



CORONA PUBLIC SCHOOLS
5 Year Facilities Master Plan
FINAL • 2019-2023 • # 5364

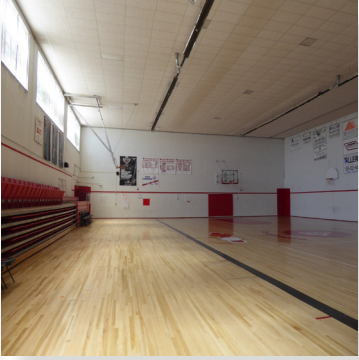


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Master Plan Team

CORONA PUBLIC SCHOOLS REPRESENTATIVES

Corona Public Schools Board of Education

Shad Cox - President
Cody Lightfoot - Vice President
Alena Brandenberger - Secretary
Mark Schmidt - Member
Vacant - Member

Corona Public Schools Superintendent

Travis Lightfoot

FMP Committee

Corona District Staff
School Board
Corona Community Members

PUBLIC SCHOOLS FACILITY AUTHORITY REPRESENTATIVES

John Valdez - Facilities Master Planner
Daniel Juarez - Regional Manager

PLANNING PROFESSIONAL

Greer Stafford / SJCF Architecture

Marilyn Strube, Head Planner
Gabriela Ochoa, Planner
Jacqueline Zamora, Planner
Alyssa Metoyer, Intern Planner



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Acronyms and Definitions

ADMIN – Administration	need repairs to current replacement value)
ANC – Ancillary	FF&E – Furniture, Fixtures and Equipment
ART – Art	FIN – Finance Office
ATD – Attendance Office	FMP – Facilities Master Plan
AUD – Auditorium	FO – Front Office
AUX – Auxiliary	FP – Free Play (area)
AV – Audio/Video (room, closet)	FS – Food Service
B – Boy's Toilet	FZ – Freezer
BDCP – Broadband Deficiencies Corrections Program	G – Girl's Toilet
BKRM – Book Room	GSF – Gross Square Feet, or the sum of the net assignable square feet plus all other building area that is not assignable.
BLDG – Building	GYM – Gymnasium
BR – Boiler Room	ITV – Interactive Television
BRK – Break Room	J – Janitor's / Custodial Closet
Building Efficiency – Ratio - NASF/ GSF	KIT – Kitchen
BUS - Business	LA – Language Arts
BYOD - Bring Your Own Device	LEA – Local Education Agency
CA – Career Academy	LHSS – Life-Health-Safety-Security-ADA Code
CAF – Cafeteria	LIB – Library
CCS – Corona Combined School	LKRM – Lockers (room, area)
CCSS – Common Core State Standards	LNG – Lounge
CES – Corona Elementary School	LOB – Lobby
CLRM – Classroom	M – Men's Toilet
CHS – Corona High School	MACC – Maximum Allowable Construction Cost
CNC – Concessions	MAT – Material Storage
CNG – Changing Room	MBPS – Megabits per second
COMP – Computer Lab	MC – Media Center
CONF – Conference Room	MECH – Mechanical
COR – Corridor	MNT – Maintenance (room, area)
COUN – Counseling	MP – Multi-Purpose Room
CPS – Corona Public Schools	MS – Media Storage
C SCI – Computer Science (lab, room)	MT – Math
DD Program – Developmentally Delayed Program	N – Nurse
DW – Dish Wash (room, area)	NASF – Net Assignable Square Feet, or building area that can be assigned to specific task, not including building circulation, wall thickness, mechanical equipment and toilet facilities
E – Electrical	NMAS - New Mexico Adequacy Standards
ENG – English	O – Office
EPSS – Educational Plan for Student Success	
EQ – Equipment	
F – File Room	
FAD – Facility Assessment Database	
FCI – Facility Condition Index (the ratio of	

Acronyms and Definitions

PE – Physical Education
PED – Public Education Department
PER – Personnel Office
PERM – Permanent building
PLC – Professional Learning Communities
PORT – Portable Building
PSCOC – Public School Capital Outlay Council
PSFA – Public School Facilities Authority
PTR – Pupil to Teacher Ratio
REF – Refrigerator
SB – Sport’s Booth
SCI – Science (room, lab)
SEAT – Seating (area)
SF – Square Feet
SHWR – Shower (area)
SLP – Speech / Language Pathology
SPED – Special Education
SQFT – Square Feet
S/R – Secretary / Receptionist
SRVC – Service (area)
SRVG – Cafeteria Serving (room, area)
SS – Social Studies
State FCI – State Facilities Condition Index
State ID – State Building Identification Number
STG – Stage
STO – Storage
SUP – Supply (room, closet)
T – Toilet (unisex)
TARE – The area allowing circulation, space for electrical, mechanical, bldg and tech systems, toilets and wall thickness
V – Vault
VE – Vestibule
VOC – Vocational (room, lab)
W – Women’s Toilet
WAIT – Waiting (area, room)
WRKRM – Work Room
WTS – Weight Room

