

**COAL OIL POINT RESERVE  
EDUCATIONAL AND CONSERVATION CENTER**

**CONTRACT BETWEEN THE COUNTY OF SANTA BARBARA  
AND THE REGENTS OF THE UNIVERSITY OF CALIFORNIA ON BEHALF OF ITS  
SANTA BARBARA CAMPUS**

This Contract is made by and between The Regents of the University of California, on behalf of its Santa Barbara campus, a state-run institution of higher education (hereinafter referred to as "GRANTEE"), and the County of Santa Barbara, a political subdivision of the State of California (hereinafter referred to as "COUNTY"), wherein COUNTY agrees to grant certain funds to GRANTEE for the purposes and on the conditions specified herein.

**RECITALS**

WHEREAS, environmental impact reports prepared for oil development projects offshore Santa Barbara County have identified adverse, residual impacts to local coastal resources not otherwise mitigable;

WHEREAS, COUNTY established and administers the Coastal Resource Enhancement Fund (hereinafter referred to as "CREF") that is financially supported by offshore oil and gas developers to mitigate these impacts; and

WHEREAS, the County Board of Supervisors conducted a public hearing for the 2016 CREF funding cycle and found GRANTEE's proposal to fulfill the intent and purpose of CREF by enhancing environmentally sensitive coastal resources.

**TERMS AND CONDITIONS**

Now, therefore, in consideration of the mutual promises hereinafter set forth, it is agreed as follows:

(1) Obligations to be Performed Under this Contract. Within the Time of Performance specified in paragraph 3, GRANTEE shall perform all of the obligations described in this Contract and set forth in the project description, which is attached hereto as Exhibit A (hereinafter referred to as "PROJECT").

To the extent that environmental review, permits, and other approvals from local, state, or federal governments are necessary to effectuate the Contract made herein, GRANTEE shall be responsible for obtaining such review, permits, and approvals, including costs incurred. The

parties acknowledge that no commitment with regard to PROJECT approval can be or is hereby given in advance.

(2) Grant Funding. COUNTY shall award to GRANTEE an amount not to exceed \$23,000 (twenty-three thousand dollars) from CREF (Fund #0063, Dept. #053, Program #5090, Account #7863, Project #1603) no later than 10 days after execution of this Contract, to complete PROJECT.

(3) Time of Performance. PROJECT commenced November 1, 2016 and shall be completed on or before February 15, 2018. However, COUNTY's Director of Planning & Development Department (hereinafter referred to as "DIRECTOR") may extend the time of performance for good cause.

GRANTEE agrees to operate and allow public access to PROJECT for a minimum of five years following completion of PROJECT.

(4) Matching Funds. GRANTEE shall provide Matching Funds, as described in Exhibit A, as a condition of receiving this grant from the COUNTY. Failure to provide such funds shall, at the discretion of the DIRECTOR, be grounds for termination of this Contract. Upon such termination, GRANTEE shall within 14 days of termination return any grant funds received from the COUNTY under this Contract.

(5) Project Amendments. GRANTEE shall obtain prior written approval from the DIRECTOR for any changes proposed by GRANTEE in the PROJECT as described herein. Such changes include any change to the project description, any reduction in the overall project budget, or any change in a budget item of 10 percent or more. If the DIRECTOR finds that GRANTEE has proposed a change that represents a significant departure from the project originally considered and approved by the Board, then Board approval shall be required for such project changes.

(6) Project Cost Increases. If, for any reason, PROJECT costs exceed or are expected to exceed those represented by GRANTEE for receipt of this grant, and such increases cannot be covered by GRANTEE from its own or matching funds, GRANTEE shall notify COUNTY within 10 days of discovering the potential cost exceedance. If GRANTEE cannot secure the necessary resources within 30 days of notifying COUNTY, at the end of those 30 days, GRANTEE shall return to COUNTY all unspent monies of this grant (including monies encumbered by contracts). COUNTY shall hold the grant until GRANTEE secures all necessary resources to complete this PROJECT. Failure to secure said resources prior to PROJECT completion date in Article 3 of this Contract shall result in forfeiture of grant by GRANTEE.

