STATE OF CALIFORNIA STANDARD AGREEMENT

STE	213 (Rev 06/03)		AGREEMENT NUMBER 17-0174		
		REGI	ISTRATION NUMBER		
1.	This Agreement is entered into between the State Agency and the Contractor named below:				
	STATE AGENCY'S NAME CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE				
	COUNTY OF SANTA BARBARA				
2.	The term of this Agreement is:	December 1, 2017 through October 31, 2019			
3.	The maximum amount of this Agreement is:	\$ 9,327.00 NINE THOUSAND THREE HUNDRED TWENT	Y-SEVEN DOLLARS	AND NO CENTS	
4.	The parties agree to compl part of the Agreement.	y with the terms and conditions of the following exh	ibits which are by this	reference made a	
	Exhibit A – Scope of Wor		1 page(s)		
	Attachment 1	2	2 page(s)		
	Exhibit B – Budget Detail	•	1 page(s)		
Attachment 1				1 page(s)	
Exhibit C* – General Terms and Conditions – GTC 4/2017					
	Check mark one item bel	ow as Exhibit D:			
Exhibit - D Special Terms and Conditions (Attached hereto as part of this agreement) 1 Exhibit - D* Special Terms and Conditions				1 page(s)	
	Exhibit E – Additional Provisions			5 page(s)	

Items shown with an Asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto. These documents can be viewed at www.dgs.ca.gov/ols/Resources/StandardContractLanguage.aspx

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

CONTRACTOR		artment of General s Use Only	
CONTRACTOR'S NAME (if other than an individual, state whether a corporation, part			
COUNTY OF SANTA BARBARA			
BY (Authorized Signature)	DATE SIGNED (Do not type)		
<u>&</u>			
PRINTED NAME AND TITLE OF PERSON SIGNING			
ADDRESS			
263 CAMINO DEL REMEDIO, SANTA BARBARA, CA			
STATE OF CALIFORNIA			
AGENCY NAME			
CALIFORNIA DEPARTMENT OF FOOD AND AGRIC			
BY (Authorized Signature)	DATE SIGNED (Do not type)		
<u>_</u>			
PRINTED NAME AND TITLE OF PERSON SIGNING	Exempt per:	DGS Ltr 28.8	
JENNIFER CROW, ACQUISITIONS MANAGER			
ADDRESS			
1220 N STREET, ROOM 115, SACRAMENTO, CA 95			

EXHIBIT A (Standard Agreement)

SCOPE OF WORK

- 1. The Contractor shall work with the California Department of Food and Agriculture, CalCannabis Program, to develop and test an inspection and investigative program to ensure applicants and licensed cannabis cultivators are in compliance with applicable statutes and regulations.
- 2. The services shall be performed in the County of Santa Barbara.
- 3. The services shall be provided during normal business hours of 8:00 a.m. 5:00 p.m., Monday through Friday, excluding State holidays.
- 4. The project representatives during the term of this agreement will be:

State Agency:	Contractor:	
Name: Margaret Cornell	Name: Cathy Fisher	
Section/Unit: CalCannabis	Section/Unit: Agricultural Commissioner's Office	
Address: 1220 N Street Sacramento, CA 95814	Address: 263 Camino Del Remedio Santa Barbara, CA 93110	
Phone: (916) 263-0801	Phone: (805) 681-5600	
Email: margaret.cornell@cdfa.ca.gov	Email: cfisher@co.santa-barbara.ca.us	

5. See Attachment 1 in Scope of Work for a detailed description of work to be performed and the duties of all parties.

Pilot Inspection Program Development of an Inspection and Investigative framework.

Scope of Work

Purpose/Authority:

In an effort to responsibly, effectively, and efficiently administer the California Department of Food & Agriculture (CDFA)/Cannabis Cultivation Licensing Program, the CDFA/CalCannabis Cultivation Licensing Division (CalCannabis) will establish a two (2) year pilot program with select local county agricultural departments to test and evaluate the feasibility, time, cost, and programmatic impact of the use of County Agricultural Commissioner (CAC) resources to perform inspections of licensed cannabis cultivation premises. CalCannabis believes this pilot will maximize state and county inspection and regulatory resources to help ensure applicants and licensed cannabis cultivators are operating in compliance with applicable statutes and regulations. The pilot will also provide CalCannabis with important data and information needed to support ongoing decisions regarding field resource allocations and/or requests.

