

**CAMERON COUNTY
PURCHASING DEPARTMENT
INVITATION TO RFP**

RFP NUMBER # 080204

**RFP TITLE: LAND LEASE (Tract 1) HOTEL RESORT DEVELOPMENT – ANDY BOWIE PARK
S.P.I.**

DATE DUE: March 17, 2008

DUE NO LATER THAN 5:00 P.M.

for opening and evaluation at the next Commissioner’s Court meeting (Proposers are invited to attend), 2nd floor County Courthouse (Dancy Building) schedule for Tuesday each week at 5:30 pm (unless re-scheduled). RFPs received later than the date and time above will not be considered.

Carefully read all instructions, requirements and specifications. Fill out all forms properly and completely. Submit your RFP with all appropriate supplements and/or samples. Prior to returning your sealed proposal response / submittal, all Addendums - if issued - should be reviewed and downloaded by entering the County Purchasing web site at www.co.cameron.tx.us/purchasing/specs.htm – Addendums Column (updated Addendums). These Addendums must be signed and returned with your RFP in order to avoid disqualification.

Please return RFP in sealed envelope. Be sure that return envelope shows the RFP Number, Description and is marked “SEALED RFP”.

RETURN RFP TO:
by U.S. mail at P. O. Box 3846, Brownsville, Texas 78523
or delivered to the office of the Director of Purchasing, **County Courthouse (Dancy Bldg.)**
1100 E. Monroe St, 3rd Floor, Room 345, Brownsville, Texas 78520.

For additional information or to request addendum contact: Mike Forbes or Beverly Findley at (956) 544-0871, E-mail: mforbes@co.cameron.tx.us or purchasing@co.cameron.tx.us To ask specific questions on project requirements, please call: Javier Mendez, County Parks Director at (956) 761-3700.

You must sign below in INK; failure to sign WILL disqualify the offer. All prices must be typewritten or written in ink.

Company Name: _____

Company Address: _____

City, State, Zip Code: _____

Telephone No. _____ Fax No. _____ e-mail _____

Taxpayer Identification Number (T.I.N.): _____

Cameron County Acct #'s : Real Estate _____ Personal Property _____

Historically Underutilized Business (State of Texas) Certification VID Number: _____

Print Name: _____ Signature: _____

Is Proposer’s principal place of Business within Cameron County? Yes - No

(Your signature attests to your offer to provide the goods and/or services in this RFP according to the published provision of this RFP. When an award letter is issued, it becomes a part of this contract. Contract is not valid until contract is awarded by Commissioner’s Court, (when applicable - signed by County Judge).

INSTRUCTIONS FOR SUBMITTING RFP'S

These General Instructions apply to all offers made to Cameron County, Texas (herein after referred to as "County") by all prospective vendors (herein after referred to as "Proposers") on behalf of Solicitations including, but not limited to, Invitations to RFP and Requests for Quotes.

Cameron County is an Equal Employment Opportunity Employer.

Review this document in its entirety. Be sure your RFP is complete, and double check your RFP for accuracy.

GOVERNING FORMS: In the event of any conflict between the terms and provisions of these requirements and the specifications, the specifications shall govern. In the event of any conflict of interpretation of any part of this overall document, Cameron County's interpretation shall govern. Where substitutions are used, they must be of equivalent value or service, and specified by the Proposer as such, in the columns to the right on the "Minimum Specifications' Forms". The County's specifications may be exceeded and should be noted by the Vendor as such. Any proposal NOT MEETING the Minimum Requirements specified will be rejected.

GOVERNING LAW: This invitation to RFP is governed by the competitive RFP requirements of the County Purchasing Act, Texas Local Government Code, §262.021 et seq., as amended. Offerors shall comply with all applicable federal, state and local laws and regulations. Offeror is further advised that these requirements shall be fully governed by the laws of the State of Texas and that Cameron County may request and rely on advice, decisions and opinions of the Attorney General of Texas and the County Attorney concerning any portion of these requirements.

Questions requiring only clarification of instructions or specifications will be handled verbally. If any questions results in a change or addition to this RFP, the change(s) and addition(s) will be forwarded to all vendors involved as quickly as possible in the form of a written addendum only.

Sign the Vendor's Affidavit Notice, complete answers to Attachments A, B, C, D, and E and return all with your RFP.

PROPOSER SHALL SUBMIT RFP ON THE FORM PROVIDED, SIGN THE VENDOR AFFIDAVIT, AND RETURN ENTIRE RFP PACKET. In the event of inclement weather and County Offices are officially closed on a RFP deadline day, RFP's will be received until 2:00 p.m. of the next business day, for opening at upcoming Commissioner's Court meeting.

RFP's SUBMITTED AFTER THE SUBMISSION DEADLINE SHALL BE RETURNED UNOPENED AND WILL BE CONSIDERED VOID AND UNACCEPTABLE.

SUCCESSFUL VENDOR WILL BE NOTIFIED BY MAIL. All responding vendors will receive written notification regarding the outcome of the award.

OPEN RECORDS ACCESS TO ALL INFORMATION SUBMITTED. All information included will be open to the public, other proposers, media as per the Open Records Act and not be confidential in nature. If you deem any information as confidential, it should not be made part of your RFP package.

PLEASE NOTE CAREFULLY

THIS IS THE ONLY APPROVED INSTRUCTION FOR USE ON YOUR RFP. ITEMS BELOW APPLY TO AND BECOME A PART OF TERMS AND CONDITIONS OF RFP. ANY EXCEPTIONS THERETO MUST BE IN WRITING.

1. **ORIGINAL AND SIX (6) COPIES OF RFP's MUST BE SUBMITTED** Each RFP shall be placed in a separate envelope completely and properly identified with the name and number of the RFP. RFP's must be in the Purchasing Department **BEFORE** the hour and date specified.
2. RFP's **MUST** give full firm name and address of the Proposer. Failure to manually sign RFP will disqualify it. Person signing RFP should show **TITLE** or **AUTHORITY TO BIND THE FIRM IN A CONTRACT**.
3. RFP's **CANNOT** be altered or amended after deadline time. Any alterations made before deadline time must be initiated by Proposer or his authorized agent. No RFP can be withdrawn after opening time without approval by the Commissioners Court based on a written acceptable reason.
4. Written and verbal inquires pertaining to RFP's must give RFP Number and Company.
5. **NO** substitutions or cancellations permitted without written approval of Asst. Auditor / Purchasing.
6. The County reserves the right to accept or reject all or any part of any RFP, waiver minor technicalities. The County of Cameron reserves the right to award by item category or by total RFP. Prices should be itemized. County also reserves the right to award either with or without trade-in, if applicable.
7. RFP unit price on quantity specified – extend and show total. In case or errors in extension, **UNIT** prices shall govern.
8. This is a RFP inquiry only and implies no obligation on the part of Cameron County.
9. Partial RFP's will not be accepted unless awarded by complete category or line item. **To be awarded by total RFP.**
10. It is expected that the Proposer will meet all state and federal safety standards and laws in effect on the date of the RFP for the item(s) being specified, and the particular use for which they are meant.
11. It is the responsibility of the proposer or proposer to ask any and all questions the proposer or proposer feels to be pertinent to the proposal. Cameron County shall not be required to attempt to anticipate such questions for proposers or proposers. Cameron County will endeavor to respond promptly to all questions asked.

**CAMERON COUNTY
REQUEST FOR PROPOSAL (RFP)
SPECIFIC INSTRUCTIONS**

By order of the Commissioners' Court of Cameron County, Texas, sealed proposals will be received for:

**THE POSSIBLE DEVELOPMENT OF TRACT ONE IN ANDY BOWIE PARK
CONSISTING OF 20.91 ACRES OR A PORTION THEREOF IN ANDY BOWIE PARK
LOCATED WEST OF THE SOUTH PADRE ISLAND CONVENTION CENTER, WEST
OF PARK ROAD 100 AND NORTH OF THE TOWN LIMITS OF SOUTH PADRE
ISLAND AND HAVING AN APPROXIMATE 970 FEET OF GULF FRONTAGE.
SEE EXHIBIT "A" WHICH FURTHER DESCRIBES THE PROPERTY**

The County will entertain proposals for the development of all or a portion of 20.91 acres on the gulf side north of the town limits of South Padre Island in Andy Bowie Park. The County is interested in the development of a Time Share Resort Hotel with supportive amenities including retail and restaurant locations. Cameron County may consider a lease for a minimum of an initial 40 year term with an option to extend for a second specified term. Proposer shall be responsible for all improvements including supplying utilities to the site and providing parking spaces for the proposed concession business. Any person interested in gaining additional details on the location or concept of this possible development opportunity should contact the Cameron County Property Management Coordinator or the Cameron County Park System Director at the address and phone numbers listed on the last page of this proposal.