(7) Project Cost Savings. GRANTEE shall return any unspent funds granted under this Contract to COUNTY within 60 days of completing PROJECT construction, and COUNTY shall return any unspent funds to CREF for reallocation by COUNTY in future funding cycle(s).



If, for any reason, GRANTEE finds it cannot complete PROJECT, GRANTEE shall report that finding to COUNTY immediately and return any unspent funds granted under this Contract (including monies encumbered by subsequent contracts) to CREF within 14 days of that finding.

(8) Acknowledgement. GRANTEE shall publicly identify in its newsletter that PROJECT was "...financed by Santa Barbara County's Coastal Resource Enhancement Fund, a partial mitigation of impacts from the following offshore oil and gas projects: Point Arguello, Point Pedernales, and Santa Ynez Unit." In addition, GRANTEE shall acknowledge the "Santa Barbara County's Coastal Resource Enhancement Fund" on a plaque located on the building.

(9) Non-Partnership. This Contract is not intended by the parties to constitute or create a joint venture, pooling arrangement, or formal business organization of any kind. The rights and obligations of the parties shall be only those expressly set forth herein.

(10) Status of GRANTEE. GRANTEE and GRANTEE's subcontractors shall perform all services under this Contract as independent parties and not as employees, officers or agents of the COUNTY.

(11) Indemnification.

(a) The GRANTEE shall indemnify, defend and hold COUNTY and COUNTY's agents, officers and employees harmless from and against all claims, damages, losses, causes of action and expenses, including attorney's fees, for any personal injury, bodily injury, loss of life or damage to property, violation of any federal, state or municipal law, ordinance or constitutional provision, or other cause which arise out of, relate to, or result from the activities or omissions, negligent or otherwise, under this Contract of the GRANTEE and GRANTEE's officers, agents and employee, including performing or authorizing the performance of, or in failing to perform or authorize the performance of any work, services, or functions provided for, referred to in or in any way connected with any work, services or functions performed under this CONTRACT.

(b) The COUNTY shall indemnify, defend and hold GRANTEE and GRANTEE'S agents, officers and employees harmless from and against all claims, damages, losses, causes of action and expenses, including attorney's fees, for any personal injury, bodily injury, loss of life or damage to property, violation of any federal, state or municipal law, ordinance or constitutional provision, or other cause which arise out of, relate to, or result from the activities or omissions, negligent or otherwise, under this Contract of the GRANTEE and GRANTEE's officers, agents and employees.

(12) Semi-Annual Reports; Public Briefing. GRANTEE shall provide COUNTY with semi-annual written reports of the progress of PROJECT until completion of PROJECT. GRANTEE shall submit a progress report to the COUNTY on April 15, 2017 and October 15, 2017.

The report shall compare the project's progress to the description, budget and schedule in Exhibit A, including:

(a) The status of each task. This section shall include any proposed changes to the tasks, whether the project is progressing according to the schedule, and anticipated accomplishments in the upcoming months; and

(b) The costs to date compared with the approved budget. The report shall state whether or not PROJECT is progressing within the approved budget and discuss any proposed changes.

GRANTEE agrees to participate in a public briefing, if determined necessary and appropriate by COUNTY, to provide a summary of PROJECT.

(13) Final Report. Within 45 days of completion of PROJECT, GRANTEE agrees to provide to COUNTY a final report, which shall include:

(a) a brief summary of PROJECT's objectives and how these objectives were accomplished,

(b) an itemized list and support documentation of all expenses incurred to complete PROJECT, and

(c) photos of the completed exhibits and improvements.

