



**CAMERON COUNTY
PURCHASING DEPARTMENT
REQUEST FOR PROPOSALS**

RFP NUMBER: # 190201

RFP TITLE: POSSIBLE DEVELOPMENT OF A BAYFRONT FAMILY ENTERTAINMENT RESORT LOCATED ON THE NORTH FLATS WITHIN ANDY BOWIE PARK-(South Padre Island) LAND LEASE

DATE DUE: MARCH 12, 2019

DUE NO LATER THAN 11:00 A.M.

RFP's will be opened at the Cameron County Courthouse, 1100 East Monroe Street, Brownsville, Texas in the Purchasing Department – 3rd Floor – Room # 345 at 11:01 a.m. (as per Purchasing Dept. time clock) on deadline due date.

Please return **ORIGINAL AND SEVEN (7) COPIES** 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 or delivered to the office of Purchasing Dept., **County Courthouse (Dancy Bldg.) 1100 E. Monroe St, 3rd Floor, Room 345, Brownsville, Texas 78520.**

PRE PROPOSAL MEETINGS SCHEDULE:

Meeting – Monday, February 25, 2019 at at 10:00 A.M.

**PRE PROPOSAL MEETING LOCATION: Andy Bowie Park North Flats
7300 Park Rd. 100 N, South Padre Island, Texas 78597**

CONTACT PERSON: Joe Vega, Parks Director 956-761-3700

Pre proposal questions must be submitted by: **Thursday, February 21, 2019** (e-mail or fax 956-550-7219 Mike Forbes)

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 Project specific questions should be directed to Joe Vega – County Parks Dept. South Padre Island 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 : _____

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

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

Print Name: _____ Signature: _____

How did you find out about this Bid? _____ (ex: Newspaper, Web, Mail)

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 bid. When an award letter is issued, this RFP becomes the contract. If a RFP required specific Contract is to be utilized in addition to this RFP, this signed RFP will become part of that contract. When an additional Contract is required a RFP award does not constitute a contract award and RFP / Contract is not valid until contract is awarded by Commissioners Court (when applicable) signed by County Judge) and Purchase Order is issued.

CHECK LIST

Items checked below represent components which comprise this bid/proposal package. If the item **IS NOT** checked, it is **NOT APPLICABLE** to this bid/proposal. Offerors are asked to review the package to be sure that all applicable parts are included. If any portion of the package is missing, notify the Purchasing Department immediately. It is the Offeror's responsibility to be familiar with all the Requirements and Specifications. Be sure you understand the following before you return your RFP packet.

- Cover Sheet**
Your company name, address and your signature (**IN INK**) should appear on this page.
- Instructions to Bidders**
You should be familiar with all of the Instructions to Bidders.
- Special Requirements**
This section provides information you must know in order to make an offer properly.
- Specifications / Scope of Work**
This section contains the detailed description of the product/service sought by the County.

Attachments

- Attachments A, B, C, D, E, F, G, H, I**
Be sure to complete these forms and return with packet.
- Bid Guaranty & Performance Bond Information & Requirements**
This form applies only to certain bids/proposals. All public work contracts over \$25,000 require a Payment Bond and over \$100,000 must also have a Performance Bond in a form approved by the County. Please read carefully and fill out completely.
- Minimum Insurance Requirements**
Included when applicable
- Worker's Compensation Insurance Coverage Rule 110.110**
This requirement is applicable for a building or construction contract.
- Financial Statement**
When this information is required, you must use this form.

Other - Final Reminders to double check before submitting RFP

- Is your RFP sealed with RFP #, title, Bidder Name, & return address, on outside?
- Did you complete, sign and submit page 1?
- Did you complete and submit attachments A,B,C,D,E, F, G, H, I ?
- Did you provide the number of copies as required on the cover page?
- Did you visit our website for any addendums?
[http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp\(q\)_and_addms_and_tabs.php](http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp(q)_and_addms_and_tabs.php)

If not interested in Bidding please let us know why e-mail to: Purchasing@co.cameron.tx.us

INSTRUCTIONS FOR SUBMITTING PROPOSALS

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

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 RFP response / submittal, all Addendums - if issued - should be reviewed and downloaded by entering the County Purchasing web

[http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp\(q\)_and_addms_and_tabs.php](http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp(q)_and_addms_and_tabs.php)

Addendums Column (updated Addendums). These Addendums must be signed and returned with your RFP in order to avoid disqualification. All Tabulations can also be viewed and downloaded at this site. Annual RFP award information can be accessed at:

[http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp\(q\)_and_addms_and_tabs.php](http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp(q)_and_addms_and_tabs.php)

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

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 Proposer as such. Any RFP NOT MEETING the Minimum Requirements specified will be rejected.

GOVERNING LAW: This invitation to RFP is governed by the competitive bidding requirements of the County Purchasing Act, Texas Local Government Code, [§263.007 et seq.](#), as amended. Proposers shall comply with all applicable federal, state and local laws and regulations. Proposer 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 Proposers involved (as quickly as possible) in the form of a written addendum only. Verbal changes to Bids/RFP's/RFQ's must be backed-up by written addendum or written Q/A clarifications which would be posted on County Purchasing Web site. Without written Addendum or written Q / A clarification, verbal changes to Bids / RFP / RFQ will not apply.

Sign the Vendor's Affidavit Notice, [complete answers to Attachments A,B, C, D, E , F , G, H, I](#) and return all with your RFP.

CONFLICT OF INTEREST QUESTIONNAIRE:

For vendor or other person doing business with local governmental entity

This questionnaire must be 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.

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.

Please review this entire document, if for any reason there is any information to disclose, relative to any questions in this Conflict of Interest form, you must file with County Clerk's Office subject to above instructions **can be downloaded at the following web site:** <http://www.co.cameron.tx.us/purchasing/Forms/conflictinterest.pdf>

DISCLOSURE OF INTERESTS:

This questionnaire must be filed with the records administrator (County Clerk's Office) of the local government and no later than the 7th business day after the person becomes aware of facts that require this statement to be filed. Cameron County, Texas requires all persons

or firms seeking to do business with the County to **provide the following information if the person becomes aware of facts that require this statement to be filed.** Every question must be answered. If the question is not applicable, answer with "N/A."

Please review this entire document, if for any reason there is any information to disclose, relative to any questions in this disclosure of interest form, you must file with County Clerk's Office subject to above instructions **can be downloaded at the following web site:** <http://www.co.cameron.tx.us/purchasing/Forms/DisclosureofInterest.pdf>

TEXAS ETHICS COMMISSION FORM 1295

All RFPs prior to award or award of Contract by Commissioner's Court will require that the Texas Ethics Commission (TEC) Form 1295 Electronic (on line) Vendor filing procedure be completed by Vendor.

All Vendors being recommended to Commissioners Court for award or renewal of award on Agenda must register and obtain a TEC Certification for the specific award. This Certification Form 1295 must be electronically submitted, printed and notarized. Notarized form must be emailed or delivered to County Purchasing Department making the request for form. This process must be completed prior to Commissioners Court Agenda for approval consideration of RFP award. There is no charge for this TEC online process.

Texas Ethics Commission (TEC) Form 1295 must be completed (by firm - on line "New Form 1295 Certificate of Interested Parties Electronic Filing Application" Site at: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

If any Vendors have questions as to TEC Form 1295 visit the County Purchasing Web site left column tab "Vendor – TEC Form 1295" for more information. TEC Web site links can be found at this location including Question / Answers and Video instructions. tab Link: http://www.co.cameron.tx.us/administration/purchasing_department/index.php

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 Proposal deadline day, RFP's will be received until 2:00 p.m. of the next business day. Proposals will be opened at the Cameron County Courthouse, 1100 East Monroe Street, Brownsville, Texas in the Purchasing Department – 3rd Floor – Room # 345 (as per Purchasing Dept. time clock.

PROPOSALS SUBMITTED AFTER THE SUBMISSION DEADLINE SHALL BE RETURNED UNOPENED AND WILL BE CONSIDERED VOID AND UNACCEPTABLE.

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

PROPOSERS MAY ATTEND PUBLICLY HELD COMM COURT MEETING FOR AWARD OF THIS SOLICITATION. All responding proposers are welcome to attend the publicly held Commissioners Court meeting relative to the outcome / award of this solicitation. Court Meeting agenda date and times may be obtained at the following web site: http://www.co.cameron.tx.us/commissioner_s_court_agenda/index.php

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 BID. ITEMS BELOW APPLY TO AND BECOME A PART OF TERMS AND CONDITIONS OF RFP. ANY EXCEPTIONS THERETO MUST BE IN WRITING.

1. Each RFP shall be placed in a separate envelope completely and properly identified with the name and number of the bid. Proposals must be in the Purchasing Department BEFORE the hour and date specified.
2. Proposals 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. Proposals 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 bids must give RFP Number and Company.
5. NO changes or cancellations permitted without written approval of Purchasing Agent. The County reserves the right to accept or reject all or any part of any RFP and waive minor technicalities.

6. This is a RFP inquiry only and implies no obligation on the part of Cameron County.
7. Partial RFP's will not be accepted unless awarded by complete RFP.
8. 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.
9. It is the responsibility of the Proposer to ask any and all questions the Proposer feels to be pertinent to the proposal. Cameron County shall not be required to attempt to anticipate such questions for proposers. Cameron County will endeavor or respond promptly to all questions asked.
10. If PROPOSER takes exception to specifications or reference data, he will be required to provide details etc. as specified.
11. It is the responsibility of the PROPOSER to ask any and all questions the PROPOSER feels to be pertinent to the RFP or proposal. Cameron County shall not be required to attempt to anticipate such questions. Cameron County will endeavor to respond promptly to all questions asked.
12. If a Bid Bond is required in this Proposal it must be included in Proposers Sealed RFP package.