ALTERING PROPOSALS: Any interlineation, alteration, or erasure made before the opening time must be initialed by the proposer, guaranteeing its authenticity of change.

WITHDRAWAL OF PROPOSAL: A proposal may not be withdrawn or canceled by the proposer without the written acknowledgment of the County for a period of ninety (90) days following the date designated for the receipt of proposal, and proposer so agrees upon submittal of the proposal.

PROPOSALS WILL BE opened and publicly acknowledged at the Cameron County Commissioners Courtroom, on **Monday, March 17, 2008 at 5:00 p.m.** Proposers, their representatives and interested persons may be present. The proposals shall be opened and acknowledged only so as to avoid disclosure of the contents to competing proposers and shall remain confidential during evaluation of proposal and through any negotiations. However, all proposals shall be available for public review after the concession lease agreement is approved, except for trade secrets and confidential information contained in the proposal and identified by proposers as such.

ORAL CHANGES: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting concession agreement. All change orders to this RFP will be made in writing by the Cameron County Purchasing Department. Award of proposal does not constitute a concession agreement. A binding concession lease agreement will be negotiated and approved by the Commissioners Court after the proposal has been awarded.

CONFLICT OF INTEREST: No public official shall have interest in this Proposal except in accordance with Vernons Texas Codes Annotated, Local Government Code Title 5. Subtitle C, Chapter 171.

ETHICS: The proposer shall not offer or accept gifts or anything of value nor enter into any business arrangement with any employee, official or agent of Cameron County.

EXCEPTIONS/SUBSTITUTIONS: All proposals meeting the intent of this Proposal will be considered for possible concession lease agreement negotiations.

ADDENDA: Any interpretations, corrections or changes to this Proposal will be made by addenda. Sole issuing authority of addenda shall be vested in Cameron County Purchasing Department. Addenda will be mailed to all who are known to have received a copy of this Proposal. Proposers shall acknowledge receipt of all addenda in writing.

PROPOSALS MUST COMPLY with all federal and state laws, County policy and local regulations.

MINIMUM REQUIREMENTS FOR A PROPOSAL: A proposer must affirmatively demonstrate the proposer's responsibility in reference to this Proposal. At a minimum, a prospective proposal must contain in the order presented here an outlined response to the following criteria:

- 1) Specific conceptual description of proposed development and all associated services that will be offered for public use and enjoyment. Include the description of the time frame and critical action needed to be implemented by the proposer and the County, if deemed necessary, in order to realize the implementation of the development.
- 2) A detailed description, preliminary if necessary, of physical improvements proposed for the tract of land described above, to include square footage, construction materials, architectural theme/design, landscape plans and a traffic management plan. Conceptual drawings showing a site plan, floor plan, parking lot and other graphic details is desirable.
- 3) Identification by name and address of principal financial investors/supporters committed to the development, specifying estimated proportionate levels of involvement for each in the total project. Include the description of the financial capabilities of the development/investment team, including the financial capabilities of the principals.
- 4) A detailed description of proposers background and experience, specifically and only as it directly reflects to the proposed development, and the proposers ability to assure success of the development.

REFERENCES: Cameron County requests proposer to supply, along with this Proposal, a list of at least three (3) references where like services have been developed or provided by their firm. Include name, address, telephone number, fax number and name(s) of contact representative(s).

SUCCESSFUL PROPOSER SHALL defend, indemnify and save harmless Cameron County and all its officers, agents and employees from all suits, actions, or other claims of any person, persons, or property on account of negligent act or fault of the successful offered, or of any agent, employee, subcontractor or supplier in the execution of or performance under any contract which may result from proposal award. Successful proposer shall pay any judgment including costs which may be obtained against Cameron County developing out of such injury or damages.

NOTICE: Any notice provided by this proposal (or required by law) to be given to the successful proposer by Cameron County shall be conclusively deemed to have been given and received on the next day after such written notice has been deposited in the mail in Brownsville, Texas by Registered or Certified mail with sufficient postage affixed thereto, addressed to the successful proposer at the address so provided; this shall not prevent the giving of actual notice in any other manner. The information provided in this Proposal is believed to be accurate but it cannot be guaranteed and should be used for informational purposes only. The County recommends that a proposer use due diligence by inspecting the proposed tract(s).

VENUE: Any agreement arising out of this proposal will be governed by and construed in accordance with the laws of the State of Texas. The obligations and undertakings of each of the parties to this RFP shall be performable in Cameron County, Texas.

ANY QUESTIONS concerning this Request for Proposals or the exact location of the property should be directed to:

Mr. Javier Mendez
Cameron County Parks Director
Isla Blanca Park Office
33174 State Park Road 100
South Padre Island, Texas 78597
Office: (956) 761-3700
Fax: (956) 761-5317
E-mail: jmendez@co.cameron.tx.us

Mr. Tom Gozdalcki
Cameron County Property Management Coordinator
Cameron County Courthouse Dancy Building
1100 East Monroe St., 3rd floor, Rm. 345
Brownsville, TX 78520
Office: (956) 550-1349
Fax: (956) 550-7219
E-mail: tgozdalcki@co.cameron.tx.us

POINT SYSTEMS: For the purposes of the evaluation, our requirements have been grouped in

five (5) categories. Responses to these categories are "mandatory", and in these, the vendor must satisfy all requirements. The categories have a range of points based upon the weight per category multiplied by the score by vendor for each category. (Score: Perfect 10-9; Superior 8-7; Satisfactory 6-5; Unsatisfactory 4-0 min.) In these categories, each RFP will be assigned a value within the specified score according to how well the responses meet the requirements for the category. The following table lists the categories and the maximum points associated with each.

<u>CATEGORY</u>	<u>WEIGHT x SCORE = GRAND</u> <u>POINTS:</u> <u>TOTAL</u>
Proposer's conceptual & detailed description	15
Proposer's financial capabilities	15
Proposed budget & implementation schedule	5
Proposer's qualifications, background, experience and references	25
Proposer's Land Lease compensation to County	<u>40</u>
TOTAL	100

In the "Compensation" Category, the maximum points will be assigned to the RFP with the highest land lease compensation to the County computed as specified. The points assigned to each of the other RFPs will be reduced by the percentage by which the RFP's computed price falls below the highest compensation offered to the County.

The points assigned for the other categories will be based on the information provided in the RFPs, checks of references cited, and data available from independent sources such as technical journals and rating newsletters.

PROPOSER ACCEPTANCE OF EVALUATION TECHNIQUE: Submission of an RFP implies Vendor's acceptance of the evaluation technique, and vendor's recognition that subjective judgements must be made by Cameron County's Purchasing / Auditor's Office/ Evaluation Committee during the assigning of points.

REFERENCES

Please list three (3) references of current customers who can verify the quality of service your company provides. The County prefers customers of similar size and scope of work to this RFP. ***THIS FORM MUST BE RETURNED WITH YOUR RFP.***

REFERENCE ONE

Government/Company Name: _____

Address: _____

Contact Person and Title: _____

Phone: _____ Fax: _____

Contract Period: _____ Scope of Work _____

REFERENCE TWO

Government/Company Name: _____

Address: _____

Contact Person and Title: _____

Phone: _____ Fax: _____

Contract Period: _____ Scope of Work _____

REFERENCE THREE

Government/Company Name: _____

Address: _____

Contact Person and Title: _____

Phone: _____ Fax: _____

Contract Period: _____ Scope of Work _____

STATE OF TEXAS §
COUNTY OF CAMERON §

AFFIDAVIT

The undersigned certifies that the RFP prices contained in this RFP have been carefully checked and are submitted as correct and final and if RFP is accepted (within 60 days), agrees to furnish any and/or all items upon which prices are offered, at the price(s) and upon the conditions contained in the Specifications.

BEFORE ME, the undersigned authority, A Notary Public in and for the State of _____, on this day personally appeared _____ who, after having first been duly sworn, upon oath did depose and say;

That the foregoing RFP submitted by _____ Hereinafter called "Proposer" is the duly authorized agent of said company and that the person signing said RFP has been duly authorized to execute the same. Proposer affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this RFP in collusion with any other Proposer. The Proposer is not a member of any trust, pool, or combination to control the price of products or services RFP on, or to influence any person to RFP or not to RFP thereon. I further affirm that the Proposer has not given, offered to give, nor intends to give, at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discounts, trip, favor, or service to a public servant in connection with the submitted RFP. The contents of this RFP as to prices, terms or conditions of said RFP have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this RFP.

