

**CITY OF FORT WORTH, TEXAS**

**ADDENDUM NO. 2  
CENTRAL ARLINGTON HEIGHTS  
Notice of Sealed Bid Sale**

**Issued: September 26, 2023**

This addendum forms a part of the Notice of Sealed Bid Sale and modifies the original Notice of Sealed Bid Sale. Bidders shall acknowledge receipt of this addendum by emailing "Received and Acknowledged Addendum No. 2" to the City's Property Management Department at [CAH.Sale@fortworthtexas.gov](mailto:CAH.Sale@fortworthtexas.gov). The email should include the bidder's name, point of contact, email address, and phone number. Failure to acknowledge receipt of this addendum could subject the provider to disqualification.

**1. Specific Changes to the Sealed Bid Packet:**

- a) Attachment 2 of the bid packet, Arlington Heights Design Standards and Guidelines for Redevelopment, is amended to ADD the following language:

No house shall be occupied until all the requirements in the Sealed Bid Purchase Agreement have been met and the City has signed off on the Final Inspection for each house to be occupied.

- b) Attachment 2 of the bid packet, Arlington Heights Design Standards and Guidelines for Redevelopment, is amended to REMOVE the following language under the Fencing section:

After purchase, the developer will coordinate with the current owner of 2208 Carleton and must remove the concrete wall and replace it with an 8-foot wooden privacy fence with metal posts on the boundary line between the two properties within 60 days of purchase and closing with the City.

**2. Questions from inquiries received as of September 25, 2023. Please find below responses to the questions:**

- a) When did the City purchase these properties?

**Response:** The Virtual 9/13/2023 Pre-Proposal Meeting notes reflect that the City has owned these properties for approximately two years. The notes are amended to read:

Most of the properties were purchased in 2019 with two of the properties (2221 Western & 2212 Carleton) purchased in 2020.

Please See initial version of notes here:

<https://www.fortworthtexas.gov/files/assets/public/v/2/property-management/documents/real-estate-forms/cah-pre-proposal-meeting-notes-09132023.pdf>

b) Why are these homes flood-prone?

**Response:** Although the City has worked to mitigate the issue, the drainage pipe originally constructed by the developer of the area is not large enough to convey the stormwater runoff from larger, more intense rain events.

c) Who will be on the community group to evaluate the proposals?

**Response:** The majority of members of the community group should live on the block where the project will occur. It will likely include four Western Avenue residents, four Carleton Avenue resident, and two members representing the Arlington Heights Neighborhood Association.

d) How much do the homes need to be raised?

**Response:** See Table on Page 19 of the bid packet for information on elevations.

e) Did the stormwater detention basin constructed at Hulen and Bryce mitigate the flooding problem?

**Response:** The detention basin helped to reduce flood risk in the area but the area is still significantly flood-prone from intense or lengthy rain events. The Virtual Pre-Proposal Meeting recording shows footage of past flooding during 2015 and 2016 in this area. The stormwater detention and under street boxes were not in place before the April 13, 2015 rain event but they were in place and functioning before the June 27, 2016 rain event.

f) Is there a historic overlay district on these nine properties?

**Response:** No

g) Is there information related to flood insurance for these structures?

**Response:** Please see the second to last paragraph of Page 1 and Page 20 of the Sealed Bid Purchase Agreement for information regarding flood insurance.

h) Several interested bidders asked about the technical criteria the City would be reviewing to ensure the homes are above flood risk

**Response:** Please see Attachment 2, Design Standards and Guidelines for Redevelopment, especially the first section (Page 15 of the Sealed Bid Purchase Agreement) for more information.

- i) Can bids be provided if a bidder did not attend the Virtual Prep-Proposal Meeting or Due Diligence Site Visit?

**Response:** Yes. The Virtual Pre-Proposal meeting recording, slides and notes are on the website here:

<https://www.fortworthtexas.gov/departments/property-management/real-estate-division/real-property-sales-section>

- j) The garage apartment at 2300 Carleton seems newer, it seems the slab has been raised on it. Does this garage apartment need to be raised as well?

**Response:** No, the garage apartment does not need to be raised per the note below the table on Page 19 of the Sealed Bid Purchase Agreement, included below for reference. However, although the slab may be higher, the structure is likely not elevated above the 100 year non-FEMA base flood elevation, and is flood prone.

Page 19- "Note: The finished floor of new and elevated homes and any equipment serving the home must be at least 2 feet above the non-FEMA Base Flood Elevation. Existing or future out buildings such as garages and sheds can remain or be built within the Base Flood Elevation understanding that they will be likely to flood."

### 3. Other associated information

Note that the City plans to remove several dead trees and trim tree branches at several of the properties before sale due to safety and aesthetic reasons.

**END OF SECTION**