**POSSIBLE DEVELOPMENT OF A BAYFRONT FAMILY ENTERTAINMENT RESORT
DEVELOPMENT LOCATED ON THE NORTH FLATS WITHIN ANDY BOWIE PARK**

SOUTH PADRE ISLAND

RFP # 190201

PART I – GENERAL REQUIREMENTS

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

THE POSSIBLE DEVELOPMENT OF A BAYFRONT FAMILY ENTERTAINMENT RESORT IN ANDY BOWIE PARK CONSISTING OF _____ ACRES OR A PORTION THEREOF IN ANDY BOWIE PARK LOCATED ON THE FLATS NORTH OF THE SOUTH PADRE ISLAND CONVENTION CENTER, WEST OF PARK ROAD 100 FRONTING THE LAGUNA MADRE BAY.

SEE EXHIBIT “A” WHICH FURTHER DESCRIBES THE PROPERTY

The County will entertain proposals for a possible development of all or a portion of _____ acres located on the North Flats within Andy Bowie Park adjacent to the South Padre Island Convention Center north of the town limits of South Padre Island with immediate frontage to the Laguna Madre Bay and Park Road 100, consistent with deed restrictions. The County is interested in the development of a Bayfront Family Entertainment Resort with supportive amenities including retail and restaurant locations. Possible activities that could be included on this site are: a restaurant and bar, parking, landscaping, boardwalks, water base activities and water sport rentals, floating transient docks and boat slips, music venues, shaded structures, restrooms, and possible family recreational facilities (such as play areas, kite flying areas, beach volleyball equipment, playground recreational equipment etc.) Depending on specifics of proposed activities, the County may consider a long-term concession lease agreement for part or all of said tract. Proposer shall be responsible for all improvements including but not limited to supplying utilities to the site, providing parking spaces, acquiring all permits and environmental clearances for the proposed concession business. Any persons interested in gaining additional details on this possible development opportunity should contact the Cameron County Purchasing Director or the Cameron County Park and Recreation Department Parks Director.

2.0 **INCURRED EXPENSES:** There is no expressed or implied obligation for Cameron County to reimburse for any expense incurred in preparing proposals in response to this request, and Cameron County will not reimburse anyone for these expenses. Cameron County will consider all RFP’s from all responsible proposers.

3.0 **CASHIER'S CHECK AND FORFEITURE:** Each RFP shall be accompanied by a Cashier's Check made payable to Cameron County in the amount of Five Hundred (\$500.00) Dollars as a guarantee that if the Proposer receives an award, the Proposer will enter into a contract for services and submit proof of any required insurance. Checks of unsuccessful Proposers will be returned. If the successful Proposer fails to satisfy all pre-work requirements or commence work after award, that Proposer shall forfeit this security deposit. Cameron County shall retain it as liquidated damages.

- 4.0 GENERAL CONDITIONS: Proposers shall thoroughly examine the specific requirements, schedules, instructions and all other contract documents. RFP must set forth accurate and complete information as required by this RFP (including attachments). No plea of ignorance by the Proposer of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the Proposer to make the necessary examinations and investigations, or failure to fulfill in every detail the requirements of the contract documents, will be accepted as a basis for varying the requirements of Cameron County.
- 5.0. SITE INSPECTION: Before submitting a Proposal, Proposers are encouraged to visit the site and make all investigations and examinations necessary to ascertain site and/or local physical conditions and requirements affecting the full performance of the Concession Agreement and to verify any representations made by Cameron County, Texas, upon which the Proposer will rely. If the Proposer receives an award because of its RFP submission, failure to have made such investigations and examinations will in no way relieve the Proposer from its obligations to comply in every detail with all provisions and requirements of the Concession Agreement, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim by the Proposer for additional compensation or relief. Failure to do so will not relieve the successful Proposer from performing the contract in accordance with all terms and conditions as set forth.

Each Proposer attests, by signing this RFP that he/she has acquainted themselves with the park sites and fully understands there will be no recourse for negligence or oversight for not doing so.

- 6.0 ASSIGNMENT: The awarded Proposer shall not assign, transfer, convey, sublet, or otherwise dispose of any award or of any of its rights, title, or interests therein, without the prior written consent of the County Commissioners Court.
- 7.0 CONTRACT PERIOD: The Agreement resulting from this solicitation shall be a Long Term Lease, which will be negotiated at the time successor is selected and RFP is awarded. It is understood that the County does not guarantee any specific amount of concession business under this agreement. Either party may cancel this Contract, in whole or in part for its convenience, by giving thirty (30) days prior notice in writing. However, the Proposer shall not be authorized to exercise this cancellation option during the first Ninety (90) days of the Contract.
- a. Contact Joe E. Vega, Parks and Recreation Director at: phone (956) 761-3700 for questions and to make arrangements to inspect park sites.
- 8.0 RFP PRICE: Rent to be paid to the Cameron County Parks & Recreation Department will be on an annual flat rate to be paid as specified in the Concession Agreement on a Monthly basis at 1/12th of the Annual Rate. The Rental amount RFP shall remain firm during the period of the Contract.

PROPOSER hereby certifies that this RFP is made without prior understanding, agreement or connection with any corporation, firm or person submitting a RFP for the same materials, supplies, services or equipment and is in all respects fair and without collusion or fraud. Further, the PROPOSER hereby agrees to abide by all terms and conditions of this RFP and certifies that the person executing the RFP form is authorized to sign this RFP for the PROPOPSER.

Security Deposit shall be equal to one (1) month's rent based on the Flat Rate.

- 9.0 PRE-AWARD SURVEY: After RFP opening and prior to award, County reserves the right to make a pre-award survey of proposer's facilities and its operation to be used in the services and performance of this work. Proposer agrees to allow all reasonable requests for inspection of such facilities or operations with two (2) working days advance notice. Failure to allow an inspection is cause for rejection of a RFP as non-responsive. County reserves the right to reject facilities or equipment as unacceptable for performance as a result of the pre-award survey.

10.0 RFP EVALUATION AND AWARD:

EVALUATION AND SELECTION CRITERIA

WEIGHTED QUANTITATIVE SCORING:

Each Vendor will be assigned a score of 0 - 4 by each evaluator for each criteria

- 4 = Very good / Exceeds expectations
- 3 = Above expectations
- 2 = Meets expectations
- 1 = Does not meet expectations
- 0 = non responsive

Evaluators score by category will be multiplied by the assigned weight for each criteria by vendor then totaled. Scoring for price will be a ratio and based on a pro rata factor of the best price submitted.

Once RFPs are reviewed and scored, a short list will be compiled. Interviews may be conducted with Proposers determined by total score rankings. Additional information may be required at that time. Negotiations will begin with the Proposer selected for the project. Commissioners Court will make the final selection and possible approval of the contract.

An Evaluation Committee will review each proposal. Committee will be comprised of, but not limited to, County Staff. Proposer may be requested to appear before the Committee to answer questions or give additional information regarding the project or for a formal presentation.

Proposals will be evaluated as to the proposal, which offers the best overall project and is deemed to be the most advantageous and yield the greatest benefit to the County. Some specific elements the Committee will be evaluating are as follows:

1. Evidence of the proposer's background and experience demonstrating the capability to design, implement and operate Restaurant, food, and beverage concession operations similar in scope to that proposed at County Parks location and references. **(25 points)**
2. Financial and management ability to develop and operate the Restaurant, food, and beverage concession and Financial Statements as well as proposed management and marketing plan including proposed staffing and staff training. **(25 points)**
3. Proposed highest and best use of the property including quality, variety and creativity of proposed concession operation. **(10 points)**
5. Compliance with all applicable rules and regulations of any and all regulatory federal, state, and local agencies. **(5 points)**
6. Minimum annual guarantee / rental to the County. **(35 points)**

TOTAL 100 points

At the discretion of the Committee, some or all proposals may be ranked in order of meeting the overall requirements of the highest and best use of concession project. The County reserves the right to negotiate with any, one, or all the ranked proposers. The Evaluation Committee will make a recommendation for award by the Cameron County Commissioners' Court.

11.0 REJECTION OF RFP:

County expressly reserves the right to:

- 1) waive any defect, irregularity or informality in any proposal;
- 2) reject or cancel any RFP or parts of any proposal;
- 3) accept proposals from one or more proposers; or
- 4) procure the services in whole or in part by other means.

Although Cameron County is soliciting proposals for the possible development of County owned land, the County does not guarantee that this property can be developed or utilized or awarded (proposal/contract). Proposer must exercise due diligence and investigate whether this land can be used for the proposers purpose, including seeking a title report or title search.+

NOTE: PARTS II, III, AND IV, ALONG WITH THE RFP, AND ANY DEVIATION TO WHICH CAMERON COUNTY HAS AGREED, IN WRITING, WILL BE INCLUDED WITH THE CONTRACT.

