

Granville

Exempted Village School District

Facilities Master Plan

Granville Schools
Learning for Life

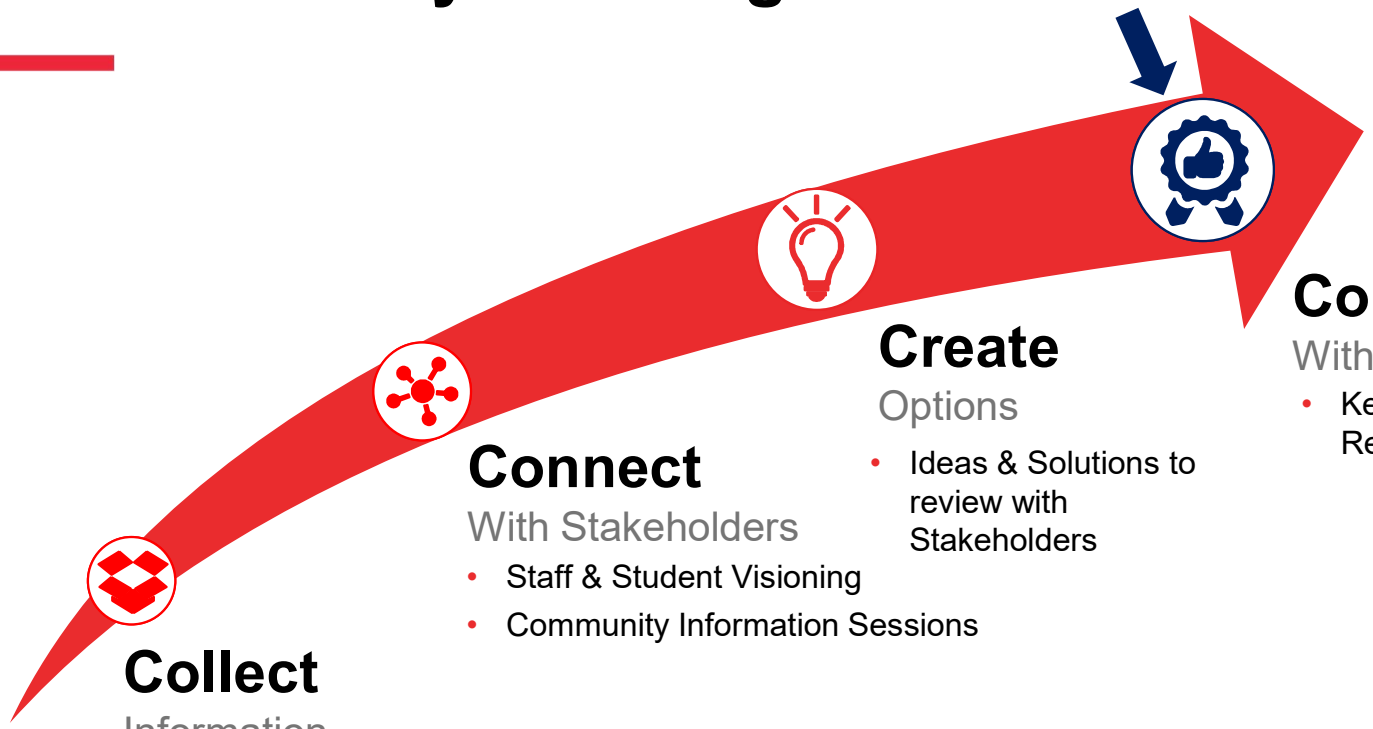
FANNING HOWEY

June 16, 2025

Table of Contents

- Facility Master Planning Journey
- Road Map
- Key Priorities Established
- Executive Summary
- Educational Visioning
- Options
- Appendix
  - Enrollment Projections
  - Land Use
  - Capacity Overview
  - Facility Assessment Summary
  - Community Presentations – link to Master Planning Website: Facility Master Planning - Granville Exempted Village School District

