

FACILITY USE AGREEMENT #251-O1711

Friends of the Library of El Dorado County, Inc.

THIS AGREEMENT made and entered by and between the County of El Dorado, a political subdivision of the State of California (hereinafter referred to as "COUNTY") and Friends of the Library of El Dorado County, Inc., a California nonprofit corporation, duly qualified to conduct business in the State of California, whose principal place of business is 345 Fair Lane, Placerville, California 95667 (hereinafter referred to as "USER").

RECITALS

WHEREAS, COUNTY is the owner of that certain real PROPERTY located in El Dorado County, California, commonly known as the El Dorado Hills Library, 7455 Silva Valley Parkway, El Dorado Hills, California (hereinafter referred to as the "PROPERTY"); and

WHEREAS, COUNTY desires to grant to the USER and the USER desires to receive authorization from the COUNTY to use said PROPERTY for the purpose of a fundraiser known as Night at the Library ("EVENT"); and

WHEREAS, COUNTY has determined use of the PROPERTY will provide a valuable public benefit by raising funds to buy books for the County Library; and

WHEREAS, use of the PROPERTY for the EVENT shall be in compliance with all applicable federal, state and local laws; and

WHEREAS, use of the PROPERTY for the EVENT requires authorization from the COUNTY for the USER to apply for a Department of Alcoholic Beverage Control daily license application.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the COUNTY and USER mutually agree as follows:

1. The COUNTY hereby grants to the USER and the USER hereby agrees to accept from the COUNTY this authorization for use of PROPERTY for the purpose of setting up, holding and taking down a ticketed fundraising event with food, winetasting and silent auction on November 13, 2016 from 8 am to 9 pm.

2. The COUNTY hereby grants to the USER the authorization for application to the California Department of Alcoholic Beverage Control for a daily use license for November 13, 2016.
3. The PROPERTY shall be utilized by USER for the sole purpose of the EVENT. Any changes in the dates or times of use must be approved in advance by the Contract Administrator. Use of the PROPERTY shall in no way interfere with the use and occupancy by the COUNTY.
4. USER shall be authorized to proceed with use of the PROPERTY on the dates and times noted hereinabove provided that this Agreement has been fully executed as evidenced by USER's receipt of a copy of said executed Agreement.
5. The USER is authorized to bring personnel and equipment onto the PROPERTY and to remove same after completion of its use of the PROPERTY.
6. USER shall obtain COUNTY's prior written consent if it becomes necessary to change, alter, or rearrange any equipment or furnishings on the PROPERTY, and USER shall return and restore said equipment or furnishings to their original place and condition, or repair it, if necessary.
7. USER shall maintain and keep the PROPERTY free of trash and litter which is generated as a result of the USER's activities. USER agrees to leave said PROPERTY free from all trash, debris or litter resulting from the USER's use of the PROPERTY. USER shall remove all trash, debris or litter from PROPERTY and dispose of said trash, debris or litter at its sole expense immediately after the EVENT.
8. USER acknowledges and agrees that it is solely responsible, and that COUNTY shall have no liability whatsoever, for any vehicles, trailers, personal property, equipment, or materials placed on or brought on the PROPERTY for or during the EVENT. Further, USER acknowledges and agrees that COUNTY makes no representations or warranties as to the condition of the PROPERTY and that USER uses the PROPERTY in an "as-is" condition.
9. USER shall, at its own expense, remove all property, equipment, or materials from the property within twenty-four (24) hours of conclusion of the EVENT. The PROPERTY must be surrendered to the COUNTY in the same condition as at the commencement of the use period.
10. USER shall be financially responsible for any costs incurred by COUNTY for damages to PROPERTY or other COUNTY real or personal property arising from USER's use, and for reasonable attorney fees to enforce the provisions of any contract that is issued for the activity described in this Agreement.
11. INSURANCE REQUIREMENTS.

USER shall provide proof of a policy of insurance satisfactory to the County of El Dorado Risk Manager and documentation evidencing that USER maintains insurance that meets the following requirements:

- A. Full Workers' Compensation and Employers' Liability Insurance covering all employees of USER as required by law in the State of California.
- B. Commercial General Liability Insurance of not less than \$1,000,000.00 combined single limit per occurrence for bodily injury and PROPERTY damage.
- C. Automobile Liability Insurance of not less than \$1,000,000.00 is required in the event motor vehicles are used by the USER in the performance of the Agreement. For the purposes hereof, automobiles are not used in the performance of this facility use Agreement.
- D. USER shall furnish a certificate of insurance satisfactory to the County of El Dorado Risk Manager as evidence that the insurance required above is being maintained.
- E. The insurance will be issued by an insurance company acceptable to Risk Management, or be provided through partial or total self-insurance likewise acceptable to Risk Management.
- F. USER agrees that the insurance required above shall be in effect at all times during the term of this Agreement. In the event said insurance coverage expires at any time or times during the term of this Agreement, USER agrees to provide at least thirty (30) days prior to said expiration date, a new certificate of insurance evidencing insurance coverage as provided for herein for not less than the remainder of the term of the Agreement, or for a period of not less than one (1) year. New certificates of insurance are subject to the approval of Risk Management and USER agrees that no work or services shall be performed prior to the giving of such approval. In the event the USER fails to keep in effect at all times insurance coverage as herein provided, COUNTY may, in addition to any other remedies it may have, terminate this Agreement upon the occurrence of such event.
- G. The certificate of insurance must state that the County of El Dorado, its officers, officials, employees, and volunteers are included as additional insured, but only insofar as the operations under this Agreement are concerned. This provision shall apply to both the general and automobile liability policies.
- H. The USER'S insurance coverage shall be primary insurance as respects the COUNTY, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees or volunteers shall be excess of the USER'S insurance and shall not contribute with it.
- I. Any deductibles or self-insured retentions must be declared to and approved by the COUNTY, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the COUNTY, its officers, officials, employees, and volunteers; or the USER shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

- J. Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the COUNTY, its officers, officials, employees or volunteers.
 - K. The insurance companies shall have no recourse against the COUNTY, its officers and employees or any of them for payment of any premiums or assessments under any policy issued by any insurance company.
 - L. USER'S obligations shall not be limited by the foregoing insurance requirements and shall survive expiration of this Agreement.
 - M. In the event USER cannot provide an occurrence policy, USER shall provide insurance covering claims made as a result of performance of this Agreement for not less than three (3) years following completion of performance of this Agreement.
 - N. Certificate of insurance shall meet such additional standards as may be determined by the contracting COUNTY Department either independently or in consultation with Risk Management, as essential for the protection of the COUNTY.
12. The USER shall defend, indemnify, and hold the COUNTY harmless against and from any and all claims, suits, losses, damages and liability for damages of every name, kind and description, including attorney's fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, COUNTY employees, and the public, or damage to PROPERTY, or any economic or consequential losses, which are claimed to or in any way arise out of or are connected with the USER'S activities, use of the PROPERTY, or performance hereunder, including any hazardous substance brought onto, released, or deposited on the PROPERTY by USER or USER's agents, regardless of the existence or degree of fault or negligence on the part of the COUNTY, the USER, subContractor(s) and employee(s) of any of these, except for the sole, or active negligence of the COUNTY, its officers and employees, or as expressly prescribed by statute. This duty of USER to indemnify and save COUNTY harmless includes the duties to defend set forth in California Civil Code Section 2778.
 13. Independent Contractor: USER agrees that the USER, and any agents and employees of the USER, in the performance of this Agreement shall act in an independent capacity and not as officers, employees, or agents of the COUNTY.
 14. It is mutually understood and agreed that no alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and that no oral understanding or agreements not incorporated herein, and no alterations or variations of the terms hereof unless made in writing between the parties hereto shall be binding on either of the parties hereto.
 15. The use granted herein is personal to the USER. It is non-assignable and any attempt to assign this Agreement shall immediately terminate it.

16. The COUNTY reserves the right to terminate this Agreement at any time for any reason by serving written notice to the USER. Upon receipt of such termination notice from the COUNTY, the USER shall immediately cease use of the PROPERTY.
17. Sole and Only Agreement: This instrument constitutes the sole and only agreement between the COUNTY and the USER respecting the PROPERTY or the granting of this Facility Use Agreement to the USER by the COUNTY, and correctly sets forth the obligations of the COUNTY and USER to each other as of its effective date. Any agreements or representations respecting the PROPERTY or the Agreement not expressly set forth in this instrument are null and void.
18. This Agreement is to be governed by and construed in accordance with the laws of the State of California.
19. The COUNTY Officer or employee with responsibility for administering this Agreement is Russell Fackrell, Facilities Manager, Chief Administrative Office, or successor.
20. This document and the documents referred to herein or exhibits hereto are the entire Agreement between the parties, and they incorporate or supersede all prior written or oral agreements or understandings.

Contract Administrator Concurrence:

By: _____
Jeanne Amos
Director of Library Services

Dated: _____

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

-- COUNTY OF EL DORADO --

By: _____

Don Ashton, MPA
Chief Administrative Officer
"County"

Dated: _____

-- USER --

Friends of the Library of El Dorado County, Inc.

By: Cecilia Finch

Cecelia Finch
President

Dated: ~~_____~~ ^{CF} 9/27/16

By: Cathy Curtis

Cathy Curtis
Secretary

Dated: 9.27.2016