PART II - SPECIFIC REQUIREMENTS

POSSIBLE DEVELOPMENT OF A BAYFRONT FAMILY ENTERTAINMENT RESORT DEVELOPMENT LOCATED ON THE NORTH FLATS WITHIN ANDY BOWIE PARK ON SOUTH PADRE ISLAND, TEXAS. (South Padre Island)

1.0 RESPONSIBILITIES OF THE COUNTY:

- a. The County will provide the Proposer the vacant property in an "as is" condition.
- b. The County agrees to establish reasonable procedures that will allow the Proposer to have access to and operate the park concession(s) in accordance with the requirements established herein.
- d. The Parks Director or assignee will maintain a continuing evaluation and inspection of the concession service to determine that the Concessionaire is complying with all provisions of the contract. The evaluation will include, but not be limited to, the quality of the service rendered and the prices charged the public, the nature and quality of the articles offered for sale to the public, neatness of the premises and employees, and non-discrimination policies of the concession with relation to both employment and service to the public.
- e. The Concessionaire and employees of the Concessionaire will cooperate with Cameron County in matters of mutual benefits pertaining to the preservation and conservation of natural resources in the park and providing of emergency services.

2.0 RESPONSIBILITIES OF THE CONCESSION PROPOSER:

- a. Concessionaire will be responsible for providing the necessary staff, equipment, merchandise, buildings and/or site improvements, utilities, insurance and all other items normally required of a business outlet.

NOTE: Peak operating season is between the months of March through August, and Proposers should take into consideration when submitting their RFP those revenues during the non-peak months may be low.

- b. The Concessionaire shall furnish equipment and fixtures necessary for an attractive display and storage of merchandise. All of the buildings, signage, equipment and fixtures used in any concession operation shall be subject to prior and on-going approval by the Parks Director, or his designee, as to appearance, appropriateness and safety.
- c. The Proposer (concessionaire) must provide sufficient personnel to supervise and operate the park concession facilities pursuant to the hours established by the parks department. Concessionaire shall open for patronage during regular park hours, 8:00 a.m. to 11:00 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 special functions or at other times, by first securing the consent and approval of the County Park Director in writing. The Concessionaire will provide all authorized services during hours the public can reasonably expect services to be available. Concessionaire will provide an operation plan which will include specific days of operation and hours. Failure to perform services according to schedule without Cameron County approval shall be considered non-performance.

- d. Concessionaire shall perform in an efficient and orderly manner as is customary in similar operations, and will endeavor to employ only persons who are suitable for the operation in appearance, manner, and character. The County may require the Concessionaire to dismiss from the premises any employees of the Concessionaire whose conduct is improper, inappropriate or offensive.
- e. Concessionaire and their Employees shall observe all applicable County rules and regulations and exercise courtesy and consideration in their relations with the public. The Concessionaire shall require employees who come in contact with the public to wear a uniform or badge, with a name tag, to show they are employees of the Concessionaire. The employees will be allowed access to the concession park location for business purposes only.
- f. The Proposer will be responsible for all repairs to the facility which is not the result of actions caused by the negligence or misuse of or by the Proposer and/or his employees. The Proposer shall be responsible for upkeep, repairs, and preventative maintenance in any manner related to the operation of said concession. The County should be notified in writing to any improvements needed to be done to the facility. The County is not responsible for any and all damage to any equipment used by the Proposer.
- g. The Proposer shall be responsible for keeping the facilities under his control (concession facilities and surrounding areas) clear of trash and debris and must be kept clean. Inspections will be conducted by Parks and/or Facility Maintenance staff. Daily cleaning of the park concession facilities and surrounding areas by the Proposer shall include the following:
 - 1) Cleaning and maintaining such area, facilities, and/or services in a safe, sound and clean condition, and shall provide the personnel, equipment, services, and commodities necessary to affect same.
 - 2) Cleaning of the complex floors to include sweeping and mopping of all Concession areas.
 - 3) Emptying and disposing of all trash and debris in appropriate receptacles.
- h. The Concessionaire is not authorized to make alterations, modifications, or functional changes to any space assigned except by prior written approval of the Cameron County Commissioners' Court.
- i. Improvements must meet architectural standards established or set within the park. The Proposer shall provide a cash register and shall have sufficient totals to record major categories, including sales tax, total purchase, must automatically issue an itemized customer receipt showing total amount purchased, date and name of concession, and record all transactions covered under the requirements of this contract. The Proposer must provide a register customer receipt to all customers for all sales. The Proposer will need 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."
- j. The concessionaire shall strictly control all litter and waste generated by its operation in the immediate area of the concession.
- k. The Proposer shall be responsible for providing any utilities for the demised premises, provided the Proposer may utilize county water and sewer services at a set or metered fee, agreed to by Proposer and County. Water, Sewer, Electricity, Telephone Service, Liquid Petroleum Gas, will be provided at Concessionaire's expense. The Concessionaire will be required to make independent arrangements for these services with companies or dealers serving the area. Installation of utility meter will be provided at Concessionaire's expense. Installation of any

utility hookup will require pre-approval by the Parks Director. However, if electricity is available at the park site, Concessionaire may, at his/her cost, provide hook-up to their service area.

- l. The Concessionaire shall comply with the requirements of all applicable Federal and State laws and regulations, as appropriate, relating to health, minimum wage, social security, unemployment insurance, worker's compensation, and equal employment guidelines. The Concessionaire shall not employ any person declared by the Parks Director, to be unfit for such employment or be determined otherwise as objectionable.
- m. The Concessionaire shall obtain all necessary licenses and permits as required by law.
 - 1) The County reserves the right to require proof that the Proposer is an established business and is abiding by the ordinances, regulation, and laws of their community and the state of Texas, such as but not limited to: occupational licenses, business licenses, Texas sales tax registration, Federal Employers Identification Number, and;
 - 2) Each firm shall submit with their RFP a copy of, and maintain the appropriate licenses and certificates during the term of the contract and any extensions. Failure to maintain these requirements shall be cause for immediate termination of the contract.
- n. The Proposer shall abide by all health and safety requirements.
- o. The Concessionaire and employees of the Concessionaire will cooperate with Cameron County in matters of mutual benefit pertaining to the preservation and conservation of natural resources in the park and providing of emergency services.
- p. The Proposer shall maintain financial records in accordance with Part III.
- q. Concessionaire shall not authorize or permit the installation of any entertainment device without the written consent of the County.
- r. In exchange for the right to operate the concession, the Proposer(s) shall pay to the County no later than the 10th day of each month, an amount equal to 1/12 of the Annual Guaranteed Amount. Payments received after the 10th of each month will be subject to a late fee of twenty five (25) dollars and due on a daily basis for each day rent is delinquent. If corresponding percentage as specified in PART I, 8.0 of gross receipt sales received less sales tax are higher than the Annual Guaranteed Lease paid, the difference will be due 30 days at the end of each Anniversary year.
- s. In establishing rates charged to the Public primary consideration should be given to the prices charged for similar classes of services and merchandise furnished or sold in local markets. The principal objective of any price review procedure is to assure the public of satisfactory service and quality merchandise at reasonable rates.
- t. With one week after filing a Federal Income Tax Return, Contractor must furnish a copy of that portion which reflects the concession operation proceeds from this contract.

PART III – ACCOUNTING PROCEDURES & REVENUES

- 1.0. ACCOUNTING PROCEDURES: The Proposer shall maintain complete accounting records and implement appropriate accounting controls consistent with good business practices.
- a. All transactions generated as a result of the operation of the concession(s) shall be accounted for as follows:
 - 1) All sales shall be rung through the concession cash register or the use of a three (3) part receipt.
 - 2) Concession receipts shall be reconciled by the Proposer at the end of each month on a "Payment Certification Form" approved by the County. This certification form is to be signed by the Proposer and submitted to the Parks Department, for approval prior to payment of the monthly concession fee by the Proposer to the County. Gross receipts used for computation of the percentage payment amounts (which would apply at the end of year if it exceeds the Guaranteed Annual Lease amount) for the County and shall not include sales taxes. Sales taxes shall be collected by the Proposer and remitted to the State of Texas as required by law. Certification form shall record sales taxes so collected and remitted, for Proposer's records. The Concessionaire shall furnish a financial statement to the Parks Director on an annual basis. The financial statement shall reflect the amount of total gross receipts collected by Concessionaire for each month. Along with the submission of the financial statement, Concessionaire shall include the authenticated total of the total gross sales for Park Concession Operation. If no park sales are conducted during the month, a negative sales report shall be provided. Concessionaire shall keep a ledger stating the dates and hours that the concession is in operation in the parks.
 - 3) The Proposer will submit approved "Monthly Financial and Payment Certification" forms to the County along with the appropriate cash register receipts and concession payment by the tenth (10th) day of the following month. **Any requirements for Daily Sales logs to be provided for review will be on a Yearly basis.**
 - b. Concessionaire shall prepare and maintain accurate and complete records reflecting the receipts and expenses under this contract. Cameron County may audit these records and accounts within a reasonable time. The Proposer's accounting records must be made available for audit/inspection by the County at all reasonable times. Separate bank Accounts will not be required.
 - c. Within one week after filing a Federal Income Tax Return, Contractor must furnish a copy of that portion which reflects the concession operation proceeds from this contract.

PART IV - REQUIRED DOCUMENTATION

Please note this Section may not address all documentation required by the RFP. The Proposer is cautioned to read the entire RFP to determine all requirements. CAMERON COUNTY RESERVES THE RIGHT TO REJECT ANY RFP WHICH DOES NOT CONTAIN ALL INFORMATION REQUIRED BY THIS RFP.