This agreement provides for select California Agricultural Commissioners and Sealers Association (CACASA) identified counties to consult with CDFA/CalCannabis on the development of inspection and investigative framework (framework) for administrative oversight of licensed cannabis cultivation sites. CalCannabis believes consultation services provided by the CACASA CAC will help ensure that the framework meets the mutual objectives of CDFA/CalCannabis and CACASA to protect human health and the environment while promoting agriculture, business, and equity in the marketplace. Also, to ensure that the framework is executed using defined communication protocols, consistent management practices and conduct, uniform enforcement procedures, and evaluation techniques to measure the degree to which mutual program objectives are being realized.

In compliance with Food and Agriculture Code (FAC) Section 2281, in areas of joint responsibility the CAC shall be responsible for the administration of the enforcement program and California Department of Food and Agriculture (CDFA) shall be responsible for overall statewide enforcement. FAC Section 2003 recognizes the CACASA as the only official representative body of the CACs. Through CACASA's identified CalCannabis team, CDFA is able to communicate and collaborate with the Commissioners of all counties to ensure representation, uniformity and consistency in the implementation and enforcement of the CalCannabis program. This request conforms to the Agreement for Attaining Mutual Objectives, between CDFA and CACASA dated July 31, 2012, which requires CDFA to invite CACASA representatives to participate in developing a new program and policies that impact the CAC to assure the inclusion of local issues.

Scope of Work

The services outlined below shall be performed at applicable CDFA/CalCannabis and or CAC office locations.

Consultation Services:

The County of Santa Barbara agrees to provide a person in the office of the Agricultural Commissioner (or designee) for expert technical assistance, representation, advisement, and consultation as needed, at the request of the CDFA/CalCannabis.

As requested by CDFA/CalCannabis, the Santa Barbara County Agricultural Commissioner and/or designee will provide a subject matter expertise on:

- Development of CalCannabis Inspection and Investigation Framework for the Cannabis Cultivation Licensing Program
- Participate in meetings in person or via webinar as scheduled by CalCannabis
- Identification of areas of responsibility; define individual roles

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- Assistance to define and develop uniform enforcement procedures where applicable
- Ensure cannabis cultivation is aligned in accordance with established policy
- Identification and development of inspection and investigation protocols, policies and procedures
- Establishment of written protocols for communication and information sharing
- Development of reporting schedules and templates for documenting and reporting inspection services
- Other consultation services as needed with respect to the administration of the Cannabis Cultivation Licensing Program

Contractor will make themselves available for a minimum of six (6) hours per month, if requested by CalCannabis, in performing the services for CalCannabis as stated herein.

BUDGET DETAIL AND PAYMENT PROVISIONS

1. Invoicing and Payment

A. For services satisfactorily rendered, and upon receipt and approval of the invoices, the State agrees to compensate the Contractor, Grant, Sub-Grant or Agreement recipient for actual expenditures incurred in accordance with this Agreement and stated herein, which is attached hereto and made a part of this Agreement or Grant.

Original invoices shall include the agreement/contract number, dates of service, type of work performed, and when applicable, a breakdown of the costs of parts and materials, labor charges, and any other relevant information required to ensure proper invoices are submitted for payment. Invoices shall be itemized to follow the allowed expenses outlined in the agreement/contract budget and Scope of Work documents.

- B. Unless mutually agreed, monthly invoices must be submitted within 30 days from the end of each month in which services were rendered. Invoices must include the Agreement number and submitted in triplicate to the Program Contract Manager listed in this contract.
- C. Any travel and subsistence payments authorized under this agreement shall be paid as needed to execute the work. The maximum travel rates allowable are those established by the California Department of Human Resources. http://www.calhr.ca.gov/employees/pages/travel-meals.aspx.

2. Budget Contingency Clause

- A. It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement and Contractor shall not be obligated to perform any provisions of this Agreement.
- B. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this Agreement with no liability occurring to the State, or offer an agreement amendment to Contractor to reflect the reduced amount.