(14) Records. GRANTEE shall maintain complete financial records that clearly reflect the expenditures of this grant and matching funds in accordance with generally accepted accounting principles and that evidence proper audit trails reflecting the true cost of the services rendered and costs incurred for the project. GRANTEE shall maintain all such records for a minimum of four years after PROJECT completion. GRANTEE agrees that COUNTY's designated representative may, at any time during normal working hours and up to four years after PROJECT completion, review or audit all records regarding performance of this Contract. GRANTEE shall submit to COUNTY copies of findings of any audits which GRANTEE commissions.

(15) Termination.

(a) COUNTY may, in its sole discretion, terminate this Contract for convenience by giving sixty (60) days prior written notice to GRANTEE. GRANTEE shall not incur any unnecessary expenses or costs which are reimbursable under this Contract during this period except those absolutely necessary to close out all activities related to the Contract. COUNTY will not compensate any other charges incurred by GRANTEE during this period unless approved in writing by the DIRECTOR.

(b) COUNTY may terminate this Contract for cause should GRANTEE default in the performance of this Contract or materially breach any of its provisions. Such termination shall be by written notice and shall be effective upon receipt by GRANTEE.

(c) Upon termination of this Contract pursuant to this section, GRANTEE shall within 30 days return any unspent grant funds received from COUNTY under this Contract, and provide COUNTY an itemized list and supporting documentation of all expenses incurred on the PROJECT.



(16) Remedies Not Exclusive. No remedy herein conferred upon or reserved to either party is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

(17) Waivers. The waiver by either party to this Contract of any term, covenant, or condition of this Contract or of any provision, ordinance, or law, shall not be deemed to be a continuing waiver of such term, covenant, condition, or law, or of any subsequent breach or violation of the same, or of any other term, covenant, ordinance, or law.

(18) Grant Contract Integrated. In conjunction with the matters considered herein, this Contract contains the entire understanding and agreement of the parties and there have been no promises, representations, agreements, warranties or undertakings by any of the parties, either oral or written, of any character or nature hereafter binding except as set forth herein. This Contract may be altered, amended or modified only by an instrument in writing, executed by the parties to this Contract and by no other means. Each party waives their future right to claim, contest or assert that this Contract was modified, canceled, superseded or changed by any oral agreements, course of conduct, waiver or estoppel.

(19) Assignment. This Contract shall not be assigned by GRANTEE without the prior written consent of the DIRECTOR.

(20) California Law to Apply. This Contract shall be governed by the laws of the State of California. Any litigation regarding this Contract or its contents shall be filed in the County of Santa Barbara, if in state court, or in southern California, if in federal court.

(21) Nondiscrimination Clause. GRANTEE shall abide by the Unlawful Discrimination Ordinance, Article XIII of Chapter 2 of the Santa Barbara County Code, which is attached hereto as Exhibit B and incorporated herein by this reference.

(22) Taxes. GRANTEE shall be responsible for payment of all taxes due as a result of the Contract. GRANTEE's Federal Tax Identification Number is 95-6006145.

(23) Point of Contact. The designated contacts for this Contract are:

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| (a) Kathy McNeal Pfeifer, 568-2507<br>P&D, Energy Division<br>123 Anapamu Street<br>Santa Barbara, California 93101<br>Email: kathypm@co.santa-barbara.ca.us | (b) Jamie Sprague, (805) 893-8503<br>Office of Research/UCSB<br>3227 Cheadle Hall<br>Santa Barbara, CA 93106-2050<br>sprague@research.ucsb.edu |
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Either party may change its point of contact by providing 30 days written notice to the other party. The DIRECTOR or DEPUTY DIRECTOR may designate a new point of contact for COUNTY.

This Contract between the County of Santa Barbara and GRANTEE is executed at Santa Barbara, California, on the dates shown below and shall be effective when signed by all parties.

