



**REQUEST FOR PROPOSALS
FOR ECONOMIC DEVELOPMENT SPECIALIST SERVICES**

Please submit one electronic copy to citymanager@westlinnoregon.gov.

SUBMITTAL DEADLINE: Monday, October 3, 2016, by 11:59 PM.

PURPOSE

The City of West Linn (“City”) is seeking proposals from qualified professionals to provide economic development specialist services for the City’s Community Development Department.

INTRODUCTION

West Linn is a community where citizens, civic organizations, businesses and city government work together to ensure that the community retains its hometown identity, high quality of life and its natural beauty. The City incorporated in 1913 and is situated along the Willamette and Tualatin rivers within the Portland Metro area. It has a population of approximately 25,600 and a median household income of \$84,500. With Portland approximately 15 miles to the north, West Linn is close to the region's business core and urban amenities. At the same time, it provides a small-town atmosphere and distinct neighborhoods that range from the Historic Willamette District with its pioneer-era dwellings, to the contemporary architecture of newer homes.

BACKGROUND

The City of West Linn has a staff vacancy for its Community Development Director position. The recruitment for this position is in progress. In the meantime, the City’s economic development work program is being carried out by a consultant currently acting as the City’s economic development specialist. The City’s current consultant is John Morgan of Morgan Consulting LLC, and he is eligible to re-submit a proposal to continue this work.

EXPERIENCE AND KNOWLEDGE REQUIREMENTS

- A minimum of 10 years’ experience in responsible planning and administration experience;
- Understanding of the principles, practices, objectives and strategies utilized in economic development;
- Ability to formulate projects and policies that meet the City’s overall community development goals;
- Provide general, technical and policy information to the Economic Development Committee, Planning Commission, other citizen advisory groups, and the City Council.
- Knowledge of various public outreach and engagement strategies; and
- Member of the American Institute of Certified Planners is preferred.

SCOPE OF WORK

The City is accepting proposals from consultants that wish to work as an economic development specialist and manage a work program that consists of the following tasks:

- Support the review and refinement of the plan for the West Linn waterfront (the Arch Bridge area) redevelopment project.
- Staff the Economic Development Advisory Committee and coordinate with the West Linn Chamber of Commerce, Willamette Business District and other business and community groups working on economic development programs and objectives in the city.
- Continue to carry out strategies and tasks in the recently adopted Economic Opportunities Analysis and Economic Development Work Plan.
- Meet with representatives of West Linn business and industry companies, associations and firms to assess the City's economic development needs.

The scope of work includes producing all deliverables necessary to complete the tasks in the work program. The City encourages consultants to propose revisions to this Scope of Work in their proposals as they deem necessary to more effectively provide economic development services to the City. Accordingly, the final Scope of Work will likely be refined once the consultant has been selected. No material, labor or facilities will be furnished by the City unless otherwise provided for in the Request for Proposals or by mutual agreement.

CONTRACT DURATION AND COST

The contract shall continue until the Community Development Director is hired and there is no longer a need for the services outlined in the scope of work, which is estimated at four months to one year. The new Community Development Director will likely assume some of the tasks in the scope of work upon hire. All proposers should propose cost estimates based on time and material costs. The hourly rate and any other expectations for compensation (travel, mileage, production of materials, evening meeting attendance, etc.). The total cost of this contract shall not exceed \$100,000.

SUBMISSION REQUIREMENTS

The proposal shall include the following:

1. Cover Letter. The cover letter with original signature shall contain:
 - a. The name, address, tax filing name and number of the corporation or business structure submitting the proposal.
 - b. If different from (a), the name, address, telephone, fax number, email address, and title of the person authorized to represent the firm.
 - c. A brief history of the firm.
 - d. Statement that the offer is valid for 90 days.
2. Memorandum. The memorandum shall include:
 - a. An explanation of the firm's interest in performing the services required.
 - b. Examples of previous experience with projects of this nature, including a description of the work completed and client that can be contacted as references, which is Evaluation Criteria 1.
 - c. The proposed approach to delivering the services in the scope of work that addresses each of the remaining four evaluation criteria below.