3. Funding Sources for County Contracts (If no Federal Funds, this Section is not applicable)

An annual report of expenditures, where county payments are supported by Federal funds, will be issued by CDFA Administrative Services, Financial Services Branch. This report will be issued by September 30th for invoices submitted prior to July 31st for services rendered in the prior State Fiscal Year.

Federal and State Regulations - The County will comply with all Federal and State regulations and requirements. The County must ensure they have an adequate accounting system in place and appropriate internal controls to ensure expenditures are tracked and maintained.

All sub-recipients of Federal awards shall comply with the Code of Federal Regulations (CFR) Title 2, Part 225 - Cost Principles for State and Local Governments and Title 7, Part 3016 – Uniform Administrative Requirements for Grants and Cooperative Agreements to state and local governments.

Federal 2 CFR 225 (OMB Circular A-87) can be found at the following website:

http://training.fws.gov/fedaid/toolkit/2cfr225.pdf

Federal 7 CFR 3016 can be found at the following website: http://www.access.gpo.gov/nara/cfr/waisidx_01/7cfr3016_01.html

The State's accounting standards and procedures for counties provided by the State Controller's Office are located at the following website: http://www.sco.ca.gov/ard/manual/cntyman.pdf

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BUDGET

Contractor Personnel Services

County Agricultural Commissioner

Hourly Salary \$72.00

Hourly Benefits \$39.00

@ 53.97%

Total Hourly Rate \$111.00

Number of Hours 60

Total Personnel Services \$6,660.00

Overhead Costs* \$2,667.00

@ 40.05%

TOTAL CONTRACT AMOUNT \$9,327.00

^{*}Overhead cost rates are based on the estimated administrative overhead plus travel.

SPECIAL TERMS AND CONDITIONS

1. Excise Tax

The State of California is exempt from federal excise taxes and no payment will be made for any taxes levied on employees' wages. The State will pay for any applicable State of California or local sales or use taxes on the services rendered or equipment or parts supplied pursuant to this Agreement. California may pay any applicable sales and use tax imposed by another state.

2. Settlement of Disputes

In the event of a dispute, Contractor shall file a "Notice of Dispute" with the CDFA within ten (10) days of discovery of the problem. Such Notice of Dispute shall contain the Agreement number. Within ten (10) days of receipt of such Notice of Dispute, the Agency Secretary, or Designee, shall meet with the Contractor and the CDFA project manager for the purpose of resolving the dispute. The decision of the Agency Secretary or Designee shall be final. In the event of a dispute, the language contained within this Agreement shall prevail over any other language including that of the bid proposal.

3. Evaluation of Contractor- Consultant Contracts Only

Per the Department of General Services (DGS), all contracts for consultant services of \$5,000 or more must be evaluated. The Contract/Contraction Evaluation, Form Std. 4, must be prepared by the program within 60 days of the completion of the contract. These evaluations shall remain on file by the Department (in a separate location from the contract file) for a period of 36 months.

4. Agency Liability

The Contractor warrants by execution of this Agreement, that no person or selling agency has been employed or retained to solicit or secure this Agreement upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Contractor for the purpose of securing business. For breach or violation of this warranty, the State shall, in addition to other remedies provided by law, have the right to annul this Agreement without liability, paying only for the value of the work actually performed, or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee.

5. Potential Subcontractors

If Contractor subcontracts out a portion of the work required by this Agreement, nothing contained in this Agreement or otherwise, shall create any contractual relation between the State and any subcontractors, and no subcontract shall relieve the Contractor of his responsibilities and obligations hereunder. The Contractor agrees to be as fully responsible to the State for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Contractor. The Contractor's obligation to pay its subcontractors is an independent obligation from the State's obligation to make payments to the Contractor. As a result, the State shall have no obligation to pay or to enforce the payment of any moneys to any subcontractor.

6. Right To Terminate

The State reserves the right to terminate this agreement subject to 30 days written notice to the Contractor. Contractor may submit a written request to terminate this agreement only if the State should substantially fail to perform its responsibilities as provided herein. However, the agreement can be immediately terminated for cause.