Master Facility Planning



Collect
Information

- Current Site & Building Conditions
- Enrollment
- Facilities Capacity Overview

Connect
With Stakeholders

- Staff & Student Visioning
- Community Information Sessions

Create
Options

- Ideas & Solutions to review with Stakeholders

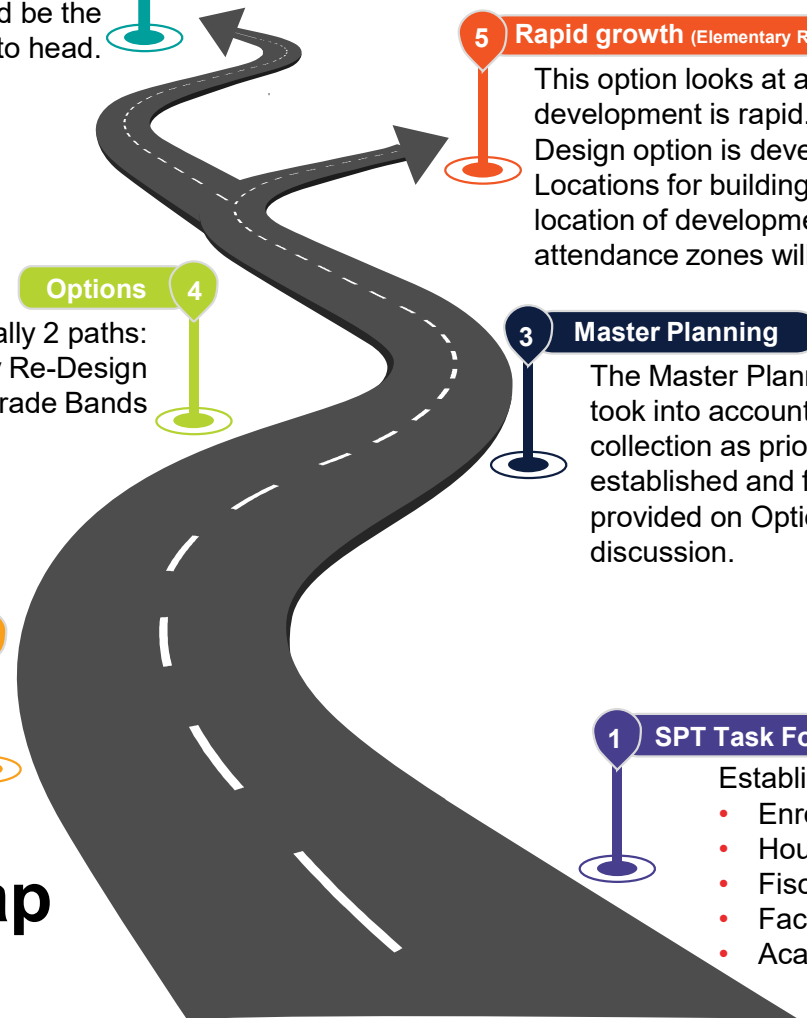
Complete
With Confidence

- Key Findings & Reporting

Master Plan Roadmap

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1 SPT Task Force

Established Key Priorities:

- Enrollment
- Housing Analysis
- Fiscal Impact
- Facility Study
- Academics/Programming

2 Educational Visioning

Engaged with Administration, Staff and Students for Vision of Education now and in the future.

3 Master Planning

The Master Planning process took into account further data collection as priorities were established and feedback was provided on Options for discussion.

4 Options

Narrowed to potentially 2 paths:

- Rapid Growth – Elementary Re-Design
- Slow Growth – Grade Bands

5 Rapid growth (Elementary Re-Design)

This option looks at a scenario where development is rapid. An Elementary Re-Design option is developed for rapid growth. Locations for building will depend on the location of development. Elementary attendance zones will be created.

6 Slow growth (grade bands)

This option looks at a scenario where development happens slowly in the area. A Grade Band strategy would be the direction to head.

Key Priorities Established

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Strategic Planning Task Force

With recent economic and imminent residential development occurring, the Granville Exempted Village School District (GEVSD) Board of Education and Administration formed a Strategic Planning Taskforce (SPT) to help steer the district through the potential growth process. The initial SPT reports show that Granville's enrollment is poised to grow significantly in the next 5 to 10 years. The SPT also established that the district's K-6 buildings are nearing or at capacity. Long term, additional facilities will be needed to meet increased enrollment.

This group recommended a Facility Master Planning process to establish priorities, evaluate options, and provide valuable input on our district's facilities to prepare for the future. All of this said, here is what will not change…Granville Schools' culture of continuous improvement and excellence in outcomes for our students. We will maintain and grow our strength in meeting the unique needs of every student in our district.

We are *Learning for Life!*

1. **Enrollment**

   Live birth rate data and cohort survival methodology.

2. **Housing Analysis**

   Water and sewer analysis, housing development yields, zoning analysis, building permits, land availability, etc.

3. **Fiscal Impact**

   Impact of high wage earners on fiscal status of the school district (State Funding, Property Tax, Income Tax, etc.)

4. **Facilities Study**

   Current and future building configuration and limitations.

5. **Academics/Programming**

   Opportunities for the expanded learning, internships, pathways.

Executive Summary

Description of the Master Facilities Plan

Fanning Howey is pleased to submit this Master Facilities Plan for the future planning of Granville Exempted Village Schools. During the past year we have worked closely with the leadership team to develop this Plan. The Facilities Plan will produce a viable and reasonable option for the School District to plan and meet the needs of your students related to the future growth of the District. The proposed direction will reflect the Key Priorities as established during the Facility Planning Team meetings and Educational Visioning process. This focuses on Enrollment, Housing Analysis, Fiscal Impact, Facilities Study and Academics/Programming.

STUDY SCOPE REVIEW

Preliminary Scope Development

• Educational Visioning will be incorporated for design are developed of scope.

• Identify potential scope of multiple concepts for preliminary discussion.

• Review and evaluate based on the Key Priorities Goals that were created as the criteria.

Stakeholder Input

• Facility Planning Team will be highly involved in developing the plans to present to the Community.

• The Community will be engaged with an active role in vetting the information and any Options presented for final input.

