



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# School Board Recommendation

## Existing OHS Citizens' Task Force



Independent School District #76 I  
Owatonna, MN  
April 11, 2022

**OWATONNA PROUD**  
STRONG SCHOOLS • STRONG COMMUNITY



# EXISTING OHS CITIZENS' TASK FORCE TASK FORCE PROCESS

A Task Force is being convened to examine the future of the existing Owatonna High School Facility, which will no longer be used for K-12 instruction when the New High School opens in 2023.

As a part of the November 2019 Bond Referendum, the community voted to approve Question #2 which allocated funds for the conversion of portions of the building for District uses. As a part of this funding request, the District committed to engaging the community about the future of the facility, and this Existing OHS Citizens' Task Force is a part of that process.



# EXISTING OHS CITIZENS' TASK FORCE

## OVERALL PROJECT TIMELINE

### **Community Engagement:** April 2021 – March 2022

**April 2021 – June 2021:** Ideate (Engage Owatonna website)

**July 2021 – August 2021:** Prioritize and Qualify Submitted Ideas

**October 2021:** Commission Existing OHS Citizens' Task Force

**November 2021 – March 2021:** Existing OHS Citizens' Task Force

**December 2021 – March 2022:** Administration and Board Finalize Project Scope & Partnerships

**April 2022:** Board receive Recommendation

### **Design:** June 2022 – February 2022\*

**June 2022 – August 2022:** Schematic Design

**September 2022 – November 2022:** Design Development

**December 2022 – February 2023:** Construction Documents

**Spring 2023:** Bidding

### **Construction:** early 2023 – Fall 2024\*

**August/September 2023 – August 2024:** Construction

**Substantial Completion:** August 2024\*

\*pending final project scope



# EXISTING OHS CITIZENS' TASK FORCE TASK FORCE CHARGE

- Review ideas submitted from the community for the Existing OHS facility.
- Discuss potential partnerships with other entities and prioritize them in terms of feasibility and importance to the community.
- Make a recommendation to the School Board as to the proposed scope of the renovation project including areas to be remodeled and areas to potentially demolish.
- The Existing OHS Citizens' Task Force recommendation should include financial feasibility and best use of the facility, as well as any topics requiring further study by the school District.



# EXISTING OHS CITIZENS' TASK FORCE

## TASK FORCE MEMBERSHIP

April St. Martin, Community Member  
Ashley Moriarity, Community Member  
Bret Hansen, Community Member  
Breanna Weisbrud, Community Member  
Bruce Paulson, Community Member  
Dan Gorman, Community Member  
Danielle Theis, Independent School District #76 I  
David Swenson, Community Member  
Emily Sherwood, Community Member  
Gail Thompson, Community Member  
Jane Draheim, Community Member  
Jodie Smith, Community Member  
Joel Hunt, Community Member  
Josephine Nguyen, Community Member  
Josh Cosens, Community Member  
Julie Fiske, Community Member

Kristen Petersen, Community Member  
Laura Jensen, Community Member  
Marc Wiese, Community Member  
Matt C. Kottke, Community Member  
Matt Durand, Community Member  
Pat Heydon, Community Member  
Quinn Meyer, Community Member  
Troy Klecker, Community Member  
Zachary Spinler, Community Member

*Paul Aplikowski, Wold Architects and Engineers*  
*Jacob Windschitl, Wold Architects and Engineers*  
*Sal Bagley, Wold Architects and Engineers*  
*Amanda Heilman, Independent School District #76 I*  
*Bob Olson, Independent School District #76 I*  
*Jeff Elstad, Independent School District #76 I*  
*Kory Kath, Independent School District #76 I*



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## MEETING DATES

- **Meeting #1:** Tuesday, November 9, 2021 from 6:00 – 7:30 PM
- **Meeting #2:** Thursday, November 18, 2021 from 6:00 - 7:30 PM
- **Meeting #3:** Thursday, December 2, 2021 from 6:00 - 7:30 PM
- **Meeting #4:** Thursday, January 6, 2022 from 6:00 - 7:30 PM
- **Meeting #5:** Tuesday, March 22, 2022 from 6:00 - 7:30 PM



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# OVERVIEW:

*What was included in the referendum for Existing OHS?*



# EXISTING OHS CITIZENS' TASK FORCE

## WHAT WAS INCLUDED IN THE REFERENDUM?

In November 2019, the community successfully passed two bond referendum questions. The first question was \$112M for a new high school campus to be constructed and question two was to use \$8M to re-purpose the current high school building/campus.

Based on the two question passed in the recent referendum vote, the school district can allocate up to \$11 million for the re-use of the current Owatonna High School campus (\$8 million for Question 2 and \$3 million from the Question 1 set aside for demolition of the site if Question 2 had not passed).



# EXISTING OHS CITIZENS' TASK FORCE

## WHAT WAS INCLUDED IN THE REFERENDUM?

Any potential partnerships would require funding from that proposed partner, as the District's allocated funds will likely only suffice to prepare the building for the below intended functions.

- *The three-story portion at the northwest corner (C Plaza) is anticipated to be remodeled to house district administration offices.*
- *The Ag/Annex building is anticipated to be utilized for district maintenance shops.*
- *Tennis courts to remain available for district and community use.*
- *Gymnasium and locker rooms anticipated to house High School and youth gymnastics programs.*
- *Field and track to remain available for district and community use.*

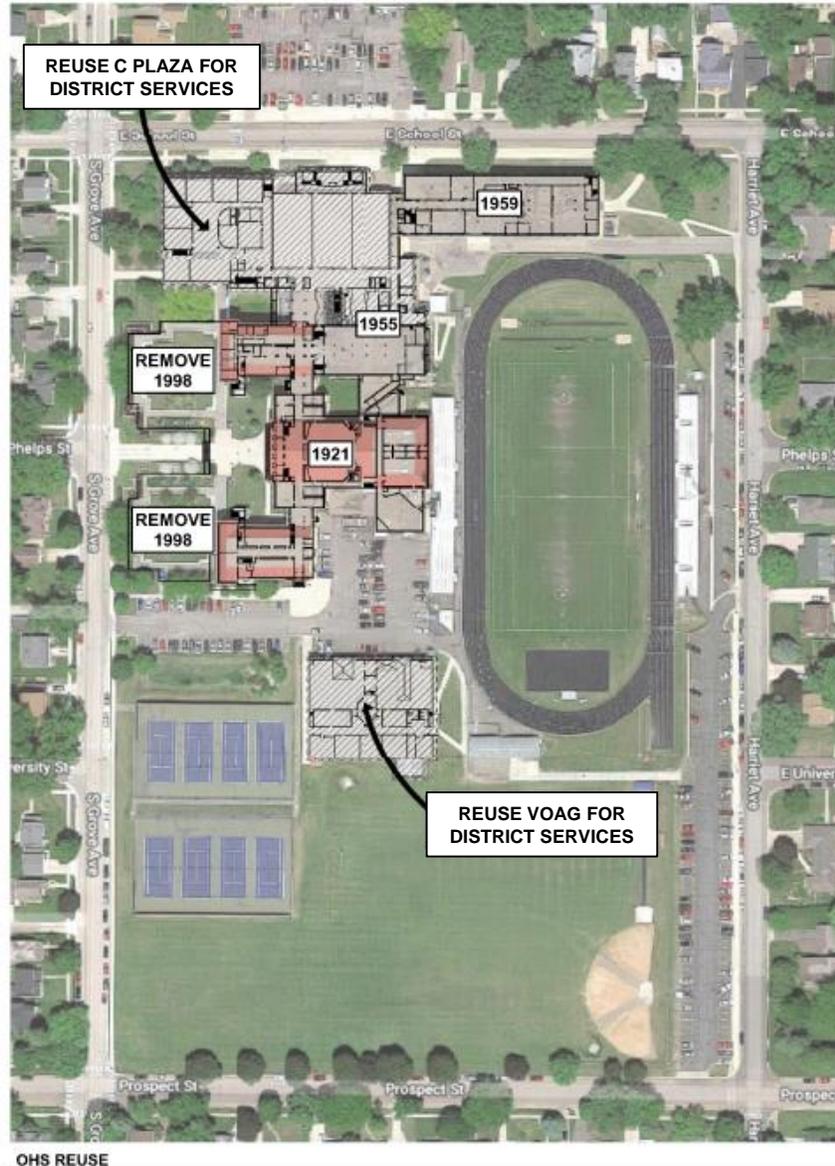


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

WHAT WAS  
INCLUDED IN THE  
REFERENDUM?





