



**ADDENDUM #1
Parks and Open Space
Carlson Agricultural Open Space Property
RFP # 7312-22**

February 22, 2022

The attached addendum supersedes the original Information and Specifications regarding RFP # 7312-22 where it adds to, deletes from, clarifies or otherwise modifies. All other conditions and any previous addendums shall remain unchanged.

Please note: Due to COVID-19, BIDS will only be accepted electronically by emailing purchasing@bouldercounty.org.

1. Question: Regarding the insurance requirements. On the bid proposal for the Carlson Agricultural Open Space Property it states:

Commercial Farm Liability
\$1,000,000 Each Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products Completed Operations Aggregate
3 years Products/Completed Operations

Is the 3 years products/completed operations a special kind of insurance or is it asking for a 3-year history of insurance coverage? Our insurance agent is unsure what this is asking for exactly. They also asked for an example if that's possible. If it is asking for a history of three years and our business isn't 3 years old would that disqualify us from bidding on this property?

ANSWER: This is asking for the coverage to be held in place for 3 years from the start date of a lease. There is no need to include previous history.

2. Question: What is Boulder County Open Space policy on installing a pond on this Property?

ANSWER: Written approval of design and pond dimensions will be required from Boulder County Parks & Open Space staff and would also require a permit and approval from Land Use in order to consider the installation of a pond. This would be a case-by-case situation that parks staff and the tenant would need to discuss.

3. Question: Can this property be subleased to other farmers and what is Boulder County Open Space's process in deciding subleasing?

I have read this section below but I just wanted to have a clear answer on this.
Tenant agrees that Tenant shall not assign, convey, devise, sublet, pledge or mortgage any of Tenant's interest herein without the prior written consent of the Landlord thereto, which consent shall be in the absolute discretion of the Landlord. Landlord reserves the right to terminate any sub-lease at any time at Landlord's sole discretion. This shall not preclude Tenant from using Tenant's share of the crop for collateral for an operating loan.

ANSWER: The county will oversee and approve all sub leases. They are allowed, but they must be made with a written agreement signed by all parties and approved by the county.

4. Question: We lease water on the Highland Ditch for our farm currently. Can the farmer who leases the Carlson Open Space lease out small amounts of water rights to other farmers (.25-.50 of a share)?

ANSWER: No, the tenant is not able to lease out BCPOS water rights. All decisions made with BCPOS water rights are made by county staff.

Submittal Instructions:

Submittals are due at the email box only, listed below, for time and date recording on or before **2:00 p.m. Mountain Time on February 25, 2022.**

Please note that email responses to this solicitation are limited to a maximum of 50MB capacity.

NO ZIP FILES OR LINKS TO EXTERNAL SITES WILL BE ACCEPTED. THIS INCLUDES GOOGLE DOCS AND SIMILAR SITES. ALL SUBMITTALS MUST BE RECEIVED AS AN ATTACHMENT (E.G. PDF, WORD, EXCEL).

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; identified as RFP # 7312-22 in the subject line.

All proposals must be received and time and date recorded at the purchasing email 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 22, 2022

Dear Vendor:

This is an acknowledgment of receipt of Addendum #1 for RFP #7312-22, Carlson Agricultural Open Space Property.

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 as soon as possible. If you have any questions, or problems with transmittal, please call us at 303-441-3525. This is also an acknowledgement that the vendor understands that **due to COVID-19, BIDS will only be accepted electronically by emailing purchasing@bouldercounty.org.**

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 _____

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