- d. The expected fee for services that meets the requirements outlined in the Contract Duration and Cost section above and takes into account any recommended deviations from the scope of work that are proposed.
 - e. Any requirements or provisions contained in this Announcement that are believed to be unfair, prejudicial, or limit competition, if any, with an explanation of the firm's position.
3. Resume. Provide resume(s) for the Project Team, including the project manager and key staff that will perform the scope of work that demonstrates experience on similar projects and professional qualifications.

Please submit one electronic copy of the proposal (up to 15 MB) to citymanager@westlinnoregon.gov. Contact Eileen Stein, City Manager, at citymanager@westlinnoregon.gov or (503) 657-0331, if you have any questions about this RFP.

EVALUATION CRITERIA

The City shall select a consultant for the scope of work based on the following:

1. Experience of the proposer in like projects and history of the company or individual (20 points).
2. Familiarity with the City's economic development plans and approach for implementing them in accordance with the needs of stakeholder interests (40 points).
3. Approach to community involvement and input points for citizens to ensure transparency (20 points).
4. Process to capture the unique character of West Linn (10 points).
5. Effective use of City resources to accomplish the work (10 points).

ADDENDA AND SELECTION PROCEDURE

1. Addenda. Any amendments to this RFP will be in writing and will be issued to all persons or firms that have indicated an interest to receive RFP addenda or have obtained the proposal materials. The addenda will be posted on the City's website and issued by email to the address furnished to the City by those responding to this announcement. Your proposal must acknowledge receipt of all addenda issued either when you submit your proposal or separately prior to opening. No proposal will be considered that is not responsive to any issued addenda.
2. Applications. The City will accept applications until **Monday, October 3, 2016, at 11:59 PM**. The application must include all of the submission requirements listed above. Only email submissions will be received. The date stamp on the email will reflect the time your submittal is received by the City of West Linn. Late proposals will not be considered. Any changes made to the closing date of the RFP will be made in the form of an addendum and mailed to all potential proposers who have received RFP documents.
3. Initial Screening. A committee that may be comprised of City staff and members of the City's economic development advisory committee will evaluate the proposals and select a minimum of three respondents to interview, or all respondents that meet the minimum qualifications if less than three proposals are received.
4. Interviews. Selected respondents will be interviewed by the selection team to determine capability, experience, and qualifications before making a final selection.
5. Anticipated Timeline. The timeline below is tentative and can be modified at the City's sole discretion.

Receive Proposals	October 3, 2016, by 11:59 PM
Review Proposals	October 4, 2016
Interview Proposers	October 4-6, 2016
Finalize Scope of Work	October 7, 2016
Award Contract	October 10, 2016

ANNOUNCEMENT/CONTRACT LIMITATIONS

1. Limitation and award: This Announcement does not commit the City of West Linn to award a contract, nor to pay any costs incurred in the preparation of the application. The City reserves the right to waive minor irregularities, accept or reject any or all applications received as a result of this Announcement, negotiate with qualified applicants, or cancel all or part of this Announcement at any time, without penalty to the City of West Linn, if doing so is in the public interest. Any protest or objection of award must comply with LCRBR 30.135 and/or 30.140.
2. Billing: The selected Proposer shall submit an invoice to the Finance Director or electronically to acctspayable@westlinnoregon.gov. Invoices may not be submitted more frequently than once per month. West Linn will make payment on a net 30-day basis upon approval of the invoice for payment.
3. Validity period: Applications submitted to the City in response to this Announcement must contain a statement that the offer is valid for 90 days.
4. Conflict of interest: By submitting an application, the applicant certifies that no officer, agent, or employee of the City of West Linn has a pecuniary interest in the announcement or has participated in contract negotiations on the applicant's behalf; that the application is made in good faith; and that the applicant is competing solely on his or her own behalf, or on behalf of a law firm or office listed in the application, and that the applicant has no connection to an unlisted lawyer or law office.
5. Equal employment / nondiscrimination clause: Neither the City of West Linn nor its contractors will discriminate against a person, employee, or applicant based on race, color, religion, sex, national origin, marital status, familial status, gender identity, sexual orientation, disability that can be reasonably accommodated, or any other status protected by law. The City of West Linn fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. Please contact the City's Human Resources department for more information about Title VI compliance.
6. Exceptions to standard agreement: Attached to this Announcement is a copy of the City's standard personal services contract that the selected proposer will be required to sign. It is provided for your information and should not be completed prior to contract award. Any suggested revisions to these contract terms must be explained in clear language, and you must draft and submit proposed alternative clauses in your application. The City is not required to consider exceptions to the standard agreement during contract negotiation and award. The contract terms will include the scope of services and any special terms and conditions. Submission of a proposal constitutes agreement to the terms of the contract.

