

**REQUEST FOR PROPOSALS FOR THE REDEVELOPMENT OF
THE FORMER W.H. ADAMSON HIGH SCHOOL BUILDING
LOCATED AT 201 E. 9TH STREET, DALLAS, TEXAS**

Pursuant to Texas Education Code Section 11.1541. *Donation of Surplus Property*, and Local Government Code Chapter 272.001.(g) *Notice of Sale or Exchange of Land by Political Subdivision*, the Board of Trustees of the Dallas Independent School District (Dallas ISD) is soliciting proposals from qualified governmental entities, non-profit organizations, and low-to-moderate income affordable housing developers for the redevelopment of the former W.H. Adamson High School building located at 201 E. 9th Street, Dallas Texas, and as shown on the attached Exhibit A for demonstration purposes only.

The Dallas ISD Board of Trustees declared the former W.H. Adamson High School building as surplus to its needs on December 18, 2025. The school building was constructed in 1915, with additions in 1919 and 1938. The building is designated a City of Dallas Landmark, Texas Historical Commission Site, and is listed in the National Register of Historic Places.

The Dallas ISD Board of Trustees will consider donating the former school building to the entity/organization that presents a redevelopment proposal that best preserves the building's historical significance and promotes a public purpose that addresses the needs of the school and surrounding community.

The donation of the former school building is being offered "as is, where is, with all latent and patent defects and faults". The building exhibits structural movement with observable displacement in wall assemblies and floor surfaces indicating structural issues. Building plans, structural information and environmental information in the possession of Dallas ISD can be obtained through the following link:

<https://drive.google.com/drive/folders/1bUeMZ6GKpDd2CySEw7GTuWGikCGB7N78?usp=sharing>

To the extent allowed by law, Dallas ISD expressly disclaims, and all proposers expressly waive any warranty or representation, expressed or implied, including without limitation any warranty of condition, habitability, merchantability or fitness of the school building for any particular purpose.

Respondents to this Request for Proposals (RFP) should include, at a minimum, the following information in their proposal:

- A written narrative of the redevelopment concept outlining the proposed public use(s) for the former school building and the development approach to be used to preserve the building's historical significance.

- Conceptual renderings, diagrams, and/or site plans illustrating the redevelopment concept.
- A summary of the anticipated economic impact and community benefits of the redevelopment concept.
- A preliminary budget for the redevelopment and ongoing operations and maintenance of the former school building.
- A timeline for the anticipated start and completion of the redevelopment concept.
- The anticipated funding mechanisms/sources to be used for the redevelopment and preservation of the school building and its ongoing operation and maintenance.

Respondents to the RFP may visually inspect the building by appointment by contacting the Dallas ISD Real Property Management department at (972) 925-5142. Anyone requesting access inside the school building will be required to execute a liability waiver prior to being granted entry into the building.

Proposals should be placed in a sealed envelope and mailed or hand delivered to the following address:

Dallas ISD
Construction Services
9400 North Central Expressway, Suite 800
Dallas, Texas 75231

All proposals are time stamped upon receipt. Proposals received after the submission deadline will be returned unopened.

The Board of Trustees is not required to accept any proposal and reserves the right to reject any and/or all proposals and to waive any irregularities and formalities as a part of this solicitation. The Board of Trustees may accept a proposal (if any) that meets the conditions of Texas Education Code Section 11.1541. *Donation of Surplus Property* or the conditions of Local Government Code Chapter 272.001.(g) *Notice of Sale or Exchange of Land by Political Subdivision* and is deemed in the best interest of the Dallas Independent School District.

Prior to the Board of Trustees' acceptance of a proposal as part of this solicitation, a public hearing will be advertised and held allowing interested parties to address the Board of Trustees regarding the potential donation.

If the Board of Trustees agrees to accept a proposal as part of this solicitation, the selected proposer will be required to execute Contract of Sale and the conveyance instrument to be

used for the donation of the former school building will be a Deed without Warranty. The conveyance would be subject to the exclusions, exceptions, conditions and stipulations of record and contained in a Title Commitment prepared by a Title Company as defined in the Contract of Sale.

The Deed without Warranty will reflect such exclusions, exceptions, conditions and stipulations of record and include a provision that the school building reverts to Dallas ISD if the building ceases to be used for a public purpose or an attempt is made to sell the property.

It is the responsibility of all proposers to examine all applicable City building codes and City ordinances to determine whether the property can be used for the purposes desired.

Dallas ISD disclaims responsibility as to the accuracy or completeness of any information relating to the property, and for any misrepresentations, failures of disclosure, errors, or negligent or wrongful acts occurring in the context of or pertaining to this solicitation for proposals.

Employees of Dallas ISD, members of the Board of Trustees, any business entity in which a Board member holds a significant interest, and members of the immediate family of Dallas ISD employees and Board members are not eligible to submit proposals under this solicitation.

By submitting a proposal, all proposers waive and release any rights they may have either now or in the future to undertake any legal or equitable action against Dallas ISD, its Board of Trustees, or its employees for failure to properly advertise or notice this proposal solicitation or to properly convey the property, and hereby covenant not to sue Dallas ISD, its Board of Trustees, or employees in connection with the advertisement, solicitation of proposals or conveyance of the property.

EXHIBIT A