Proposals shall include all of the information solicited in this RFP, and any additional data that the Proposer deems pertinent to the understanding and evaluation of the Proposal. The Proposer should not withhold any information from the written response in anticipation of presenting the information orally or in a demonstration, since oral presentations or demonstrations may not be solicited.

Submittal of a RFP shall constitute the Proposer's agreement and intent to follow and adhere to all statements, offerings and monetary incentives contained within this Proposal.

In conjunction with other material and information requested in the RFP, all Proposers responding to this solicitation shall provide one (1) original and six (6) copies and all attachments of the following in 8 ½ " by 11" format, clearly legible, tabbed and in a binder. To achieve a uniform review process and to obtain a maximum degree of comparability, Cameron County requires that RFP information be submitted in the following order:

Table of Contents

List title of each tabbed section and title of any additional information included in this Proposal.

Tab 1 - Transmittal Cover

(Format and Content: Please included in your RFP's / RFQ's as part of your cover).

Executive Summary (2 pages max.)

Submit a signed letter (Executive Summary) briefly addressing the services to be provided by Proposer.

Introduction (2 pages max.)

Proposals must include confirm that the firm will comply with all of the provisions in this RFP. If exceptions will be taken it should be so noted. Proposals must be signed by a company officer empowered to bind the company. A proposer's failure to include these items in their proposals may cause their proposal to be determined to be non-responsive and the proposal may be rejected. Include the following: *Firms Name, Address, Phone #, Contact Name, Phone #, Email address.*

Understanding of the Project (1 pages max.)

Proposers must provide a comprehensive narrative statement that illustrates their understanding of the project as proposed and detail schedule (timeline).

Methodology Used for the Project (1 page max.)

Proposers must provide a comprehensive narrative statement that sets out the methodology they intend to employ and that illustrates how their methodology will serve to accomplish the work and meet project schedule.

Management Plan for the Project (1 page max.)

Proposers must provide a comprehensive narrative statement that sets out the management plan they intend to follow and illustrates how their plan will serve to accomplish the work and meet project schedule.

Provide list specific to the personnel assigned to accomplish the work called for in this RFP; illustrate the lines of authority; designate the individual responsible and accountable for the completion of the proposed project.

Provide a narrative description of the organization of the project team.

Provide a personnel roster that identifies each person who will actually work on the contract and provide the following information about each person listed and Title;

RFP MAG Guarantee per Proposal (1 page max.)

Proposer's MAG Guarantee associated with this offer.

Tab 2 - Proposed Concessionaire Information

- a. Name of owner/operator
- b. Address of concession owner/operator
- c. Telephone & Fax number
- d. Identification by name and address of principal financial investors/supporters committed to the project, specifying estimated proportionate levels of involvement for each in the total project.
- e. Include the name and telephone numbers of the designated individual(s), who will answer technical and contractual questions with respect to the proposal.

Tab 3 - Authorization to Do Business in Texas and Management / Organization

Evidence of authorization and if incorporated: certificate of good standing issued by the Secretary of State of Texas indicating Proposer is authorized to conduct business within the State of Texas.

If Business is an individual: proof of registration with Cameron County doing business under assumed name (d/b/a).

Tab 4 - RFP Bond

Each RFP shall be accompanied by a Cashier's Check made payable to Cameron County in the amount of Five Hundred (\$500.00) Dollars as a guarantee that if the Proposer receives an award, the Proposer will enter into a contract for services and submit proof of any required insurance. Checks of unsuccessful proposers will be returned. If the successful Proposer fails to satisfy all pre-work requirements or commence work after award, that Proposer shall forfeit this security deposit. Cameron County shall retain it as liquidated damages.

Tab 5 - Minimum Annual Guarantee and Percentage Rental

Proposer must submit a list of all concession services to be provided. The Minimum Annual Guaranteed amount, which is the same dollar amount each year.

For the period of time during the term of the Concession Agreement that for the preceding twelve (12) month period, the successful Proposer shall pay the minimum annual guarantee indicated above on a **monthly** basis or appropriate percentage of gross receipts sales whichever is greater. The monthly minimum guarantee payment shall be due and payable in advance, without demand, by the first of the month. Percentage of gross receipts payments shall be due and payable on or before the 30th day of each anniversary year, commencing with the second year in which payments accrue under the Concession Agreement.

The term "Gross Receipts" as used herein shall include all monies paid or payable to the Concessionaire for sales made and/or for services rendered at or from the premises and any other revenue of the type arising out of or in connection with the Concessionaire's operations at the premises, including but not limited to, any sales made or services rendered at or from the premises by concessionaire's agents, subtenants, or subcontractors, provided that Gross Receipts shall not include:

- a. Any taxes imposed by law which are separately stated to and paid by the customer and directly payable to a taxing authority by the concessionaire. Refunds and credits to customers for services or for merchandise returned or exchanged.
- b. Amounts and credits received in settlement of claims for loss of, or damage to merchandise.
- c. Amounts and credits received for merchandise returned to shippers, wholesalers, or manufacturers.
- d. Amounts received from the sale of waste or scrap material or from the sale or trade-in of fixtures, equipment, or furniture owned by concessionaire.
- e. The value of merchandise exchanged with or transferred to other operations of concessionaire.
- f. Tips and gratuities received by employees of the concessionaire, which were not included in the bill presented to the customer.
- g. Any value gained from trade-out of existing fixtures, furnishings and equipment acquired.

Tab 6 - Proposed Operating Budget and Financial Operating Statements

Proposed annual operating budget and pro forma statement of projected results of the proposed Cameron County Restaurant, food and beverages concession operation for each year of operation, identifying the source of funds to cover any initial capital requirements or deficits shown on the pro forma statement.

Proposer should submit balance sheets, statement of income, and statement of cash flow for the last two fiscal years. Please note that any financial statements provided shall be audited by an independent certified public accountant, if such audited financial statements are available.

Financing Plan to include a detailed description of all financing sources including copies of loan commitment and documentation that all fees relating to such have been paid, verification of bank deposits for the start up and operation of the food and beverage concession or other documentation to show the current equity in the project, letters of commitment and contact names and numbers for verification.

Indicate if the proposer or any principals ever had a bond canceled or filed for bankruptcy. If so, provide a separate statement indicating the conditions and resolution of this matter.

Tab 7 - Security (Performance Bond)

The selected Proposer, within 30 days of the time of the execution of the Concession Agreement, shall furnish the County with a valid security (performance) deposit for the amounts detailed in Article VI of the Concession Agreement (see Exhibit B).

Tab 8 - Plans of Proposed Improvements to Property

Provide a conceptual plan and color copy of artist rendering detailing how proposer plans to develop the property and provide a detailed description of proposer's conceptual plan and marketing strategy. The conceptual plan shall include, at a minimum, the following:

- a. The proposed layout of the proposed concession,
- b. Ingress and egress points,
- c. A front elevation of the proposed conceptual plan of all areas shown in Exhibit "A",
- d. Architectural style, building materials and general design and color scheme,
- e. Proposed signage and themes,
- f. A design and description of any proposed kiosks, carts or free standing concession stands, and
- g. A design and description of any proposed improvements to the existing facility planned.

(Please note: All design documents must be reviewed and approved by Cameron County and the Parks Department prior to any construction. It is the responsibility of the selected Proposer to obtain and comply with all permits, licenses and authorizations as may be applicable from all governing agencies having jurisdiction over the area to be developed and operated as the Restaurant, Food, and Beverage Concession at the Parks location per RFP.)

Tab 9 - Minimum Proposed Investment in Concession Space

Provide a detailed summary of the minimum investment proposed in development of the concession area

Tab 10 - Time Frame

Describe the time frame for proposed construction of improvements of the proposed concession space.
Project commencement date (number of months after lease is approved by the Cameron County Commissioners Court.)
Project completion date (open for business).

Tab 11 – Changes / Deviations

Requested changes to Concession Agreement

List any requested changes to the draft Concession Agreement. Each requested change shall reference the lease article and page number. All terms and conditions in the Draft Lease Agreement are final unless any requested changes are approved and agreed upon. The County has the right to negotiate the terms and conditions with the selected Proposer.

Deviations to terms, conditions and specifications

Any deviations from the terms, conditions and specifications listed herein must be clearly indicated; otherwise, it will be considered that the RFP offered is in strict compliance with these specifications and the successful Proposer will be held responsible.

Tab 12 - References - Mandatory

Complete & include **Attachment A** three (3) references page. References to include (3) three business references and one (1) creditor or bank.

Tab 13 - All other information required by this RFP

(Please note if applicable: All design documents must be reviewed and approved by Cameron County prior to any construction. It is the responsibility of the selected Proposer to obtain and comply with all permits, licenses and authorizations as may be applicable from all governing agencies having jurisdiction over the area to be developed and operated as the proposed Concession).

Proposer must submit the following documents after contract award:

Insurance documentation within ten (10) days from execution of the contract.
All other information required in this RFP

Concession Agreement

The contents of this RFP and all provisions of the successful RFP deemed pertinent by the County may be incorporated into a Concession Agreement and become legally binding. A separate Concession Agreement will be issued. See attached concession agreement or preliminary draft.

The Commissioners Court is the sole Contracting Officer for the County of Cameron, Texas, and only the Court is authorized to make changes to any contract.

Award will be approved by the Cameron County Commissioners Court.