PERSONAL SERVICES AGREEMENT FOR (TITLE)

City: City of West Linn, a municipal corporation of the State of Oregon.
Contractor: (insert name of contractor)
(insert address of contractor)
(insert City, State, Zip)
Term: (insert beginning date - insert end date)
Compensation: Not to exceed \$(insert amount)

RECITALS

1. City has need for the services of a person or an entity with particular training, ability, knowledge, and experience as possessed by Contractor, and
2. City has determined that Contractor is qualified and capable of performing the professional services the City require, under the terms and conditions in this Personal Services Agreement (“Agreement”),

THEREFORE the Parties agree as follows:

1. SERVICES TO BE PROVIDED

Contractor shall provide services as specified in the Scope of Work, a copy of which is attached and incorporated in Exhibit A. Contractor shall initiate services immediately upon receipt of City’s notice to proceed, together with an executed copy of this Agreement.

2. EFFECTIVE DATE AND DURATION

This Agreement shall become effective upon the date of execution, and shall expire, unless otherwise terminated or extended, by **(Month - Day - Year)**. All work under this Agreement shall be completed prior to the expiration of this Agreement.

3. COMPENSATION

City agrees to pay Contractor not to exceed **(Amount in written form) (\$Amount in numerical form)** for performance of those services described in the Scope of Work, which payment shall be based upon the following applicable terms:

- A. Payment by City to Contractor for performance of services under this Agreement includes all expenses incurred by Contractor, with the exception of expenses, if any identified in this Agreement as separately reimbursable.
- B. Payment will be made in installments based on Contractor’s invoice, subject to the approval of the City Manager, or designee, and not more frequently than monthly. Payment shall be made only for work actually completed as of the date of invoice.
- C. Payment by City shall release City from any further obligation for payment to Contractor, for services performed or expenses incurred as of the date of the invoice. Payment shall

not be considered acceptance or approval of any work or waiver of any defects in the work.

- D. Where applicable, Contractor must make payment promptly as due to persons supplying Contractor labor or materials for the execution of the work provided by this order. Contractor must pay all contributions or amounts due from Contractor to the Industrial Accident Fund incurred in the performance of this order. Contractor shall not permit any lien or claim to be filed or prosecuted against City or any subdivision of City on account of any labor or material to be furnished. Contractor further agrees to pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.
- E. If Contractor fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to Contractor or a subcontractor by any person as such claim becomes due, City's Finance Director may pay such claim and charge the amount of the payment against funds due or to become due the Contractor. The payment of the claim in this manner shall not relieve Contractor or their surety from obligation with respect to any unpaid claims.
- F. If labor is performed under this order, then no person shall be employed for more than eight (8) hours in any one day, or forty (40) hours in any one week, except in cases of necessity, or emergency or where the public policy absolutely requires it, and in such cases, except cases of contracts for personal services as defined in ORS 279A.055, the labor shall be paid at least time and a half for all overtime in excess of eight (8) hours a day and for all work performed on Saturday and on any legal holidays as specified in ORS 279B.020. In cases of contracts for personal services as defined in ORS 279A.055, any labor shall be paid at least time and a half for all hours worked in excess of forty (40) hours in any one week, except for those individuals excluded under ORS 653.010 to 653.260 or under 29 USC SS 201-209.
- G. Contractor shall promptly, as due, make payment to any person, co-partnership, association or corporation, furnishing medical, surgical and hospital care or other needed care and attention incident to sickness or injury to the employees of Contractor or all sums which Contractor agrees to pay for such services and all moneys and sums which Contractor collected or deducted from the wages of employees pursuant to any law, contract or agreement for the purpose of providing or paying for such service.
- H. The City certifies that sufficient funds are available and authorized for expenditure to finance costs of this contract.

