

METROPOLITAN EXPOSITION-RECREATION COMMISSION

RESOLUTION NO. 74

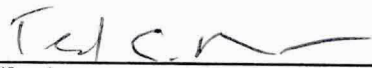
Authorizing the staff of the Metropolitan Exposition-Recreation Commission to advertise and release Request For Proposals (RFP) to provide Temporary Electrical Services as described in the RFP for the Oregon Convention Center, Memorial Coliseum and Civic Stadium.

The Metropolitan Exposition-Recreation Commission finds:

1. The Oregon Convention Center will require augmentation of electrical services to adequately fulfill the needs of its licensees for their various events held there.
2. The Memorial Coliseum and Civic Stadium require an electrical services contractor to provide temporary electrical services to licensees of those facilities for their various event requirements.
3. That the Metropolitan Exposition-Recreation Commission wishes to combine the obligation to these facilities in the interest of standardization of services to MERC facilities and its licensees.
4. That Metropolitan Exposition-Recreation Commission staff has compiled an RFP to solicit services to meet the aforementioned issues.

BE IT THEREFORE RESOLVED that the Metropolitan Exposition-Recreation Commission hereby authorizes staff to release the Request for Proposals to provide Temporary Electrical Services for the Oregon Convention Center, Memorial Coliseum and Civic Stadium.

Passed by the Commission on June 13, 1990.



Chairman



Secretary/Treasurer

APPROVED AS TO FORM:



Metro General Counsel



1111 S.W. Broadway, Portland, Oregon 97205 • (503) 274-6555

June 8, 1990

MEMORANDUM

TO: Metropolitan Exposition-Recreation Commission
FROM: Jeffrey A. Blosser
SUBJECT: Electrical Services RFP

Background

At the regular meeting of the Metropolitan Exposition-Recreation Commission in May, the Commission approved a resolution to extend the present Memorial Coliseum / Civic Stadium Temporary Electrical Services Agreement to allow for incorporation of those facilities into a master Request For Proposal (RFP) which included the Oregon Convention Center.

That RFP has been completed to the satisfaction of staff.

Considerations

The RFP for temporary electrical services will be issued as a combined document for three facilities controlled by MERC to include Oregon Convention Center, Memorial Coliseum and Civic Stadium.

It is requested that proposers submit equipment rental rates and labor rates for billing to OCC and percentage return rates for the Coliseum and Stadium. Percentage return is presently utilized under the existing contract for electrical services at the Coliseum and Stadium.

Metro Legal Counsel has reviewed the proposal.

Metropolitan Exposition - Recreation Commission

Metropolitan Exposition-Recreation Commission
Electrical Services RFP
June 8, 1990
Page Two

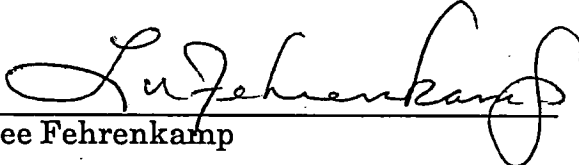
Summary & Recommendations

Staff feels that the RFP to provide Temporary Electrical Services for the MERC Facilities as designated sufficiently addresses all issues relating to the specific facilities, both combined and as separate entities.

Staff further recommends that the Commission approve the RFP for release to solicit proposers to provide Temporary Electrical Services for Oregon Convention Center, Memorial Coliseum and Civic Stadium.

JAB/l1
Attachment

General Manager's Concurrence:



Lee Fehrenkamp

METROPOLITAN EXPOSITION-RECREATION COMMISSION
825 N.E. Multnomah, Suite 270 • P. O. Box 12210 • Portland, OR 97212

ELECTRICAL SERVICES REQUEST
FOR
OREGON CONVENTION CENTER
AND
MEMORIAL COLISEUM AND CIVIC STADIUM

June 18, 1990

**REQUEST FOR PROPOSALS
OREGON CONVENTION CENTER
AND MEMORIAL COLISEUM**

ELECTRICAL SERVICES

The Metropolitan Exposition-Recreation Commission (MERC) is soliciting proposals to enhance the electrical service capabilities of the Oregon Convention Center (OCC) and to provide temporary electrical service for the Portland Memorial Coliseum and Civic Stadium. Proposals are due no later than 4:00 p.m. PDT, July 12, 1990, at the Oregon Convention Center office, 825 N.E. Multnomah, Suite 270, Portland, OR 97232.