ADDITIONAL PROVISIONS

CONTRACT AND SUBCONTRACT COMPLIANCE REQUIREMENTS

The Contractor shall ensure its officers, agents and employees will fully cooperate with any/all investigations conducted by the Department of Food and Agriculture's Equal Employment Opportunity and Human Resources Offices and will require the same of any subcontractors or consultants used pursuant to this agreement.

UNFAIR PRACTICES ACT

Contractor hereby certifies that he/she will comply with the requirements of Section 17200 of the Business and Professions Code.

CONFLICT OF INTEREST

Contractor certifies that its employees and the officers of its governing body shall avoid any actual or potential conflicts of interest, and that no officer or employee who exercises any functions or responsibilities in connection with this Agreement shall have any personal financial interest or benefit which either directly or indirectly arises from this Agreement.

Contractor shall establish safeguards to prohibit its employees or its officers from using their positions for a purpose which could result in private gain or which gives the appearance of being motivated for private gain for themselves or others, particularly those with whom they have family, business or other ties.

LICENSE AND PERMIT REQUIREMENTS

The Contractor shall be an individual or firm properly licensed to do business in California in accordance with the laws of the State of California, and shall obtain at his/her expense all license(s) and permit(s) required by law for accomplishing any work required in connection with this agreement.

If you are a Contractor located within the State of California, a business license from the city/county in which you are headquartered is necessary; however, if you are a corporation, a copy of your incorporation documents/letter from the Secretary of State's Office can be submitted. If you are a Contractor outside the State of California, you will need to submit to the CDFA a copy of your business license or incorporation papers for your respective state showing that your company is in good standing in that state.

In the event any license(s) and/or permit(s) expire at any time during the term of this contract, Contractor agrees to provide agency a copy of the renewed license(s) and/or permit(s) within 30 days following the expiration date. In the event the Contractor fails to keep in effect at all times all required license(s) and permit(s), the State may, in addition to any other remedies it may have, terminate this agreement upon occurrence of such event.

Licensed contractors must observe professional standards for quality work or the California Contractors State License Board will invoke disciplinary action.

Should the State of California determine that the work or materials provided vary materially from the specifications, or that defective work when completed was not performed in a workmanlike manner, then the Contractor warrants that he/she shall perform all necessary repairs, replacement and corrections needed to restore the property according to the agreement plans and specifications, all at no further or additional cost to the State of California.

INSURANCE REQUIREMENTS

Contractor shall comply with all requirements outlined in the (1) General Provisions section and (2) Contract Insurance Requirements outlined in this section. No payments will be made under this contract until contractor fully complies with all requirements.

1. General Provisions Applying to All Policies

- a. Coverage Term Coverage needs to be in force for the complete term of the contract. If insurance expires during the term of the contract, a new certificate must be received by the State at least ten (10) days prior to the expiration of this insurance. Any new insurance must comply with the original contract terms.
- b. Policy Cancellation or Termination & Notice of Non-Renewal Insurance policies shall contain a provision stating coverage will not be cancelled without 30 days prior written notice to the State. New Certificates of insurance are subject to the approval of the Department of General Services and the Contractor agrees no work or services will be performed prior to obtaining such approval. In the event Contractor fails to keep in effect at all times the specified insurance coverage, the State may, in addition to any other remedies it may have, terminate this contract upon the occurrence of such event, subject to the provisions of this contract.
- **c.** <u>Premiums, Assessments and Deductibles</u> Contractor is responsible for any premiums, policy assessments, deductibles or self-insured retentions contained within their insurance program.
- **d.** <u>Primary clause</u> Any required insurance contained in this contract shall be primary and not excess or contributory to any other insurance carried by the State.
- **e.** <u>Insurance Carrier Required Rating</u> All insurance carriers must carry an AM Best rating of at least an "A-"with a financial category rating of no lower than VI. If the contractor is self-insured for a portion or all of its insurance, documentation of self-insurance must be submitted and approved by the Department of General Services, Office of Risk and Insurance Management.
- f. <u>Endorsements</u> Any required endorsements requested by the State must be physically attached to all requested certificates of insurance and not substituted by referring to such coverage on the certificate of insurance.
- g. <u>Inadequate Insurance</u> Inadequate or lack of insurance does not negate the contractor's obligation under the contract.
- h. <u>Use of Subcontractors</u> In the case of Contractor's utilization of subcontractors to complete the contracted scope of work, the contractor shall include all subcontractors as insured's under Contractor's insurance or supply evidence of subcontractor's insurance to the State equal to policies, coverages and limits required of the Contractor.