**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## SITE CONTEXT



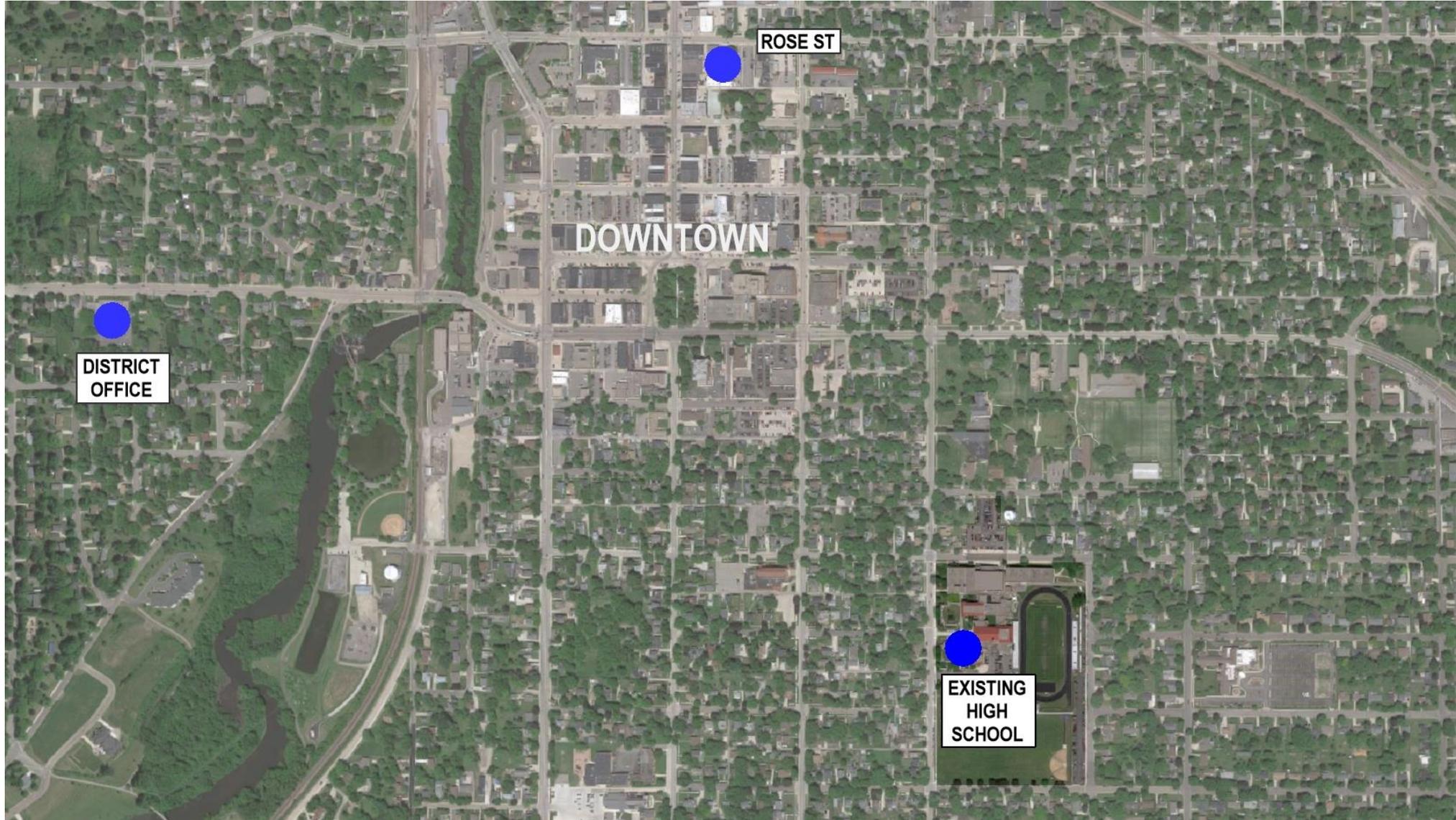


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## SITE CONTEXT





**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# Engage Owatonna Update



# EXISTING OHS CITIZENS' TASK FORCE ENGAGE OWATONNA UPDATE



Home » Owatonna High School: Let's Write the Next Chapter

## Owatonna High School: Let's Write the Next Chapter

We are committed to working with our community—that means you—to help us write the next chapter for the current high school campus. In November 2019, our

GET REGISTERED

Join the conversation to get involved!

Level of Engagement



## Community and Recreation Center

- *Gymnasiums*
- *Auditorium*
  - *Place for community benefit concerts*
- *We need more pool space in town so we don't have to have to have young kids in the pool after 9:00 PM.*
- *Programming for youth and teens*
  - *After School Programs*
- *Pickleball courts.*
- *Senior Center (expand programs with more space)*
- *Parks & Rec (expand programs with more space)*
- *Cultural Center*
- *Sports Dome*
- *YMCA type of community center*
  - *Huge pool to improve access to swim lessons, etc.*
- *Vocational programming*
  - *Professional License Education*
  - *Testing Center*
- *Bigger selection of community classes*
  - *Culinary Arts*
  - *Pastry Classes*
  - *GED*
  - *ESL*
- *Environmental Learning Center*



# EXISTING OHS CITIZENS' TASK FORCE

## ENGAGE OWATONNA UPDATE

### **Housing**

- *Affordable Housing*
- *Transitional Housing*
- *Homeless Shelter*
- *Teacher Housing*
- *Senior Housing*

### **Non-Profit offices and service center**

- *Offices*
- *Consolidated Services*
- *Shared Administration and Overhead*

### **Office Space**

- *Office space for new businesses and entrepreneurs*
- *Office space for student run businesses with partnerships with local business leaders help administrate them.*
- *Business incubator space*

### **Entertainment and Leisure Center**

- *Brew Pub*
- *Food Court*
- *Winery*
- *Event Center*
- *Theater (movie?)*



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE ENGAGE OWATONNA UPDATE

## **Consolidate District Buildings**

### **Other**

- *Separate buildings might allow for different uses. It might also open up possibilities for re-use of the old Pillsbury Campus.*