4. OWNERSHIP OF WORK PRODUCT

City shall be the owner of and shall be entitled to possession of any and all work products of Contractor which result from this Agreement, including any computations, plans, correspondence or pertinent data and information gathered by or computed by Contractor prior to termination of this Agreement by Contractor or upon completion of the work pursuant to this Agreement.

5. ASSIGNMENT/DELEGATION

Neither party shall assign, sublet or transfer any interest in or duty under this Agreement without the written consent of the other and no assignment shall be of any force or effect whatsoever unless and until the other party has so consented. If City agrees to assignment of tasks to a subcontract, Contractor shall be fully responsible for the acts or omissions of any subcontractors and of all persons employed by them, and neither the approval by City of any subcontractor nor anything contained in this Agreement shall be deemed to create any contractual relation between the subcontractor and City.

6. STATUS OF CONTRACTOR AS INDEPENDENT CONTRACTOR

Contractor certifies that:

- A. Contractor acknowledges that for all purposes related to this Agreement, Contractor is and shall be deemed to be an independent contractor as defined by ORS 670.700 and not an employee of City, shall not be entitled to benefits of any kind to which an employee of City is entitled and shall be solely responsible for all payments and taxes required by law. Furthermore, in the event that Contractor is found by a court of law or any administrative agency to be an employee of City for any purpose, City shall be entitled to offset compensation due, or to demand repayment of any amounts paid to Contractor under the terms of this Agreement, to the full extent of any benefits or other remuneration Contractor receives (from City or third party) as a result of said finding and to the full extent of any payments that City is required to make (to Contractor or to a third party) as a result of said finding.
- B. The undersigned Contractor hereby represents that no employee of the City, or any partnership or corporation in which a City employee has an interest, has or will receive any remuneration of any description from Contractor, either directly or indirectly, in connection with the letting or performance of this Agreement, except as specifically declared in writing.

If this payment is to be charged against Federal funds, Contractor certifies that he/she is not currently employed by the Federal Government and the amount charged does not exceed his or her normal charge for the type of service provided.

Contractor and its employees, if any, are not active members of the Oregon Public Employees Retirement System and are not employed for a total of 600 hours or more in the calendar year by any public employer participating in the Retirement System.

- C. Contractor certifies that it currently has a City business license or will obtain one prior to delivering services under this Agreement.
- D. Contractor is not an officer, employee, or agent of the City as those terms are used in ORS 30.265.

7. INDEMNIFICATION

City has relied upon the professional ability and training of Contractor as a material inducement to enter into this Agreement. Contractor warrants that all its work will be performed in accordance with generally accepted professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of a contractor’s work by City shall not operate as a waiver or release.

Contractor agrees to indemnify and defend the City, its officers, agents, employees and volunteers and hold them harmless from any and all liability, causes of action, claims, losses, damages, judgments or other costs or expenses including attorney's fees and witness costs and (at both trial and appeal level, whether or not a trial or appeal ever takes place) that may be asserted by any person or entity which in any way arise from, during or in connection with the performance of the work described in this contract, except to the extent that the liability arises out of the sole negligence of the City and its employees. Such indemnification shall also cover claims brought against the City under state or federal workers’ compensation laws. If any aspect of this indemnity shall be found to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this indemnification.

8. INSURANCE

Contractor and its subcontractors shall maintain insurance acceptable to City in full force and effect throughout the term of this contract. Such insurance shall cover all activities of the contractor arising directly or indirectly out of Contractor's work performed hereunder, including the operations of its subcontractors of any tier. Such insurance shall be primary and non-contributory.