**ATTEST:**

MONA MIYASATO  
Clerk of the Board

By \_\_\_\_\_  
Deputy Clerk of the Board

**APPROVED:**

**COUNTY**

\_\_\_\_\_  
JOAN HARTMANN, CHAIR  
BOARD OF SUPERVISORS  
Date signed: \_\_\_\_\_

**CREF GRANTEE**

*Jamie Aprague*  
\_\_\_\_\_  
Jamie Sprague, Sponsored Projects Officer/UCSB  
CREF GRANTEE  
Date signed: 1/13/2017

**APPROVED AS TO FORM:**

MICHAEL GHIZZONI,  
Deputy County Counsel

By *[Signature]* \_\_\_\_\_

**APPROVED AS TO  
ACCOUNTING FORM:**

THEODORE A. FALLATI, CPA  
Auditor-Controller

By *[Signature]* \_\_\_\_\_

**APPROVED AS TO  
INSURANCE FORM:**

RAY AROMATORIO  
Risk Program Manager

By: *[Signature]*  
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## Exhibit A

### PROJECT DESCRIPTION, BUDGET, AND SCHEDULE

#### PROJECT Description

UC Santa Barbara Coal Oil Point Reserve shall renovate an existing 5,390 square-foot building, adjacent to the University of California, Santa Barbara's (UCSB) Coal Oil Point Reserve (COPR), into a new research-based education & conservation center, The Nature Center. The Nature Center shall serve visitors from the larger Santa Barbara community by providing education and research activities focusing on coastal habitats from UCSB campus to the Gaviota Coast. The renovation shall include a repurposing of interior spaces to include a large meeting room for lectures and events, a classroom, wet lab, library, conference room, kitchen, offices for the Nature Reserve Systems (NRS) staff and public restrooms. The courtyard shall be reconfigured with American with Disabilities Act (ADA) approved pathways, a patio and outdoor benches and tables. The area shall serve as a staging area to introduce participants to the Coal Oil Point Reserve before they enter the Reserve for program activities. The intended participant user group includes but is not limited to: K-12 classes, university-level students, restoration groups and members of the public. The area shall also be used to host Reserve events. When this project is completed it is expected that conservation and restoration programs shall increase by 30% and educational programs by 50%. All programmatic work at the Nature Center shall be in collaboration with local education non-profits organizations such as the Santa Barbara Audubon Society.

The Nature Center Renovation shall be completed in four different phases. The CREF funding is going towards Phase 2:

#### Phase 1 – Building design, evaluation and safety features (\$329,500)

The design, construction drawings and safety plans for the renovation have been developed, completed and approved by the University of California Santa Barbara.

#### Phase 2 – Demolition and Environmental Remediation (\$63,737)

Demolition and environmental remediation shall include selective removal of existing debris and asbestos abatement required for safety in the renovation activities and use of the Nature Center. Specifically, all existing vinyl flooring shall be removed and disposed according to the hazard disposal regulations, all existing bathroom fixtures and walls surrounding the bathrooms shall be removed to repurpose space, any rot found on subfloor shall be removed and the joists shall be replaced, and walls to be removed for repurposing of rooms shall be removed and debris disposed.

#### Phase 3 – Building Construction (\$897,800)

Building activities include repurposing interior spaces and installing a large meeting room for lectures and events, a classroom, wet lab, library, conference room, kitchen, offices

for the NRS staff and public restrooms. The courtyard shall be reconfigured with ADA paths, a patio and outdoor benches and tables.

Phase 4 – Exhibits (\$61,000)

Development and installation of exhibits, displays, and signs include a topographic model of the Devereux Watershed, media equipment to show short movies on endangered and threatened species, and aquarium with plankton and microscope and TV monitor for detailed viewing. The Coal Oil Point Reserve has gathered and continues to gather funds to support this stage of the renovation.

GRANTEE agrees to operate and allow the public access to the Education & Conservation Center for a minimum of five years, following completion of PROJECT with no additional dependence of CREF for operations or maintenance.

**PROJECT Budget.**

The total estimated cost of the Coal Oil Point Reserve Nature Center Renovation project is approximately \$1,352,037. The GRANTEE confirms that all necessary funding to complete all four phases of the Coal Oil Point Reserve Nature Center Renovation project have been secured.