Name and Address of Proposer:

Telephone number _____ Fax number _____

Signature

Name: _____ Title: _____

SWORN TO AND SUBSCRIBE BEFORE ME THIS _____ day
of _____ 20 _____.

Notary Public in and for County _____ State _____

THIS FORM MUST BE RETURNED WITH YOUR RFP.

RESIDENCE CERTIFICATION

Pursuant to Texas Government Code §2252.001 *et seq.*, as amended, Cameron County requests Residence Certification. §2252.001 *et seq.* of the Government Code provides some restrictions on the awarding of governmental contracts; pertinent provisions of §2252.001 are stated below:

“Nonresident Proposer ” refers to a person who is not a resident.

“Resident Proposer ” refers to a person whose principal place of business is in this state, including a contractor whose ultimate parent company or majority owner has its principal place of business in this state.

I certify that _____ is a Resident

(Company Name)

Proposer of Texas as defined in Government Code §2252.001.

I certify that _____ is a Nonresident

(Company Name)

Proposer as defined in Government Code §2252.001 and our principal place of business is

(City and State)

Print Name: _____ Signature: _____

THIS FORM MUST BE RETURNED WITH YOUR RFP.

CAMERON COUNTY EXPRESSLY REQUESTS THAT PROPOSERS NOT DISCUSS THIS ENGAGEMENT OR THIS PROPOSER'S PLANS, EXPERIENCE OR CREDENTIALS WITH OTHER PROPOSERS OR ANY MEMBER OF COMMISSIONERS' COURT, ANY COUNTY OFFICIAL, OR ANY EVALUATION COMMITTEE MEMBER APPOINTED BY COMMISSIONERS COURT. EXCLUDED ARE PRE-PROPOSAL CONFERENCES, EVALUATION COMMITTEE SCHEDULED VENDOR PRESENTATIONS OR VENDOR INTERVIEWS, OR EVALUATION COMMITTEE SCHEDULED EQUIPMENT OR SERVICES DEMONSTRATIONS. YOU MAY CONTACT THE ASST. AUDITOR / PURCHASING DEPARTMENT AT ANY TIME.

- 1) Has any individual with the firm submitting this Proposal Response made any contact with any member of Commissioners Court, any County Official, or an Evaluation Committee member concerning this Invitation to RFP, other than questions to the Assistant County Auditor/Purchasing Officer?

- 2) Has any individual with the firm submitting this Proposal Response made any contact with any other Proposer concerning this Invitation to RFP?

Signature of person doing business with the governmental entity

Date

THIS FORM MUST BE RETURNED WITH YOUR RFP.

ORDER NO. 2007O2005

THE STATE OF TEXAS §
COUNTY OF CAMERON §

ORDER ADOPTING CONTRACTING RULES FOR PERSONS INDEBTED TO COUNTY

WHEREAS, pursuant to V.T.C.A., Local Government Code, Section 262.0276, a commissioners court is authorized to adopt rules permitting a county to refuse to enter into a contract or other transaction with a person indebted to the county;

WHEREAS, the Commissioners Court of Cameron County finds it is in the best interest of Cameron County to adopt such rules;

NOW THEREFORE, BE IT ORDERED by the Commissioners Court of Cameron County, that the following rules be adopted regarding Cameron County and persons interested in doing business with Cameron County:

- 1. Cameron County may refuse to enter into a contract or other transaction with a person with a past due debt to Cameron County, including delinquent ad valorem taxes, even if the person is the lowest proposer or successful proposer; and
2. For purposes of this Order, a debt is past due if it is not received in the County Treasurer's Office by the due date in a written agreement or notice, and ad valorem taxes are past due if not received in the County Tax Assessor/Collector's Office by February 1st following the January 1st on which the ad valorem taxes are due.
3. For purposes of this Order, a person includes an individual, sole proprietorship, corporation, nonprofit corporation, partnership, joint venture, limited liability company, and any other entity that proposes or otherwise seeks to enter into a contract or other transaction with Cameron County requiring approval by the Commissioners Court.

ADOPTED this 13 day of March, 2007.

- 1) Is the person or the firm submitting this Proposal current with all local and State taxes?

Horizontal line for signature and date

Signature of person doing business with the governmental entity

Date

THIS FORM MUST BE RETURNED WITH YOUR RFP.

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor or other person doing business with local governmental entity

This questionnaire is being filed in accordance with chapter 176 of the Local Government Code by a person doing business with the governmental entity.

By law this questionnaire must be filed with the records administrator (County Clerk’s Office) of the local government not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

1. Name of person doing business with local governmental entity.

OFFICE USE ONLY Date Received:

2. Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than September 1 of the year for which an activity described in Section 176.006(a), Local Government Code, is pending and not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3. Describe each affiliation or business relationship with an employee or contractor of the local governmental entity who makes recommendations to a local government officer of the local governmental entity with respect to expenditure of money.

4. Describe each affiliation or business relationship with a person who is a local government officer and who appoints or employs a local government officer of the local governmental entity that is the subject of this questionnaire.

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor or other person doing business with local governmental entity

5. Name of local government officer with whom filer has affiliation or business relationship. (Complete this with section only if the answer to A, B, or C is YES.)

This section, item 5 including subparts A, B, C & D, must be completed for each officer whom the filer has affiliation or business relationship. Attach additional pages to this Form CIQ as necessary.

- A. Is the local government officer named in this section receiving or likely to receive taxable income from the filer of the questionnaire?

Yes No

- B. Is the filer of the questionnaire receiving or likely to receive taxable income from or at the direction of the local government officer named in this section AND the taxable income is not from the local governmental entity?

Yes No

- C. Is the filer of this questionnaire affiliated with a corporation or other business entity that the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes No

- D. Describe each affiliation or business relationship.

6. Describe any other affiliation or business relationship that might cause a conflict of interest.

7. Does any individual with the firm submitting RFP have any business relationship with any County Official or County employee within the third degree of Consanguinity kinship or the second degree of Affinity kinship? (see attached Nepotism Chart)

