



Town of Simsbury

66 TOWN FOREST ROAD, WEST SIMSBURY, CONNECTICUT 06092

Phone (860) 658-3222

Fax (860) 408-5416

E-mail troy@simsbury-ct.gov

~ Thomas J. Roy, P.E. – Director of Public Works ~

ADDENDUM No. 1 September 28, 2023

REQUEST FOR PROPOSAL FOR LEASE OF THE TOWN FARM, 73 WOLCOTT ROAD, SIMSBURY, CT 06070

The information provided in this Addendum is intended to supplement and clarify the existing information in the Request for Proposals and is not to replace any part of the specification unless clearly indicated as such.

This Addendum No. 1 is to inform prospective bidders that the bid due date shall be **extended nineteen (19) days to Tuesday October 24, 2023 at 10:00 am.**

Below are responses to questions we have received to date:

Question: Can the Town provide a summary of the annual utility cost for the farm?

Response: The Town has records for the last 6 months and those records will be included in this addendum.

Question: Will livestock be permitted under the lease?

Response: The Town is not against the idea of livestock being included as part of a proposal. However, livestock can pose additional challenges and proposals will be evaluated with that in mind. Proposals that include livestock should fully detail intended number of animals and variety, as well as how they will be housed.

Question: Greenhouse repairs - are they the town's responsibility? Will the thermostat and temperature control system be repaired at the cost of the Town?

Response: The Town is working to repair the hoop houses on the property. The greenhouse is in good working order. The lessee would be expected to preform minor repairs as part of their operation. The Town will review the thermostat and temperature control system and repair as needed.

Question: Will lessee be responsible for re-acquiring organic certification, and maintaining it?

Response: The Town will require an organic certification. It will be the lessee's responsibility to acquire and maintain certification.

Question: Which major repairs is the Town responsible for? What is the timeline for these repairs to be completed?

Response: The Town is responsible for all major repairs at the facility, defined as repairs that would require a building permit. The Town is looking for a proposer who has the ability to self-perform maintenance and repairs, and

the Town will give additional consideration to those who can.

Question: Are there any kitchen maintenance and inspection requirements that would fall on the lessee?

Response: The lessee would be responsible for routine maintenance, and inspections required to utilize the space as the lessee intends.

Question: How does infrastructure investment work? Will lessee receive equity for infrastructure or equipment repairs?

Response: The lessee is expected to maintain the property and any equipment, to an acceptable standard of the Town. If the lessee preforms large infrastructure upgrades, through grant or other means, that will be considered property of the Town of Simsbury.

Question: What is the lessee responsibility for winter snow removal?

Response: The lessee is responsible for all snow removal on the property.

Question: Will the sign-up sheet from the walkthrough be posted?

Response: The sign-up sheet is included with this addendum #1

Question: There is a rental property, white duplex near the road, associated with the land to be leased, is this to be included as part of the lease?

Response: The rental property is leased for the Town through a third-party property management company and is not be part of this agreement.

Question: Will there be equipment included as part of the lease agreement?

Response: The Town is not planning on including any Town owned equipment in the lease agreement at this time.

END

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Simsbury Community Farm
Utility Bills

	Date of Statement	Notes	Monthly Charge
Aquarion Water-0019-73 Wolcott			
	05/17/2023		12.86
	06/19/2023		18.70
	07/19/2523		13.32
	08/17/2023		23.96

CNG - 4289 - 73 Wolcott			
	01/30/2023		18.00
	02/27/2023		18.00
	03/28/2023		18.00
	04/28/2023		18.00
	06/29/2023		22.97
	07/28/2023		19.14
	08/25/2023		19.14

Eversource - 0192 - 73R Wolcott			
	01/26/2023		9.62
	02/24/2023		27.60
	03/24/2023		92.69
	04/26/2023		63.61
	06/26/2023		58.38
	07/27/2023		91.05
	08/25/2023		205.31

Eversource -0167 - Farm Solar (71R)			
	01/26/2023		120.23
	02/24/2023		125.01
	03/24/2023		117.21
	04/26/2023		84.55
	06/26/2023	Solar Array not Functioning, Town working on repair	164.49
	07/27/2023	Solar Array not Functioning, Town working on repair	140.57
	08/25/2023	Solar Array not Functioning, Town working on repair	124.66

Eversource - 0142 - 73 Wolcott			
	01/26/2023		9.62
	02/24/2023		10.06
	03/24/2023		9.72
	04/26/2023		9.91
	05/30/2023	Bill for 5/18-5/30	1.92
	06/26/2023		9.62
	07/27/2023		9.62
	08/25/2023		9.62

MEETING SIGN-IN SHEET

Project:	LEASE OF THE TOWN FARM, 73 WOLCOTT ROAD, SIMSBURY, CT 06070	Meeting Date:	9/19/2023
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Name	Company	Phone	E-Mail
Chris Latz	Flamig Farm Earth Products	860 371 4377	
Juliet Munhenga	Mahara Farms LLC	978 394 3462	
Azeem Samad	Gardens Initiative	860 372 2553	