2. Contract Insurance Requirements

Prime Contractor Insurance Requirements

Contractor shall display on an Acord certificate of insurance evidence of the following coverages:

Commercial General Liability Insurance

Contractor shall maintain general liability on an occurrence form with limits not less than \$1,000,000 per occurrence for bodily injury and property damage liability combined with a \$2,000,000 annual policy aggregate. A "per project aggregate" endorsement is required. The policy shall include coverage for liabilities arising out of premises, operations, independent contractors, products, completed operations, personal and advertising injury, and liability assumed under an insured contract. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the Contractor's liability.

The policy must be endorsed to name **The State of California**, its officers, agents, employees and servants as additional insureds, but only with respect to work performed under this contract.

Environmental/Pollution Liability Insurance

If hazardous materials is required work is required, then the contractor shall maintain Environmental/Pollution Liability coverage for limits not less than \$1,000,000 per claim covering the contractor's liability for bodily injury, property damage and environmental damage resulting from pollution and related cleanup costs incurred arising out of work or services to be performed under this contract.

The policy must be endorsed to name **The State of California**, its officers, agents, employees and servants as additional insureds, but only with respect to work performed under this contract.

Coverage shall be provided for both work performed on site and during transportation of as well as proper disposal of hazardous materials. Proof of pollution during transportation shall be provided on an MCS-90 or equivalent.

Automobile Liability Insurance

Contractor shall maintain automobile liability insurance for limits not less than \$1,000,000 combined single limit. Such insurance shall cover liability arising out of a motor vehicle including owned, hired, and non-owned motor vehicles

Workers Compensation Insurance

The Contractor shall have and maintain, for the term of this agreement, workers' compensation insurance and shall furnish to the State a certificate of insurance evidencing workers' compensation insurance and employer's liability presently in effect with limits not less than \$1,000,000 by an insurance carrier licensed to underwrite workers' compensation insurance in California. Such certificate shall include the name of the carrier, policy inception and expiration dates. If the Contractor is self-insured for workers' compensation, a certificate must be presented evidencing Contractor is a qualified self-insurer in the State of California. By signing this agreement, the Contractor hereby warrants that it carriers workers' compensation insurance on all of its employees who will be engaged in the performance of this agreement. If staff provided by the Contractor is defined as independent contractors, this clause does not apply.

Sub-Contractor Insurance Requirements

Contractor shall display on an Acord certificate of insurance evidence of the following coverages:

Commercial General Liability Insurance

Contractor shall maintain general liability on an occurrence form with limits not less than \$1,000,000 per occurrence for bodily injury and property damage liability combined with a \$2,000,000 annual policy aggregate. A "per project aggregate" endorsement is required. The policy shall include coverage for liabilities arising out of premises, operations, independent contractors, products, completed operations, personal and advertising injury, and liability assumed under an insured contract. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the Contractor's liability.

The policy must be endorsed to name **The State of California**, its officers, agents, employees and servants as additional insureds, but only with respect to work performed under this contract

Environmental/Pollution Liability Insurance

If hazardous materials is required work is required, then the contractor shall maintain Environmental/Pollution Liability coverage for limits not less than \$1,000,000 per claim covering the contractor's liability for bodily injury, property damage and environmental damage resulting from

pollution and related cleanup costs incurred arising out of work or services to be performed under this contract.

The policy must be endorsed to name **The State of California**, **its officers**, **agents**, **employees and servants as additional insureds**, **but only with respect to work performed under this contract**.

Coverage shall be provided for both work performed on site and during transportation of as well as proper disposal of hazardous materials. Proof of pollution during transportation shall be provided on an MCS-90 or equivalent.

