



**ADDENDUM #1**  
**Boulder County Parks and Open Space**  
**Clark (Alberta) Open Space Agricultural Lease**  
**RFP # 7109-20**

February 18, 2020

The attached addendum supersedes the original Information and Specifications regarding RFP # 7109-20 where it adds to, deletes from, clarifies or otherwise modifies. All other conditions and any previous addendums shall remain unchanged.

1. Question: Would you reduce the rent of the property under consideration to become certified organic by the 2022? Would convert pasture on SW side of properties as soon as possible. But the NW piece would be converted and certified by end of 2021 and the 40 acres on the NE would be converted by end of 2022 if we start now.

**ANSWER: Yes, the County will offer (and encourage) transitioning at 50% rent reductions. This will be offered with a defined plan, subject to annual review and potential penalties for failure to certify.**

2. Question: Would you allow water to be pumped into large poly tanks to be used to bring water to new trees on the SW pastureland?

**ANSWER: Yes, the County would consider this option allowing approval under Colorado Water law prior to mobilizing the tanks.**

3. Question: Would it be possible to work with the Boulder County and the Colorado Division of Wildlife on an Elk Habitat area that could be fenced off on the midsection on the North west portion of the property?

**ANSWER: Yes; however, this will need to be discussed in detail with Boulder County Parks and Open Space Wildlife staff, as well as, adjacent landowners and an agreement in place before any action is taken.**

4. Question: Is there current soil analysis from 2019 on any of the land parcels on

this proposal that include NPK and minors, CEC, pH, OM and what time of the year were the samples taken and at what depth were they taken?

**ANSWER: No there is no current soil analysis.**

5. Question: Could there be a concession on rental price if lessee would provide an area prepped for the elk with new seeded pasture feed naturally grown and watered back fast with sprinklers?

**ANSWER: Please see the answer to question # 3.**

6. Question: Is there any electrical stub ups already located on the property?

**ANSWER: No.**

7. Question: Would you consider a small shed on the property to house a bee operation only? No electricity required.

**ANSWER: Any out buildings put on the property will require not only County Parks and Open Space approval, but the County Land Use Division as well. There are some limits on size and location that Land Use will allow (by right), but it will require review and approval on a case by case basis.**

8. Question: During the presentation on February 6th, 2020, it was mentioned that the East field was sprayed. What chemicals were used and with what frequency? And when was the last application date?

**ANSWER: Yes, the East Field was sprayed. It was planted in millet last year and sprayed with Roundup.**

9. Question: Would the tenant have the ability to put some type of storage structure on the property? (Examples might include: conex container, hay barn, or temporary carport for equipment)

**ANSWER: Please see the answer to question # 7.**

10. Question: Does the county encourage using the land for educational purposes? (I.e. school tours) or do they discourage this because of the liability?

**ANSWER: Boulder County would consider such uses but would require a detailed overview of the educational purpose prior to approval. The tenant may also be required to carry additional insurance, with prior approval by the County Risk Department.**

11. Question: What does the county think this property is best used for agriculturally? What would they ideally like to see the land used for?

**ANSWER: The County refrains from offering preference for the operations of a tenant's business and will choose the best proposal received based on the evaluation criteria given in the RFP.**

Evaluation criteria from page 10 of the RFP has been updated. Explanation of the new criteria was given at the Pre-Bid meeting and is attached to this Addendum (see Exhibit A).

Change to information regarding water rights from page 7 of the RFP. The Northern Colorado Water Conservancy District Water is **35 units**, not 33 units.

**Submittal Instructions:**

Submittals are due at the Administrative Services Information Desk or email box (preferred) listed below, for time and date recording on or before **2:00 p.m. Mountain Time on February 24, 2020.**

**Your response can be submitted in the following ways. Please note that email responses to this solicitation are preferred but are limited to a maximum of 50MB capacity. NO ZIP FILES ALLOWED. Electronic Submittals must be received in the email box listed below. Submittals sent to any other box will NOT be forwarded or accepted. This email box is only accessed on the due date of your questions or proposals. Please use the Delivery Receipt option to verify receipt of your email. It is the sole responsibility of the proposer to ensure their documents are received before the deadline specified above. Boulder County does not accept responsibility under any circumstance for delayed or failed email or mailed submittals.**

**Email**            [purchasing@bouldercounty.org](mailto:purchasing@bouldercounty.org); identified as **RFP # 7109-20** in the subject line.

