

SCOPE OF WORK

Redevelopment of the Former W.H. Adamson High School Building

201 E. 9th Street, Dallas, Texas

1. Project Background

Dallas Independent School District ("Dallas ISD") is seeking redevelopment proposals for the former W.H. Adamson High School building located at 201 E. 9th Street, Dallas, Texas. The property has been declared surplus by the Dallas ISD Board of Trustees and is being considered for donation pursuant to Texas Education Code §11.1541 and applicable provisions of the Texas Local Government Code.

The property is a historic structure originally constructed in 1915 with subsequent additions completed in 1919 and 1938. The building is designated as a City of Dallas Landmark, recognized by the Texas Historical Commission, and listed on the National Register of Historic Places.

Dallas ISD seeks a redevelopment partner capable of preserving the historic significance of the building while delivering a sustainable public-purpose project that provides measurable benefits to the Oak Cliff community and the residents served by Dallas ISD.

2. Project Objective

The objective of this solicitation is to identify a qualified governmental entity, nonprofit organization, affordable housing developer, or other eligible organization that can:

1. Preserve and rehabilitate the historic structure.
 2. Place the property into productive use serving a public purpose.
 3. Generate long-term community benefits.
 4. Secure funding necessary for redevelopment and ongoing operations.
 5. Ensure the long-term maintenance and stewardship of the historic asset.
 6. Complete redevelopment within a reasonable and achievable timeline.
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3. Required Scope of Services

The selected respondent shall perform all activities necessary to plan, finance, rehabilitate, operate, and maintain the property, including but not limited to the following:

A. Historic Preservation and Rehabilitation

- Conduct all assessments, studies, and investigations necessary to support redevelopment.
- Preserve and restore historic architectural features in accordance with applicable federal, state, and local preservation requirements.
- Coordinate with the City of Dallas Landmark Commission, Texas Historical Commission, and any other applicable regulatory agencies.
- Maintain the property's historic integrity while adapting the building for modern use.

B. Site Redevelopment

- Develop a comprehensive redevelopment plan for the property.
- Design and implement improvements necessary to support the proposed use.
- Address structural deficiencies, life-safety systems, accessibility requirements, and building code compliance.
- Obtain all required permits, approvals, and authorizations.

C. Public Purpose Programming

Proposed redevelopment shall support one or more public purposes such as:

- Community services.
- Educational programs.
- Workforce development initiatives.
- Cultural or arts programming.
- Affordable housing initiatives.
- Health and wellness services.
- Nonprofit operations; or
- Other community-serving uses that demonstrate public benefit.

Respondents must clearly explain how the proposed use advances public interests and benefits the surrounding community.

D. Financing and Funding

- Identify and secure funding necessary for redevelopment.
- Pursue historic tax credits, grants, philanthropic funding, affordable housing incentives, public-private partnerships, or other financing mechanisms, as applicable.
- Demonstrate financial capacity to complete the project and sustain ongoing operations.

E. Operations and Maintenance

- Develop an operations plan for the facility.
- Establish maintenance procedures to protect the historic structure.
- Demonstrate long-term financial sustainability.
- Ensure continued use of the property for public purposes.

4. Deliverables:

Respondents shall submit the following:

Narrative Redevelopment Plan

A detailed written description of:

- Proposed use(s) of the building.
- Community benefits.
- Historic preservation approach.
- Operational strategy; and
- Long-term stewardship plan.

Conceptual Design Package

- Site plan.
- Floor plans (if available);
- Conceptual renderings.
- Illustrative graphics or diagrams.

Financial Plan

- Redevelopment budget.
- Sources and uses of funds.

- Operating budget projections.
- Capital funding strategy; and
- Maintenance funding strategy.

Implementation Schedule

A schedule showing:

- Due diligence activities.
- Design milestones.
- Financing milestones.
- Construction starts on the date; and
- Estimated completion date.

Community Impact Statement

Description of:

- Public benefits.
- Economic impact.
- Job creation opportunities.
- Educational benefits.
- Neighborhood revitalization benefits; and
- Partnerships with community organizations.

5. Minimum Qualifications

Respondents should demonstrate:

- Experience with adaptive reuse or redevelopment projects.
- Experience rehabilitating historic structures, if applicable.
- Financial capability to complete the project.
- Ability to secure funding sources.
- Experience operating facilities serving the public.

- Organizational capacity to complete redevelopment and ongoing management.

8. Performance Requirements

The selected respondent shall:

- Maintain compliance with all applicable laws and regulations.
 - Preserve the property's historical significance.
 - Use the property for the approved public purpose.
 - Meet redevelopment milestones established in any future conveyance agreement.
 - Maintain the property in a safe and serviceable condition.
 - Comply with all deed restrictions and revisionary requirements established by Dallas ISD.
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