Total Gross Square Footage: 351,313 SF

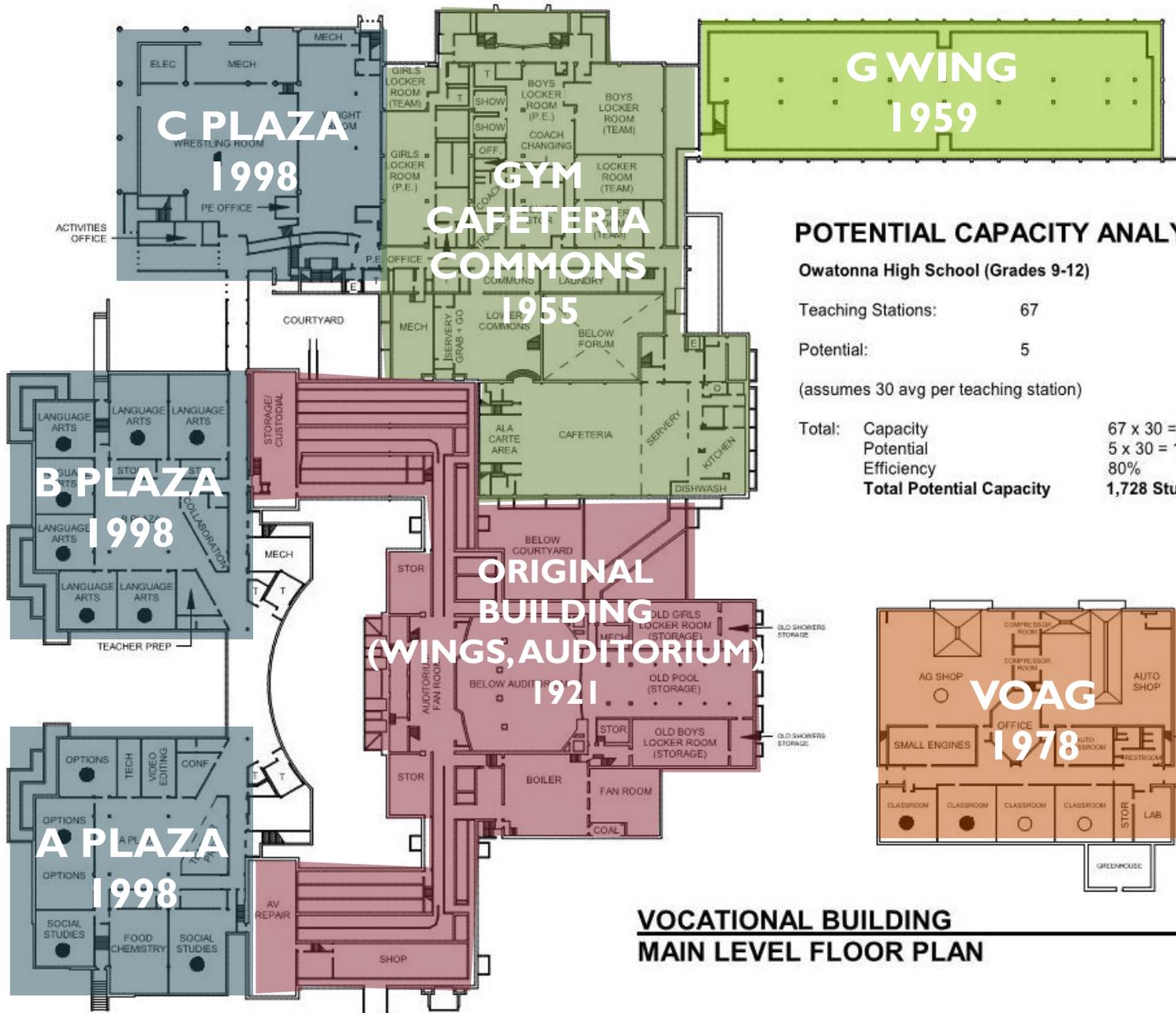


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# OWATONNA HIGH SCHOOL SCHOOL

## LOWER LEVEL VOAG



### POTENTIAL CAPACITY ANALYSIS

Owatonna High School (Grades 9-12)

Teaching Stations: 67

Potential: 5

(assumes 30 avg per teaching station)

Total:	Capacity	67 x 30 = 2,010
	Potential	5 x 30 = 150
	Efficiency	80%
	<b>Total Potential Capacity</b>	<b>1,728 Students</b>

### VOCATIONAL BUILDING MAIN LEVEL FLOOR PLAN

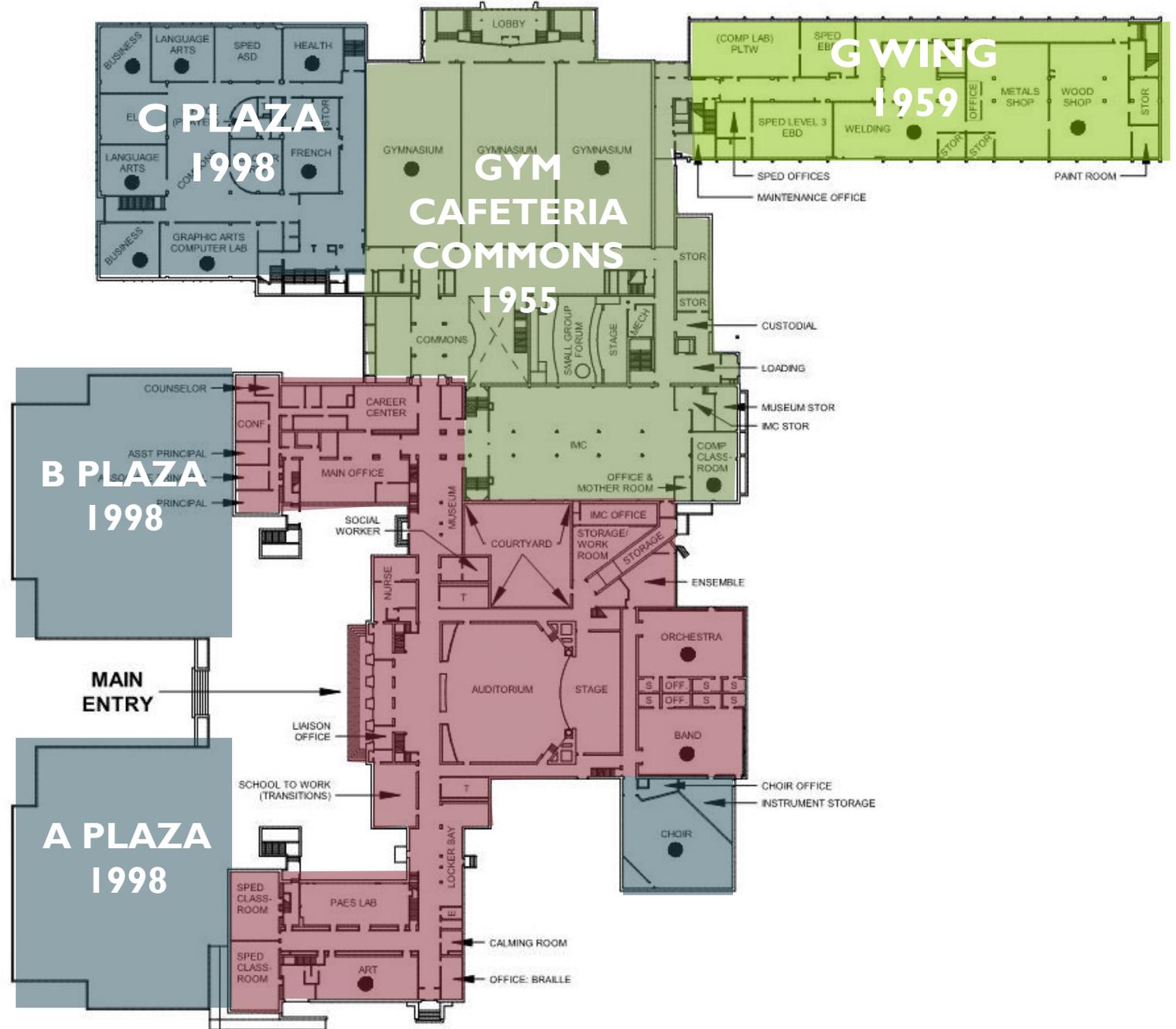


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# OWATONNA HIGH SCHOOL SCHOOL