Signature of person doing business with the governmental entity

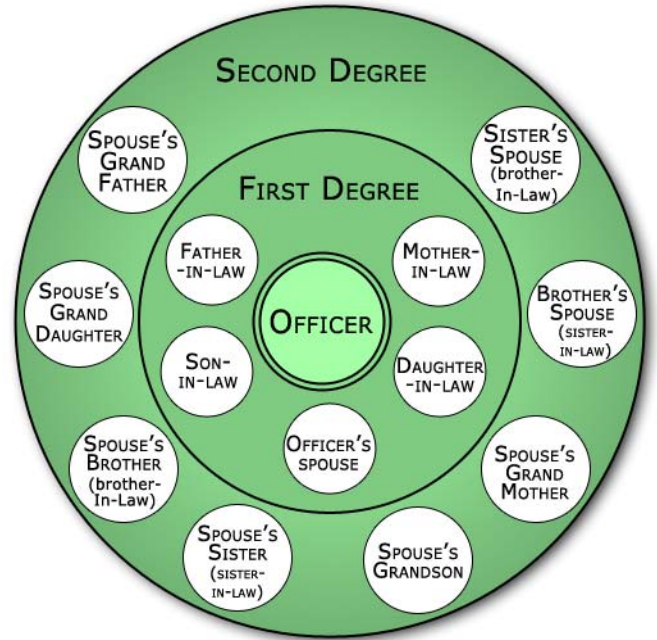
Date

NEPOTISM CHART

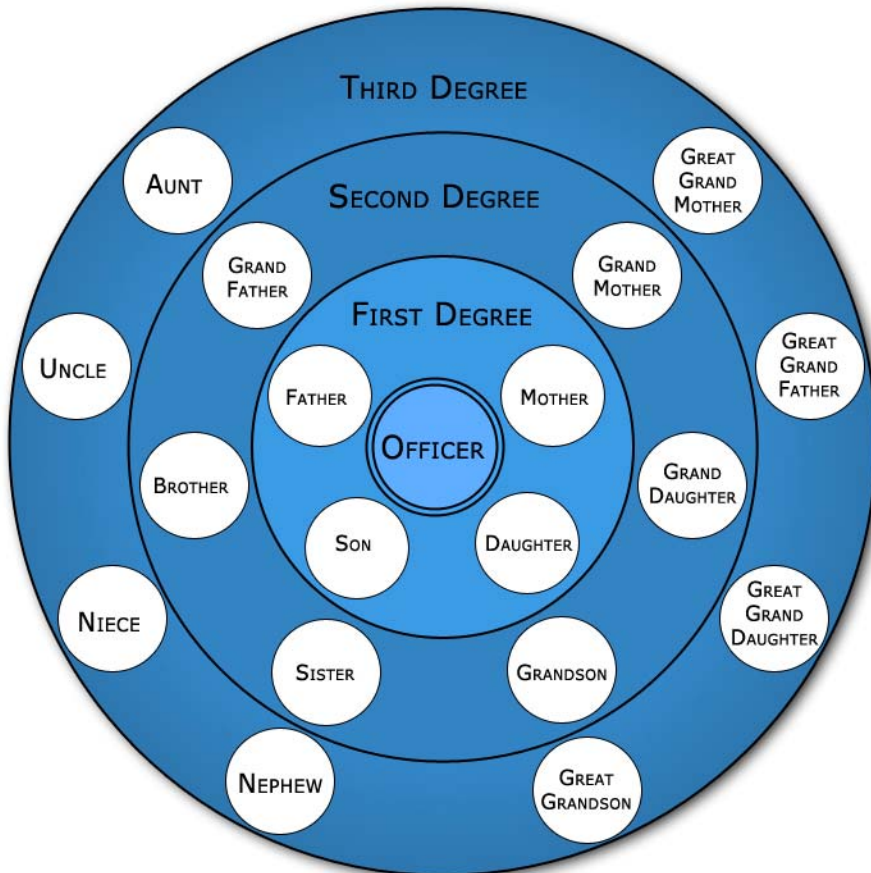
AFFINITY KINSHIP Relationship by Marriage

The chart below shows

- **Affinity Kinship** (relationship by marriage)
- **Consanguinity Kinship** (relationship by blood) for purposes of interpreting nepotism as defined in VTCA Government Code, Chapter 573, §§573.021 - .025



CONSANGUINITY KINSHIP Relationship by Blood



DISCLOSURE OF INTERESTS

Cameron County, Texas requires all persons or firms seeking to do business with the County to provide the following information. Every question must be answered. If the question is not applicable, answer with "N/A." By law this questionnaire must be filed with the records administrator (County Clerk's Office) of the local government.

Date _____

FIRM NAME: _____

ADDRESS: _____

FIRM is: 1. Corporation () 2. Partnership () 3. Sole Owner ()
 4. Association () 5. Other (_____)

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each “employee, elected official, or member of Commissioners Court” of Cameron County having Substantial Interest in Business Entity Local Govt. Code 171.002

- a) For purpose of this chapter, a person has a substantial interest in a business entity if:
 - (1) the person owns 10 percent or more of the voting stock or shares of the business entity or owns either 10 percent or more or \$15,000 or more of the fair market value of the business entity; or
 - (2) funds received by the person from the business entity exceeds 10 percent of the person’s gross income for the previous year.
- b) A person has a substantial interest in real property if the interest is an equitable or legal ownership with a fair market value of \$2,500 or more.
- c) A local public official is considered to have a substantial interest under this section if a person related to the official in the first degree by consanguinity or affinity, as determined under Chapter 573, Government Code, has a substantial interest under this section.

Name	Title	Department

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the Cameron County as changes occur.

Certifying Person: _____ Title: _____
(Type or Print)

Signature of Certifying Person: _____ Date: _____

TERMS AND CONDITIONS

ADDENDA: When specifications are revised, the Cameron County Purchasing Department will issue an addendum addressing the nature of the change. Offerors must **sign and include it in the returned RFP/RFQ package.**

ADVERTISING: Seller shall not advertise or publish, without Buyer's Prior consent, the fact that Buyer has entered into this contract, except to the extent necessary to comply with proper request for information from an authorized representative of the federal, state or local government.

AWARD: Cameron County may hold all Rfp/Rfq's for a period of sixty (60) days. Cameron County reserves the right to delete any item it considers too expensive. Rfp/Rfq prices are to be F.O.B. Cameron County. All discounts will be considered in determining the lowest, responsible Proposer. Cameron County reserves the right to award this contract on the basis of EVALUATION CRITERIA (AS STATED IN RFP/RFQ) in accordance with the laws of the State of Texas, to waive any formality or irregularity, to make awards to more than one offeror, to reject any or all Rfp/Rfq's.

BONDS: If this Rfp/Rfq requires submission of Rfp/Rfq guarantee and performance bond, there will be a separate page explaining those requirements. Rfp/Rfq's submitted without the required RFP/RFQ bond or cashier's check are not acceptable.

CANCELLATION AND TERMINATION: Buyer shall have the right to cancel for default all or any part of the undelivered portion of this order if Seller breaches any of the terms hereof, including warranties of Seller or if the Seller becomes insolvent or commits acts of bankruptcy. Such right of cancellation is in addition to, and not in lieu of, any other remedies which Buyer may have in law or equity.

TERMINATION: The performance of work under this order may be terminated in whole, or in part, by the Buyer in accordance with this provision. Termination of work hereunder shall be effected by the delivery to the Seller of a "Notice of Termination" specifying the extent to which performance of work under the order is terminated and the date upon which such termination becomes effective. Such right of termination is in addition to, and not in lieu of, rights of Buyer set forth.

Cameron County reserves the right to terminate the contract for default if offeror breaches any of the terms therein, including warranties of offeror or if the offeror becomes insolvent or commits acts of bankruptcy. Such right of termination is in addition to and not in lieu of any other remedies which Cameron County may have in law or equity. Default may be construed as, but not limited to, failure to deliver the proper goods and/or services within the proper amount of time, and/or to properly perform any and all services required to Cameron County's satisfaction and/or to meet all other obligations and requirements. Cameron County may terminate the contract without cause upon thirty (30) days written notice.

CONTRACT RENEWALS: Renewals may be made ONLY by written agreement between Cameron County and the offeror. Any price escalations are limited to those stated by the offeror in the original RFP/RFQ. Annual RFP/RFQ renewal – Price Increases: All Annual RFP/RFQ's with a one (1) year renewal option requires that the awarded Proposer must notify Cameron County of any anticipated price increases to the current Annual RFP/RFQ (in writing) at least two months prior to the annual renewal award date unless otherwise specified within the specific provisions of the RFP. This allows the County sufficient time to plan for re-Proposing due to a vendor required price increase. If Vendor fails to notify the County within time noted it shall be assumed that there will be no price increase for the following year's award period if renewed. This procedure does not apply to any Annual RFP/RFQ's which allow for Open Market Price increases or Cost allowance increases during the RFP/RFQ award period (as so specified in the RFP/RFQ documents).

DISCRIMINATION: In order to comply with the provisions of fair employment practices, the contractor agrees as follows: 1.) the contractor will not discriminate against any employee or applicant for employment because of race, sex, color, age, religion, handicap, or national origin; 2) in all solicitations or advertisements for employees, the contractor will state that all qualified applicants will receive consideration without regard to race, color, sex, age, religion, handicap or national origin; 3) the contractor will furnish such relevant information and reports as requested by the County for the purpose of determining compliance with these regulations; and 4) failure of the contractor to comply with these laws will be deemed a breach of contract and it may be cancelled, terminated or suspended in whole or in part.

DISQUALIFICATION OF OFFEROR: Upon signing this RFP/RFQ document, an offeror offering to sell supplies, materials, services, or equipment to Cameron County certifies that the offeror has not violated the antitrust laws of this state codified in Texas Business and Commerce Code §15.01, et seq., as amended, or the federal antitrust laws, and has not communicated directly or indirectly the RFP/RFQ made to any competitor or any other person engaged in such line of business. Any or all RFP/RFQ's may be rejected if the County believes that collusion exists among the offerors. RFP/RFQs in which the prices are obviously unbalanced may be rejected. If multiples are submitted by an offeror and after the RFP/RFQ's are opened, one of the RFP/RFQ's are withdrawn, the result will be that all of the RFP/RFQs submitted by that offeror will be withdrawn; however, nothing herein prohibits a vendor from submitting multiples for different products or services.