The policy or policies of insurance maintained by the Contractor and its subcontractor shall provide at least the following limits and coverages:

A. Commercial General Liability Insurance

Contractor shall obtain, at contractor’s expense, and keep in effect during the term of this contract, Commercial General Liability Insurance covering Bodily Injury and Property Damage on an “occurrence” form. This coverage shall include Contractual Liability insurance for the indemnity provided under this contract. The following insurance will be carried:

<u>Coverage</u>	<u>Limit</u>
General Aggregate	3,000,000
Products-Completed Operations Aggregate	3,000,000
Personal & Advertising Injury	3,000,000
Each Occurrence	2,000,000
Fire Damage (Any one fire)	500,000
Medical Expense (Any one person)	5,000

B. Commercial Automobile Insurance

Contractor shall also obtain, at contractor’s expense, and keep in effect during the term of this contract, Commercial Automobile Liability coverage including coverage for all

owned, hired, and non-owned vehicles. The Combined Single Limit per occurrence shall not be less than \$2,000,000.

C. Professional Liability Insurance

Contractor shall obtain, at Contractor's expense, and keep in effect during the term of this contract, Professional Liability Insurance covering any damages caused by an error, omission or any negligent acts. Combined single limit per occurrence shall not be less than \$2,000,000. Annual aggregate limit shall not be less than \$2,000,000.

D. Workers' Compensation Insurance

The Contractor, its subcontractors, if any, and all employers providing work, labor or materials under this Contract who are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, which requires them to provide workers' compensation coverage that satisfies Oregon law for all their subject workers. Out-of-state employers must provide workers' compensation coverage for their workers that complies with ORS 656.126. Employer's Liability Insurance with coverage limits of not less than \$500,000 each accident shall be included.

E. Additional Insured Provision

The Commercial General Liability Insurance and Commercial Automobile Insurance policies and other policies the City deems necessary shall include the City, its officers, directors, employees and volunteers as additional insureds with respect to this contract.

F. Notice of Cancellation

There shall be no cancellation, material change, exhaustion of aggregate limits or intent not to renew insurance coverage without 30 days written notice to the City. Any failure to comply with this provision will not affect the insurance coverage provided to the City. The certificates of insurance provided to the City shall state that the insurer shall endeavor to provide 30 days notice of cancellation to the City.

G. Insurance Carrier Rating

Coverages provided by the Contractor must be underwritten by an insurance company deemed acceptable by the City. The City reserves the right to reject all or any insurance carrier(s) with an unacceptable financial rating.

H. Certificates of Insurance

As evidence of the insurance coverage required by the contract, the Contractor shall furnish a Certificate of Insurance to the City. No contract shall be effected until the required certificates have been received and approved by the City. The certificate will specify and document all provisions within this contract. A renewal certificate will be sent to the above address 30 days prior to coverage expiration.

Certificates of Insurance should read "Insurance certificate pertaining to contract for **(PROJECT NAME)**. The City of West Linn, its officers, directors and employees shall be added as additional insureds with respects to this contract. A notation stating that

“Insured coverage is primary” shall appear in the description portion of certificate.

I. Independent Contractor Status

The service or services to be rendered under this contract are those of an independent contractor. Contractor is not an officer, employee or agent of the City as those terms are used in ORS 30.265.

J. Primary Coverage Clarification

The parties agree that Contractor’s coverage shall be primary to the extent permitted by law. The parties further agree that other insurance maintained by the City is excess and not contributory insurance with the insurance required in this section.

K. Cross-Liability Clause

A cross-liability clause or separation of insureds clause will be included in the general liability policy.

Contractor’s insurance policy shall contain provisions that such policies shall not be canceled or their limits of liability reduced without thirty (30) days prior notice to City. A copy of each insurance policy, certified as a true copy by an authorized representative of the issuing insurance company, or at the discretion of City, in lieu thereof, a certificate in form satisfactory to City certifying to the issuance of such insurance shall be forwarded to:

(insert staff's name) City of West Linn 22500 Salamo Road West Linn, OR 97068	Ph: 503-(insert #) Fax: 503-(insert #) Email: name@westlinnoregon.gov
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Such policies or certificates must be delivered prior to commencement of the work.

The procuring of such required insurance shall not be construed to limit contractor’s liability hereunder. Notwithstanding said insurance, Contractor shall be obligated for the total amount of any damage, injury, or loss caused by negligence or neglect connected with this contract.