Automobile Liability Insurance

Contractor shall maintain automobile liability insurance for limits not less than \$1,000,000 combined single limit. Such insurance shall cover liability arising out of a motor vehicle including owned, hired, and non-owned motor vehicles.

Workers Compensation Insurance

The Contractor shall have and maintain, for the term of this agreement, workers' compensation insurance and shall furnish to the State a certificate of insurance evidencing workers' compensation insurance and employer's liability presently in effect with limits not less than \$1,000,000 by an insurance carrier licensed to underwrite workers' compensation insurance in California. Such certificate shall include the name of the carrier, policy inception and expiration dates. If the Contractor is self-insured for workers' compensation, a certificate must be presented evidencing Contractor is a qualified self-insurer in the State of California. By signing this agreement, the Contractor hereby warrants that it carriers workers' compensation insurance on all of its employees who will be engaged in the performance of this agreement. If staff provided by the Contractor is defined as independent contractors, this clause does not apply.

CHEMICAL APPLICATIONS

To safeguard both life and property, the Contractor will provide a list to the CDFA Project Manager of all chemicals to be issued on the site, prior to use, along with a copy of Material Safety Data Sheets (MSDS) for all chemicals used. Appropriate protective clothing and gear according to the label requirement and type of chemical used shall be provided by the Contractor and worn during application. All containers holding pesticides shall be properly labeled with the name and strength of the chemical and active ingredients. Pesticide and other toxic materials will NOT BE stored on CDFA property. Containers with any chemical residue shall NOT BE placed in CDFA receptacles. The Contractor shall appropriately dispose of containers. Contractor is responsible for adhering to all environmental laws regarding the proper disposal of water containing chemicals used in the process of providing services described in the contract.

QUALIFICATIONS

The prospective contractor must have the experience, qualifications and resources to perform the work required by this agreement.

MULTIPLE CONTRACTORS

The CDFA may undertake or award other contractors for additional work and the Contractor shall fully cooperate with other contractors and State employees.

SUBCONTRACTORS

Contractor shall obtain prior approval from CDFA before hiring subcontractors, consultants or both. The total amount of all subcontracts shall not exceed \$50,000 or 25% of the total amount of the contract, whichever is less, unless the Contractor can provide certified documents that award was made through a competitive bidding process requiring at least three bids from responsible bidders.

All subcontractors identified shall be experts in their respective disciplines and capable of performing the tasks for which they were hired. Subcontractors shall have extensive experience in their area of expertise, with particular emphasis on prior experience on similar programs or projects that clearly illustrate their expertise in areas essential to the CDFA.

The Contractor must use the Small business and/or Disabled Veterans Business Enterprise (DVBE) subcontractor(s) identified in the Small Business/DVBE Participation Summary submitted with the bid unless the Contractor requests substitution in writing to the CDFA prior to the subcontractor performing any work and the CDFA approves such substitution.

POTENTIAL SUBCONTRACTORS

Nothing contained in this agreement or otherwise, shall create any contractual relation between the State and any subcontractors, and no subcontract shall relieve the Contractor of his responsibilities and obligations hereunder. The Contractor agrees to be as fully responsible to the State for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Contractor. The Contractor's obligation to pay its subcontractors is an independent obligation from the State's obligation to make payments to the Contractor. As a result, the State shall have no obligation to pay or to enforce the payment of any moneys to the subcontractor.

FORCED, CONVICT, AND INDENTURED LABOR

No foreign-made equipment, materials, or supplies furnished to the State pursuant to this contract may be produced in whole or in part by forced labor, convict labor, or indentured labor.

FORCE MAJEURE

Except for defaults of any subcontractors, neither party shall be responsible for any delay in or failure of performance from acts beyond the control of the offending party. Such acts shall include, but shall not be limited to, acts of God, fire, flood, earthquake, other natural disaster, nuclear accident, strike, lockout, riot, freight embargo, public regulated utility, or governmental statutes or regulations superimposed after the fact. If a delay or failure in performance by the Contractor arises out of a default of its subcontractor, and if such default of its subcontractor, causes beyond the control of both the Contractor and subcontractor, and without the fault or negligence of either of them, the Contractor shall not be liable for damages of such delay or failure, unless the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required performance schedule.