BACKGROUND

The MERC intends to provide complete electrical service capabilities to licensees of the OCC. Limited inventory, storage, service and labor sources of the OCC currently restrict fully meeting this intent. Complete service will, therefore, be secured through an electrical company which best satisfies this and additional selection criteria.

The OCC will staff an electrical department with access to certain anticipated equipment. The OCC electrical department will, to the maximum extent possible, provide a single source contact for electrical services required by OCC licensees. Although services of the electrical company will be utilized as necessary, such service is intended to be perceived as transparent to OCC licensees. The electrical company shall, therefore, serve as a contractor to the OCC with appropriate invoicing payable by the OCC.

The MERC will grant the right and privilege to furnish certain temporary electrical services as required in the erection, operation and dismantling of exhibits and other related displays at the Portland Memorial Coliseum and Portland Civic Stadium in Portland, Oregon. The Electrical Services include temporary electrical services only. The work covered shall include furnishing all labor, materials, equipment and maintenance services required to serve the temporary electrical requirements of all exhibit booths, trade shows, conventions, meetings and other events held at Memorial Coliseum and Civic Stadium.

PROPOSED SCOPE OF WORK

Throughout the term of a subsequent agreement, the electrical company may be asked to perform, as necessary, the following tasks:

- ▶ Electrical consulting expertise which meets expectations of the OCC electrical department and licensees.
- ▶ Delivery, installation, operation and removal of temporary electrical equipment to include transformers, cable, panel boxes, etc.
- ▶ Delivery, installation, operation and removal of temporary exhibit booth and specialty lighting.
- ▶ Maintenance and repair of temporary electrical equipment owned by OCC.

PROPOSAL CONTENTS

Proposal must provide responses to the following:

- ▶ Current listing of inventory and availability of electrical equipment and lighting components.
- ▶ Rental charge to OCC including delivery/removal and daily/multiple-day usage of electrical equipment and temporary lighting system components. (Charges to be effective through June 30, 1991.)
- ▶ Hourly labor charge to OCC for operation of electrical equipment, lighting systems, maintenance and repair of OCC temporary electrical equipment. (Charges to be effective through June 30, 1991.)
- ▶ Method, mechanism and terms, etc., for invoicing OCC.
- ▶ Proposed billing rates for described electrical services at Memorial Coliseum and Civic Stadium.
- ▶ Percentage payment to MERC of gross receipts as billed for Electrical Services at Memorial Coliseum and Civic Stadium. (Page 6 of Electrical Services Agreement).
- ▶ Customer service philosophy and how this philosophy is conveyed to the OCC and its licensees.
VACICS
- ▶ Qualifications, licensing and summary experience including equipment utilized for no less than five (5) significant job orders completed within the past twelve (12) months; include name, position and telephone number of job order contact.
- ▶ Qualifications, training and number of service representatives.
- ▶ Mechanism employed to secure requested service.
- ▶ Mechanism and response time for twenty-four (24) hour stand-by emergency service.

- ▶ Will you require onsite storage, office space or dedicated telephone line, etc?
- ▶ Ability to name, as additional insured, the MERC, its officers, agents and employees for no less than One Million and no/100 Dollars (\$1,000,000.00) combined single limit (C.S.L.) general liability insurance and provide verification of workers' compensation and employer's liability insurance for no less than Five Hundred Thousand and no/100 Dollars (\$500,000.00).