EVALUATION: All proposals will be evaluated in accordance with law and reviewed to assure they are in the best interest of Cameron County. Evaluations shall be based on criteria, bearing on price, and performance of the items/services in the user environment. Any specific criteria section or sections identified elsewhere in this request for proposals may be evaluated by one or more evaluators once the basis and details of this process has been approved by the Purchasing Officer and acknowledged by the Evaluation Committee. Detailed information pertaining to this selective evaluation process is available to offerors and the Commissioners Court upon request. Evaluation sheets and summary of all RFP/RFQ's are subject to review by the Cameron County Purchasing Department and Evaluation Committee's recommendation to Cameron County Commissioners Court. Compliance with all RFP/RFQ requirements, delivery and needs of the using department are considerations in evaluating RFP/RFQ's. **Pricing is NOT the only criterion for making a recommendation (see criteria and relative importance of price and other evaluation factors, if any, specified elsewhere in this request for proposals.).** The Cameron County Purchasing Department reserves the right to contact any offeror, at any time, to clarify, verify or request information with regard to any RFP/RFQ. The Cameron County Purchasing Department further reserves the right to hold negotiation discussions with any responsible offeror submitting proposals determined to be reasonably susceptible of being selected for award in accordance with law.

PROTEST PROCEDURES: Procedure - This protest procedure is available to vendors responding to this RFP requesting a debriefing conference.

Debriefing Conference – A debriefing conference must be requested in writing to the Purchasing Department within five (5) business days from the date of the RFP/RFQ award by the Cameron County Commissioners' Court.

Protests are made - 1. To the Purchasing Department after the debriefing conference. Vendor protests shall be received, in writing, by the Purchasing Department within five (5) business days after the vendor debriefing conference. 2. To County Auditor only after protesting first to the Purchasing Department and its resolution is not satisfactory to the protesting party. Protests to County Auditor shall be received, in writing, within five (5) business days after the vendor has received notification of a decision on the protest from the Purchasing Department. 3. To the Commissioners Court, only after the protest to the County Auditor and Purchasing Department was not resolved satisfactory to the protestor. Protests to the Commissioners

Court shall be made within five (5) business days after the vendor has received notification of the County Auditor's decision.

Grounds for protest – 1. Errors were made in computing the score. 2. The County failed to follow procedures established in the RFP, the Purchasing policy: Acquisition or applicable state or federal laws or regulations. 3. Bias, discrimination or conflict of interest on the part of an evaluator. Protests not based on these criteria shall not be considered.

Format and Content - Protesting vendors shall include, in their written protest to the Cameron County Purchasing Department, all facts and arguments upon which they rely. Vendors shall, at a minimum, provide: 1. Information about the protesting vendor; name of firm, mailing address, phone number and name of individual responsible for submission of the protest. 2. Information about the acquisition and the acquisition method. 3. Specific and complete statement of the County's action(s) protested. 4. Specific reference to the grounds for the protest. 5. Description of the relief or corrective action requested. 6. For protests to County Auditor or the Commissioners Court, a copy of the Purchasing Department's written decision on the protest.

Review Process – 1. Upon receipt of a vendor protest, the Purchasing Department shall postpone further steps in the acquisition process until the vendor protest has been resolved. 2. The Department's internal protest review procedures consist of the following: a) The Purchasing Department shall perform an objective review of the protest by individuals not involved in the acquisition protested. The review shall be based on the written protest material submitted by the vendor. b) A written decision will be delivered to the vendor within five business days after receipt of the protest, unless more time is needed. The protesting vendor shall be notified if additional time is necessary.

County Auditor Review Process - 1. The vendor may protest to County Auditor in writing within five business days after the vendor has received notification of the agency decision. 2. County Auditor shall consider all the available facts and issue a decision in writing within five business days after receipt of the protest, unless more time is needed. The protesting vendor shall be notified if additional time is necessary. The County Auditor's decision constitutes the final step of the protest process, except protests which may be reviewed by the Commissioner's Court. County Auditor may choose to convene a Protest Review Board (Board). The Board shall be advisory to the County Auditor and its scope of review shall be limited to procedural issues raised by the protesting vendor.

Final Determination - The final determination shall 1. Find the protest lacking in merit and uphold the agency's action; or 2. Find only technical or harmless errors in the agency's acquisition process conduct, determine the agency to be in substantial compliance, and reject the protest; or 3. Find merit in the protest and provide the agency options which may include a) Correct its errors and reevaluate all proposals, and/or

b) Reissue the vendor solicitation document; or c) Make other findings and determine other courses of action as appropriate.

Commissioners Court Review Process - Protests to the Commissioners Court may be made only for Commissioners Court approved acquisitions, and only after review by County Auditor. Protests of the decisions of County Auditor shall be made by letter to the County Judge, Commissioners Court, who may establish procedures to resolve the protest. Protests shall be received by the County Judge, Commissioners Court, within five business days after the decision of County Auditor in order to be considered. The resulting decision is final, with no further administrative appeal available.

FISCAL FUNDING: A multi-year lease or lease/purchase arrangement (if requested by the Special Requirements/Instructions), or any contract continuing as a result of an extension option, must include fiscal funding out. If, for any reason, funds are not appropriated to continue the lease or contract, said lease or contract shall become null and void on the last day of the current appropriation of funds. After expiration of the lease, leased equipment shall be removed by the offeror from the using department without penalty of any kind or form to Cameron County. All charges and physical activity related to delivery, installation, removal and redelivery shall be the responsibility of the offeror.

GRATUITIES AND PROHIBITION AGAINST PERSONAL INTEREST IN CONTRACTS: Any elected or appointed official who has any substantial interest, either direct or indirect, in any business entity seeking to contract with the County, shall, before any vote or decision on any matter involving the business entity, file an affidavit stating the nature and extent of interest and shall abstain from any participation in the matter. This is not required if the vote or decision will not have any special effect on the entity other than its effect on the public. However, if a majority of the governing body is also required to file, and do file similar affidavits, than the member is not required to abstain from further participation. Attached and included is a disclosure of all of this Company's business or pecuniary financial relationships with officers or employees of Cameron County or County entities (if any such relationships exists) must be attached and included with RFP/RFQ submitted. The Buyer may, by written notice to the Seller, cancel this contract without liability to Seller if it is determined by Buyer that gratuities, in the form of entertainment, gifts, or otherwise, were offered or given by the Seller, or any agent, or representative of the Seller, to any officer or employee of Cameron County with a view toward securing a contract or securing favorable treatment with respect to the awarding or amending or the making or any determinations with respect to the performing of such a contract. In the event this contract is cancelled by Buyer pursuant to this provision, Buyer shall be entitled, in addition to any other rights and remedies, to recover or withhold the amount of the cost incurred by Seller in providing such gratuities. Consistent and continued tie RFP's/RFQ's could cause rejection of RFP/RFQ's by the County and/or investigation for Anti-Trust violations. Proposer guarantees that he has not retained a person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except for retention of bona fide employees or bona fide established commercial selling agencies maintained by the contractor for the purpose of securing business.

HISTORICALLY UNDERUTILIZED BUSINESS (HUB) CERTIFICATION : If Proposer is a Certified Historically Underutilized Business (HUB), please include a copy of your HUB Certificate with your Proposal. This information will assist Cameron County in the percentage tracking of HUB utilization.

MAINTENANCE: Maintenance required for equipment RFP/RFQ should be available in Cameron County by a manufacturer authorized maintenance facility. Costs for this service shall be shown on the Pricing/Delivery Information form. If Cameron County opts to include maintenance, it shall be so stated in the purchase order and said cost will be included. Service will commence only upon expiration of applicable warranties and should be priced accordingly.

MATERIAL SAFETY DATA SHEETS: Under the "Hazardous Communication Act", commonly known as the "Texas Right To Know Act", an offeror must provide to the County with each delivery, material safety data sheets which are applicable to hazardous substances defined in the Act. Failure of the offeror to furnish this documentation will be cause to reject any RFP/RFQ applying thereto.

NAME BRANDS: Specifications may reference name brands and model numbers. It is not the intent of Cameron County to restrict these RFP/RFQs in such cases, but to establish a desired quality level of merchandise or to meet a pre-established standard due to like existing items. Offerors may offer items of equal stature and the burden of proof of such stature rests with offerors. Cameron County shall act as sole judge in determining equality and acceptability of products offered.

PRICING: Prices for all goods and/or services shall be firm for the duration of this contract and shall be stated on the Pricing/Delivery Information form. **Prices shall be all inclusive: No price changes, additions, or subsequent qualifications will be honored during the course of the contract.** All prices must be written in ink or typewritten. Pricing on all transportation, freight, drayage and other charges are to be prepaid by the contractor and

included in the RFP/RFQ prices. If there are any additional charges of any kind, other than those mentioned above, specified or unspecified, offeror MUST indicate the items required and attendant costs or forfeit the right to payment for such items. Where unit pricing and extended pricing differ, unit pricing prevails.