<b>Phase</b>	<b>Task</b>	<b>Total Estimated Cost of Phase</b>	<b>Matching Funds</b>	<b>CREF expenditure amount</b>
<b>1</b>	Building Design, Evaluation, and Safety Features	\$329,500	N/A	\$0
<b>2</b>	Demolition/Environmental Remediation	\$63,737	\$40,737	\$23,000
<b>3</b>	Building Construction	\$897,800	N/A	\$0
<b>4</b>	Exhibits	\$61,000	N/A	\$0

In the performance of this agreement, the GRANTEE shall only be required to track and report on the Phase 2 budget – Demolition and Environmental Remediation.

<b>Phase 2 Components</b>	<b>Estimated Cost</b>
Environmental/Demolition Labor	\$48,693
Construction and Debris Disposal	\$1,755
Rentals: Scissor Lift	\$785
Materials (Plaster, Polyethylene sheeting, etc.)	\$12,504
<b>Total costs</b>	<b>\$63,737</b>



**PROJECT Schedule**

<b>Task Description</b>	<b>Completion Date</b>
Phase 1: Prepare and Approve Building Design, Evaluation, and Safety Features	Completed
Phase 2: Asbestos Abatement/Demolition: Removal and dispose existing asbestos containing construction materials throughout building.	January 31, 2017
Phase 2: Selective soft demolition: Removal and disposal of existing construction debris.	January 31, 2017
Phase 3: Construction	December 31, 2017
Phase 4: Prepare and install exhibits	December 31, 2017
Prepare and submit final CREF report	February 15, 2018

## Exhibit B

### COUNTY OF SANTA BARBARA UNLAWFUL DISCRIMINATION ORDINANCE

Sec. 2-95. Prohibition of unlawful discrimination in employment practices. The County of Santa Barbara reserves the right to terminate forthwith each and every written contract and agreement (except purchase orders) for goods and/or services entered into by the County of Santa Barbara or by its joint powers, agencies or agents with the consent of the other parties (hereinafter called "contractor") including but not limited to concessions, franchises, construction agreements, leases, whether now in effect or hereinafter made if the county finds that the contractor is discriminating or has discriminated against any employee or applicant for employment in violation of any applicable state or federal laws, rules or regulations which may now or hereafter specifically prohibit such discrimination on such grounds as race, religion, sex, color, national origin, physical handicap when otherwise qualified, Vietnam era veteran/disabled, or age.

Such finding may only be made after contractor has had a full and fair hearing on notice of thirty (30) days before an impartial hearing officer at which hearing contractor may introduce evidence, produce witnesses and have the opportunity to cross-examine witnesses produced by the county. Further, any finding of discrimination must be fully supported by the facts developed at such hearing and set forth in a written opinion; and in addition, contractor may move in the appropriate court of law for damages and/or to compel specific performance of a contractor or agreement if any the above procedures are not afforded to the contractor. If contractor is not found to have engaged in unlawful discriminatory practices, county shall pay all costs and expense of such hearing, including reasonable attorneys' fees to contractor in accordance with current Santa Barbara County Superior Court schedule of attorneys' fees for civil trials. If contractor is found to have engaged in such unlawful discriminatory employment practices, contractor shall pay all such costs, expenses and attorneys' fees.

Whether or not a contract or agreement is still in existence at the time of final determination of such unlawful discrimination, the contractor shall forthwith reimburse county for all damages directly stemming from such discrimination; however, those damages shall not exceed and are not reimbursable in an amount which exceeds amounts paid contractor under the terms of the contract or agreement.

Nothing in this section 2-95 shall directly or by interpretation give a private cause of action to any third party (not a signatory to the contract or agreement) including employees past or present, or applicants for employment to contractor, it being the sole purpose of this clause to administratively assure compliance with the nondiscrimination clauses contained herein.