Deviations

All Proposals must clearly and with specific detail, note all deviations to the exact requirements imposed upon the Proposer by the specifications. Such deviations must be stated upon the RFP Form; otherwise Cameron County will consider the subject Proposals as being made in strict compliance with said specifications to Proposers, the Proposer being held therefore accountable and responsible. Proposers are hereby advised that Cameron County will only consider Proposals that meet the exact requirements imposed by the specifications; except, however, said Proposals may not be subject to such rejection where, at the sole discretion of Cameron County, the stated deviation is considered to be equal or better than the imposed requirement and where said deviation does not destroy the competitive character of the RFP process by affecting the amount of the RFP such that an advantage or benefit is gained to the detriment of the other Proposers.

Records & Right to Audit

The Proposer shall maintain such financial records and other records as may be prescribed by the County or by applicable federal and state laws, rules, and regulations. The Proposer shall retain these records for a period of three (3) years after final payment, or until they are audited by the County, whichever event occurs first. These records shall be made available during the term of the Concession Agreement and the subsequent three-year period for examination, transcription, and audit by the County, its designees, or other authorized entities.

Modifications Due to Public Welfare or Change in Law

The County shall have the power to make changes in the Concession Agreement as the result of changes in law and/or Ordinances of Cameron County to impose new rules and regulations on the Proposer under the Concession Agreement relative to the scope and methods of providing services as shall from time-to-time be necessary and desirable for the public welfare. The County shall give the Proposer notice of any proposed change and an opportunity to be heard concerning those matters. The scope and method of providing services as referenced herein shall also be liberally construed to include, but is not limited to, the manner, procedures, operations and obligations, financial or otherwise, of the Proposer. In the event any future change in Federal, State or County law or the Ordinances of Cameron County materially alters the obligations of the Proposer, or the benefits to the County, then the Concession Agreement shall be amended consistent therewith. Should these amendments materially alter the obligations of the Proposer, then the Proposer or the County shall be entitled to an adjustment in the rates and charges established under the Concession Agreement. Nothing contained in the Concession Agreement shall require any party to perform any act or function contrary to law. The County and Proposer agree to enter into good faith negotiations regarding modifications to the lease which may be required in order to implement changes in the interest of the public welfare or due to change in law. When such modifications are made to the Concession Agreement, the County and the Proposer shall negotiate in good faith, a reasonable and appropriate adjustment for any changes in services or other obligations required of the Proposer directly and demonstrably due to any modification in the lease under this clause.

Right to Require Performance

- a. The failure of the County at any time to require performance by the Proposer of any provision hereof shall in no way affect the right of the County thereafter to enforce same. Nor shall waiver by the County of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.
- b. In the event of failure of the Proposer to deliver services in accordance with the lease terms and conditions, the County, after due written notice, may procure the services from other sources and hold the Proposer responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the County may have.

NON-PERFORMANCE

- a. Time is of the essence in this contract and failure to deliver the services specified shall be considered a default.
- b. In case of default, the County may procure the services from other sources and hold the Proposer responsible for all costs occasioned there by and may immediately cancel the contract.

SPECIAL PROVISIONS

- a. PUBLIC ENTITY CRIMES - Any person submitting a RFP or RFP in response to this invitation certifies that they are aware of, and in compliance with, all requirements under Section 287.133, Texas Statutes, on Public Entity Crimes. Prior to RFP award, the recommended Proposer may be required to submit a sworn statement attesting to compliance with said statute.
- b. PERMITS AND LICENSES - The Proposer agrees to secure all necessary licenses and permits prior to award and agrees to comply with all Federal and State laws, and

Minor Irregularities

The County reserves the right to waive minor irregularities in RFP's, providing such action is in the best interest of the County. Minor irregularities are defined as those that have no adverse effect on the County's best interests, and will not affect the outcome of the selection process by giving the Proposer an advantage or benefit not enjoyed by other Proposers.

Governing Laws

Except to the extent Federal law is applicable, the laws and regulations of the State of Texas, and the County of Cameron, Texas, shall govern the interpretation, effect, and validity of any contract(s) resulting from this RFP. Venue of any court action shall be in Cameron County. In the event that a suit is brought for the enforcement of any term of the contract, or any right arising there from, the parties expressly waive their respective rights to have such action tried by jury trial and hereby consent to the use of non-jury trial for the adjudication of such suit.

INSURANCE AND LIABILITY

During the period of this Contract, contractor shall maintain at his expense, insurance with limits not less than those prescribed below. With respect to required insurance, Contractor shall:

- a. Name County as additional insured, as its interests may appear,
- b. Provide County a waiver of subrogation,
- c. Provide County with a thirty (30) calendar days advance written notice of cancellation or material change to said insurance,
- d. Provide the County Purchasing Agent at the address shown on Page 1 of this contract, a Certificate of Insurance evidencing required coverage within ten (10) calendar days after receipt of Notice of Award. Also, please assure your certificate contains the contract number as indicated on the Contract Award form when issued by Cameron County. All insurance policies shall be issued by insurers licensed to do business in the State of Texas and any insuring company is required to have a minimum rating of B, Class VIII in the "Best Key Rating Guide" published by A.M. Best & Company, Inc.,
- e. Loss Deductible Clause: The County shall be exempt from, and in no way liable for, any sums of money, which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Proposer and/or subcontractor providing such insurance, and
- f. Submit an original certificate of insurance reflecting coverage as follows:

Automobile Liability:

Bodily Injury (Each person)	\$250,000.00
Bodily Injury (Each accident)	\$500,000.00
Property Damage	\$500,000.00

General Liability (Including Contractual Liability):

Bodily Injury (Per occurrence)	\$1,000,000.00
Bodily injury Aggregate	\$5,000,000.00
Property Damage (Per occurrence)	\$1,000,000.00
Property Damage Aggregate	\$5,000,000.00
Fire Damage	\$500,000.00
Medical Expense (Anyone (1) person)	\$5,000.00

Excess Liability:

Umbrella Form Not Required

Worker's Compensation: Statutory

g. INDEMNITY

The Proposer covenants and agrees that it will indemnify and hold harmless the COUNTY and all of the County's officers, agents, and employees from any claim, loss, damage, cost, charge, attorney's fees and costs, or any other expense arising out of any act, action, neglect, or omission by Proposer during the performance of the contract, whether direct or indirect, and whether to any person or property to which the COUNTY or said parties may be subject, except that neither the Proposer nor any of its subcontractors, or assignees, will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the COUNTY or any of its officers, agents, or employees.

h. PROTECTION OF PERSONS AND PROPERTY

- 1) The Proposer will take all reasonable precautions for, and will be responsible for initiating, maintaining and supervising all programs relating to the safety of all persons and property affected by, or involved in, the performance of his operations under this contract.
 - 2) The Proposer will take all reasonable precautions to prevent damage, injury or loss to: (a) all persons who may be affected by the performance of his operations, including employees; (b) all materials and equipment; and (c) all property at or surrounding the work site. In an emergency affecting the safety of persons or property, the Proposer will act, with reasonable care and discretion, to prevent any threatened damage, injury or loss.
- i. Companies issuing the insurance policy, or policies, shall have no recourse against the County for payment of premiums or assessments for any deductibles which all are the sole
- j. PROPOSERS may, at the COUNTY'S request, be required to provide proof that their firm meets the preceding insurance requirements, by submission of Certificates of Insurance Coverage(s), prior to award of the Contract.

REFERENCES

Please list (3) three references - (1) should be a concessionaire 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: _____ e-mail address: _____

Contract Period: _____ Scope of Work _____

REFERENCE TWO

Government/Company Name: _____

Address: _____

Contact Person and Title: _____

Phone: _____ e-mail address: _____

Contract Period: _____ Scope of Work _____

REFERENCE THREE

Government/Company Name: _____

Address: _____

Contact Person and Title: _____

Phone: _____ e-mail address: _____

Contract Period: _____ Scope of Work _____

BANK OR CREDITOR REFERENCES

REFERENCE

Government/Company Name: _____

Address: _____

Contact Person and Title: _____

Phone: _____ e-mail address: _____

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 PROPOSER'S OR ANY MEMBER OF COMMISSIONERS' COURT, ANY COUNTY OFFICIAL, OR ANY EVALUATION COMMITTEE MEMBER APPOINTED BY COMMISSIONERS COURT. EXCLUDED ARE PRE-RFP OR PRE-RFP CONFERENCES, EVALUATION COMMITTEE SCHEDULED PROPOSER PRESENTATIONS OR PROPOSER INTERVIEWS, OR EVALUATION COMMITTEE SCHEDULED EQUIPMENT OR SERVICES DEMONSTRATIONS. YOU MAY CONTACT THE PURCHASING AGENT / PURCHASING DEPARTMENT AT ANY TIME.

FROM RFP OPENING DATE THROUGH COMMISSIONERS COURT MEETING FOR SELECTION, VENDORS WILL NOT APPROACH THE COUNTY JUDGE OR COMMISSIONERS TO DISCUSS MATTERS PERTAINING TO THIS BID.

- 01. Has any individual with the firm submitting this RFP response made any contact with any member of Commissioners Court, any County Official, or an Evaluation Committee member concerning this Proposal, other than questions to the Purchasing Agent?

- 02. Has any individual with the firm submitting this RFP response made any contact with any other proposer concerning this 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 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.