9. **METHOD & PLACE OF SUBMITTING NOTICE, BILLS AND PAYMENTS**

All notices, bills and payments shall be made in writing and may be given by personal delivery, mail or by fax. Payments may be made by personal delivery, mail, or electronic transfer. The following addresses shall be used to transmit notices, bills, payments, and other information:

City of West Linn	CONTRACTOR
Attn: Finance Department	Attn: (insert contract manager's name)
22500 Salamo Road	Address: (insert contract manager's address)
West Linn, OR 97068	Phone: (insert #)
Phone: 503- 657-0331	Fax: (insert #)
Fax: 503-650-9041	Email: (insert address)
Email: rseals@westlinnoregon.gov	

and when so addressed, shall be deemed given upon deposit in the United States mail, postage prepaid, or when so faxed, shall be deemed given upon successful fax. In all other instances, notices, bills and payments shall be deemed given at the time of actual delivery. Changes may be made in the names and addresses of the person to who notices, bills and payments are to be given by giving written notice pursuant to this paragraph.

10. MERGER

This writing is intended both as a final expression of the Agreement between the parties with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. No modification of this Agreement shall be effective unless and until it is made in writing and signed by both parties.

11. TERMINATION WITHOUT CAUSE

At any time and without cause, City shall have the right, in its sole discretion, to terminate this Agreement by giving notice to Contractor. If City terminates the contract pursuant to this paragraph, it shall pay Contractor for services rendered to the date of termination.

12. TERMINATION WITH CAUSE

A. City may terminate this Agreement effective upon delivery of written notice to Contractor, or at such later date as may be established by City, under any of the following conditions:

- 1) If City funding from federal, state, local, or other sources is not obtained and continued at levels sufficient to allow for the purchase of the indicated quantity of services. This Agreement may be modified to accommodate a reduction in funds
- 2) If federal or state regulations or guidelines are modified, changed, or interpreted in such a way that the services are no longer allowable or appropriate for purchase under this Agreement.
- 3) If any license or certificate required by law or regulation to be held by Contractor, its subcontractors, agents, and employees to provide the services required by this Agreement is for any reason denied, revoked, or not renewed.
- 4) If Contractor becomes insolvent, if voluntary or involuntary petition in bankruptcy is filed by or against Contractor, if a receiver or trustee is appointed for Contractor, or if there is an assignment for the benefit of creditors of Contractor.

Any such termination of this agreement under paragraph (a) shall be without prejudice to any obligations or liabilities of either party already accrued prior to such termination.

B. City, by written notice of default (including breach of contract) to Contractor, may terminate the whole or any part of this Agreement:

- 1) If Contractor fails to provide services called for by this Agreement within the time specified in this Agreement or any extension thereof, or
- 2) If Contractor fails to perform any of the other provisions of this Agreement, or so fails to pursue the work as to endanger performance of this agreement in accordance with its terms, and after receipt of written notice from City, fails to

correct such failures within ten (10) days or such other period as City may authorize.

The rights and remedies of City provided in the above clause related to defaults (including breach of contract) by Contractor shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

If City terminates this Agreement under paragraph (B), Contractor shall be entitled to receive as full payment for all services satisfactorily rendered and expenses incurred, an amount which bears the same ratio to the total fees specified in this Agreement as the services satisfactorily rendered by Contractor bear to the total services otherwise required to be performed for such total fee; provided, that there shall be deducted from such amount the amount of damages, if any, sustained by City due to breach of contract by Contractor. Damages for breach of contract shall be those allowed by Oregon law, reasonable and necessary attorney fees, and other costs of litigation at trial and upon appeal.

13. ACCESS TO RECORDS

City shall have access to such books, documents, papers and records of Contractor as are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts and transcripts.

14. FORCE MAJEURE

Neither City nor Contractor shall be considered in default because of any delays in completion and responsibilities hereunder due to causes beyond the control and without fault or negligence on the part of the parties so disabled, including but not restricted to, an act of God or of a public enemy, civil unrest, volcano, earthquake, fire, flood, epidemic, quarantine restriction, area-wide strike, freight embargo, unusually severe weather or delay of subcontractor or supplies due to such cause; provided that the parties so disabled shall within ten (10) days from the beginning of such delay, notify the other party in writing of the cause of delay and its probable extent. Such notification shall not be the basis for a claim for additional compensation. Each party shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon cessation of the cause, diligently pursue performance of its obligation under the Agreement.

