



Library | Parks and Recreation Center Café

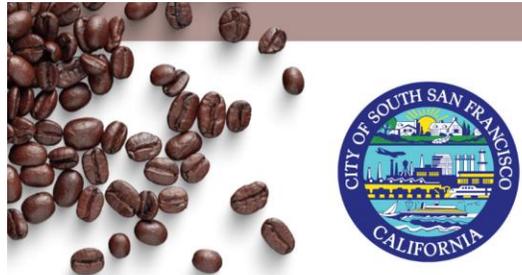
February 25, 2026
L | PR Council Chambers

Recommendation



- Approve a 36-month lease with Haydee M. Mata & Victor G. Caicero, Mata MV Corporation (d.b.a. Morning Vibes Café)
- Location: Library | Parks and Recreation Center, 3rd Floor Lobby

About the L | PR Café RFP



**RFP for
Cafe
Operator**

The City of South San Francisco seeks a qualified vendor to operate a cafe in the new Library | Parks and Recreation Center at 901 Civic Campus Way, South San Francisco

Important Dates

Tuesday, September 23, 2025 Mandatory Site Visit
Thursday, October 23, 2025 Proposal Deadline

More Information

<https://procurement.opengov.com/portal/ssf>
Project ID TBD

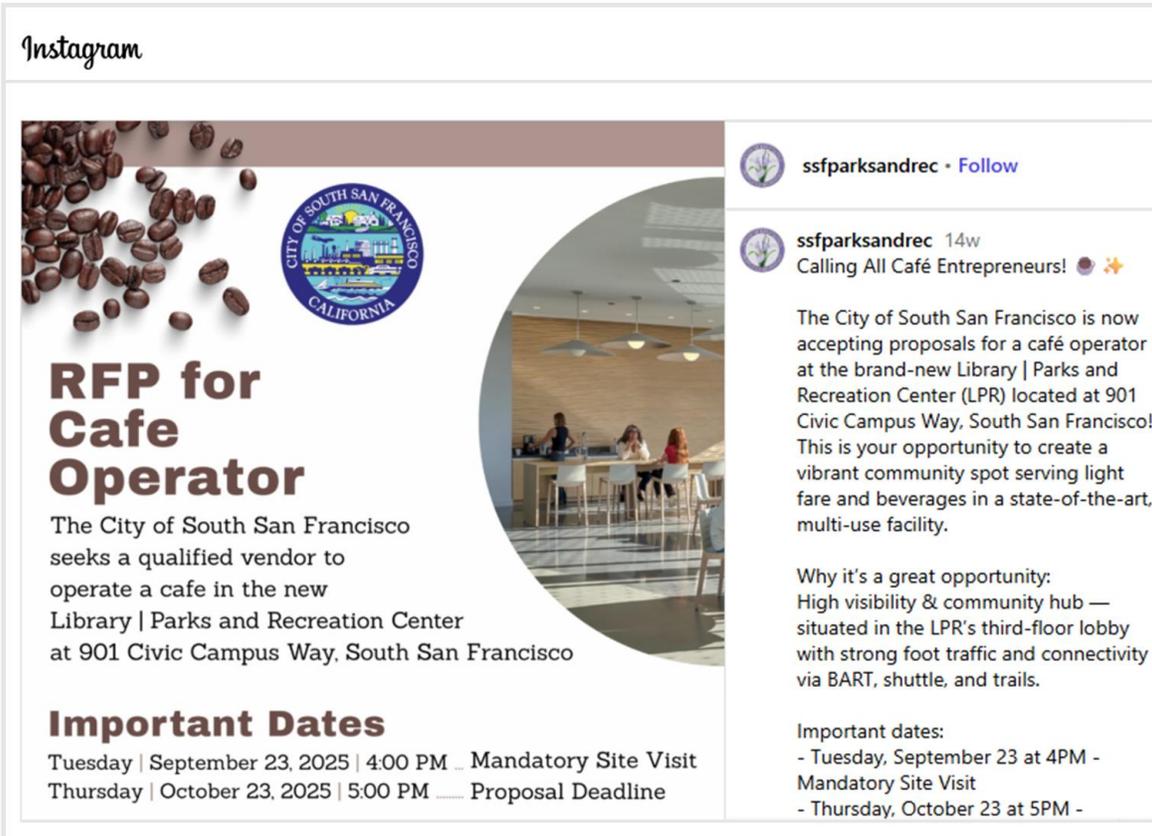
- Activates an approximately 192 sq. ft. space for community gathering, social interaction, and studying