## MAIN LEVEL

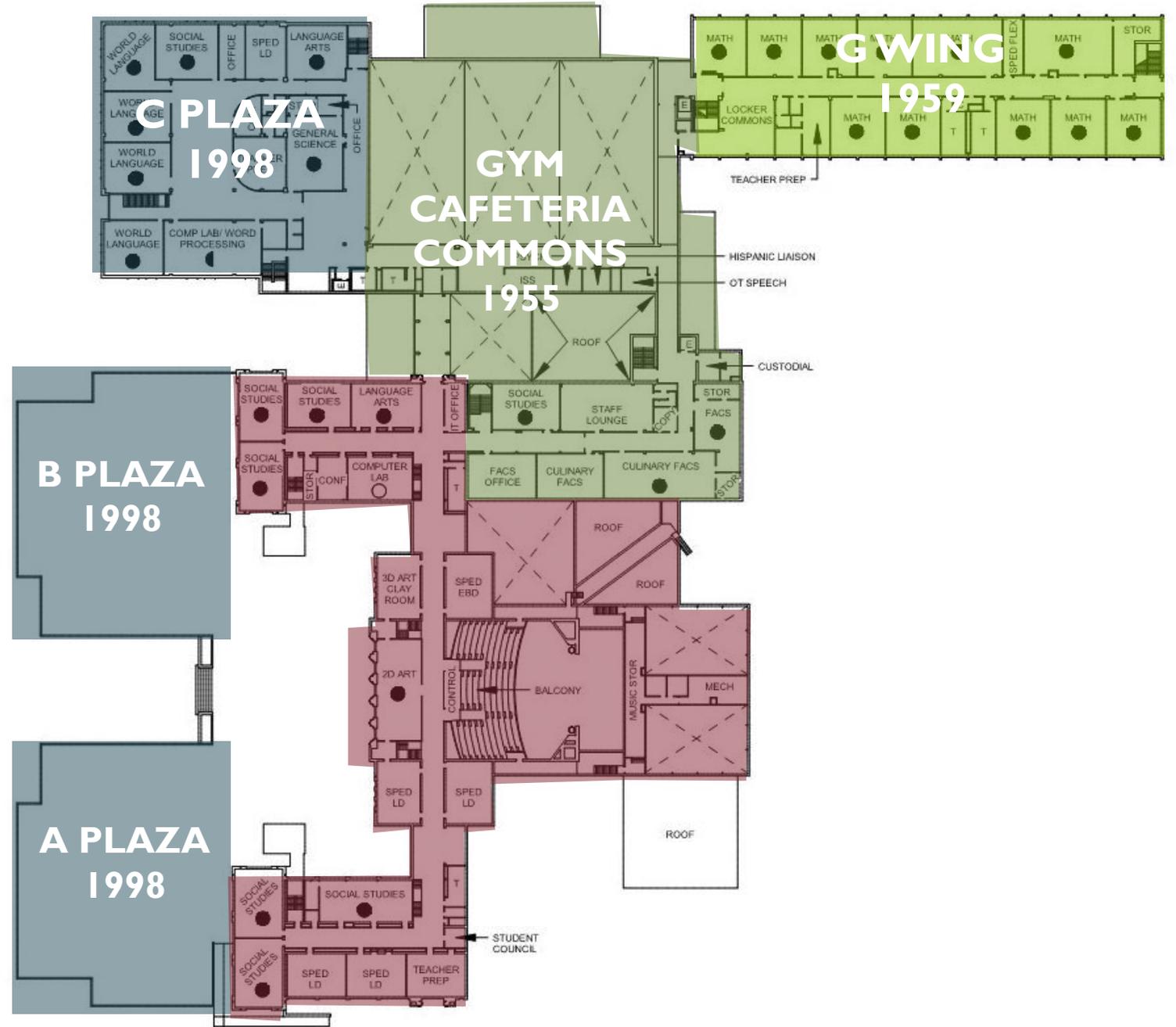




**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# OWATONNA HIGH SCHOOL SCHOOL SECOND LEVEL



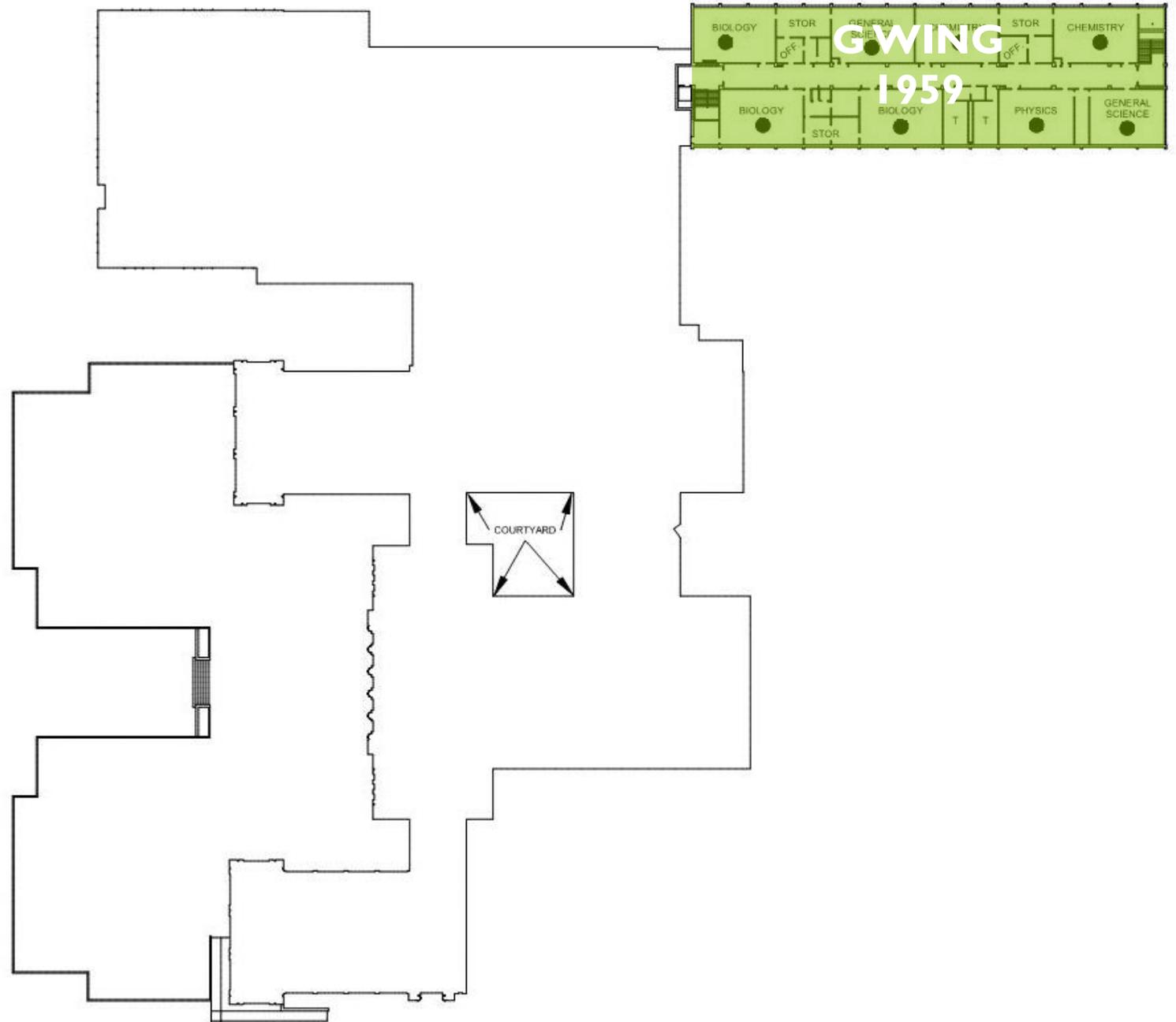


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# OWATONNA HIGH SCHOOL SCHOOL