15. NON-WAIVER

The failure of City to insist upon or enforce strict performance by Contractor of any of the terms of this Agreement or to exercise any rights hereunder should not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon such terms or rights on any future occasion.

16. NON-DISCRIMINATION

Contractor agrees to comply with all applicable requirements of federal and state civil rights and rehabilitation statues, rules, and regulations. Contractor also shall comply with the Americans with Disabilities Act of 1990, ORS 659A.142, and all regulations and administrative rules established pursuant to those laws.

17. ERRORS

Contractor shall perform such additional work as may be necessary to correct errors in the work required under this Agreement without undue delays and without additional cost.

18. EXTRA (CHANGES) WORK

Only **City staff member's title & name** may authorize extra (and/or change) work. Failure of Contractor to secure authorization for extra work shall constitute a waiver of all right to adjustment in the contract price or contract time due to such unauthorized extra work and Contractor thereafter shall be entitled to no compensation whatsoever for the performance of such work.

19. WARRANTIES

All work shall be guaranteed by Contractor for a period of one year after the date of final acceptance of the work by the owner. Contractor warrants that all practices and procedures, workmanship and materials shall be the best available unless otherwise specified in the profession. Neither acceptance of the work nor payment therefore shall relieve Contractor from liability under warranties contained in or implied by this Agreement.

20. ATTORNEY'S FEES

In case suit or action is instituted to enforce the provisions of this contract, the parties agree that the losing party shall pay such sum as the court may adjudge reasonable attorney fees and court costs, including attorney's fees and court costs on appeal.

21. GOVERNING LAW

The provisions of this Agreement shall be construed in accordance with the provisions of the laws of the State of Oregon. Any action or suits involving any question arising under this Agreement must be brought in the appropriate court of the State of Oregon.

22. COMPLIANCE WITH STATE AND FEDERAL LAWS/RULES

Contractor shall comply with all applicable federal, state and local laws, rules and regulations, including, but not limited to, the requirements concerning working hours, overtime, medical care, workers compensation insurance, health care payments, payments to employees and subcontractors and income tax withholding contained in ORS Chapters 279A and 279B, the provisions of which are hereby made a part of this agreement

23. CONFLICT BETWEEN TERMS

It is further expressly agreed by and between the parties that should there be any conflict between the terms of this Agreement and the Contractor's proposed contract terms, scope of work, or any other document provided by the Contractor, this Agreement shall control and nothing in this Agreement shall be considered as an acceptance of any conflicting terms in the Contractor's proposal.

24. AUDIT

Contractor shall maintain records to assure conformance with the terms and conditions of this Agreement, and to assure adequate performance and accurate expenditures within the contract period. Contractor agrees to permit City, the State of Oregon, the federal government, or their duly authorized representatives to audit all records pertaining to this Agreement to assure the accurate expenditure of funds.

25. SEVERABILITY

In the event any provision or portion of this Agreement is held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining terms and provisions shall not be affected to the extent that it did not materially affect the intent of the parties when they entered into the agreement.

26. AMENDMENT AND COMPLETE AGREEMENT

This Agreement and attached exhibits constitutes the entire Agreement between the parties. No waiver, consent, modification, or change of terms of this Agreement shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification, or change if made, shall be effective only in specific instances and for the specific purpose given. There are no understandings, agreements, or representations, oral or written, not specified in this Agreement regarding this Agreement. Contractor, by the signature of its authorized representative, acknowledges that he has read this Agreement, understands it and agrees to be bound by its terms and conditions.

INTENDING TO BE BOUND, City has caused this Agreement to be executed by its duly authorized undersigned officer and Contractor has executed this Agreement on the date written below.

CONTRACTOR

CITY OF WEST LINN

Signature

Signature

Printed Name & Title

Printed Name & Title

Date

Date

APPROVED AS TO FORM:

CITY ATTORNEY