Key Terms:

- 6 hours/day, 6 days/week minimum operations
- Local hire preference for businesses based in SSF, owned by a SSF resident, or owned by graduates of the Economic Advancement Center
- Terms include community service plan (active within the community or support local non-profit organizations)

RFP Process and Outreach

Instagram



RFP for Cafe Operator

The City of South San Francisco seeks a qualified vendor to operate a cafe in the new Library | Parks and Recreation Center at 901 Civic Campus Way, South San Francisco

Important Dates
Tuesday | September 23, 2025 | 4:00 PM _ Mandatory Site Visit
Thursday | October 23, 2025 | 5:00 PM _____ Proposal Deadline

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Calling All Café Entrepreneurs! 🌿 ☀️

The City of South San Francisco is now accepting proposals for a café operator at the brand-new Library | Parks and Recreation Center (LPR) located at 901 Civic Campus Way, South San Francisco! This is your opportunity to create a vibrant community spot serving light fare and beverages in a state-of-the-art, multi-use facility.

Why it's a great opportunity:
High visibility & community hub — situated in the LPR's third-floor lobby with strong foot traffic and connectivity via BART, shuttle, and trails.

Important dates:
- Tuesday, September 23 at 4PM - Mandatory Site Visit
- Thursday, October 23 at 5PM -

- RFPs Issued in June 2025 and August 2025
- Mandatory Site Visit: September 23, 2025
- Applications Due: October 23, 2025
- Evaluated on:
 - Design/Relevant Project Qualifications (35%)
 - Menu quality, selection, and affordability (35%)
 - Relevant vendor qualifications (20%)
 - Proposed community service plan (5%)
 - Rent and revenue share proposal (5%)
- Outreach Included:
 - City website, e-newsletter, social media, and Chamber of Commerce

Selected Café Operator – Morning Vibes Café



- Extensive experience operating cafés successfully
- Daily on-site management support for café staff during morning opening hours
- Off-site food prep, on-site kitchen remains available for other uses
- Café hours including Saturdays
- Financially sustainable operations not dependent on catering revenue
- Established local café operator with strong community reputation
- Proposed modular, easily removeable tenant improvements

Lease Summary



Term	Details
Tenant	Morning Vibes Café (Haydee M. Mata & Victor G. Caicero)
Location	Library Parks & Recreation Center 901 Civic Campus Way, 3 rd Floor Lobby
Size	Approximately 192 sq. ft.
Rent	Minimum monthly rent \$240, plus percentage of monthly gross sales: Year 1 @ 3% Year 2 @ 3.5% Year 3+ @ 4%
Term	An initial term of 36-calendar months with the option to renew up to three (3) additional twelve (12) month Option Periods
Security Deposit	\$1,000
Move-In	Two months after delivery date, or around late Spring or Summer 2026

Fiscal Impact



- No cost or negative impact to the General Fund
- Tenant improvement, routine maintenance, and preventive care to be funded by café operator
- Tenant improvement credit may be applied to minimum monthly rent, up to \$720, during the tenant improvement period

Next Steps



- Execute lease following City Council approval
- Begin tenant improvements
- Grand Opening: late Spring or Summer 2026
- Public announcement at a future City Council Meeting

THANK YOU

Questions?



Library | Parks and Recreation Center Café
City of South San Francisco