Executive Summary

REQUIREMENT

The Public School Capital Outlay Council (PSCOC) and the Public School Facilities Authority (PSFA) require that New Mexico Public School Districts have a Facilities Master Plan (FMP) as a prerequisite for eligibility to receive state capital outlay assistance (New Mexico Statutes Section [22-24-5 NMSA 1978]). This 5-Year Facilities Master Plan was developed utilizing the School District Facilities Master Plan Components and Guidelines issued by the Public School Capital Outlay Council and the Public School Facilities Authority, 2014 Revision 6. It incorporates all public schools within Corona Public Schools (CPS).

PROCESS AND ADOPTION

The following process was followed to conduct the facility assessment and to formulate the FMP. Refer to Section 1.2 for a detailed explanation of the FMP process.

1. School board develops and approve facilities master plan process
2. Gather and analyze data
3. FMP committee meetings to review and discuss data
4. School board adoption of final FMP document

The Corona Public Schools Board of Education adopted the completed 5-Year Facilities Master Plan on May 8, 2019.

SCHOOL DISTRICT INFORMATION

Address

Corona Public Schools

531 Franklin St
Corona, NM 88318
Phone: 575.849.1911

Mission

The mission of Corona Public School District is to support the best possible educational experiences for our students by providing student-oriented staff, utilizing technical resources and implementing relevant curriculum. It is the schools' responsibility to prepare students to be productive citizens who prosper socially, politically and economically in an ever-changing global society.



Number of Schools 2

Types of Schools

1 Elementary School	Pre K - 6th Grades
1 High School	7th - 12th Grades

Executive Summary

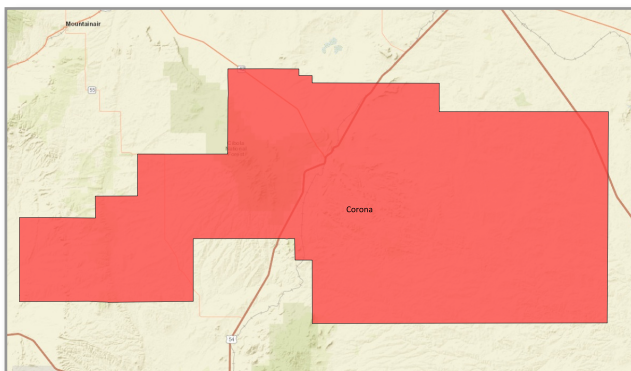
FACILITIES

Corona Public Schools has a total of two schools that are located in one combined campus. The state identification number is 38270000 and the sites are District owned. The total facility inventory square footage is 70,850 square feet including administration and support.

Of the 23 total classrooms, 12 are general use, nine are special use and two special education. There are no portable classrooms in the district. Total enrollment at 2017/2018 PED 40-Day count was 67 students. There are approximately 1,027 square feet per student of district facilities. Total permanent instructional facility square footage according to PSFA is 62,099 square feet. This number does not include administration and support.