RECYCLED MATERIALS: Cameron County encourages the use of products made of recycled materials and shall give preference in purchasing to products made of recycled materials if the products meet applicable specifications as to quantity and quality. County will be the sole judge in determining product preference application.

SCANNED RE-TYPED RESPONSE – FLOPPY DISK: If in its RFP/RFQ response, offeror either electronically scans, re-types, or in some way reproduces the County's published RFP/RFQ package, then in event of any conflict between the terms and provisions of the County's published RFP/RFQ specifications, or any portion thereof, and the terms and provisions of the RFP/RFQ response made by offeror, the County's RFP/RFQ specifications as published shall control. Furthermore, if an alteration of any kind to the County's published RFP/RFQ specifications is only discovered after the contract is executed and is or is not being performed, the contract is subject to immediate cancellation.

FLOPPY DISK: If offeror obtained the RFP/RFQ specifications on a floppy disk in order to prepare a response, the RFP/RFQ must be submitted in hard copy according to the instructions contained in this RFP/RFQ package. If, in its RFP/RFQ response, offeror makes any changes whatsoever to the County's published RFP/RFQ specifications, the County's RFP/RFQ specifications as published shall control. Furthermore, if an alteration of any kind to the County's published RFP/RFQ specifications is only discovered after the contract is executed and is or is not being performed, the contract is subject to immediate cancellation.

SILENCE OF SPECIFICATIONS: The apparent silence of specifications as to any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only material and workmanship of the finest quality are to be used. All interpretations of specifications shall be made on the basis of this statement. The items furnished under this contract shall be new, unused of the latest product in production to commercial trade and shall be of the highest quality as to materials used and workmanship. Manufacturer furnishing these items shall be experienced in design and construction of such items and shall be an established supplier of the item RFP/RFQ. **Substitute items will not be accepted unless approved (in advance).**

SUPPLEMENTAL MATERIALS: Offerors are responsible for including all pertinent product data in the returned RFP/RFQ package. Literature, brochures, data sheets, specification information, completed forms requested as part of the RFP/RFQ package and any other facts which may affect the evaluation and subsequent contract award should be included. Materials such as legal documents and contractual agreements, which the offeror wishes to include as a condition of the RFP/RFQ, must also be in the returned RFP/RFQ package. Failure to include all necessary and proper supplemental materials may be cause to reject the entire RFP/RFQ.

TITLE TRANSFER: Title and Risk of Loss of goods shall not pass to Cameron Count until Cameron County actually receives and takes possession of the goods at the point or points of delivery. Receiving times may vary with the using department. Generally, deliveries may be made between 8:30 a.m. and 4:00 p.m., Monday through Friday. Offerors are advised to consult the using department for instructions. The place of delivery shall be shown under the "Special Requirements/Instructions" section of this RFP/RFQ package and/or on the Purchase Order as a "Deliver To:" address.

USAGE REPORTS: Cameron County reserves the right to request, and receive at no additional cost, up to two (2) times during the contract period, a usage report detailing the products and/or services furnished to date under a contract resulting from this RFP. The reports must be furnished no later than five (5) working days after written request and itemize all purchases to date by Cameron County department, description of each item purchased, including manufacturer, quantity of each item purchased, per unit and extended price of each item purchased, and total amount and price of all items purchased.

WARRANTY PRICE: (a) The price to be paid by the Buyer shall be that contained in Seller's RFP/RFQ which Seller warrants to be no higher than Seller's current prices on orders by others for products of the kind and specification covered by this agreement for similar quantities under similar or like conditions and methods of purchase. In the event Seller breaches this warranty, the prices of the items shall be reduced to the Seller's current prices on orders by others, or in the alternative, Buyer may cancel this contract without liability to Seller for breach or Seller's actual expense. (b) The Seller warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee excepting bona fide employees of bona fide established commercial or selling agencies maintained by the Seller for the purpose of securing business. For breach or violation of this warranty, the Buyer shall have the right in addition to any other right or rights to cancel this contract without liability and to deduct from the contract price, or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee. Offerors shall furnish all data pertinent to warranties or guarantees which may apply to items in the RFP/RFQ. Offerors may not limit or exclude any implied warranties. Offeror warrants that product sold to the County shall conform to the standards established by the U.S. Department of Labor under the Occupational Safety and Health Act of 1970. In the event product does not conform to OSHA Standards, where applicable, Cameron County may return the product for correction or replacement at the offeror's expense. If offeror fails to make the appropriate correction within a reasonable time, Cameron County may correct at the offeror's expense.

WARRANTY PRODUCTS: Seller shall not limit or exclude any implied warranties and any attempt to do so shall render this contract voidable at the option of the Buyer. Seller warrants that the goods furnished will conform to the specifications, drawings and descriptions listed in the RFP/RFQ invitation and to the sample(s) furnished by Seller, if any. In the event of a conflict between the specifications, drawings and descriptions, the specifications shall govern.

SAFETY WARRANTY: Seller warrants that the product sold to Buyer shall conform to the standards promulgated by the U.S. Department of Labor under the Occupational Safety and Health Act of 1970. In the event the product does not conform to OSHA standards, Buyer may return the product for correction or replacement at the Seller's expense. In the event Seller fails to make the appropriate correction within a reasonable time, correction made by Buyer will be at Seller's expense. Have you attached the required warranty information to the RFP/RFQ (if applicable)? Yes, No.

YEAR 2000 COMPLIANCE: All Products and/or services furnished as part of this contract must be year 2000 compliant. This applies to all computers including hardware and software as well as all other commodities with date sensitive embedded chips.

APPLICABLE LAW

This agreement shall be governed by the Uniform Commercial Code. Wherever the term "Uniform Commercial Code" is used, it shall be construed as meaning "the Uniform Commercial Code" as adopted in the State of Texas as effective and in force on the date of this agreement.

ASSIGNMENT DELEGATION: No right or interest in this contract shall be assigned or delegation of any obligation made by Seller without the written permission of the Buyer. Any attempted assignment or delegation by Seller shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph. Any contract entered into pursuant to this request is not assignable, nor the duties thereunder, by either party, without the written consent of the other party in the contract County Judge and County Auditor.

CONTRACT OBLIGATION: Cameron County Commissioners Court must award the contract and the County Judge or other person authorized by the Cameron County must sign the contract before it becomes binding on Cameron County or the offerors. Department heads are NOT authorized to sign agreements for Cameron County. Binding agreements shall remain in effect until all products and/or services covered by this purchase have been satisfactorily delivered and accepted.

ERRORS AND OMISSIONS: Errors and Omissions in the RFP / RFQ of any provision herein described will not be construed as to relieve the Vendor of any responsibility or obligation, requisite to the complete and satisfactory implementation, operation, and support of any and all equipment, systems or services.

FORCE MAJEURE: If, by reason of Force Majeure, either party hereto shall be rendered unable wholly, or in part, to carry out its obligations under this agreement, then such party shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "Force Majeure" as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, act of public enemy, orders of any kind of government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightening, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, or other causes not reasonably within the control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely with the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable in the judgement of the party having the difficulty.

HOLD HARMLESS AGREEMENT: Contractor, the successful offeror, shall indemnify and hold Cameron County harmless from all claims for personal injury, death and/or property damage resulting directly or indirectly from contractor's performance. Contractor shall procure and maintain, with respect to the subject matter of this RFP/RFQ, appropriate insurance coverage including, as a minimum, public liability and property damage with adequate limits to cover contractor's liability as may arise directly or indirectly from work performed under terms of this RFP/RFQ. Certification of such coverage must be provided to the County upon request.

INFRINGEMENTS: There will be no warranty by buyer against infringements. As part of this contract for sales, Seller agrees to ascertain whether goods manufactured in accordance with the specifications attached to this agreement will give rise to the rightful claim of any third person by way of infringement or the like. Buyer makes no warranty that the production of goods according to the specification will not give rise to such a claim, and in no event shall Buyer be liable to Seller for indemnification in the event that Seller is sued on the grounds of infringement or the like. If Seller is of the opinion that an infringement or the like will result, he will notify Buyer to this effect in writing within two (2) weeks after the signing of this agreement. If Buyer does not receive notice and is subsequently held liable for the infringement or the like, Seller will hold Buyer harmless. If Seller in good faith ascertains that production of the goods in accordance with the specifications will result in infringement or the like, this contract shall be null and void, except that Buyer will pay Seller the reasonable cost of his/her search as to infringement. The contractor agrees to protect the County from claims involving infringement of patents or copyrights.