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

Cameron County Acct #'s: Real Estate Personal Property

01. Is the person or the firm submitting this RFP current with all local and State taxes?

Yes No

Signature of person submitting this Bid

Date

THIS FORM MUST BE RETURNED WITH YOUR RFP

Certification

Regarding Debarment, Suspension Ineligibility

As is required by the Federal Regulations Implementing Executive Order 12549, Debarment and Suspension, 45 CFR Part 76, Government-wide Debarment and Suspension, in the applicant certifies, to the best of his or her knowledge and belief, that both it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency;
- b. Have not within a three-year period preceding this proposal and/or application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction, violation of federal or state antitrust statutes or commission of embezzlement, theft, theory, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a government entity with commission of any of the offenses enumerated herein; and
- d. Have not within a three-year period preceding this proposal and/or application had one or more public transactions terminated of cause or default.

Signature: _____

Print Name: _____

Title: _____

Telephone Number: _____

Date: _____

If the Proposer is unable to certify to all of the statements in this Certification, such Proposer should attach an explanation to this Proposal.

THIS FORM MUST BE RETURNED WITH YOUR RFP

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ****For vendor doing business with local governmental entity**

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

OFFICE USE ONLY

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001 (1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

Date Received

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

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

1 Name of vendor who has a business relationship with local governmental entity.

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 tiling authority not later than the 7th business day after the date on which you became aware that the originally tiled questionnaire was incomplete or inaccurate.)

3. Name of local government officer about whom the information in this section is being disclosed.

Name of Officer

This section (item 3 including subparts A, B, C, & D) must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001 (1-a), Local Government Code. 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, other than investment income from the vendor?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes No

C. Is the tiler of this questionnaire employed by a corporation or other business entity with respect to which the local government officer services as an officer or director, or holds an ownership interest of one percent or more?

Yes No

D. Describe each employment or business and family relationship with the local government officer named in this section.

4.

Signature of vendor doing business with the governmental entity

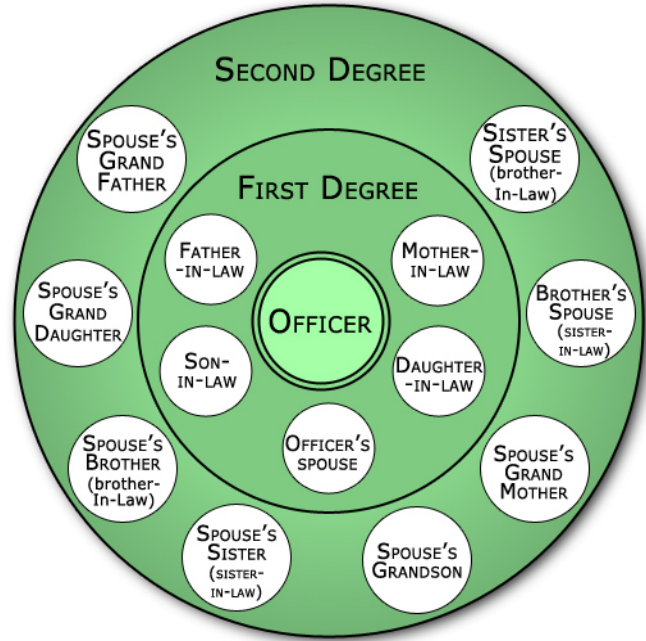
Date

NEPOTISM CHART

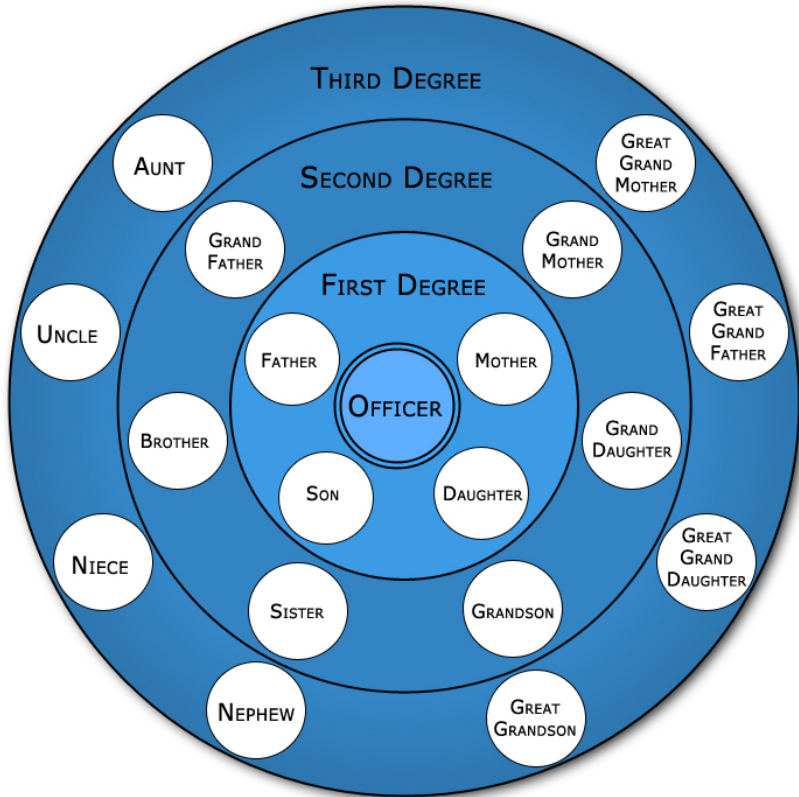
The chart below shows

- **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

AFFINITY KINSHIP Relationship by Marriage



CONSAQUINITY KINSHIP Relationship by Blood



DISCLOSURE OF INTERESTS

MUST BE FILLED OUT AND SUBMITTED WITH THE BID/RFP/RFO
IF DISCLOSING: BIDDER / PROPOSER MUST ALSO FILE WITH THE COUNTY CLERK’S OFFICE
THE PURCHASING DEPT. WILL NOT BE FILING ON THE BIDDER’S BEHALF

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.

DISCLOSURE OF INTERESTS (CONTINUED)

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: _____

THIS FORM MUST BE RETURNED WITH YOUR RFP



HOUSE BILL 89 VERIFICATION

I, _____,
[Person Name]

the undersigned representative of _____
[Company or Business Name]

(hereafter referred to as Company) being an adult over the age of eighteen (18) years of age, does hereby depose and verify that the Company named above, under the provisions of Subtitle F, Title 10, Texas Government Code Chapter 2270:

1. Does not currently boycott the country of Israel; and
2. Will not boycott the country of Israel during the term of the contract with Cameron County, Texas.

Signature: _____

Date: _____

Pursuant to Section 2270.001, Texas Government Code:

1. *“Boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and*
2. *“Company” means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.*

THIS FORM MUST BE RETURNED WITH YOUR RFP

GENERAL TERMS & CONDITIONS (Requests for proposals (RFP))

ADDENDA: If RFP specifications, terms or conditions are revised, the Cameron County Purchasing Department will issue an addendum addressing the nature of the changes and notify interested potential Proposers. Proposers must acknowledge receipt and consideration of any such changes by signing the addendum and including it in the RFP package containing the Proposer's submittal.

ADVERTISING: Unless otherwise required by law, Proposers to County RFPs shall not publish and shall keep confidential their intentions and actions respecting any response to the RFP.

AWARD: Cameron County may hold RFP responses for a period of sixty (60) days. Cameron County reserves the right to reject any or all responses to RFPs. Cameron County reserves the right to award a contract, if any, based on the Proposer's response when compared to the EVALUATION CRITERIA (AS STATED IN THE RFP) and, in accordance with the laws of the State of Texas, reserves the right to waive any formality or irregularity, to make awards to more than one proposer. Commissioners Court reserves the right to determine the method and procedures for the final award of all RFPs at any time they may choose, regardless of the Point System used by the Evaluation Committee.

BONDS: If the contract that may be entered into with the County will likely require a performance guarantee or bond, the Purchasing Department will attach a separate page to the RFP explaining those requirements.

CANCELLATION AND TERMINATION: In any contract resulting from the RFP, the County shall have the right to cancel all or any part of the undelivered portion of the contract if (1) Proposer breaches any of the terms hereof, including, but not limited to, applicable warranties, and/or (2) Proposer becomes insolvent or files for bankruptcy. Such right of cancellation is in addition to, and not in lieu of, any other remedies which the County may have in law or equity. Cancellation of work hereunder shall be effected by the delivery to the Proposer of a "Notice of Cancellation of Undelivered Work" specifying the extent to which performance of work, including all goods and services, under the contract is cancelled and the date upon which such cancellation becomes effective.

The performance of work under any resulting contract may be terminated in whole, or in part, by the County in accordance with this provision. The County shall have the right to terminate all or any part of the contract if (1) the Proposer breaches any of the terms hereof, including, but not limited to, applicable warranties, and/or (2) Proposer becomes insolvent or files for bankruptcy. Such right of termination is in addition to, and not in lieu of, any other remedies which the County may have in law or equity. Termination of work hereunder shall be effected by the delivery to the Proposer of a "Notice of Termination" specifying the extent to which performance of work, including all goods and services, under the contract is terminated and the date upon which such termination becomes effective.

CHANGE ORDERS: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All change orders to the contract will be made in writing by mutual consent of the Proposer and the County.

CONTRACT RENEWALS: Contract Renewals must receive Commissioners Court approval. For contract renewal status and information, please contact Elisa Cisneros at 956-982-5405 e-mail: Elisa.Cisneros2@co.cameron.tx.us Cameron County Purchasing Dept. or Dylbia Jeffries 956-550-1340 djefferies@co.cameron.tx.us at the Cameron County Civil Legal Division. Any price escalations are limited to those stated by the original contract terms. All contracts with a one (1) year renewal option require that the Proposer must notify Cameron County of any anticipated price increases in writing at least three months (90 calendar days) prior to the annual renewal award date unless otherwise specified within the specific provisions of the contract up for renewal. This allows the County sufficient time to find an alternative vendor if possible. If Proposer 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 contract which allows for Open Market Price increases or Cost allowance increases.