Summary of Options

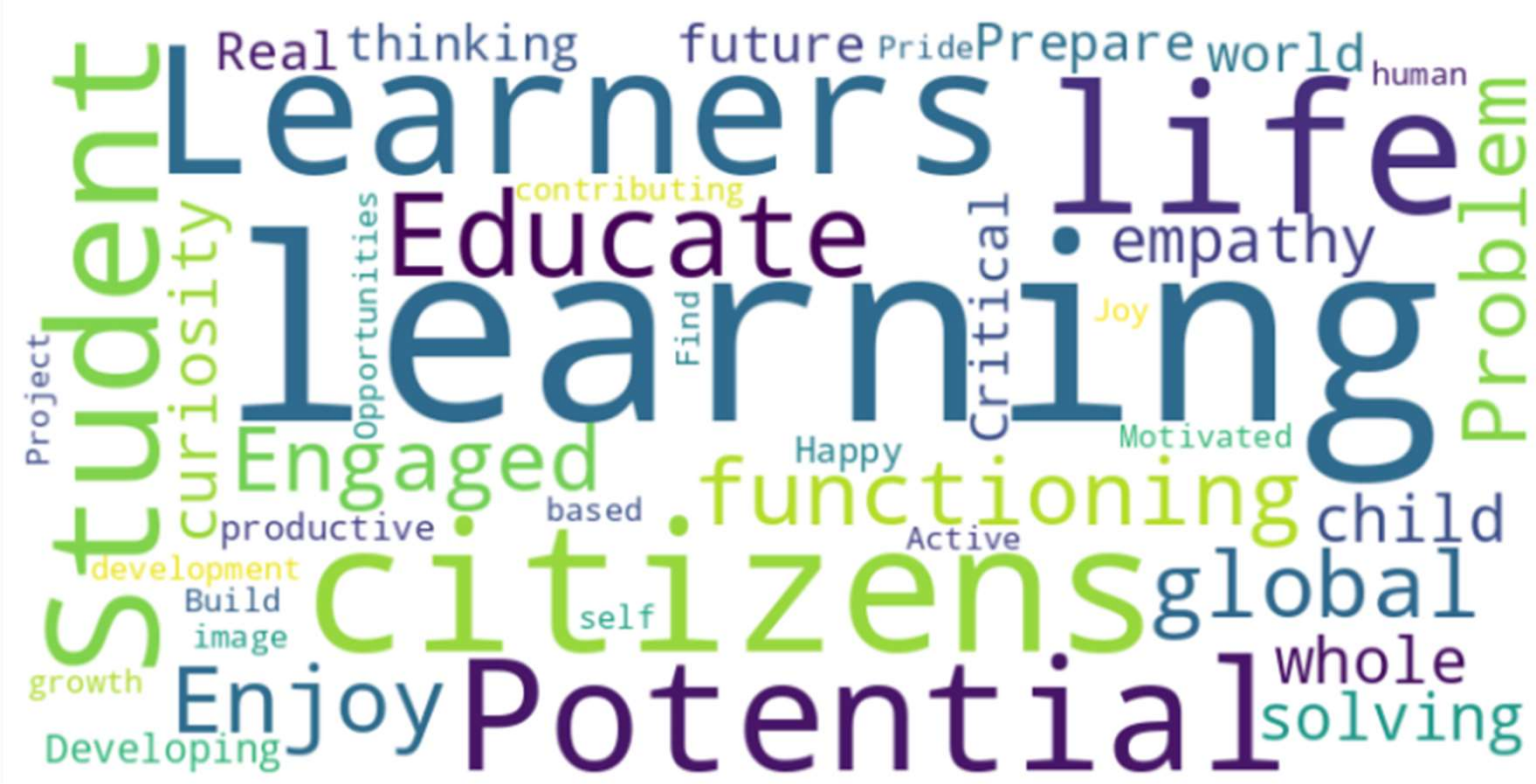
This Master Facilities Plan culminated in the preliminary development of four main options. These were a combination of additions, renovations and new buildings. Two of which are being highlighted for the Rapid Growth and Slow Growth scenarios.

Rapid Growth (Elementary Re-Design) – this provides a growth solution for more rapid and aggressive growth in the area.

Slow Growth (Grade Bands) – this provides a growth solution for a steady enrollment increase.