INTERPRETATION PAROLE EVIDENCE: This writing is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in the agreement. Acceptance or acquiescence in a course of performance rendered under this agreement shall not be relevant to determine the meaning of this agreement, even though the accepting or acquiescing party has knowledge of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in this agreement, the definition contained in the Code is to Control.

MODIFICATIONS: This contract can be modified or rescinded only by a writing signed by both of the parties or their duly authorized agents.

O.S.H.A: Offeror must meet all Federal and State OSHA requirements.

RIGHT TO ASSURANCE: Whenever one (1) party to this contract in good faith has reason to question the other party's intent to perform, he/she may demand that the other party give written assurance of their intent to perform. In the event that a demand is made, and no assurance is given within five (5) days the demanding party may treat this failure as an anticipatory repudiation of the contract.

SEVERABILITY: If any section, subsection, paragraph, sentence, clause, phrase or word of these requirements or the specifications shall be held invalid, such holding shall not affect the remaining portions of these requirements and the specifications and it is hereby declared that such remaining portions would have been included in these requirements and the specifications as though the invalid portion had been omitted.

VENUE: Both parties agree that venue for any litigation arising from this contract shall lie in Cameron County, Texas.

WAIVER OF SUBROGATION: Offeror and offeror's insurance carrier waive any and all rights whatsoever with regard to subrogation against Cameron County as an indirect party to any suit arising out of personal or property damages resulting from offeror's performance under this agreement. No claim or right arising out of a breach of this contract can be discharged in whole, or in part, by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing, signed by the aggrieved.

Concession Name: _____

Contract No. _____

THE STATE OF TEXAS §

COUNTY OF CAMERON §

CONCESSION AGREEMENT

This Concession Agreement, made this _____ day of _____, 2008, in the City of Brownsville, State of Texas, pursuant to Section 320.044 of the Texas Local Government Code, by and between CAMERON COUNTY (hereinafter referred to as “County”) a political subdivision of the State of Texas, having its principal Administrative offices at 1100 East Monroe Street, Brownsville, Cameron County, Texas 78520, acting through the Cameron County Commissioners’ Court, and _____ (hereinafter referred to as “CONCESSIONAIRE”).

WHEREAS, COUNTY operates, through its Park System, Andy Bowie County Park, a beach park located on South Padre Island, for park purposes and related public use and enjoyment;

WHEREAS, said CONCESSIONAIRE has expressed an interest in operating a concession at the said park;

WHEREAS, the Cameron County Commissioner’s Court has concluded that such concession agreement with _____ d/b/a _____ as CONCESSIONAIRE would be desirable and in the best interest of the COUNTY;

WHEREAS, the Cameron County Commissioner’s Court is, therefore, willing to enter into such an agreement with said CONCESSIONAIRE;

NOW, THEREFORE, for and in consideration of the premises and the mutual promises of the parties and the mutual benefits they will gain by their performance thereof, all in accordance with the provisions hereinafter set forth, CAMERON COUNTY and CONCESSIONAIRE, agree as follows:

I.

TERM OF AGREEMENT

This Concession Agreement shall be for a term of _____ years, beginning on the _____ day of _____, 200_, and terminating on the _____ day of _____, 201__.

II.

PROPERTY TO BE CONCESSIONED

The property being concessioned by the COUNTY to the CONCESSIONAIRE consists of parcel of land measuring approximately 20.91 acres located in Andy Bowie Park, also referred to as Tract One.

III.

USE OF PREMISES

The property being concessioned by the COUNTY may be used to operate a Resort Hotel facility with supportive amenities including Retail and Restaurants. No glass containers of any kind shall be sold to the public that may be taken off the premises.

CONCESSIONAIRE shall open for patronage during regular park hours, 8:30 a.m. to 5:00 p.m. during off peak season (September thru February) and 8:30 a.m. to 7:00 p.m. during peak season (March through August). CONCESSIONAIRE shall have the right to adjust the hours during which all or any part of the said concession be open for patronage, by first securing the consent and approval of the County Park Director in writing. Such adjustments are based on reason, considering public demand, public safety, and the need to maintain a profitable business. The County Park System Director, or his successors/assignees, reserves the right to determine whether or not an item being sold or served by CONCESSIONAIRE constitutes a violation of this paragraph, in which event, CONCESSIONAIRE agrees to immediately cease and forever refrain from selling or serving such item, service, or activity. In no event will the concession premises or any part thereof be used or occupied as a residence or overnight facility.

IV.

CONCESSION FACILITIES AND OPERATION

CONCESSIONAIRE shall maintain and operate the said concession area, facilities, and/or services in a lawful and proper manner, in accordance with the following rules:

- A. CONCESSIONAIRE shall at all times maintain such area, facilities, and/or services in a safe, sound and clean condition, and shall provide the personnel, equipment, services, and commodities necessary to effect same.
- B. CONCESSIONAIRE shall be responsible for upkeep, repairs, and preventative maintenance in any manner related to the operation of said concession, and improvements on the premises, and any and all damages to any facility or equipment used by the CONCESSIONAIRE under this Concession Agreement.
- C. A site and facility inspection will be done prior to the actual concession period to determine the condition of the facility.
- D. Public bathrooms shall be furnished by the COUNTY.
- E. No alterations, additions or improvements shall be made in or to said premises, equipment or facilities without the consent of the County Park Director and County Engineer or their successor/assignees, in writing and all additions and improvement made by CONCESSIONAIRE without such consent, shall be removed within 10 working days, at CONCESSIONAIRE'S expense, unless the COUNTY elects otherwise and improvements to said premises shall become affixed property of the COUNTY.
- F. Plans and specifications for any buildings, whether temporary or permanent, or any other improvements, equipment or facilities, which may be utilized under this Concession Agreement or constructed on any property hererin concession, shall be approved by the County Parks Director and County Engineer or their successors/assignees, prior to the use or construction of any such structures, facilities or equipment; CONCESSIONAIRE agrees to submit photographs, drawings, plans, or any other type of document required by the County Park Director, or his successor/assignees, to assist said Director and Engineer in considering and approving said plans and specifications.

- G. Any Mechanic's or Materialmen's Lien or other encumbrance file against the demised premises or any improvements thereon shall be promptly discharged by CONCESSIONAIRE.
- H. All concession signage shall comply with the Cameron County Park System sign policy, a copy of which is available through the park system administrative staff.
- I. The COUNTY hereby reserves the right, through its duly appointed representatives, to enter upon the premises, facilities, or equipment of CONCESSIONAIRE, without notice, for the purpose of confirming compliance with the terms of this paragraph as well as the terms of the entire agreement.
- J. CONCESSIONAIRE agrees not to do or suffer any waste or nuisance upon said premises, or deface the same, or any part thereof, or suffer or permit the same, during or at the termination of this Concession Agreement.
- K. CONCESSIONAIRE agrees that upon termination of this Concession Agreement that CONCESSIONAIRE shall leave the concession premises in the condition said premises were in at the time of entry by CONCESSIONAIRE, reasonable wear and tear expected.
- L. The COUNTY shall not be responsible for providing any utilities for the demised premises, provided the CONCESSIONAIRE may utilize County water and sewer services at a set or metered fee, as agreed to by CONCESSIONAIRE and COUNTY.
- M. The CONCESSIONAIRE agrees to permanently affix a sign that informs the public of the following, "If this CONCESSIONAIRE fails to issue a register receipt after the purchase is complete your service shall be free."

V.

CONCESSION FEES AND ACCOUNTING REPORTS

In consideration for the use of the property being concessioned, CONCESSIONAIRE agrees to pay the COUNTY an annual total sum of _____ and shall be paid in twelve (12) equal monthly installments of _____. Such sums are to be paid on or before the first day of each month without deduction and without demand for the term of this Concession Agreement. Also, CONCESSIONAIRE agrees to pay ten (10%) of the monthly base fee as penalties for each day of payment delinquency. This ten percent (10%) penalty will apply after the ten (10) day grace period has

expired. Such penalties shall not be credited to annual fixed base amounts paid to COUNTY.