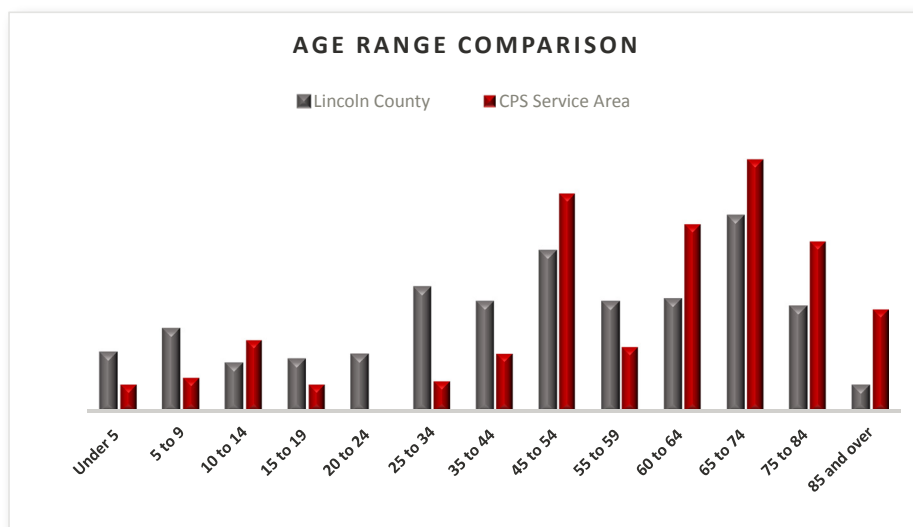
DEMOGRAPHICS

Corona Public Schools is located in the village of Corona. The district's service area is located primarily in Lincoln County and flows into the northern and western borders into Torrance and Socorro Counties.



Lincoln County has experienced steady declines in population since 2010. Population projections from the Bureau of Business and Economic Research (BBER) indicate that the population in Lincoln County will continue to show a plateau in population growth maintaining in the 21,000 range through 2040.

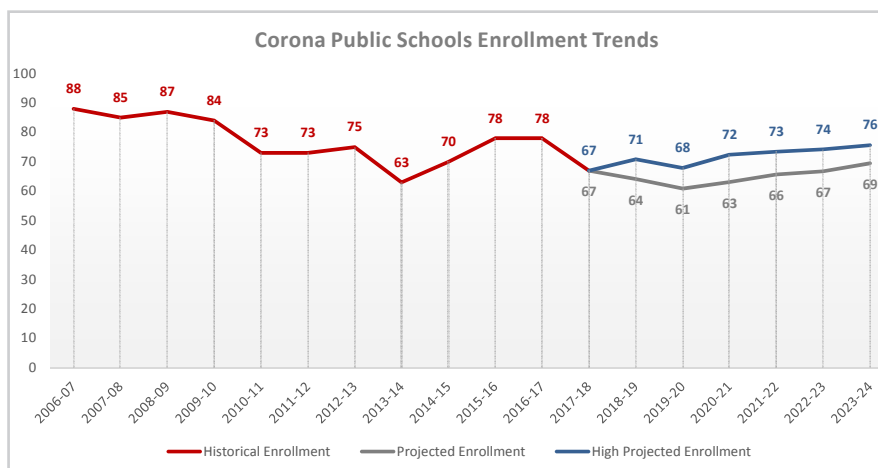
The graph in the right shows the population by age of Lincoln County and the CPS Service Area. This graph shows that the largest percentage of CPS population is in the 65 to 74 age range. In 2016, the median age for the CPS service area was 62 which is higher than the median ages of Lincoln County that was 51 years in 2016 and the median age of the state of New Mexico that was 37 years in the same year.



Executive Summary

ENROLLMENT

Corona Public Schools enrollment has been slightly declining for the past ten years. In 2006/2007 district's enrollment was 88 students. By 2017/2018 it has declined to 67 students. Projections anticipate that overall student enrollment will remain steady for the next 5-years with enrollment to be around 69 students by 2023/2024.



UTILIZATION AND CAPACITY

The table below identifies the 2017/2018 enrollment and available capacity at each CPS school. The Functional Facility Capacity analysis indicates that the district facilities are under capacity and could accommodate additional students. NM Adequacy Standards recommended capacity for the district based on the existing square footage is 329 students. The current enrollment of CPS district wide is 67 students. Based on these analyses, the district is under capacity by approximately 250 students.

Instructional Space Capacity

School	2017-18 Enrollment	Maximum Facility Capacity w/Portables	Functional Facility Capacity w/Portables	Instructional Space Capacity w/ Portables @ 67%	NMAS Capacity based on Existing SF/Student
Corona ES	39	125	109	84	82
Elementary Subtotal:	39	125	109	84	82
Corona HS	28	427	211	286	247
High School Subtotal:	28	427	211	286	247
DISTRICT TOTALS:	67	552	320	370	329

The overall Classroom Utilization Rate of CPS is 26 percent. This rate is lower than the PSCOC/PSFA recommended value of between 85 to 95 percent. The overall Facility Utilization Rate of the district is 60 percent. This indicates that the facilities could be utilized in a more efficient way. Refer to the following table for a detailed breakdown of classroom and facility utilization by school.

