café that meets licence requirements for the upstairs only, not on the beach.
- Public washrooms and space for a lifeguard operation at Sunset Beach. (The lifeguard station and public washrooms at Kitsilano will remain at its present location.)
- Take-out menus for beach patrons and café menus with a variety of items that are suitable for both adults and children.

All proposals will be assessed and recommendations will be made to the Board for their approval. The successful proponent at each location will be responsible for the demolition of the existing concession facility and obtaining all required permits and licences to rebuild the facility. Proponents will be able to bid for one or both locations.

It is likely that the term of the agreement will be ten years plus a five year option in order to take into account the capital investment required. The % rent and amount in lieu of property taxes will be part of the proposal submission.

SUMMARY

A Request for Proposals at Kitsilano and Sunset Beaches is the first step to improve the Board's food service delivery at two of its popular locations. It will enable the private sector to submit their ideas and business plans to the Board for consideration.

Recommendations will be presented to the Board for their final approval.

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