Educational Visioning



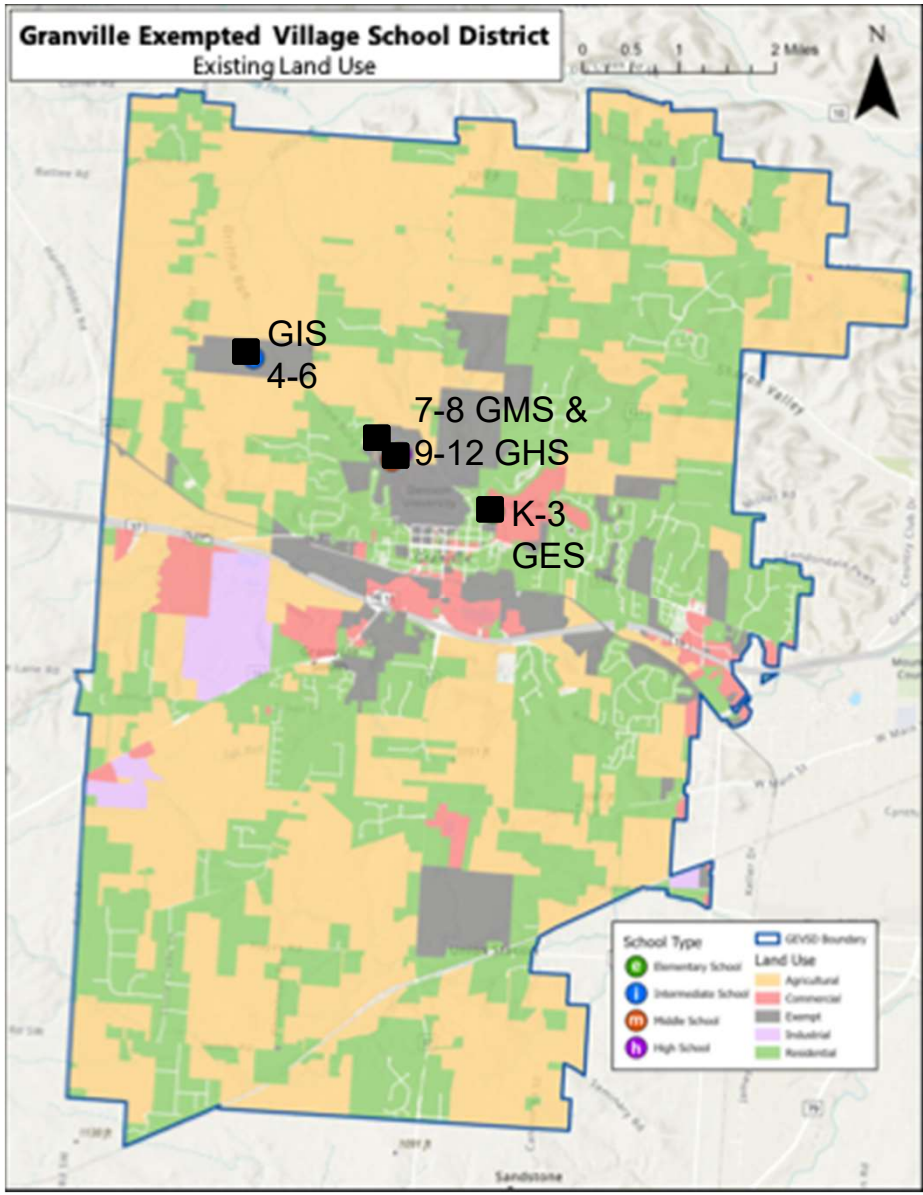
Options

Current State

	Student Count	Building Size
K-3 at GES	686	105,000 sf
4-6 GIS	583	85,000 sf
7-8 GMS	410	72,000 sf
9-12 GHS	867	175,000 sf

All models will assume:

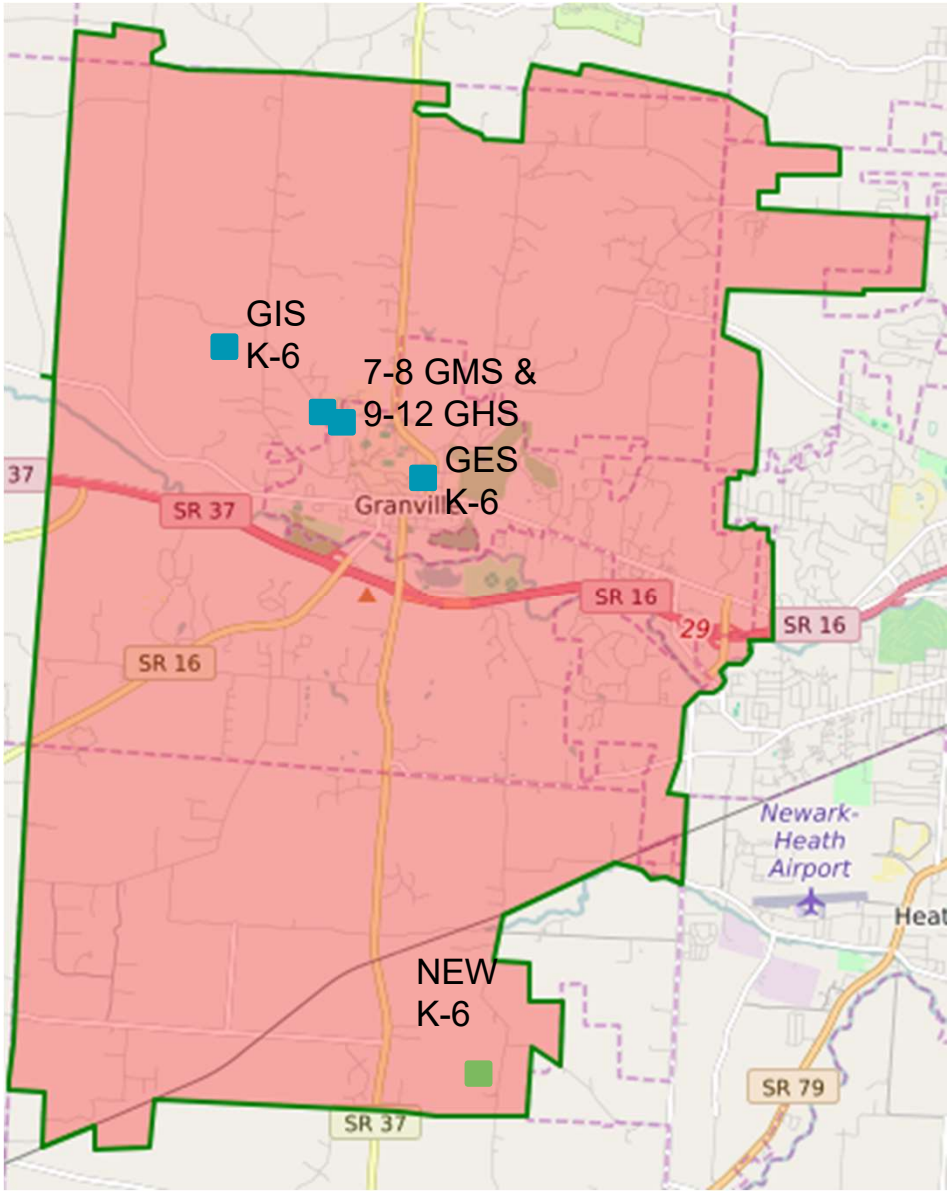
- 275 students per grade level
- All day Kindergarten