## THIRD LEVEL





# Key Messages from Meeting #1

- Reviewed the purpose of the task force and got to know everyone who is participating
- Had increased focus on direction and goals
- Considered input from the broader community via the ideas submitted for the existing HS via the Engage Owatonna website platform
- Learned more about the existing building and needs
- Completed grounding work to start off on a solid base

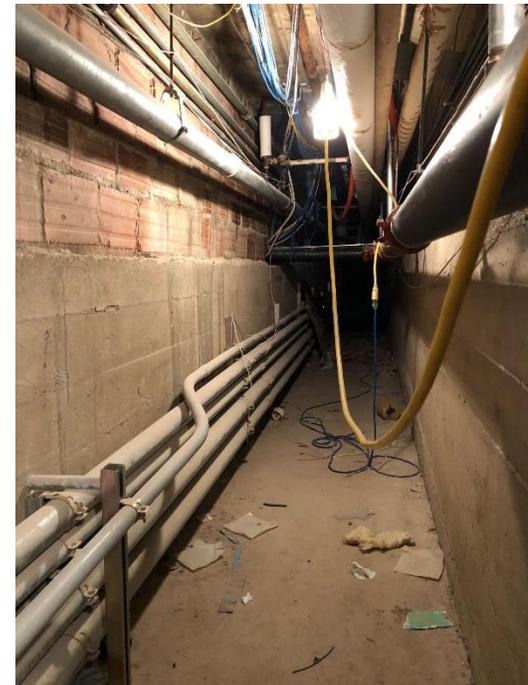


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# FACILITY ANALYSIS

## OWATONNA HIGH SCHOOL



## High School maintenance needs total: **\$34,326,982 (2018)**

	<b>Age</b>		<b>Totals</b>
	1921 Building	\$	9,195,668
	1955 Building	\$	4,723,092
	1959 Building	\$	13,080,911
	1998 Building	\$	2,983,093
	Votech Building	\$	2,406,702
	Site	\$	1,937,517
	<b>Total (2018)</b>	<b>\$</b>	<b>34,326,983</b>



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## ROSE STREET

### Building Challenges:

- *Inadequate equipment and vehicle storage*
  - *Challenging configuration of levels*
  - *Lack of parking and maneuvering space*
- 
- *Key info:*
    - *Built in 1956, renovation in 1999*
    - *Size: 13,706 SF*



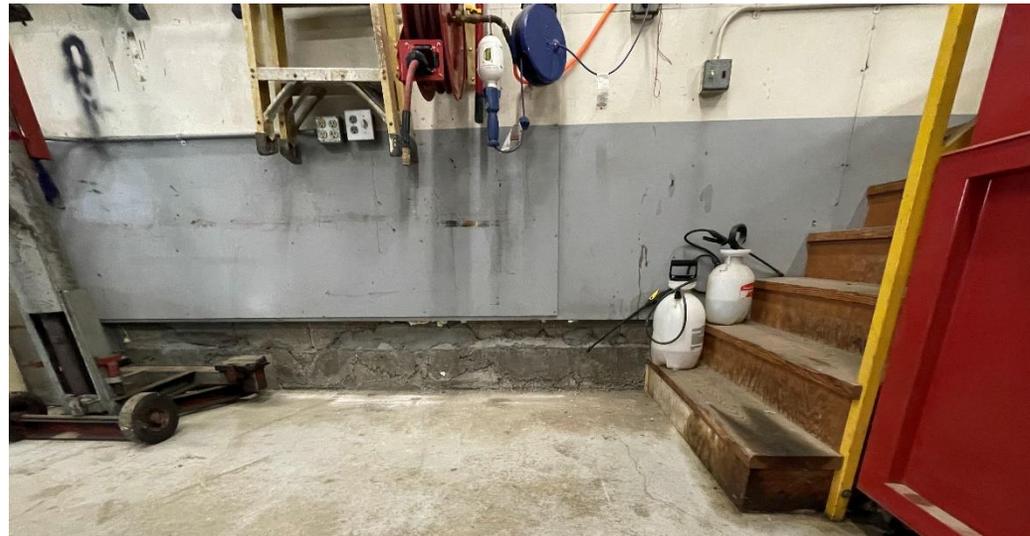


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## ROSE STREET





**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## ROSE STREET





**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## ROSE STREET





**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## ROSE STREET



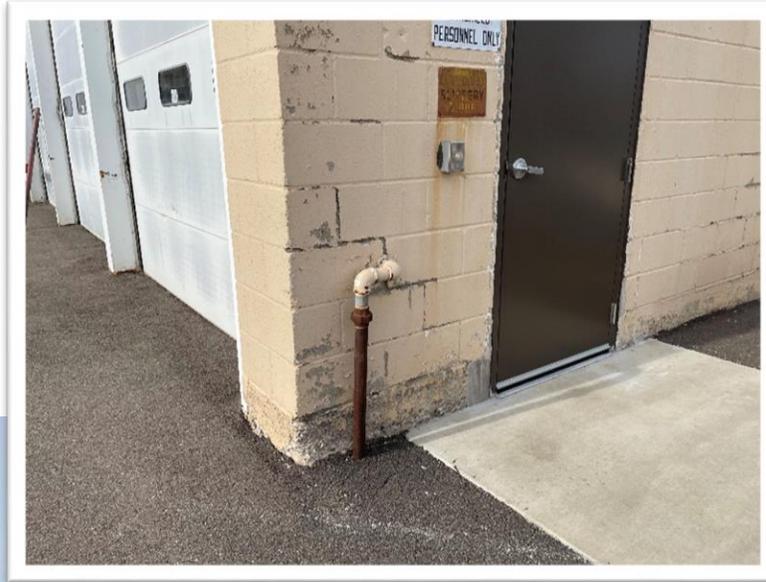


**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE

## ROSE STREET





**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE DISTRICT OFFICE

## Building Challenges:

- *District has outgrown available space*
  - *Building is aged and needs significant reinvestment, especially in HVAC systems*
  - *Building is not compliant for ADA*
- 
- *Key info:*
    - *Built in 1956, renovation in 1997*
    - *Size: 12,172 SF*





# Key Messages from Meeting #2

- The tour was great for showing why we are building a new school.
- The tour helped understand what deficiencies there are with the building and how that will affect the potential solutions.
- The group now has the background information and is now looking to get focused on coming up with solutions.
- This is not a small task, this is a difficult decision that everyone is working hard on.