Utilization of Spaces

School	Grades	2017-18 Enrollment	Existing # of Classrooms w/Portables	Classroom Utilization Rate	Facility Utilization Rate
Corona ES	K-6	39	6	36%	83%
Elementary Subtotal:		39	6	36%	83%
Corona HS	7-12	28	17	15%	37%
High School Subtotal:		28	17	15%	37%
DISTRICT TOTALS:		67	23	26%	60%

Executive Summary

TECHNOLOGY

Corona Public Schools uses a third party company to run their technology department to upgrade technology infrastructure, equipment, and software to meet student and staff needs. The district has joined PSFA's technology initiatives. Corona Public Schools utilizes several modes of transmitting technology, from computer labs, portable devices, desktop computers, phones, network printers, and routers/switches. Every classroom has an overhead projector and a document camera. Six of 14 classrooms have an interactive white board or TV smart board.

PREVENTIVE MAINTENANCE PLAN

The district does not have a Preventive Maintenance Plan in place. Under the 2018 assessment by PSFA of CPS facilities, the combined school facility currently has an average Facility Maintenance Assessment Report (FMAR) ranking of 55.17 percent and fell into the "Poor" rated category, indicating that "Maintenance activities are poor and demonstrate a need for immediate improvement as systems, safety and the environment are at risk for failure".

Since the 2018 FMAR assessment, the district is working diligently at improving the ranking at all CPS schools.

DISTRICT FINANCIAL INFORMATION

Property Valuations:	\$ 64,485,480
Bonding Capacity:	\$ 3,869,129
Bonding Debt:	\$ 450,000
Available Bond:	\$ 3,419,129
SB-9 State/District:	\$ 120,328
Last GOB Election - 2012:	\$ 750,000
Anticipated GOB Election 2021:	\$ 750,000

PSCOC FACILITIES ASSESSMENT DATABASE

The condition of facilities and the FAD ranking was considered in the FMP committee's prioritization of the district's needs. According to the Facilities Assessment Database (FAD) ranking, it would appear that Corona Public Schools will not be eligible for PSCOC/PSFA funding during the life span of this FMP; however, the FAD rankings are subject to change as the database is updated. The district should review the ranking periodically to monitor any changes and apply for PSCOC/PSFA funding when appropriate. The latest FAD ranking were published April 18, 2018.

CPS PSFA Facilities Assessment Database (FAD)

School	2018-19 Rank	Weighted NMCI
Corona Combined School	380	23.38%

State Share 10%, District Share 90% of a PSCOC/PSFA approved project.

Executive Summary

SCHOOL DISTRICT PRIORITIES

The FMP Steering Committee presented the following district priorities as recommendations to the Corona Public Schools Board on December 12, 2018.

CPS FINAL FMP 2019-2023 PRIORITIES

FINAL Priority RANK	Priority Description	Funding Source	PSCOC / PSFA Funding	Schedule	Total Project
1A	Life-Health-Safety-Security	SB-9	1	2019-23	\$175,000
1B	Maintenance/Preventive Maintenance	SB-9		2019-23	\$251,640
1C	Technology	SB-9	2	2019-23	\$175,000
	Priority 1 Subtotal:				\$601,640
2	Auditorium Building: Renovate	BS-GOB	3	2020	\$843,820
3	Landscape School Campus	BS-GOB		2019	\$115,543
4	New Ceiling in Old Cafeteria Building	BS-GOB		2019	\$21,450
5	New Elementary & High School	BS-GOB	4	2022	\$10,205,000
6	Upgrade Campus Fencing	BS-GOB		2020	\$406,250
7	Upgrade Door Keying System	BS-GOB		2019	\$292,500
8	Miscellaneous Campus Upgrades	BS-GOB		2024	\$3,921,754
	Priority 2-8 Subtotal:				\$15,806,317
	CPS 2019-2023 FMP Priorities TOTAL:				\$16,407,957

SCHOOL DISTRICT CAPITAL PLAN

The district anticipates a potential budget of \$6,901,640 to meet its 2019/2023 facility needs. Corona Public Schools identifies SB-9, GOB, and PLT as available funding sources. When these funds become available they will be used to begin addressing the district's most critical needs, building system upgrades, and the larger capital plan projects. According to the Facilities Assessment Database (FAD) rankings, the District does not anticipate the possibility to partner with PSCOC/PSFA during the life of this FMP.