Option A – Rapid Growth

Elementary Re-Design

Phase 1	
New:	
New K-6 ES (location TBD)	$ 28,649,950
Renovations:	
K-6 GES existing	$ 6,347,130
K-6 GIS existing	$ 688,990
7-8 existing GMS	$ 3,034,860
9-12 existing GHS	$ 1,344,350
Phase 2	
K-5 ES – grade shift only	
K-5 GES – grade shift only	
K-5 GIS – grade shift only	
New 6-8 GMS on GIS property	$ 46,169,987
	$ 86,235,267

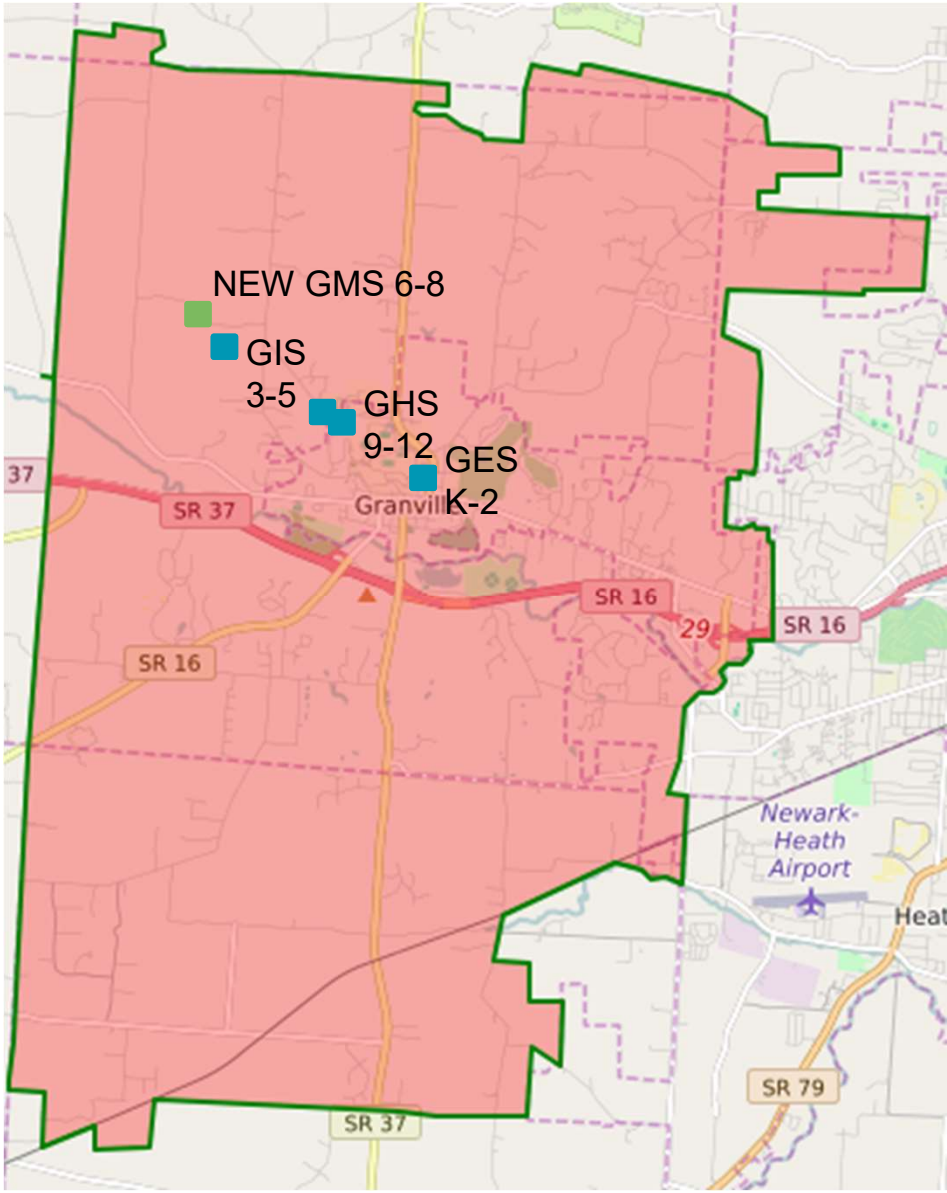


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Option B – Slow Growth

Grade Bands

Phase 1	
New:	
New 6-8 (location TBD)	$46,169,987
Additions:	
3-5 GIS addition	$ 7,918,755
Phase 2	
Renovations:	
Existing GES	$ 6,347,130
Existing GIS	$ 688,990
7-8 existing GMS	$ 3,034,860
9-12 existing GHS	$ 1,344,350
	$ 65,504,092