GENERAL CONDITIONS

1. **Limitation and Award:** This RFP does not commit to the award of a contract, nor to pay any costs incurred in the preparation and submission of proposals in anticipation of a contract. The right to accept or reject any or all proposals received as the result of this request, to negotiate with all qualified sources, or to cancel all or part of this RFP, is reserved by the Commission.
2. **Contract Type:** A personal services contract will be executed with the selected firm or individual.
3. **Billing Procedures:** Proposers are informed that the billing procedures of the selected firm will be subject to the review and prior approval before reimbursement of services can occur. A monthly billing, if consistent with the proposed method of compensation, will be prepared by the contractor for review and approval.
4. **Validity Period and Authority:** The proposal shall be considered valid for a period of at least sixty (60) days and shall contain a statement to that effect. The proposal shall contain the name, title, address and telephone number of an individual or individuals with authority to bind any company contacted during the period in which the proposal will be evaluated.
5. **Equal Employment Opportunity:** The firm will not discriminate against any employee or applicant for employment because of race, color, religion, gender or national origin. The firm will take affirmative action to assure that applicants are hired, and that employees are treated, without any regard to race, color, religion, gender or national origin. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
6. **Compliance with DBE / WBE Program Requirements:** The Commission has made a strong commitment to provide maximum opportunities to State of Oregon certified Disadvantaged Business Enterprises (DBEs) and Women Business Enterprises (WBEs) in contracting activities. In the procurement of any subcontractants and subcontracting required for the requested services, the contractor will reach the Commission's goals of subcontracting 7 percent of the contract amount to Disadvantaged Businesses and 5 percent of the contract amount to Women-Owned Businesses or make a good faith effort, as that term is defined in

the Commission's Disadvantaged Business Program as contained in the Commission's purchasing policies.

A subconsultant is any person or firm proposed to work for the Commission or for the contractor directly under this agreement. The Commission does not wish any subconsultant selection to be finalized prior to contract award. For any task or portion of a task to be undertaken by a subconsultant, the prime proposer shall not sign up a subconsultant on an exclusive basis. The producer must assume responsibility for any subconsultant work and be responsible for the day-to-day direction and internal management of the producer's efforts.

The Commission reserves the right, at all times during the period of this agreement, to monitor compliance with the terms of this paragraph and the Commission's Disadvantaged Business Program.

Failure to comply with all the requirements of the Commission's disadvantaged business and women business program will constitute a non-responsive proposal. Further, failure on the part of the successful proposer to carry out the applicable provisions of the program shall constitute a breach of contract, and, after notification by the Commission, may result in termination or such other remedy as the Commission deems appropriate.

GENERAL INFORMATION

A services contract, one (1) year with two (2) one- (1) year options, will be executed with the selected company. See enclosed sample services agreement.

Attached you will find the most recent schedule of events.

SELECTION CRITERIA

Completeness of the proposal.

Equipment and hourly labor charge billable to the OCC.

Percentage of the Gross Electrical Services Receipt at Memorial Coliseum and Civic Stadium, as entered by the Proposer on Page 6 of the Electrical Services Agreement.

Depth and availability of equipment inventory and qualified staff.

Service philosophy and company mission statement.

Qualifications of respondent.

SUBMITTAL INSTRUCTIONS

Submit ten (10) copies of the proposal no later than 4:00 p.m. PDT, July 12, 1990 to:

Metropolitan Exposition-Recreation Commission
Attention: Jeffrey Blosser
Oregon Convention Center
825 N.E. Multnomah, Suite 270
Portland, OR 97232

ELECTRICAL SERVICES AGREEMENT

This agreement is made and entered into on this _____ day of _____, 1990, by and between the Metropolitan Exposition-Recreation Commission ("MERC" / Commission), and _____, Contractor.