The District has received approximately \$205,000 of direct appropriations from the legislature since 2011 but those funds are not guaranteed and usually not large enough for a capital project. With current economic conditions, it is unlikely that CPS will receive any direct appropriations for capital projects. Corona Public Schools will continue to seek available funding from various sources.

The last SB-9 successful election was in 2015. Corona Public Schools will ask its community to support another SB-9 election in 2021 to continue funding its life-health-safety-security, general maintenance, preventive maintenance issues, and building system upgrades. The district receives approximately \$120,328 from SB-9 funds.

Corona Public Schools applies for and receives e-rate funding to support its technology needs.

Corona Public Schools is anticipating receiving payment in lieu of taxes from wind farms that will locate in the near future within the district boundaries. The district has signed the resolution accepting the counties offer of payments in lieu of taxes. The payments will begin when the project enters to the production stage which could be at the end of 2020 or the beginning of 2021. Corona

Executive Summary

Public School anticipates access to approximately \$1,850,000 yearly from this source. These funds can be allocated to any CPS needs.

CPS Anticipated Capital Funding

Funding Source	Project Type	Year	Amount
SB-9 Funds	Life-Health-Safety-Security-Code, Building System upgrades, and Technology needs	2019-2023	\$601,640
GOB Funds	Life-Health-Safety-Security-Code, major Building System upgrades, Preventive Maintenance needs, and Capital projects	2021	\$750,000
PLT Funds	Life-Health-Safety-Security-Code, major Building System upgrades, Preventive Maintenance needs, and Capital projects	2021-2023	\$5,550,000
TOTAL CPS Facility Needs Anticipated Budget 2019-2023			\$6,901,640

Corona Public Schools has been focused on addressing its priorities and accomplishing one project at a time as funds are available. The district will continue this strategy and use the majority of its anticipated GOB funds to address the capital needs identified in this FMP. The district anticipates its next GOB election for 2021.

SECTION 1: GOALS/PROCESS



Corona Public Schools (CPS) Mission and Vision Statements

Mission

The mission of Corona Public School District is to support the best possible educational experiences for our students by providing student-oriented staff, utilizing technical resources and implementing relevant curriculum. It is the school's responsibility to prepare students to be productive citizens who prosper socially, politically and economically in an ever-changing global society.

Vision

"Where excellence is never an accident"



CPS Educational Goals

The primary goal is to maintain a safe and secure built environment that will support the education programs offered at Corona Public Schools.

High academic achievement of all students:

1. Common Core State Standards in all classrooms
2. Public Education Department A-F School Rating System
3. All elementary schools will implement and/or improve the adopted research-based reading and math programs

Safe, caring and productive learning environment:

1. Effective safety plans at each school
2. Effective crisis plans at each school
3. Stay abreast of federal and state regulatory agencies requirements

Acceptable Electronics Use Policy:

1. Availability of access
2. Acceptable use guidelines and regulations thru frequent monitoring
3. Practice internet safety to prevent cyber bullying

Community and Parent collaboration for growth and empowerment

1. Provide a well rounded education for all students
2. Global preparation for college and career readiness
3. Increase collaboration with parents/community

Goals

Relationship with CPS Community

Corona Public Schools realizes community partnership is an essential part of the success of the district. Corona Public Schools makes every effort to involve the local community in school functions and programmatic decisions, as well as opening the school facilities for community use. The district is committed to future community involvement in all aspects of CPS.

District Facilities Alignment to New Mexico Adequacy Standards

Corona Public Schools is functioning above New Mexico Adequacy Standards (NMAS) recommended square footage per student. The district has reviewed all utilization and capacity at all schools that do not meet NMAS and the issues are addressed in the district's needs and priorities.

Long Range Facility Goals

The long range facilities vision of CPS is to provide quality education to all of its students in comfortable and stimulating learning environments that are housed in safe, efficient and effective facilities that support its educational programming.