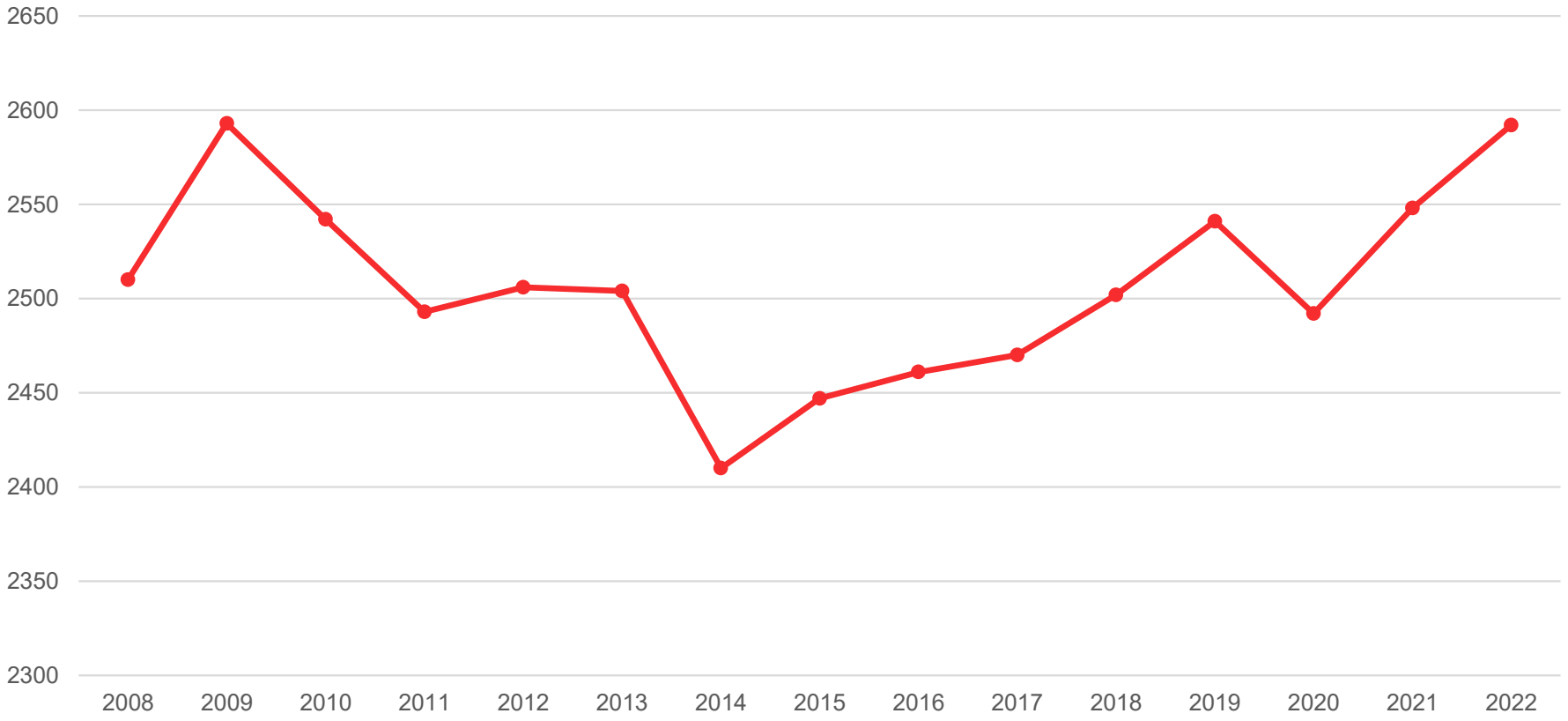


Appendix

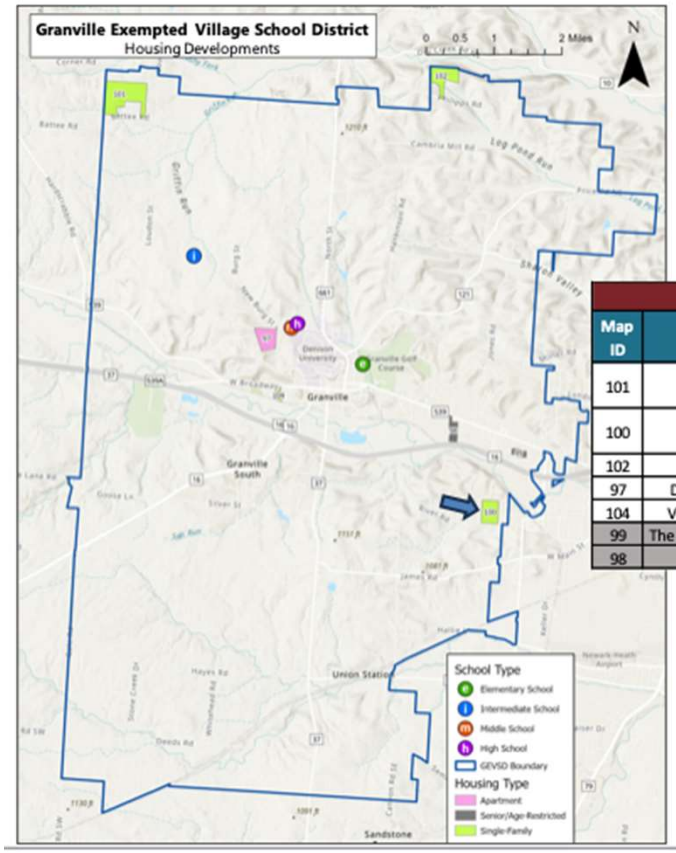
Granville Historical Enrollment

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* Enrollment numbers taken from ODE website