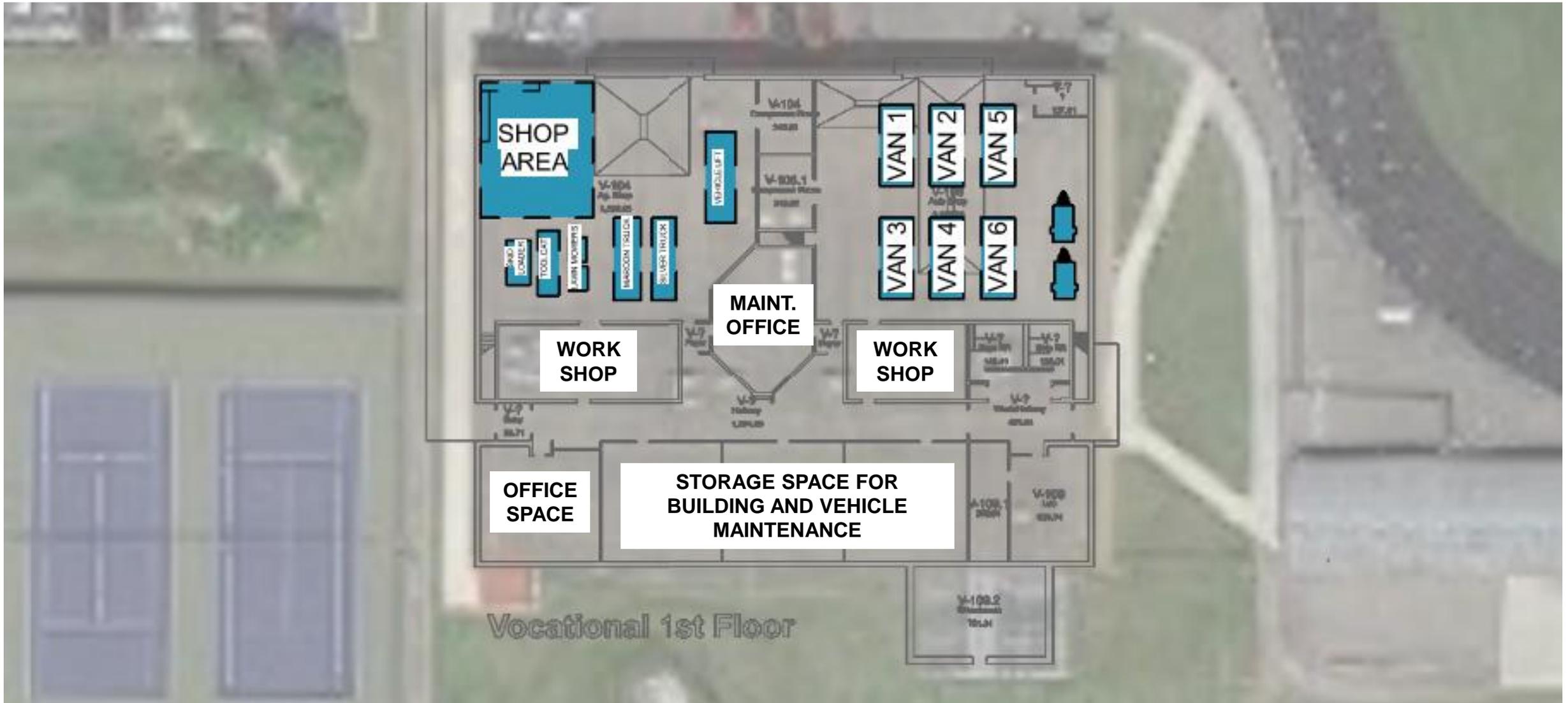
**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# Review Test Fits of District Uses for existing OHS building