WITNESSETH:

In consideration of the mutual covenants of the parties hereto, and upon the express terms and conditions hereinafter set forth, it is agreed by and between them as follows:

1. DEFINITIONS

The following terms are defined as follows:

- a. "Convention Center" means the Oregon Convention Center (currently under construction and scheduled for opening in September 1990), located on a 17-acre site bordered by the I-5 freeway on the west, Holladay Street on the north, Martin Luther King Jr. Boulevard (US 99E) on the east and the Banfield Freeway (I-84) on the south, in Portland, Oregon.
- b. "Coliseum" means the Portland Memorial Coliseum at 1401 N. Wheeler, Portland, Oregon. "Stadium" means Civic Stadium at 1844 S. W. Morrison, Portland, Oregon.
- c. "Service"
 - 1) Electrical consulting expertise which meets expectations of the OCC electrical department and licensees.
 - 2) Delivery, installation, operation and removal of temporary electrical equipment to include transformers, cable, panel boxes, etc.
 - 3) Delivery, installation, operation and removal of temporary exhibit booth and specialty lighting.
 - 4) Maintenance and repair of temporary electrical equipment owned by OCC.
- d. "Contractor's Employees" means only employees of the Contractor who are engaged exclusively in the management and operation of the electrical services and who have no other responsibility on behalf of the Contractor.

- e. "Accounting Year" means the period commencing July 1 of each year and ending June 30 of the following year. The Commission will provide an accounting period calendar for each year of the agreement.
- f. "Metro ERC" shall mean the Metropolitan Exposition-Recreation Commission, a subdivision of the Metropolitan Service District (Metro).

2. ENGAGEMENT

Subject to the terms of this agreement and the direction of the Commission's General Manager or such other Commission personnel as he may designate, the Contractor shall assist in provision of service at the Convention Center, Coliseum and Stadium. This engagement is further subject to the relevant terms and conditions of any existing and subsequent use agreements between the Commission and Convention Center and Coliseum and Stadium.

3. RELATIONSHIP OF THE PARTIES

The Commission and the Contractor have entered into this agreement for the purpose of establishing an independent contractor relationship between the Commission and the Contractor. It is further understood and agreed by and between the parties that nothing herein shall constitute or be construed to be an employment, partnership, joint venture, or joint employer relationship between the Commission, its successors or assigns on the one part, and the Contractor, its successors or assigns on the other part. It is further agreed that the Contractor will provide its own workers compensation insurance or self-insurance program as permitted under Oregon statutes. The Contractor shall, subject to the terms and provisions of this agreement, have complete and independent control and discretion over the operation of the services contemplated by this agreement.

It is expressly understood that neither Contractor nor the Commission has the right to control, direct or influence the labor relations policies or activities of the other, and that neither shall be considered to be the labor relations agent or representative of the other, and that neither shall be responsible for the acts of the other's agents, employees, or representatives which affect either party's respective employees.

Contractor shall be solely liable for, and shall independently undertake to defend, any and all unfair labor practice charges, grievances, judicial actions, or other employee or union claims, as well as general liability and personal liability, based on conduct alleged to have been committed by its employees, agents or supervisors at any time. However, the Commission and the Contractor will cooperate in good faith in the investigation and defense of any unfair labor practice charge, grievance, judicial action or other employee or union claim which may be filed against any one of them, jointly or separately.

4. TERM OF THE AGREEMENT

The term of this agreement shall be for one (1) year with two (2) one-year options.

<u>Year No.</u>	<u>Fiscal Year</u>	<u>Term</u>
1	90-91	10 months
2	91-92	12 months
3	92-93	12 months

The Commission shall have the right at the end of the term of this agreement to extend this agreement for two additional one-year terms, based on the same conditions as set out in the original agreement. Notwithstanding, the Commission shall have the right to renegotiate the terms, with the agreement of Contractor, of any renewal agreement to accommodate changes in operations, circumstances or industry practice. Sixty (60) days' written notice to the Contractor by the Commission prior to the termination of the original agreement shall be sufficient to exercise the renewal option.

5. ELECTRICAL SERVICE RIGHTS

Subject to the provisions of this agreement, the Commission shall grant to the Contractor the right to rent equipment and services to the General Manager of the Commission. Such equipment and services shall conform to a fee schedule as determined and approved from time to time by the Commission.