Land Use



▶ STUDENT POTENTIAL ANALYSIS

DEVELOPMENT

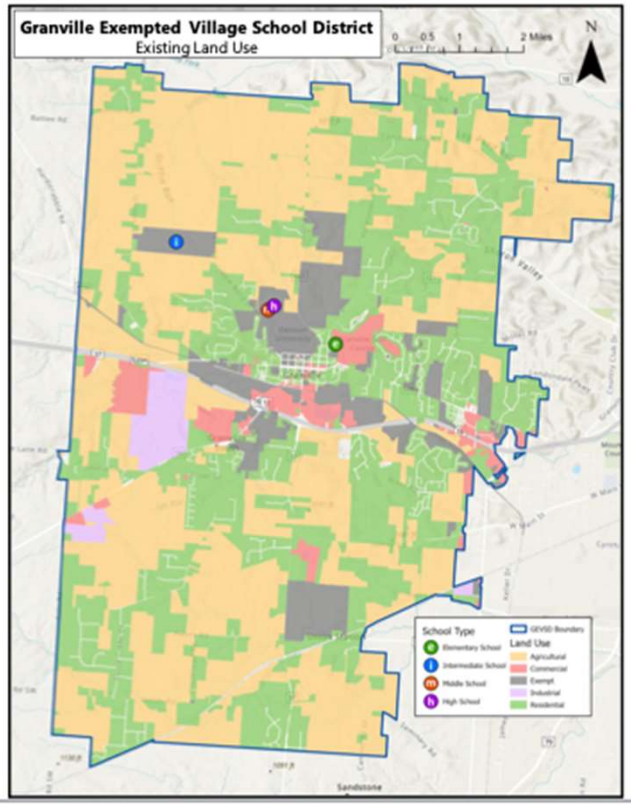
Development Information					Units at Build Out	Maximum Enrollment	Mature Enrollment
Map ID	Name	Housing Type	Project Status	Timeline			
101	Mockingbird Hill	Single Family	Approved	Estimated Completion: 2026	10	17	5
100	Willow Bend	Single Family	Construction	Estimated Completion: 2027	67	111	31
102	4578 Phillips Road	Single Family	Approved	Estimated Completion: 2025	4	7	2
97	Denison Faculty Housing	Apartment	Rezoning Proposed	Estimated Completion: 2025	70	11	11
104	Village Roots in Granville	Single Family	Active	Estimated Completion: 2027	10	17	5
99	The Courtyard at Cherry Valley	Condominiums	Construction	Estimated Completion: 2024	26	Age-Restricted (55+)	
98	Glenshire	Single Family	Construction	Estimated Completion: 2025	30	Communities	

Land Use

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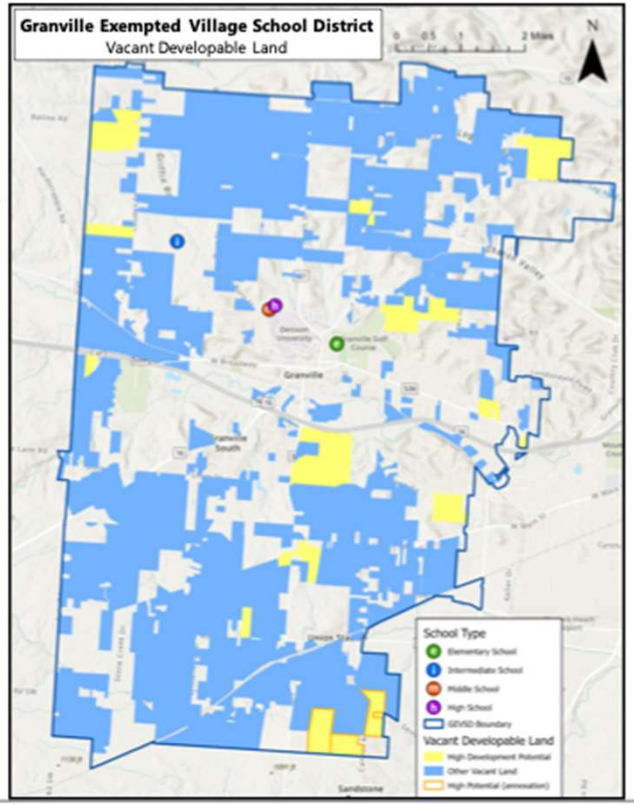
▶ STUDENT POTENTIAL ANALYSIS

BUILD-OUT



Acreage by Land Use	Acreage Licking Co.	Percentage
No Data	0	0.0%
Agriculture	11,866	48.5%
Industrial	513	2.1%
Commercial	883	3.6%
Residential	9,108	37.2%
Exempt	2,119	8.7%
TOTAL	24,489	-

Source: Licking County Auditor



Capacity overview

Middle & High School Capacity

The tables below illustrate the program and design capacity and utilization for each middle and high school. Due to the variety of course offerings and the realities of scheduling at middle and high schools, 80%-90% is considered an ideal utilization range.