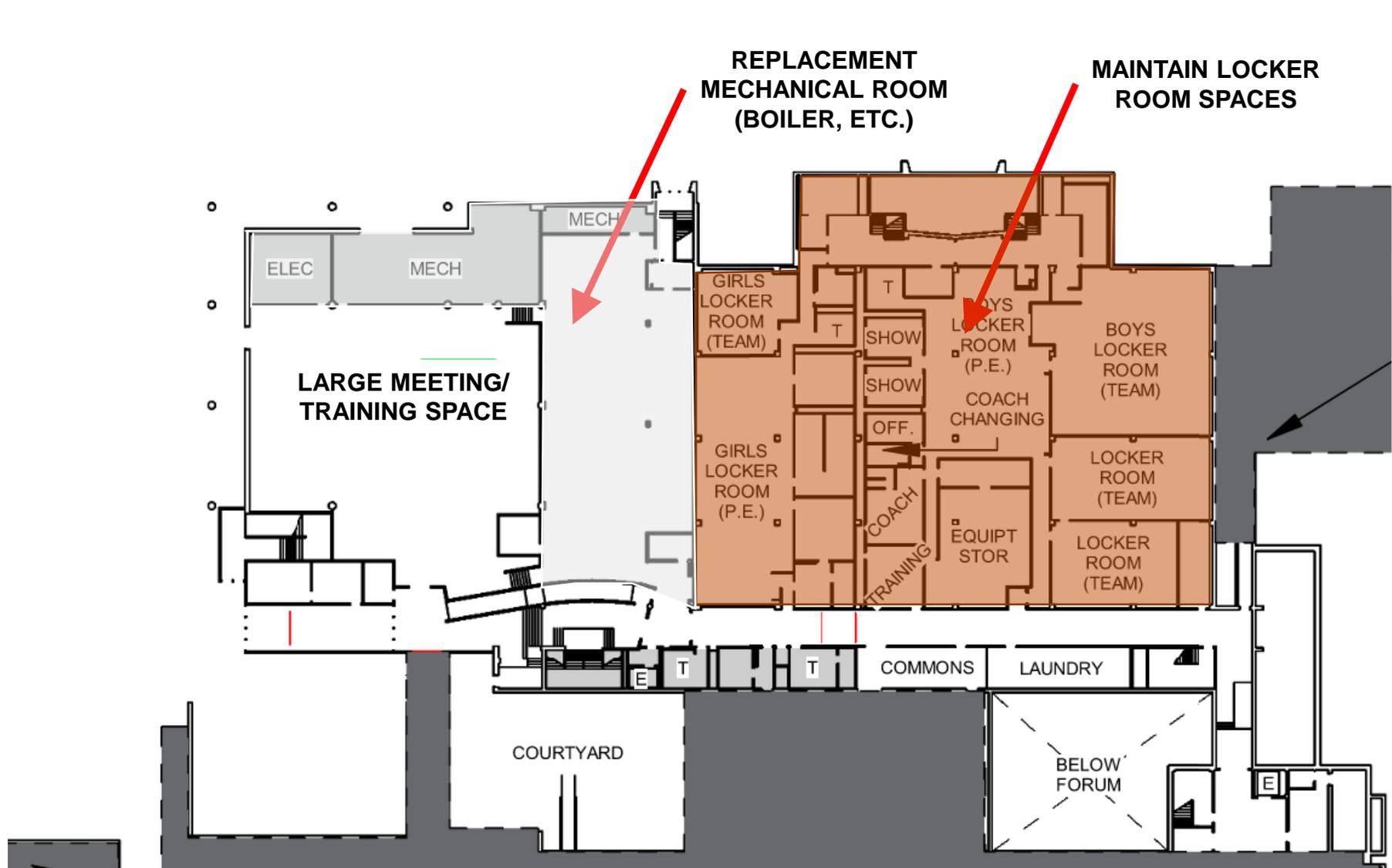


# EXISTING OHS CITIZENS' TASK FORCE VOAG BUILDING TEST FIT





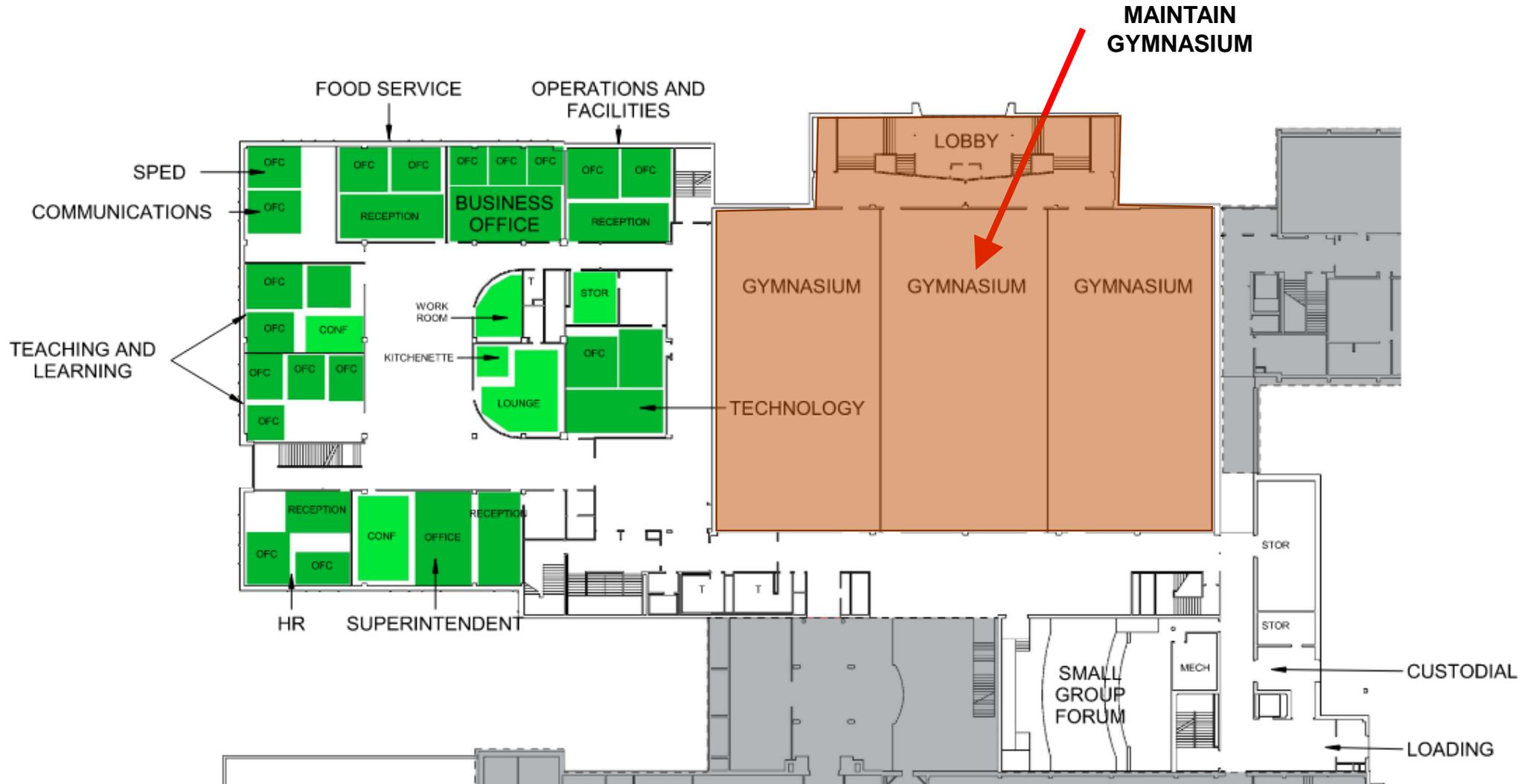
# EXISTING OHS CITIZENS' TASK FORCE C PLAZA TEST FIT – 1<sup>ST</sup> FLOOR





# EXISTING OHS CITIZENS' TASK FORCE

## C PLAZA TEST FIT – 2<sup>ND</sup> FLOOR



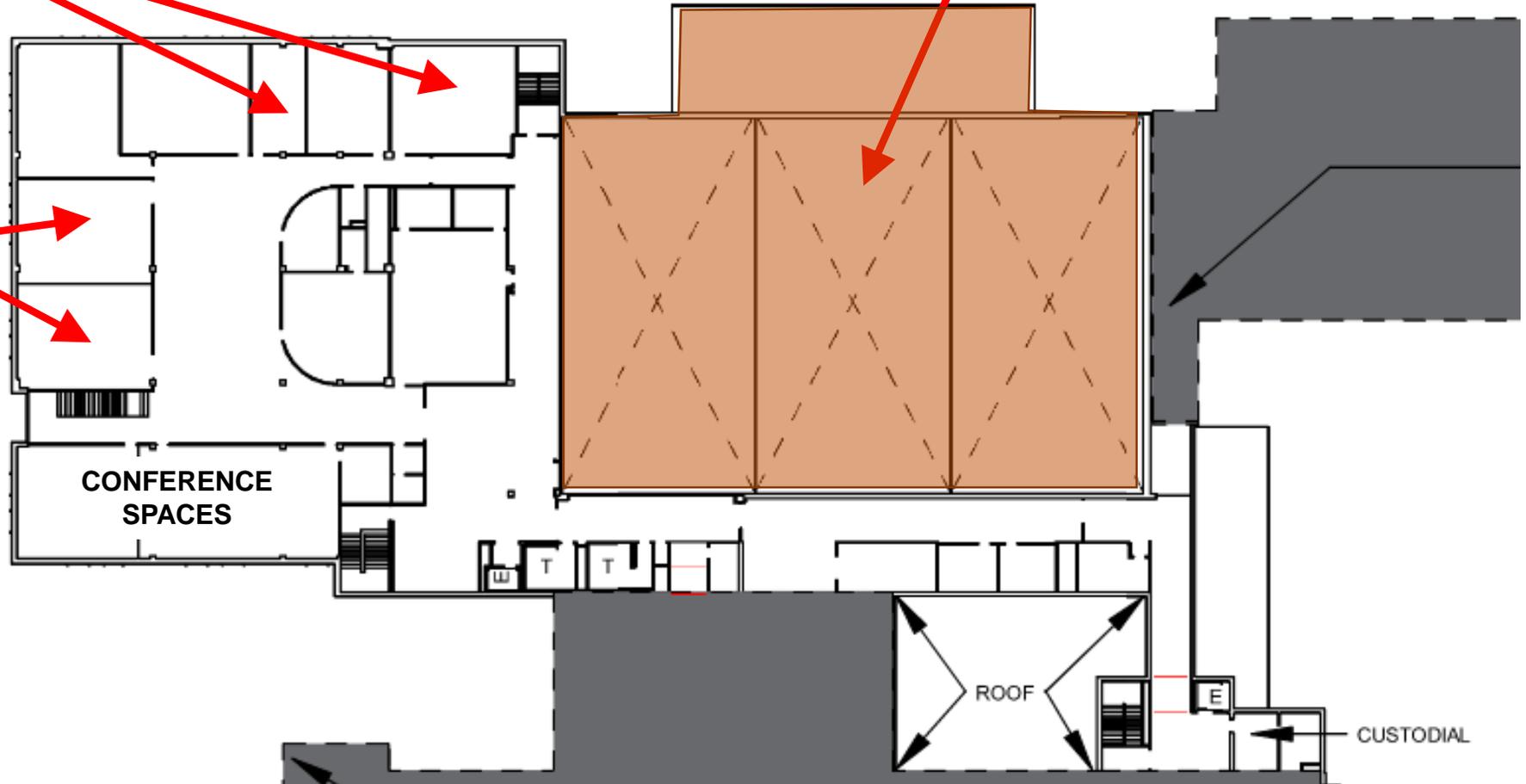


# EXISTING OHS CITIZENS' TASK FORCE C PLAZA TEST FIT – 3<sup>RD</sup> FLOOR

STORAGE OF MATERIALS  
AND DOCUMENTS AS  
REQUIRED

MAINTAIN  
GYMNASIUM

MEETING SPACES /  
TRAINING CLASSROOMS  
(SIMILAR TO ROSE ST.)





**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# GROUP ACTIVITY:

*What information should be included in the Request for Proposals?*



# Key Messages from Meeting #3

- The group explained they have heard that the District has several needs and are debating if the reuse of this site is the best place to fulfill them.
- The group explained that they are not taking the task lightly.
- The group explained there are conflicted feeling about how the District using portions of the site and building could affect potential partners.



# EXISTING OHS CITIZENS' TASK FORCE UPDATE ON BALLOT LANGUAGE

## School District Question 2 Approval of School Building Bonds Old High School

If School District Question 1 is approved, shall the School Board of Independent School District No. 761 (Owatonna Public Schools), Minnesota, be authorized to issue general obligation school building bonds in an amount not to exceed \$8,000,000 for acquisition and betterment of school sites and facilities, included but not limited to, repurposing of the old high school site for School District use?