The Contractor shall have the right and privilege to furnish certain temporary electrical services as required in the erection, operation and dismantling of exhibits and related displays at the Coliseum and Stadium. Temporary electrical services shall be defined as service connections and disconnections from floor boxes, access panels, and such other primary power sources as may be required to energize the lighting and/or operating systems in displays and exhibits installed in the 100,000 square foot Assembly-Convention-Exhibit Hall and such other Coliseum or Stadium locations as may be designated from time to time by the General Manager or his authorized representative. Such services shall also include the furnishing on a rental or sale basis of flood lights, spot lights and other equipment to be used in connection with exhibits and displays, plus electrical labor involved in the erection and dismantling of the exhibits and displays.

6. DUTIES OF THE CONTRACTOR

For the rights granted in Article 5 and the consideration provided for in Article 9 hereof, the Contractor shall be responsible for providing skillful and commercially effective management and operation of all required electrical services requested. The Contractor shall be responsible for performing satisfactorily all functions, duties and activities outlined in this agreement and any incidental activities required to successfully accomplish said functions and duties.

The Contractor shall be responsible for performing but shall not be limited to the following duties and functions:

- a. Supply electrical consulting expertise which meets expectations of the OCC electrical department and licensees.
- b. Delivery, installation, operation and removal of temporary electrical equipment to include transformers, cable, panel boxes, etc.
- c. Delivery, installation, operation and removal of temporary exhibit booth and specialty lighting.
- d. Maintenance and repair of temporary electrical equipment owned by OCC.
- e. Employ a highly skilled professional who possesses the necessary experience and expertise to provide the overall service capability for quality electrical service.
- f. Subject to Commission review and approval, develop and implement all necessary policies and procedures for the conduct of this agreement. Such policies and procedures shall not be subject to Commission review with respect to labor relations.
- g. Employ and train all employees necessary for the successful fulfillment of this agreement.
- h. Order, purchase, receive delivery of, and store all supplies and products necessary for the operation of the electrical services.
- i. Provide all products for use by Commission staff or Contractor as U.L. approved and safe condition so as not to cause personal injury or damage to Commission property or Licensee's invitees, exhibitors, employees, etc.
- j. Subject to prior approval by the Commission's General Manager, arrange for all repairs and maintenance to OCC's electrical equipment.
- k. Pay all sales, business and occupational taxes and other similar taxes required by law related to the operation at the Commission facilities.
- l. Provide for the necessary levels of financial reporting and accountability to the Commission as outlined in Article 11 hereof.
- m. Negotiate all collective bargaining agreements relative to the Contractor's employees and maintain effective day-to-day working relationships with appropriate union representatives.
- n. Upon prior written approval of the Commission's General Manager, arrange for advertising, marketing and promotion of electrical products and services.

- o. Contractor shall maintain in full force all licenses and permits necessary to legally conduct business in the City of Portland, State of Oregon.

7. RESPONSIBILITIES OF THE COMMISSION

The Commission shall be responsible for performing the following duties and functions:

- a. The Commission shall furnish the Contractor statements of event information to adequately plan for all events at the Convention Center to assist the Contractor in accomplishing its services and accounting responsibilities.
- b. The Commission shall cooperate with the Contractor in obtaining all necessary licenses and permits.
- c. The Commission shall conduct business with the Contractor in an efficient and professional manner.

8. POWERS RESERVED TO THE COMMISSION

In the event of a dispute between the Contractor and the Commission, the decision of the Commission concerning the operation or management of the electrical services shall be final and binding on both parties. By way of illustration and not limitation, the reserved powers of the Commission are as follows:

- a. The final determination of all policies and procedures relative to the operation and management of all Commission electrical services.
- b. Sole discretion to cancel, terminate or interrupt any Commission event, and cause the patrons to be dismissed during any event. The Commission shall not be liable to the Contractor for any loss or cost occasioned by any such determination or action by the General Manager of the Contractor taken in good faith for the benefit or protection of the Commission and the public generally or the Commission's facilities.
- c. The power to have access to any electrical areas at any time.
- d. The power to approve or disapprove the staff provided by the Contractor at any time during the term of this agreement, and to require the Contractor to replace such staff by receipt of written notice by the Commission regarding dissatisfaction with the staff's performance.
- e. Contractor will employ only competent and orderly employees who will keep themselves neat and clean and accord courteous and competent treatment and service to all patrons. Whenever the Commission notifies the Contractor that any employee is deemed by it to be incompetent, disorderly or unsatisfactory, the Contractor will investigate the matter thoroughly, and if good cause, as determined by the Contractor exists, the Contractor shall not allow such person, provided, however, that such ban is not in vio-

lation of any outstanding collective bargaining agreements that may be entered into between the Contractor and a union or any Oregon or federal employment law or regulations.