The identified goals for this Facilities Master Plan are:

- Identify present and future facility needs
- Prioritize facility needs for General Obligation Bond
- Determine how to fund needs
- Meet State FMP requirements
- Provide adequate facilities for student success

DECISION MAKING AUTHORITY

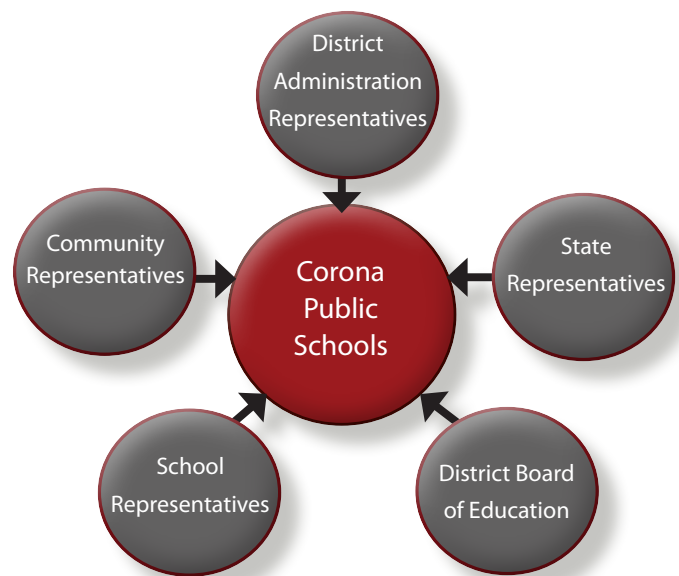
The board of education commissioned the development of this 5-Year Facilities Master Plan (FMP) to serve as a reference and guide for Corona Public Schools (CPS). It is recommended that this plan be reviewed yearly and modified as necessary to reflect the direction and accomplishments of CPS. It is the responsibility of CPS to review and revise the content of this FMP every five years.

FACILITIES MASTER PLAN PROCESS

Corona Public Schools recognizes that success of this FMP and subsequent projects depend on the district developing strong partnerships between CPS staff, the state of New Mexico and the local community. Each entity plays a vital role in the progress of the district. Without the support of all partners, the district will not be able to move forward with its capital plan.

District and Committee Participation

Corona Public Schools has developed a long, successful relationship with the local community and with the State's PSCOC/PSFA representatives. Corona Public Schools continuously seeks input and involvement from the local community and is aware of their concerns for the future of the district. To serve as a liaison between the school board and the community, an advisory committee was appointed by CPS to assure that all aspects of the district were represented. The committee included members from the state, district administration, faculty, department heads, staff and community.



Utilization of Data in the FMP Process

The driving force behind recommendations made by the advisory committee, CPS community and board of education was quality representation of the data. Through each phase of the process, participants were presented with data and information which they analyzed, discussed and used to develop recommendations.

Committee members and the community were asked to provide insight behind the data that may be causing certain situations to develop in the area of the village of Corona. Community members' insight is crucial in making strong recommendations of how the FMP will use funds towards capital projects that affect CPS.

Process

District Data

The data presented to partners and stakeholders during the FMP process included:

Enrollment History/Projections based on:

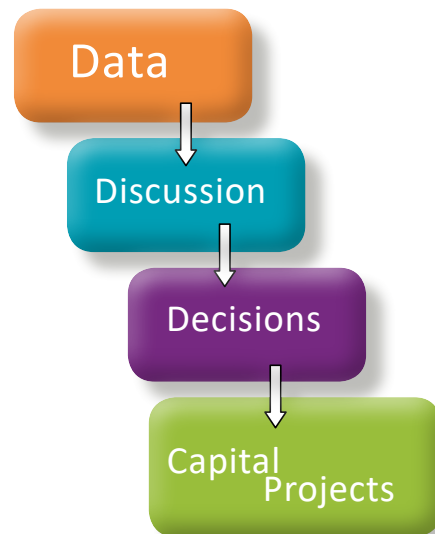
- Births
- Migrations
- Housing
- Programming Requirements
- Historical Enrollments

Community and School Profile based on:

- Demographics
- Educational programs
- Academic Achievements
- Financial Information

Educational Facility Assessments based on:

- Capacity/Utilization Studies
- Profiles
- Priorities
- Quantitative/Qualitative Analysis
- Facilities Assessment Database (FAD) information
- Code Review
- ADA compliance