School	Total Building Classrooms	Program Capacity				2021-22 Enrollment	2021-22 Program Capacity Utilization
		Standard Capacity Classrooms	SPED Self-Contained	Other	Program Capacity w/ 86% Scheduling Factor		
Granville MS	26	25	1	0	544	428	78.7%
Granville HS	46	45	1	0	972	786	80.9%

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Granville MS	26	25	1	0	544	428	78.7%
Granville HS	46	45	1	0	972	786	80.9%

Utilization Key: <70% | 70% - 79% | 80% - 89% | 90% - 100% | >100%

Capacity overview

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Facility Assessment – Summary

CONDITION ASSESMENT				
No Work	Minor	Moderate	Major	None/ Replace
5	4	3	2	1

Elementary School

Site Circulation and Amenities	
Separation/Drop-Off/Stacking	4.33
Drives/Lots Walks	2.50
Site Improvements	3.21
Safety/Security	
Secure Building Access	4.14
Surveillance/Cameras	4.50
Building Envelope	
Roofing	3.96
Exterior Walls	2.60
Exterior Windows & Doors	4.00
Interior Environment	
ADA/Accessibility	3.50
Floor Finishes	2.81
Wall Finishes	3.80
Ceilings	3.34
Interior Doors	3.5
Casework	3.50
Lockers	n/a
Group Restrooms	2.36
Building Systems	
Instructional Technology	3.42
Electrical System	2.80
Lighting System	3.60
Plumbing System	3.20
Temperature Controls	3.00
HVAC System	3.15
Total	**3.29**

Intermediate School

Site Circulation and Amenities	
Separation/Drop-Off/Stacking	4.67
Drives/Lots Walks	2.50
Site Improvements	3.79
Safety/Security	
Secure Building Access	5.00
Surveillance/Cameras	2.5
Building Envelope	
Roof	4.00
Exterior Walls	4.00
Exterior Windows & Doors	3.5
Interior Environment	
ADA/Accessibility	3.67
Floor Finishes	3.58
Wall Finishes	4.00
Ceilings	3.00
Interior Doors	3.00
Casework	4.00
Lockers	5.00
Group Restrooms	3.83
Building Systems	
Instructional Technology	4.80
Electrical System	4.60
Lighting System	5.00
Plumbing System	4.00
Temperature Controls	3.00
HVAC System	3.91
Total	**3.81**

Middle School

Site Circulation and Amenities	
Separation/Drop-Off/Stacking	4.53
Drives/Lots Walks	2.50
Site Improvements	2.07
Safety/Security	
Secure Building Access	3.25
Surveillance/Cameras	2.50
Building Envelope	
Roof	4.00
Exterior Walls	3.50
Exterior Windows & Doors	3.75
Interior Environment	
ADA/Accessibility	2.83
Floor Finishes	3.41
Wall Finishes	4.00
Ceilings	3.67
Interior Doors	4.00
Casework	3.20
Lockers	3.00
Group Restrooms	3.17
Building Systems	
Instructional Technology	3.50
Electrical System	3.40
Lighting System	3.13
Plumbing System	3.17
Temperature Controls	3.00
HVAC System	3.67
Total	**3.34**

High School

Site Circulation and Amenities (included in MS Build)	
Separation/Drop-Off/Stacking	
Drives/Lots Walks	
Site Improvements	
Safety/Security	
Secure Building Access	2.36
Surveillance/Cameras	2.50
Building Envelope	
Roof	3.44
Exterior Walls	4.00
Exterior Windows & Doors	4.00
Interior Environment	
ADA/Accessibility	3.42
Floor Finishes	2.82
Wall Finishes	4.00
Ceilings	3.70
Interior Doors	4.00
Casework	3.56
Lockers	4.00
Group Restrooms	2.15
Building Systems	
Instructional Technology	4.33
Electrical System	4.13
Lighting System	3.96
Plumbing System	3.88
Temperature Controls	3.00
HVAC System	3.38
Total	**3.57**

Cost Verification – New Square Footage

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Costs include:

- Hard Construction
  - “Buildable site”/utility at location
  - Furniture, Fixtures & Equipment
- Soft Costs
  - Design fees
  - CM fees
  - Agency/permitting fees

New Construction Costs from OFCC 2025 Cost Set

Costs DON’T include:

- Land purchase
- Transportation costs
- Utilities services to the site (sewer, water)
- Operational Costs (staffing, etc)
- Middle School Athletic Fields

Cost Verification – Renovations

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Costs include:

- Flooring in Classrooms & Corridors
- Paint in Classrooms and Corridors
- Furniture at Libraries and Offices
- Fire Alarms
- Electrical Systems
- ADA upgrades/Elevators
- Windows
- Food Service Equipment

Renovation Costs from
OFCC 2025 Cost Set

Costs DON'T include Capital Improvements:

Mechanical Systems