**Where the funds  
can be used**

**What the funds  
can be used for**

*The question includes the betterment of facilities language (and “included but not limited to”) to provide flexibility to the district if the project is completed and bond funds are left over.*



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# SMALL GROUP

# ACTIVITY:

*Suitable Uses*

*Criteria Review / Development*



# EXISTING OHS CITIZENS' TASK FORCE TASK FORCE MOTION (PRE-RFPP)

The District should vacate the existing district office and Rose Street buildings and consolidate them into the C-building and Vo-Ag building. The gym and locker rooms should be retained for district and/or community use.



# Key Messages from Meeting #4

- Clarified the language of the ballot referendum language and what is possible.
- The group clarified the need for the district to use parts of the building.
- The group discussed the opportunity for the use of the rest of the building and/or site to be put out for offers to developers.



# EXISTING OHS CITIZENS' TASK FORCE REQUEST FOR PRELIMINARY PROPOSALS

ISD #761 - Owatonna Public Schools  
RFP for Existing OHS  
January 24, 2022



**Request for Preliminary Proposals for parties interested in using available existing space at the former Owatonna High School Building**

**Address:** 333 E School St, Owatonna, MN 55060  
**Current Owner:** Independent School District #761 - Owatonna Public Schools  
**Contact Information:** Bob Olson, Director of Facilities, Infrastructure and Security  
Phone: (507) 444-8606; Email: [bolson@isd761.org](mailto:bolson@isd761.org)  
*All questions to be directed to Bob Olson*

**Date Issued:** January 26, 2022  
**Proposals Due:** February 28, 2022

Background and Objective	page (2)
Building Information	page (3)
Suitable Use Criteria	page (3-4)
Submission Requirements	page (4-5)
Timeline / Schedule	page (5)
Appendices	
Floor Plans	
Steele County Assessor Report	
Facility Analysis	
Ideas Submitted via Engage Owatonna	



# EXISTING OHS CITIZENS' TASK FORCE REQUEST FOR PRELIMINARY PROPOSALS

## **Suitable Use Criteria**

A Task Force of 26 community members was established by the ISD 761 School Board to examine the future of the existing Owatonna High School Facility, which will no longer be used for K-12 instruction when the New High School opens in 2023. This Task Force has reviewed information about the building, ideas submitted by the community via the Engage Owatonna website, and learned about the rationale to move the District administrative offices and maintenance functions to the site. The Task Force has developed some Suitable Use Criteria, which will be used along with other information requested in this RFPP to evaluate potential interested parties.

- Project should be financially responsible and consider leveraging a variety of funding types
- Project needs to benefit the community as a whole
- Project must be beneficial to the surrounding neighborhood (safety/security, quality of life, property values), etc.



# EXISTING OHS CITIZENS' TASK FORCE REQUEST FOR PRELIMINARY PROPOSALS

## **Submission Requirements**

Respondents are advised of the following terms and conditions:

- The District intends to own and operate the C Plaza, Gymnasium/Locker Room spaces, and VoAg building, as well as support spaces such as parking.
- Those interested in submitting a proposal should provide contact information to Bob Olson (address, phone number and email address on cover page) in order to receive any updates or addenda.
- It would be acceptable for respondents to be interested in portions or parts of the facility/property, and a response should include this information.
- All respondents are responsible for costs incurred in the preparation of a submission. This includes but is not limited to costs associated with preparing the proposal and of participating in any site visits, presentations, or negotiations.
- There is no minimum purchase price, however, proposers should be advised that the portions of the building that would be available for sale (G Wing, 1921 building, A/B plaza) would be sold "AS-IS".
- Any and all regulatory requirements such as re-zoning are the responsibility of the respondent.



# EXISTING OHS CITIZENS' TASK FORCE REQUEST FOR PRELIMINARY PROPOSALS

Proposers must complete and submit their proposal in accordance with the below requirements. Proposer should submit a PDF copy via email to Bob Olson.

- Cover letter indicating main contact information
- Summary of proposed use
- Narrative of the benefits to the community and neighborhood
- Conceptual timeline for redevelopment
- Any other information the respondent would like to provide about the project and its merits
- Intended project financing / strategy (note: financing not required to be secured, but all proposals should remark on intended method of financing to indicate seriousness and viability)



# EXISTING OHS CITIZENS' TASK FORCE REQUEST FOR PRELIMINARY PROPOSALS

## Timeline / Schedule

The timeline for the process is as follows:

**Date Issued:** January 26, 2022

**Proposals Due:** February 28, 2022 by 4:00 PM

- *Two proposals received and an initial meeting was held with both of them to review questions related to their proposals*
- *A week extension to revise proposals was granted*
- *A revised proposal was received from one of the proposers, Grande Venues / Former Owatonna High School LLC (FOHS)*
  - *Contact: Paul Warshauer – based out of Sleepy Eye, MN*



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE REQUEST FOR PRELIMINARY PROPOSALS

The screenshot shows a website with a dark navigation bar at the top containing the following links: HOME, PORTFOLIO, WHAT WE DO, OUR OFFICE, and CONTACT. The main visual is a photograph of a building with a dark wood facade and several windows with light-colored frames. Overlaid on this image is the title "Grande Venues: Historic Property Solutions" in large, white, bold font. Below the image, the text "Practical Solutions for Historic Properties." is displayed in a large, bold, black font. To the right of this text is a grey button with the text "ABOUT US". In the bottom right corner, there is a small, circular icon of a speech bubble.



# EXISTING OHS CITIZENS' TASK FORCE PROPOSAL RECEIVED SUMMARY

- A redevelopment project of this scope and scale is complex and additional time is needed to find interested potential tenants – needs 180 days to fully vet possibilities and find partners
- FOHS would be the developer and owner (potentially)
- Key parameters (summarized):
  - *Exclusivity*
  - *Enter into developer agreement (has not been developed yet)*
  - *Ability to discuss the project publicly*
  - *Determine property lines within 90 days of execution of developer agreement*
  - *Keep kitchen/FACS equipment onsite (as much as possible)*
  - *Separate utilities – to be negotiated/agreed to by January 1, 2023*
  - *Reasonable access to the building as they work to secure tenants*



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# EXISTING OHS CITIZENS' TASK FORCE PROPOSAL RECEIVED SUMMARY

- The Task Force reviewed the submission from Grande Venues / FOHS and were generally excited at the interest / potential of the proposal while still having many questions (which would seek to be answered during the next phase)
- They requested to be kept informed of progress and to be consulted prior to any formal agreement as to what the reuse purposes would be



# EXISTING OHS CITIZENS' TASK FORCE TASK FORCE RECOMMENDATION

## **The Task Force recommends to the Owatonna Public Schools School Board that:**

- The District own and operate the C Plaza, Gymnasium/Locker Room spaces, and VoAg building, as well as support spaces such as parking to support functions currently housed at the 515 W Bridge Street and 115 E Rose Street.
- Enter into a Development Agreement with Paul Warshauer of Grande Venues / FOHS (Former Owatonna High School) LLC to explore potential redevelopment of the remainder of the building/complex as outlined in the proposal dated March 9, 2022.
- Provide regular updates to the Task Force as the process with Paul Warshauer of Grande Venues / FOHS (Former Owatonna High School) LLC progresses.
- Call Task Force back to action when more information is available (anticipated to be near the end of when 180 day time period requested from developer) before final decisions are made by the School Board.

## **Suitable Use Criteria for Redevelopment (included in RFPP):**

- Project should be financially responsible and consider leveraging a variety of funding types
- Project needs to benefit the community as a whole
- Project must be beneficial to the surrounding neighborhood (safety/security, quality of life, property values), etc.



**OWATONNA**  
PUBLIC SCHOOLS  
INSPIRING EXCELLENCE • EVERY LEARNER • EVERY DAY



# Questions & Discussion

*Thank you to the Task Force  
for all their work!*