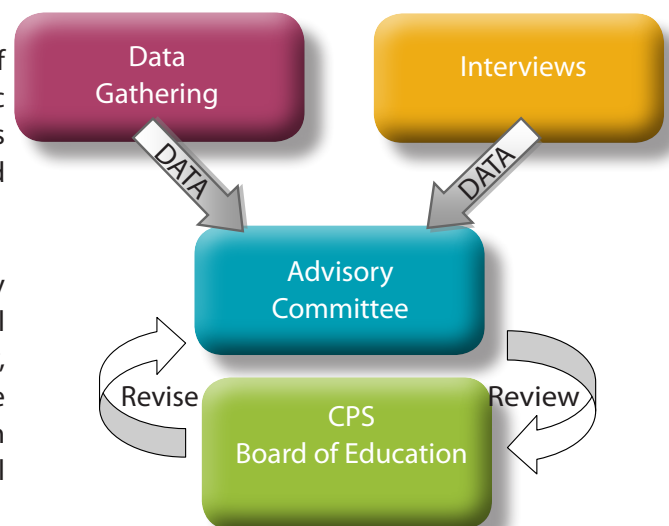


FMP Participatory Process

The Greer Stafford planning team conducted interviews with CPS administration and staff. This information along with the data listed above was used by the advisory committee as a basis for discussion of CPS facilities.

Initially, the advisory committee had the task of reviewing information about the Corona Public Schools facilities, understanding the requirements of a facility master plan and generating goals and recommendations for the district's facilities.

As the process advanced, the FMP advisory committee worked closely with the CPS School Board, reviewed all documents for accuracy, correlated all information acquired during the meetings, and made a final recommendation to the CPS School Board. Ultimately, the school board is responsible for approval of the final FMP.



FMP PRIORITIZATION SCHEDULE

The following is a list of all meetings and agendas in the FMP process. Refer to Section 4.2- Appendix for the sign-in sheets, agendas, and presentations of each FMP meeting.

**Corona Public Schools 2019-2023 FMP
FMP Process & Schedule**

Participants	Meeting Description	Location	Date	Time
CPS Schools FMP Core Committee	Strategic Planning Meeting: Review PSFA concerns; Establish FMP Process & Schedule; Establish Roles, Responsibilities & Decision Making Process; Establish Committees; Discuss FMP Goals; District Issues, Concerns & Needs		11-Apr-18	1:30 PM
Greer Stafford	Site Assessment / Principal Interviews		11-Apr-18	8:00 AM
CPS Schools Maintenance	Review FAD & FMAR Reports		11-Apr-18	
Greer Stafford	Site Assessment / Principal Interviews		30-May-18	3:00 PM
Greer Stafford	Department Interviews			
CPS Schools Core FMP Committee	Review Site Assessment and Principal Interview Data; Review School Board Presentation; 1st FMP steering Committee Agenda; Discuss FMP Goals; District Issues, Concerns & Needs			
CPS Schools School Board & Community	Review of FMP Process and committees; District Issues, Concerns & Needs			
CPS Schools Core FMP Committee	Review Data; Review 1st FMP steering Committee presentation; Discuss Use of Surveys; Discuss FMP Goals; Discuss District Issues, Concerns, Needs, Priorities & Options; Develop Agenda for 2nd steering Committee Mtg			
1st CPS Schools FMP steering Committee	Review & Discuss FMP Process & Schedule; Review Data & District Background Info; Review and input on draft Surveys; Input on FMP Goals, Issues, Concerns & Needs			
CPS Schools Maintenance	Finalize FAD & FMAR Reports			
CPS Schools Core FMP Committee	Review Data & Surveys; Review 1st FMP steering Committee input; Review 2nd FMP steering Committee presentation; Discuss FMP Goals; District Issues, Concerns, Needs, Priorities & Options; Develop Agenda for 3rd steering Committee Mtg			
2nd CPS Schools FMP steering Committee	Review & Discuss Data Summary; Discuss & Input on Goals, Issues, Concerns & Needs; Finalize Student & Community Surveys; Discuss Community Meetings			
CPS Schools Core FMP Committee	Review 2nd FMP steering Mtg input. Develop District Options & Priorities; Discuss Community Meetings & 3rd FMP steering mtg.; Finalize Surveys			