ANNUAL PERCENTAGE PAYMENT: The CONCESSIONAIRE agrees to prepare and present to the COUNTY and annual report of gross receipts at end of the anniversary year (i.e. _____). If _____ percent (%) of gross receipts is greater than the total amount of the annual fixed rental payment, excluding penalties, for the anniversary year, then the excess shall be payable on or before _____. If applicable, any additional percentage rent shall be payable upon submission of annual report of gross receipts. CONCESSIONAIRE agrees to pay _____per day for each day the report and/or percentage fee is delinquent.

For the purpose of this Concession Agreement, the term “gross receipts” shall mean the total amount received or realized by, or accruing to, the CONCESSIONAIRE from all operations of the concession on or upon the concession premises or originating from the concession premises or in any way from CONCESSIONAIRE’S use of this COUNTY property, but does not include credits to customers, refund, or sales tax paid which are collected from customers. For the purpose, of ascertaining “gross receipts”, the CONCESSIONAIRE agrees to prepare and maintain adequate financial records that will reflect the business, which include income and expenses, conducted on the concession premises, in a format and detail specified by COUNTY. CONCESSIONAIRE agrees to prepare and present an annual report of gross receipts, and COUNTY upon the PARK DIRECTOR’S request may require financial records to be audited by the County Auditor, or his designee at CONCESSIONAIRE’S expense. COUNTY shall have the right, through authorized representatives, to examine such records at the concession premises during regular business hours; moreover, the CONCESSIONAIRE shall tender such records for inspection at the end of each anniversary year, as defined above.

VI.

SECURITY DEPOSIT

CONCESSIONAIRE agrees to submit to Cameron County as security deposit

the sum of _____ (_____.00) DOLLARS AND NO/100THS with Cameron County as security for the full and faithful performance by said CONCESSIONAIRE of the terms and conditions of this Concession Agreement. This deposit is not to be construed or treated as an account to cover or offset fixed base fee payments for any payments for any part of the term of this Concession Agreement, and such deposit does not relieve the CONCESSIONAIRE from any obligations under this Concession Agreement. In this connection, the County may apply all or any part of the deposit required herein to cure any default of the CONCESSIONAIRE under the terms and conditions of this Concession Agreement; in the event that part of deposit is so applied, the CONCESSIONAIRE must deposit with the COUNTY the amount applied to cure any default immediately upon notice from the COUNTY of the nature and amount of such application. Finally, the COUNTY agrees to comply with all relevant and applicable laws regarding security deposits in handling and returning such security deposit.

VII.

INGRESS AND EGRESS

During the term of this Concession Agreement, the COUNTY shall allow reasonable ingress and egress to the property being concession.

VIII.

INSURANCE

During the term of this Agreement, CONCESSIONAIRE shall procure and keep in force the following insurance: (A) workers compensation insurance protecting all of its employees and (B) liability and property damage insurance, with limits, as to personal injury and death, in the amount of ONE MILLION DOLLARS AND NO/100ths (\$1,000,000.00) for each injury or the statutory limit, whichever is greater with a FIVE MILLION DOLLAR AND NO/100ths (\$5,000,000.00) Aggregate or the statutory limit, whichever is greater; and as to property damage, ONE MILLION DOLLARS AND NO/100ths (\$1,000,000.00) or the statutory limit, whichever is greater. CONCESSIONAIRE agrees to name the COUNTY, its officials, officers, agents, and employees as additional insured in said policy, and CONCESSIONAIRE or insurance provider shall give the COUNTY at least 30 days notice of any material change in or cancellation or non-renewal of such policies; furthermore, CONCESSIONAIRE shall provide the COUNTY no later than October 20th, through the Park System Director, with either copies of these policies, or alternatively, Certificates of

Insurance, to confirm such coverage. CONCESSIONAIRE shall, upon thirty (30) days written notice, increase said insurance coverage if deemed necessary by the COUNTY.

IX.

INDEMNITY

CONCESSIONAIRE shall indemnify, defend and hold harmless the COUNTY, its officials, officers, agents, and employees, from any and all liabilities, claims, demands, actions, losses, damages and costs, including all costs of defense thereof, of any nature whatsoever, for injury to or death of persons or loss or damage to property, or for any other reason, occurring on the concessioned premises or in any manner arising out of or connected with CONCESSIONAIRE'S use and occupation of the said premises during the term of this Concession Agreement or any time of occupancy of the said premises by CONCESSIONAIRE, including any claims, liabilities, and actions based upon the acts or omissions of CONCESSIONAIRE, or CONCESSIONAIRE'S officers, agents and employees against any and all liabilities, claims demands, actions, losses, damages, and costs. Moreover, CONCESSIONAIRE shall give the COUNTY ten (10) working days notice of any claim within CONCESSIONAIRE'S knowledge that in any way, directly or indirectly, affects either CONCESSIONAIRE or the COUNTY. Both parties shall have the right to participate in the defense of such claim to the extent of their interest.

X.

TERMINATION

It is specifically understood and agreed by the parties that notwithstanding any other provision of this agreement including the specification of a term of five years, this right of termination by either party upon thirty (30) days written notice takes precedent and is superior in authority to any other provision of this agreement. Notice shall be sent to the address out in this Concession Agreement and shall be by Registered or Certified mail.

XI.

ASSIGNMENT

This Concession Agreement shall not be assigned or sub-concessioned at all

or in part by CONCESSIONAIRE without the consent and approval of the COUNTY, set forth in writing and signed by both parties. Any assignee or sub-concessionaire will be bound by the terms of this Concession Agreement and amendments, if any.

XII.

COMPLIANCE WITH ALL LAWS

Both parties will act, at all times, in compliance with all pertinent City and County Ordinances, Cameron County Orders, Regulations and Cameron County Park Policies, as well as all applicable State and Federal Laws.

XIII

NON-DISCRIMINATION

The parties mutually agree in the operation, use and occupancy of the property being concessioned, neither party will discriminate or will allow discrimination of any kind against any individual or group of individuals, in any manner, on the grounds of race, color, sex, religion, creed, ancestry or national origin.

XIV.

NON-WAIVER

Any waiver by any party of any default or breach of this Concession Agreement shall not be construed to be a continuing waiver of such default or breach, nor as a waiver of or permission for any other or subsequent default or breach.

XV.

PARTIES BOUND

This Concession Agreement shall be binding upon and inure to the benefit of the parties to this Concession Agreement and their respective heirs, executors, administrators, legal representatives, successors and assigns, as appropriate.

XVI.

“ACT OF GOD” EXCUSES PERFORMANCE

In the event that either party shall be prevented from completing the performance of their respective obligations hereunder by an act of God, then he/she shall be excused from any further performance of their obligations and undertakings hereunder.

XVII.

ENTIRE AGREEMENT: AMMENDMENT

This instrument contains the entire Concession Agreement between the parties relating to the rights herein granted and obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force nor effect, excepting a subsequent modification in writing, signed by the party to be charged. This Concession Agreement may be amended, provided that no amendment, modification, or alteration of the terms of this Concession Agreement shall be binding unless the same is in writing and duly executed by the parties hereto.

XVIII.

BREACH OF OBLIGATION

This Concession Agreement is entire as to all of the performances to be rendered under it. Breach of any obligation to be performed by either party shall constitute a breach of the entire Concession Agreement and shall give the other party the right to terminate this Concession Agreement, in accordance with the paragraph regarding termination above.

XIX.

LAW GOVERNING

This Concession Agreement shall be governed by and construed in accordance with the laws of The State of Texas.

XX.

VENUE

The obligations and undertaking of each of the parties to this Concession

Agreement shall be performable in Cameron County, Texas.

XXI.

NOTICE

All notices to the COUNTY shall be sent by certified or registered mail, addressed to: Cameron County Judge, Cameron County Courthouse, 1100 East Monroe Street, Brownsville, Texas 78520, and Cameron County Park System Director, 33174 State Park Rd. 100, South Padre Island, Texas 78597, or at such other address as the COUNTY may otherwise designate. All notices to CONCESSIONAIRE shall be sent certified or registered mail, addressed to: _____ . At such other address as said CONCESSIONAIRE may otherwise designate in writing.

XXII.

AUTHORITY

The COUNTY certifies that it is authorized to enter into this Concession Agreement, and that it's County Commissioners' Court has authorized the execution of such Concession Agreement by its presiding officer, its County Judge.

Executed in triplicate on this ____ day of _____ , _____
_____ at Brownsville, Cameron County, Texas.

By: _____
Carlos H. Cascos, County Judge

ATTESTED By:

Joe E. Rivera, County Clerk

By: _____