- f. The Contractor must maintain through the term of the contract participation in the City of Portland's Affirmative Action/Equal Opportunity employment program. In addition, Contractor shall submit annually for the Commission's approval a program of affirmative action recruitment and training, for minorities and women, as appropriate. Such plan shall be submitted by August 30, 1990, for the first year of operation, and June 1 of each succeeding year. Contractor agrees to participate with and integrate into its affirmative action plan, programs in which the Commission may choose to participate, in programs designed to train and employ disadvantaged members of the local community.

In addition, Contractor shall, consistent with Oregon law and policies adopted by the Commission, pursue a policy of providing first opportunity for available jobs to economically disadvantaged residents living in economically distressed neighborhoods in the immediate vicinity of the OCC, Memorial Coliseum and Civic Stadium.

- g. The power to terminate this agreement for acts of default by the Contractor in accordance with Article 11 hereof.
- h. The Commission must approve in advance and in writing any change in subcontractors which may be proposed by the Contractor throughout the life of this agreement.

9. PAYMENT METHOD OF COMMISSION TO CONTRACTOR AND CONTRACTOR TO COMMISSION

- a. For provision of electrical services at OCC, all invoices shall be submitted on a monthly basis for work rendered in that billing period. Invoices shall be approved by the Commission prior to submission for payment. All billing subject to thirty- (30) day net billing cycle.
 - a. 1. The Contractor shall not be entitled to any other remuneration from the Commission for the performance of the Contractor's duties, obligations and activities pursuant to this agreement.
- b. For provision of electrical services at the Coliseum and Stadium, the Contractor shall present a request for payment or invoices to the Exhibitor(s) or Promoter within 10 days following each show for which electrical services were provided. The Contractor will provide the Commission's Representative with a copy of the request for payment or listing of the invoiced amounts, also within 10 days following each show.

Within 55 days following each event the Contractor shall make payment to the Commission in an amount equal to _____% of the total amount requested for payment or invoiced to the Exhibitors or Promoter.

10. INSURANCE AND INDEMNIFICATION

It is understood and agreed that, to the fullest extent permitted by law, the Contractor shall indemnify and hold harmless Commission and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys fees and court costs, arising out of or resulting from any acts or omissions in performance of this agreement by the Contractor, its employees and subcontractors. The Contractor will not bring any action against the Commission due to the Commission's execution of its right to cancel any event.

Contractor shall provide a General Comprehensive Liability Insurance Policy. Coverages to be provided by the foregoing insurance policy or policies shall include, but not be limited to, coverages commonly referred to by the insurance industry as:

- a. Premises / Operations Liability
- b. Owners and Contractors Protective Liability
- c. Blanket Contractual Liability
- d. Broad Form Bodily Injury and Property Damage Liability, including loss of use.
- e. Personal Injury
- f. Stop Gap or Employer's Contingent Liability
- g. Automobile Liability, including coverage for owner, non-owned, hired or borrowed vehicles
- h. Products / Completed Operations Liability
- i. Fire Legal Liability

The foregoing insurance policy or policies shall:

- a. Name Metro and the Commission as additional insured.
- b. Apply as primary insurance on behalf of Metro and Commission, regardless of what insurance the Commission may maintain.
- c. Provide for not less than sixty (60) days advance written notice to the Commission regarding termination or any material change to the policy.
- d. Include a "cross liability" (severability of interest) clause and a breach of warranty clause.
- e. Include limits of protection as follows:
 - Not less than \$1,000,000.00 for the General Comprehensive Liability Policy written on a per-occurrence basis.