Employment practices shall include, but are not limited to employment, promotion, demotion, transfer, recruitment and advertising for recruitment, layoff or other termination, rate of pay, employee benefits and all other forms of compensation selection for training and apprenticeship and probationary periods.

Contractor shall permit access at all reasonable time and places to all of its records of employment, advertising, application forms, tests and all other pertinent employment data and records, to the County of Santa Barbara, its officers, employees and agents for the purpose of investigation to ascertain if any unlawful discrimination as described herein has occurred or is being practiced, provided



that such records are relevant to a complaint of an unlawful discriminatory practice which has been forwarded to contractor reasonably prior to the time contractor is asked to make such records available. In addition, all such records shall be deemed "Confidential" by the officers, employees and agent of the county. No records or copies of such records may be removed from the premises of contractor and no disclosure, oral or written of such record, may be made to third parties except as provided within the agreement.

Provided, however, that in the event of a hearing to determine whether or not contractor is engaging in unlawful discrimination in employment practices as defined herein, the board of supervisors of Santa Barbara County may issue subpoenas to require that certified copies of such records be made available to the hearing.

Failure to fully comply with any of the foregoing provisions relating to unlawful discrimination in employment practices shall be deemed to be a material breach of any contract or agreement with the County of Santa Barbara. All persons contracting with or who have contracts for goods or services with the county shall be notified that this chapter applies to their contract or agreement with the County of Santa Barbara. (Ord. No. 2946, SS 1; Ord. No. 2993, SS 1; Ord. No. 3018, SS 1)

Sec. 2-95.5. Exceptions. Notwithstanding any other provisions in this article, any party contracting with the County of Santa Barbara having an affirmative action program which has been approved within thirty-six (36) months from the date of the contract by an agency of the federal government shall be deemed to be in compliance with the provisions of this article upon furnishing documentary evidence of such approval satisfactory to the county affirmative action officer. Loss of such approval shall be immediately reported by such party to the county affirmative action officer.

Sec. 2-96. Purchase orders. Purchase orders shall contain the following clause as grounds for termination of such purchase order.

"If complaint is made that seller is engaging in discriminatory employment practices made unlawful by applicable state and federal laws, rules or regulations, and the State Fair Employment Practice Commission or the Federal Equal Employment Opportunities Commission determines that such unlawful discrimination exists, then the County of Santa Barbara may forthwith terminate this order." (Ord. No. 2946, § 1)

Sec. 2-97. Affirmative action officer. At the discretion of the county affirmative action officer, he or she shall promptly and thoroughly investigate, or cause to be investigated reports and complaints from whatever source, that any party contracting with the County of Santa Barbara is engaging, or during the term of a contract or agreement with the County of Santa Barbara has engaged, in any unlawful discriminatory employment practices as described in Section 2-95 of this Code. If the investigation discloses reason to believe such unlawful discrimination does exist or has existed and the conditions giving rise thereto have not been changed so as to prevent further such unlawful discrimination, and the said party shall not forthwith terminate such unlawful discrimination, take all appropriate steps to prevent a recurrence of such or other unlawful practices, and compensate the person or persons unlawfully discriminated against for any and all loss incurred by reason of such unlawful discrimination, all to the satisfaction of the affirmative action officer, then the affirmative action officer shall cause the matter to be presented for action to the State Fair Employment Practices Commission or the Federal Equal

Employment Opportunities Commission, or both, and to any other concerned state or federal agencies or officers.

If and when it has been finally determined by the affirmative action officer, county counsel, or state or federal regulatory agencies that such unlawful discriminatory employment practice has in fact so occurred or are being carried on, then the affirmative action officer shall forthwith present the entire matter to the board of supervisors of the county, together with all damages, costs and expense related thereto and incurred by county, for appropriate action by the board of supervisors in accord with the intent and purposes of this article and of the affirmative action program of the County of Santa Barbara (Ord. No. 2946, § 1).