

**Fort Chambers Poor Farm Clarifying Questions**  
**Submitted prior to 3:00 p.m. on February 3, 2025**

1. **Is it possible to revisit the property to walk the premises and get another look at some of the outbuildings and existing infrastructure before the proposal submission deadline?** The property is closed to the public and we will not be reopening the property for review prior to proposal submission deadline.
2. **What is OSMPs official policy on collaborating on a lease with other farms/businesses in an effort to make the most use and care of the property?** We will accept proposals that propose partnerships or combined business arrangements. Please describe the relationship or partnership and which entity is responsible for which parts of the management proposal. Individual partners may be required to meet the insurance requirements of the lease pending the partnership arrangement. The entities of this partnership will not be allowed to submit a second proposal as individual operations for the property.
3. **What is OSMPs policy on subleasing portions of the farm?** Subleasing requires the city's written approval prior to subleasing any or all of the property. Approval of the sublease is at the city's sole and absolute discretion. The sublessee is required to conform to all obligations and covenants of the tenant, as set forth in the lease agreement. Consent to a subleasing agreement does not release the tenant from any obligation, responsibility or duty of the lease agreement. If you plan on subleasing a portion of the property, please disclose this in your proposal.
4. **What is the production rate of the well on the property? Is the well water strictly for residential use? If so, what are some other options for clean water sources for the tenant to use in a potential wash station or as drinking water? (context - as a dairy, we need to be able to wash and sanitize milking equipment and would greatly prefer to give our dairy cows an alternative to ditch water due to potential biological and chemical contaminants).** The well was tested in 2019. The maximum pumping rate was approximately 11 gallons per minute with a sustained pumping rate of just over 3 gallons per minute. Water quality was tested as well. The analytical results indicated that the water quality met domestic drinking water standards. The well is permitted for domestic uses only and we would likely need to consider water system upgrades to provide stock water. A total of 7200 gallons of cistern storage has been installed on the property.
5. **Will it be possible to outfit one or more of the outbuildings with plumbing, drainage, electrical service, etc. to create a functional and clean workspace for food production.** The city is open to upgrading existing facilities to create safe and cleanable workspaces for food production. Please describe your infrastructure upgrades and needs in your proposal with as much specificity as possible.
6. **If so, will the cost of renovation be solely on the lessee?** Typically, the department invests in the building envelope and a clean shell on the interior. Specialty plumbing equipment and fixtures would be the responsibility of the tenant.
7. **In the event that renovations are approved and in the assumption of a fairly long timeline to completion of approved renovations, will the tenant be allowed to utilize mobile/temporary**

**structures to fill the needs of the business in the interim?** If this temporary infrastructure would be necessary for your operation to succeed on this property, please disclose this in your proposal. This infrastructure would need to go through the department's structure request process and get whatever approvals are necessary from Boulder County.

8. **Where can the public record of accepted proposals be found?** Due to state laws concerning web content accessibility guidelines, the city pulled these proposals from the website. Staff will send out a few proposals to all attendees of the tour. Requests for proposals in excess of this selection will require a formal CORA request.
9. **Is there a well test which can be made available?** The well water was quality tested in 2019. Results indicated that the water passed drinking water standards. We are happy to share the results with the selected proposer.
10. **Would the city be open to a collaborative proposal?** Yes. Please describe the relationship or partnership and which entity is responsible for which parts of the management proposal. The entities of this partnership will not be allowed to submit a second proposal as individual operations for the property.
11. **May we have access to view past selected proposals?** See above.
12. **Could you please repeat the information about what noxious weeds are on the site and where the State approved methods for remediating those weeds can be found, as well as any preferred treatments/practices OSMP has for those weeds.** Hairy willow herb is the List A invasive species requiring eradication. Herbicide treatment is the preferred treatment method as the population of hairy willow herb on the property is too large to effectively control with hand pulling.
13. **Of course this would depend on water availability and other factors, but theoretically, might it be possible to expand the annual cultivation area slightly beyond its current boundaries (not necessarily just for vegetables, but for more diverse uses such as small-scale staple crop production or herbal medicine)?** This would be possible, but the extent of desired cultivation areas should be described in your proposal. Cultivation areas would not be able to extend into wetlands.
14. **It mentions in the proposal that tenants are responsible for upkeeping irrigation infrastructure, and I'm just curious exactly what that involves. Is this keeping laterals/ditches cleared? Maintaining whatever kind of pump system would pull water out of the pond for the annual cultivation area? What else are tenants responsible for here?**  
Tenants would be responsible for keeping laterals clear of trash and vegetation and periodically pulling laterals to ensure delivery of irrigation water. The pump system associated with the pond would be the sole responsibility of the tenant to purchase, install, and maintain. The tenant would also be responsible for lining the irrigation pond. The tenant would also be responsible for participating in any cooperative work days for main ditch maintenance with other users of the North Boulder Farmers Ditch.

15. **What level of decision making are tenants required to clear with City of Boulder before moving forward? For example, if we wanted to shift species composition in the pastures/add a new species, or plant perennial crops of any sort, what does this process look like?** All perennial plant species, whether for pastures or food crops, need to be approved by the department prior to planting or seeding. This is required to ensure that there are no concerns with weediness or hybridization with out native genotypes.
16. **Is there any significance or restriction to the rectangular area fenced by barbed wire in the middle of the pasture?** That area is restricted from agricultural use. That area contains the now decommissioned cesspool for the residential homes on the property. A new septic system was constructed for the 3-bedroom home that is being made available as part of this IFP process. The historic brick home is currently not connected to an updated septic system.
17. **Is it permitted to pump water out of the pond designated for livestock use only, into a holding tank, to minimize erosion to the bank of the pond and make livestock fencing/access easier?**  
No. State of Colorado water administration rules do not allow pumping out of ponds without an augmentation plan.