A true and certified copy of the insurance policy or policies, including all of the required coverages and endorsements, shall be provided to the Commission prior to commencement of work under this agreement.

In the event that electrical services are destroyed by an act of God, fire, vandalism, etc., to the extent that continued operation thereof is not feasible, the Commission will be under no obligation to replace them.

The Commission shall insure all physical facilities and capital equipment located in the facility and used by the Commission under this agreement. This insurance will not extend to include any personal liability for the Contractor, its agents, employees or contractors.

Any other insurance deemed necessary by the Contractor to its operations and to protect equipment Contractor shall locate at the OCC, Memorial Coliseum or Civic Stadium shall be obtained at its own expense.

The terms and requirements of this Article shall be reviewed annually and modified as required in the judgment of the Commission's General Manager.

11. TERMINATION OR BREACH BY CONTRACTOR

Material Breach: Any actions by the Contractor or any failure by Contractor to perform any obligation hereunder which directly or indirectly impairs or interferes with the cleanliness, safety, profitability, operational capacity, or favorable public image or reputation of the Commission's facilities shall be a material breach and shall entitle the Commission to terminate this contract. In the event that Contractor shall default in the obligations or conditions set forth in this and other paragraphs of this agreement, and such default shall continue unremedied and no action taken to correct for three (3) days after written notice of said default to the Contractor, thereupon, at Commission's option, this agreement may be terminated upon thirty (30) days' written notice notwithstanding, nothing herein shall preclude the Commission or its agents from taking any immediate necessary action to remedy dangerous or unsafe conditions, regardless of the impact upon the Contractor. The parties agree that the Commission shall retain the right to determine whether any action or failure of Contractor constitutes a material breach hereunder, and any such determination shall be conclusive and shall be binding upon the parties hereto.

Loss of Essential Licenses - Extraordinary Breach: The parties agree that the loss by Contractor of any license or permit necessary to legal performance of its duties and obligations hereunder shall constitute an extraordinary breach of this agreement and shall be grounds for immediate termination by the Commission. This provision shall apply irrespective of the reason for loss or revocation of any necessary license or permit.

Unsatisfactory Performance: The parties agree that the Commission shall retain the right to demand performance which is in all ways satisfactory to it, and that the Commission shall retain the exclusive right to determine whether performance is or is not satisfactory. In the event Contractor's performance hereunder is deemed unsatisfactory, the Commission shall have the right to terminate this agreement and all rights and obligations hereunder. Notice of termination under this section shall provide such time for termination, discontinuance of operations and vacation of facilities as deemed appropriate by the Commission's General Manager.

Termination Accounting: In the event of termination under this Article, each party shall have full access to the other's financial records and accounts which

only relate to this agreement in order to facilitate a determination of the financial obligations of each to the other.

12. ASSIGNMENT

Both parties fully understand and agree that the highly skilled and professional management and operation of the electrical services in the Commission facilities are of paramount importance and that this agreement would not be entered into by the Commission except for its confidence in, and assurances provided for, the character, management abilities and financial stability of the Contractor. The Contractor, therefore, shall not sell, assign, sublet, transfer or in any manner encumber the rights and privileges granted herein, nor allow such assignment, subletting, transfer or any other encumbrance to occur by operation of law or otherwise without the prior consent of the Commission at the Commission's sole discretion. Provided, however, in no event will an offering of securities by Contractor be considered a sale, assignment, subletting, transfer or encumbrance. The parties agree, further, that any occurrence, whether within or beyond the control of Contractor, which renders Contractor incapable of performing all duties required hereunder shall constitute a material breach hereunder and shall give the Commission the option of terminating this agreement.

13. BEST EFFORTS

The Contractor and the Commission shall each use their best efforts to obtain the most efficient and high quality operation of electrical service as is possible.