-OR-

**US Mail**        **One (1)** unbound copy of your submittal, printed double-sided, 11 point, on at least 50% post-consumer, recycled paper must be submitted in a sealed envelope, clearly marked as **RFP # 7109-20**, to the **Information Desk located at 1325 Pearl Street, Boulder, CO 80302.**

All proposals must be received, and time and date recorded at the Administrative Services Information Desk by the above due date and time. Sole responsibility rests with the Offeror to see that their bid is received on time at the stated location(s). Any

bid received after due date and time will be returned to the bidder. No exceptions will be made.

The Board of County Commissioners reserve the right to reject any and all bids, to waive any informalities or irregularities therein, and to accept the bid that, in the opinion of the Board, is in the best interest of the Board and of the County of Boulder, State of Colorado.



**RECEIPT OF LETTER  
ACKNOWLEDGMENT**

February 18, 2020

Dear Vendor:

This is an acknowledgment of receipt of Addendum #1 for RFP #7109-20, Clark (Alberta) Open Space Agricultural Lease.

In an effort to keep you informed, we would appreciate your acknowledgment of receipt of the preceding addendum. Please sign this acknowledgment and email it back to [purchasing@bouldercounty.org](mailto:purchasing@bouldercounty.org) as soon as possible. If you have any questions, or problems with transmittal, please call us at 303-441-3525.

Thank you for your cooperation in this matter. This information is time and date sensitive; an immediate response is requested.

Sincerely,

Boulder County Purchasing

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Company \_\_\_\_\_

End of Document

## Exhibit A

Each RFP will contain the specific criteria and the relative weighting of each criteria that will be used to evaluate the proposals. The standard criteria and their weights shall generally be consistent with the following:

	<i>Seven Principal Weighted Criteria for Evaluating Sealed Proposals</i>	<i>Score</i>
1	<b>EXPERIENCE:</b> Proposer has clearly demonstrated high quality and successful past performance in the commercial agricultural business, and experience in operating practices related to the type of operation proposed.	15
2	<b>FIT &amp; FLEXIBILITY:</b> Proposed operation supports the Boulder County BCPOS agricultural and resource management objectives and would be able to reasonably accommodate multiple management objectives such as wildlife values, public trials of experimental crops or cropping systems, and requests for public tours, etc., that are frequently required of BCPOS tenants.	20
3	<b>ORGANIZATION &amp; APPEARANCE:</b> Proposer’s current agricultural operation is demonstrably well maintained and organized, the property meets county code (e.g., storage of materials, weed management), etc. If proposer does not meet the standard with a current operation, the proposer may document other past activities or jobs where those standards have been met. Each proposer is encouraged to provide affidavits from neighbors to attest to their maintenance	15
4	<b>EQUIPMENT:</b> Equipment is either owned by or demonstrably available to the proposer and is adequate to the proposed operation. A simple list of equipment is not adequate. At a minimum, the proposer will need to submit photographs of equipment if owned and/or affidavits of availability of equipment as part of the proposal if not owned. All equipment should be	15
5	<b>FINANCES:</b> Demonstrated ability of proposer to meet the financial demands of proposed operation or an affidavit of good standing with a lender.	10
6	<b>EQUITY &amp; DIVERSITY:</b> Proposer meets eligibility requirements for a small disadvantaged business or can claim an affiliation with one or more Equal Employment Opportunity Commission (EEOC) protected groups or historically disadvantaged groups, such as, but not limited to; age (younger operators), gender (female), race, ethnicity, or sexual orientation.	10
7	<b>PRACTICES &amp; SUSTAINABILITY:</b> Proposer declares the style of farming or ranching practices that will be used and how well they fit with the county’s agricultural sustainability focus. Classifications include, but are not limited to: Regenerative, Certified NOP Organic, Pesticide Free, Natural, Integrated Pest Management (IPM) and soil health improvements per county goals.	15
<b>Total (Max points)</b>		<b>100</b>

County staff will use the specific guidance for evaluating the criteria listed above.