DISCRIMINATION: In order to encourage fair employment practices, the Proposer agrees as follows: 1.) Proposer 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 Proposer will state that all qualified applicants will receive consideration without regard to race, color, sex, age, religion, handicap or national origin; 3) the Proposer 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 Proposer 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 as a result thereof.

DISQUALIFICATION OF PROPOSER: Upon submitting a response to this RFP, Proposer certifies that the Proposer 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 its RFP considerations, plan or response to any competitor or any other person engaged in such line of business. Any and all responses may be rejected if the County believes that collusion exists among the Proposers. If multiples are submitted by a Proposer and after all responses to the RFPs are opened one or more of the responses are withdrawn, the result will be that all of the responses submitted by that Proposer will be withdrawn; however, nothing herein prohibits a Proposer from submitting multiples for different products or services.

EVALUATION: All responses 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 or services in the user environment. Any specific criteria section or sections identified elsewhere in this RFP may be evaluated by one or more evaluators once the basis and details of this process have been approved by the Purchasing Officer and acknowledged by the Evaluation Committee. Detailed information pertaining to this selective evaluation process is available to Proposers and the Commissioners Court upon request. Evaluation sheets and any summary of all responses are subject to review by the Cameron County Purchasing Department and Evaluation Committee's recommendation to Cameron County Commissioners Court. Compliance with all RFP requirements, delivery terms and needs of the using department are considerations in evaluating responses. 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 RFP). The Cameron County Purchasing Department reserves the right to contact any Proposer, at any time, to clarify, verify or request information with regard to that Proposer's response. The Cameron County Purchasing Department further reserves the right to hold negotiation discussions with any responsible Proposer determined to be reasonably susceptible of being selected for award in accordance with law.

PROTEST PROCEDURES: Procedure - This protest procedure is available to Proposers responding to this RFP and 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 award by the Cameron County Commissioners' Court. Debriefing questions must be submitted in writing to the Purchasing Department no later than two (2) business days before the scheduled date for the Debriefing Conference. These questions will be answered at the debriefing conference. Follow-up questions must be submitted (in writing) no later than one (1) business day after the date of the Debriefing Conference and answered no later than two (2) business days after the date of the Debriefing Conference. Follow-up answers will be sent via e-mail or fax (if e-mail not available). For RFPs, Proposers are given the opportunity to ask questions of the Evaluation Committee relative to their responses and the Committee's scores.

Protests are made: 1. To the Purchasing Department after the debriefing conference. Proposer protests shall be received, in writing, by the Purchasing Department within five (5) business days after the debriefing conference. 2. To the Protest Committee, only after the protest to the Purchasing Department was not satisfactorily resolved. Protests to the Protest Committee shall be made within five (5) business days after the Proposer has received notification from the County Purchasing Department of its 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 on acquisitions 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 Proposers shall include, in their written protest to the Cameron County Purchasing Department, all facts and arguments upon which they rely. Proposers shall, at a minimum, provide:

1. Information about the protesting Proposer; 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) being protested. 4. Specific reference to the grounds for the protest.
5. Description of the relief or corrective action requested.
6. For protests to the Protest Committee, a copy of the Purchasing Department's written decision on the protest.

Review Process:

1. Upon receipt of a Proposer's protest, the Purchasing Department shall postpone further steps in the acquisition process until the Proposer 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 Proposer.
 - b) A written decision will be delivered to the Proposer within five business days after receipt of the protest, unless more time is needed. The protesting Proposer shall be notified if additional time is necessary.

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, 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 recommendations to a) correct its errors and reevaluate all proposals, and/or b) reissue the Proposer solicitation document; or c) make other findings and determine other courses of action as appropriate.

Protest Committee Review Process:

Protests to the Protest Committee may be made only for Protest Committee approved acquisitions, and only after review by County Purchasing Department. Protests of the decisions of County Purchasing Department shall be made by letter to the Protest Committee, who may establish procedures to resolve the protest. Protests shall be received by the Protest Committee within five business days after the decision of Purchasing Department in order to be considered. The Committee's 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" clause. 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 Proposer 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 Proposer.

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, then the member is not required to abstain from further participation. Attached and included in this RFP 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) which must be filled out, attached and included with the RFP response. The County may, by written notice to the Proposer, cancel this contract without liability to Proposer if it is determined by County that gratuities, in the form of entertainment, gifts, or otherwise, were offered or given by the Proposer, or any agent, or representative of the Proposer, 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 performance of such a contract. In the event this contract is cancelled by County pursuant to this provision, County shall be entitled, in addition to any other rights and remedies, to recover or withhold the amount of the costs incurred by Proposer in providing such gratuities. Proposer guarantees that he has not retained a person to solicit or secure any 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 Proposer 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 response. This information will assist Cameron County in the percentage tracking of HUB utilization.

INSURANCE: The Proposer shall secure and maintain, throughout the duration of the Contract, insurance of such types and in such amounts as may be necessary to protect the Proposer and the interests of the County against all hazards or risks of loss as hereinafter specified. The form and limits of such insurance, together with the insurer, shall be acceptable to the County. It shall be the responsibility of the Proposer to maintain adequate insurance coverage at all times. Failure of the Proposer to maintain adequate coverage shall not relieve the Proposer of any contractual responsibility or obligation.

MAINTENANCE: Maintenance required for equipment requested in RFPs 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", a Proposer 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 Proposer to furnish this documentation will be cause to reject any RFP applying thereto.

NAME BRANDS: Specifications may reference name brands and model numbers. It is not the intent of Cameron County to restrict responses to RFPs in such cases, but to establish a desired quality level of merchandise or to meet a pre-established standard common to similar existing items. Proposers may offer items of equal stature and standard, but the burden of proof of such stature and standard rests with Proposers. 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 the 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 term 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 Proposer and included in the price. If there are any additional charges of any kind, other than those mentioned above, specified or unspecified, Proposer 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: If in its RFP response, Proposer either electronically scans, re-types, or in some way reproduces the County's published RFP package, then in event of any conflict between the terms and provisions of the County's published RFP specifications, or any portion thereof, and the terms and provisions of the RFP response made by Proposer, the County's RFP specifications as published shall control. Furthermore, if an alteration of any kind to the County's published RFP 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 practices are 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. The manufacturer furnishing these items shall be experienced in design and construction of such items and shall be an established supplier of the item needed in the RFP. Substitute items will not be accepted unless approved (in advance).

SUPPLEMENTAL MATERIALS: Proposers are responsible for including all pertinent product data in the returned RFP package. Literature, brochures, data sheets, specification information, completed forms requested as part of the RFP 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 Proposer wishes to include as a condition of the RFP response must also be in the returned RFP response package. Failure to include all necessary and proper supplemental materials may be cause to reject the Proposer's entire RFP.

TITLE TRANSFER: Title and Risk of Loss of goods shall not pass to Cameron County 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. Proposers 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 package and/or on the Purchase Order as a "Deliver To:" with the 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 with a description, of each item purchased, including the manufacturer, quantity of each item purchased, the per unit and extended price of each item purchased, and the total amount and price of all items purchased.

WARRANTY PRICE: (a) The price to be paid by the County shall be that contained in Proposer's response to the RFP which Proposer warrants to be no higher than Proposer'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 Proposer breaches this warranty, the prices of the items shall be reduced to the Proposer's current prices on orders by others, or in the alternative, County may cancel this contract without liability to Proposer for breach or Proposer's actual expense.

(b) The Proposer 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 Proposer for the purpose of securing business. For breach or violation of this warranty, the County 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.

Proposers shall furnish all data pertinent to warranties or guarantees which may apply to items in the RFP.

Proposers may not limit or exclude any implied warranties.

Proposer warrants that products sold and services provided to the County shall conform to the highest commercial and/or professional standards in the industry and laws established by the U.S. Department of Labor, U.S. Department of Homeland Security, Occupational Safety and Health Administration and O.S.H.A. Act of 1970. In the event any product does not conform to OSHA Standards, where applicable, Cameron County may return the product for correction or replacement at the Proposer's expense. If Proposer fails to make the appropriate correction within a reasonable time, Cameron County may correct at the Proposer's expense.

-WARRANTY ITEMS/PRODUCTS: Proposer warrants that products sold and services provided to the County shall conform to the highest commercial and/or professional standards in the industry and laws established by the U.S. Department of Labor, U.S. Department of Homeland Security, Occupational Safety and Health Administration and O.S.H.A. 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 Proposer's expense. If Proposer fails to make the appropriate correction within a reasonable time, Cameron County may correct at the Proposer's expense.

Proposer shall not limit or exclude any implied warranties and any attempt to do so shall render this contract voidable at the option of the County.

Proposer warrants that the goods furnished will conform to the specifications, drawings and descriptions listed in the RFP invitation and to the sample(s) furnished by Proposer, if any. In the event of a conflict between the specifications, drawings and descriptions, the specifications shall govern. All items must be new, in first class condition, unless otherwise specified. The design, strength, and quality of materials must conform to the highest standards of manufacturing practice.