14. IMPOSSIBILITY

The Commission and the Contractor shall not hold each other liable for failure to perform as outlined herein where such performance is rendered impossible or financially impractical due to labor strikes, walkouts, acts of God, inability to obtain necessary materials, products and services, civil commotion, fire, unavoidable casualty, or similar causes beyond the control of the Commission or the Contractor. Each party agrees to notify the other promptly upon the occurrence of an event or condition which will, or which is likely to, give rise to the likelihood that performance will be rendered impossible or impracticable under this Article. The failure to give prompt notice as herein required shall act as a waiver of any right under this Article.

15. MISCELLANEOUS PROVISIONS

This agreement constitutes the entire agreement and understanding between the Commission and the Contractor. No provision of this agreement may be

changed or eliminated unless mutually agreed to in writing by the Commission and the Contractor. This agreement shall be construed to incorporate by reference Contractor's Request for Proposals (RFP), all addendum issued thereto, and Contractor's proposal in response thereto dated _____.

In the event of a conflict between the terms and conditions of this agreement and the documents incorporated by reference, the terms and conditions of this agreement shall take precedence. In the event of a conflict between the documents incorporated by reference, the RFP as modified by any addendum thereto shall take precedence over Contractor's proposal.

The failure of either party to insist upon strict and prompt performance of the terms and conditions of this agreement shall not constitute a waiver of the party's right to strictly enforce such terms and conditions thereafter.

All notices relative to this agreement shall be in writing and shall be mailed by certified mail or delivered in person to the Commission or the Contractor. Said notices shall be addressed to the following:

Contractor

Commission

Convention Center Manager
Oregon Convention Center
P. O. Box 12210
Portland, OR 97212

With a copy to:

General Counsel
Metropolitan Service District
2000 S.W. First Avenue
Portland, OR 97201

This agreement is made in accordance with the laws of the State of Oregon, which shall be controlling in any dispute which arises under this agreement.

The situs of this agreement is Portland, Multnomah County, Oregon. Subject to the provisions of Section 18 requiring arbitration of all disputes, the parties agree that any litigation respecting this agreement or performance hereunder shall be had at said city and county in the Circuit Court of the State of Oregon or if jurisdiction exists in the Federal District Court, Portland, Oregon.

The underlined titles of the various articles of this agreement are for reference only. No meaning shall be ascribed to them, and they shall not be used in construing this agreement.

The parties agree that this contract has no value. The parties agree that the performance of Contractor has no value except insofar as Contractor's completed performance is entitled to compensation hereunder.

16. DBE / WBE PROGRAM

- a. Contractor will, consistent with its proposal and the terms of this Agreement regarding payment of gross revenues to the Commission subject to the provisions of Section 9 and Section 10, enter into agreements with those Disadvantaged Business Enterprises and Women-Owned Business Enterprises specified in Contractor's proposal.
- b. The Contractor agrees to follow the policies and rules set out in Commission's Request for Proposals regarding Disadvantaged Business Enterprises and Women-Owned Business Enterprises which by this reference are hereby fully incorporated as if fully set forth herein.
- c. The Contractor shall not replace a Disadvantaged or Women-Owned Business subcontractor with another subcontractor during Agreement performance, so as to reduce its level of DBE/WBE participation below the annual goals then in effect, without prior approval of Commission. In so replacing a Disadvantaged or Women-Owned Business subcontractor, the Contractor shall replace such Disadvantaged or Women-Owned Business subcontractor with another certified Disadvantaged or Women-Owned Business subcontractor or make good faith efforts to do so.
- d. The Contractor shall provide reports on its compliance with the DBE / WBE goals established for this Agreement and with the Disadvantaged Business Program as reasonably requested by Commission.
- e. Commission reserves the right, at all times during the period of this Agreement, to monitor compliance with the terms of the Disadvantaged Business Program and this Agreement, and with any representation made by the Contractor prior to Agreement award pertaining to Disadvantaged or Women-Owned Business participation in the Agreement, and any representation made by the Contractor regarding replacement of any Disadvantaged or Women-Owned Business subcontractor during the duration of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this document as of the day and year first above written.

CONTRACTOR:

METROPOLITAN EXPOSITION-
RECREATION COMMISSION

By _____

Title _____

Chair

Secretary-Treasurer

APPROVED AS TO FORM:

Metro General Counsel