Items supplied under this contract shall be subject to the County's approval. Successful Proposer shall warrant that all items/services shall conform to the proposed specifications and/or all warranties as stated in the Uniform Commercial Code and be free from all defects in material, workmanship and title. Any items found defective or not meeting specifications shall be picked up and promptly replaced by the successful Proposer at no expense to the County.

SAFETY WARRANTY: As noted above, Proposer warrants that the products sold to County 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, County may return the product for correction or replacement at the Proposer's expense. In the event Proposer fails to make the appropriate correction within a reasonable time, correction made by County will be at Proposer's expense. Have you attached the required warranty information to the RFP (if applicable)? "Yes" or "No"

APPLICABLE LAW

To the extent it is applicable, 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. Otherwise, Texas state and federal law shall apply.

ASSIGNMENT DELEGATION: No right, obligation or interest in this contract shall be assigned or delegated to another by Proposer without the written permission of the County. Any attempted assignment or delegation by Proposer shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

CONTRACT OBLIGATION: Cameron County Commissioners Court must award any resulting contract and the County Judge or other person authorized by the Cameron County Commissioners Court must sign the contract before it becomes binding on Cameron County or the Proposer. 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 RFP - have been delivered and accepted and all contract requirements have been satisfied.

ERRORS AND OMISSIONS: Errors and Omissions in the RFP or any provision herein described will not be construed as to relieve the Proposer of any responsibility or obligation requisite to the complete and satisfactory implementation, operation, and support of all obligations under any resulting contract.

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 RFP and any resulting contract, 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 judgment of the party having the difficulty.

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

INFRINGEMENTS: There will be no warranty by County against infringements. As part of this contract for sales, Proposer 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. County 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 County be liable to Proposer for indemnification in the event that Proposer gets sued on the grounds of infringement or the like. If Proposer is of the opinion that an infringement or the like will result, Proposer shall notify County to that effect in writing within two (2) weeks after the signing of this agreement. If County does not receive notice and is subsequently held liable for the infringement or the like, Proposer will hold County harmless. If Proposer 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 County will pay Proposer the reasonable cost of Proposer's search as to infringement. The Proposer agrees to protect the County from claims involving infringement of patents or copyrights.

INTERPRETATION PAROLE EVIDENCE: Unless a separate contract or addendum hereof is prepared and entered into following the award of this RFP to a successful Proposer, this writing is intended by the parties as a final expression of the terms of this RFP and the general terms of any resulting contract. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term. Acceptance or acquiescence in a course of performance rendered under this RFP and any resulting contract shall not be relevant to determine meaning 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, if applicable.

LATE RESPONSES: RFP responses must be received by the County before the hour and date specified. Responses received after the time and date specified will be disqualified and may be returned to sender. The County is not responsible for lateness or non-delivery of mail, delivered to wrong office, carrier, etc.

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: Proposer must meet all Federal and State OSHA requirements.

REMEDIES: The successful Proposer and County agree that both parties have all rights, duties, defenses and remedies available under law.

RIGHT TO ASSURANCE: During the RFP process and any resulting contract, whenever a Proposer or County in good faith has reason to question the other's intent to perform, demand may be made that the other party give written assurance of intent. In the event that a demand is made, and no assurance is given within five (5) days, such failure may be treated as an anticipatory repudiation of the RFP and any resulting 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.

PROPOSER SHALL CONFIRM ACCEPTANCE OF RFB TERMS: The Proposer shall specifically state acceptance of these terms and conditions as a basis for providing the County with a response to this RFP.

THESE TERMS INCORPORATED: These General Terms and Conditions shall be incorporated in the response to the RFP and any resulting contract to this RFP. The Proposer shall specifically state acceptance of these terms and conditions as a basis for providing the County with a response to this RFP.

OTHER TERMS: The Proposer shall state any exceptions desired to these terms and conditions and may suggest alternate wording that addresses the intent of the term or condition. The County may accept or reject any suggestions in accordance with law.

Contract No. XXXXXXXX

**THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §**

CONCESSION AGREEMENT

This Concession Agreement, made this ____day of____, 20__ in the City of Brownsville, State of Texas, pursuant to Sections 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, _____, a 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 Commissioners’ Court has concluded that such Concession Agreement with _____, as CONCESSIONAIRE would be desirable and in the best interest of the COUNTY;

WHEREAS, the Cameron County Commissioners’ 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 _____, agree as follows:

**I.
TERM OF AGREEMENT**

This Concession Agreement shall be for a term of _____years beginning on the ___ day of _____, 20____, and terminating on the ___ day of, 20__.

II.
PROPERTY TO BE CONCESSIONED

The property being concessioned by the COUNTY to the CONCESSIONAIRE consists of a square feet area more specifically depicted in Exhibit “A”.

III.
USE OF PREMISES

The property being concessioned by the COUNTY may be used primarily for the _____

_____etc., provided that only biodegradable packing products will be used for those items.

CONCESSIONAIRE shall open for patronage during regular park hours from 8:00 am to 6:00 p.m. during off peak season September through February and 8:00 to 8:00 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 Director, 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 concessioned 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 preventive 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. Public bathrooms shall be furnished by the COUNTY (Subject to Location)

D. 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 successors/assignees, in writing and all additions and improvements made by CONCESSIONAIRE without such consent, shall be removed within 10 working days, at CONCESSIONAIRE'S expense. Unless the COUNTY elects otherwise, all improvements to said premises shall become affixed property of the COUNTY.

E. 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 herein concessioned, shall be approved by the County Park 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, to assist in considering and approving said plans and specifications.

F. Any Mechanic's or Materialmen's Lien or other encumbrance filed against the demised premises or any improvements thereon shall be promptly discharged by CONCESSIONAIRE.

G. 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.

H. 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 Concession Agreement.

I. 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.

J. CONCESSIONAIRE agrees that upon termination of this Concession Agreement, that CONCESSIONAIRE shall leave the concessioned premises in the condition said premises were in at the time of entry by CONCESSIONAIRE, reasonable wear and tear excepted.

K. The COUNTY shall not be responsible for providing any utilities for the demised premises.

L. 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 _____ Dollars and No Cents (\$_____) and shall be paid in twelve (12) equal monthly installments of _____ Dollars and No Cents (\$_____). 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 ___percent (____%) of the monthly base fee as penalties for each day of payment delinquency. This ___percent (____%) 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. All rental payments shall be paid in full at Isla Blanca Park Administration Office located at 33174 State Park Road 100, South Padre Island, Texas 78597.

ANNUAL PERCENTAGE PAYMENT: The CONCESSIONAIRE agrees to prepare and present to the COUNTY an annual report of gross receipts within 30 days of the end of the relevant anniversary year (____ – _____). If ten percent (____%) of "gross receipts" is greater than the total amount of monthly fixed concession payments, excluding penalties, for a anniversary year, then the excess shall be payable within thirty days after the close of the relevant calendar year. If applicable, any additional percentage fees 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 concessioned premises or originating from the concessioned premises or in any way from CONCESSIONAIRE's use of this COUNTY property, but does not include credits to customers, refunds, 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 concessioned 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 said report to be prepared by the County Auditor, at CONCESSIONAIRE’s expense. COUNTY shall have the right, through authorized representatives, to examine such records at the concessioned premises during regular business hours; moreover, the CONCESSIONAIRE shall tender such records for inspection at the end of each calendar year, as defined above. CONCESSIONAIRE agrees to submit report and any percentage payment to the COUNTY at the Isla Blanca Park Administration Office located at 33174 State Park Road 100, South Padre Island, Texas 78597

VI.
SECURITY DEPOSIT

CONCESSIONAIRE agrees to provide Cameron County a deposit in the sum of DOLLARS AND NO CENTS (\$_____) 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 rental 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 the 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 concessioned.

VIII.
INSURANCE

During the term of this Concession Agreement, CONCESSIONAIRE shall procure and keep in force the following insurance:

Automobile Liability:

Bodily Injury (Each person)	\$250,000.00
Bodily Injury (Each accident)	\$500,000.00
Property Damage	\$500,000.00

General Liability (Including Contractual Liability):

Bodily Injury (Per occurrence)	\$1,000,000.00
Bodily injury Aggregate	\$5,000,000.00
Property Damage (Per occurrence)	\$1,000,000.00
Property Damage Aggregate	\$5,000,000.00
Fire Damage	\$500,000.00
Medical Expense (Anyone (1) person)	\$5,000.00

Excess Liability:

Umbrella Form Not Required

Worker's Compensation: Statutory.....

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 fifteen (15) days prior to commencement of the term of this agreement, 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. CONCESSIONAIRE shall provide COUNTY a waiver of subrogation. All insurance policies shall be issued by insurers licensed to do business in the State of Texas and any insuring company is required to have a minimum rating of B, Class VIII in the "Best Key Rating Guide" published by A.M. Best & Company, Inc. The CONCESSIONAIRE shall be solely responsible and liable for any sums of money or payment, which may represent a deductible in any insurance claim.

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 anyway, 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

This Concession Agreement may be terminated prior to the end of the aforesaid concession term by either party without cause, by giving thirty (30) days written notice to the other party of its intent to terminate the Agreement.

It specifically agreed and understood 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.

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 either 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; AMENDMENT

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 or 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 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 undertakings 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 County Park Director, 33174 State Park Road 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 _____
_____ Cameron County, Texas 785____, or 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 its 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 ____, 20___ at Brownsville, Cameron County, Texas.

By: _____ By: _____
County Judge

ATTESTED BY:

County Clerk