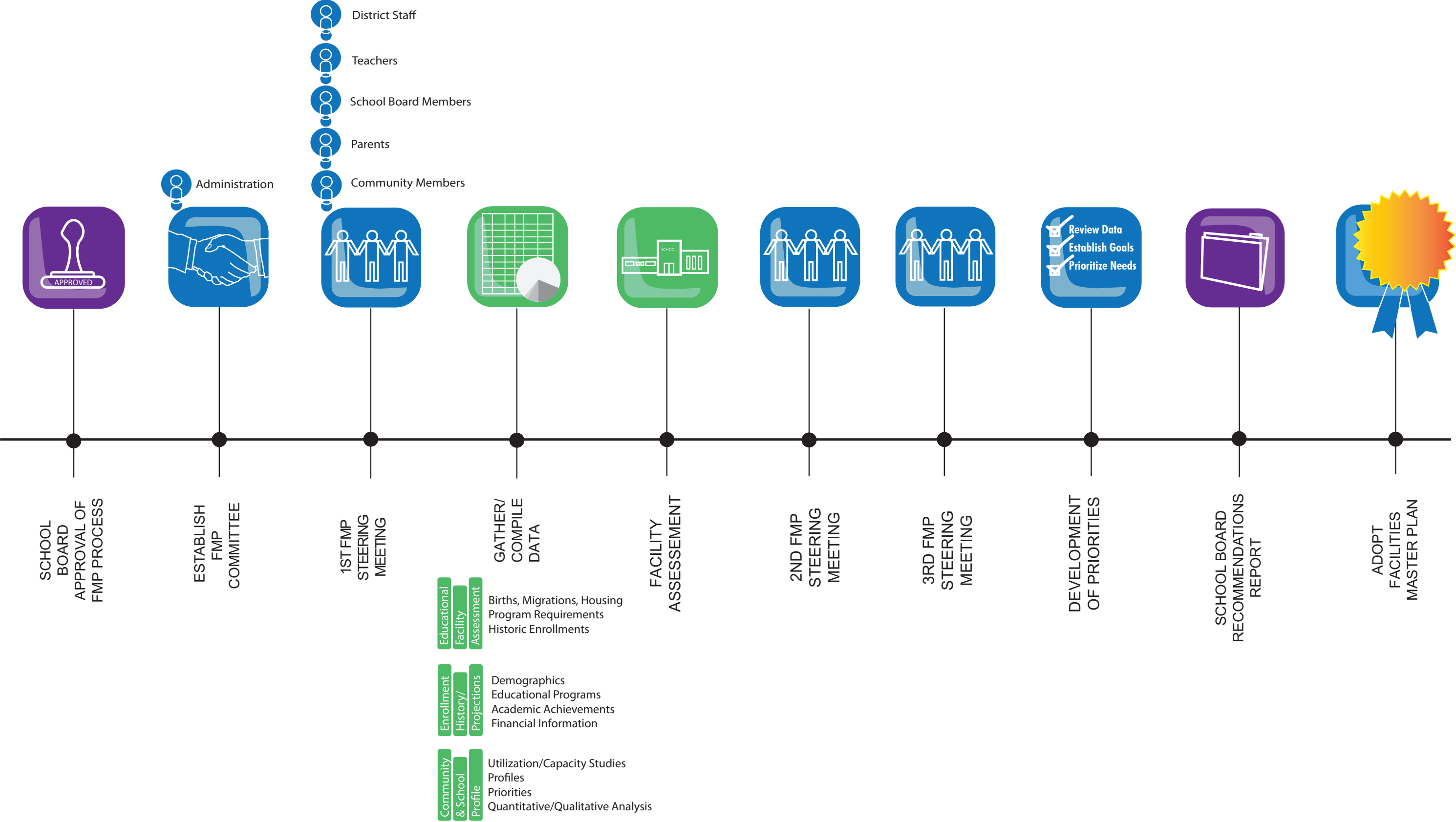
Process

CPS Schools Community Meeting	Review & Discuss Data and Background Summary; Discuss & Input on Goals, Issues, Concerns &			
Greer Stafford	Issue Community Surveys			
CPS Schools Core FMP Committee	Review Community Input and Survey summary; Review 3rd FMP steering Mtg presentation; Discuss and outline Priorities; Options; Discuss Capital Plan and Recommendations			
3rd CPS Schools FMP steering Committee	Review Community Input and Survey Summary; Review & Discuss Data; Discuss & Input on District Options, Priorities, Capital Plan and Recommendations			
CPS Schools Core FMP Committee	Review of School Board presentation for District Priorities, Capital Plan and Recommendations.			
CPS Schools School Board and Community	Review of District Priorities, Capital Plan and Recommendations.			
CPS Schools School Board	Adopt FMP		8-May-19	

Conclusion

The process of participation for the CPS FMP reflects the level of commitment of the CPS community to its students. This process was possible because of the groundwork for community engagement already established by the district. The FMP document contains the priorities, objectives and goals the committees put forth.

The following page contains a graphic representation of each stage of the process to arrive at a final FMP document.



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Issues/Findings

ISSUES, CONCERNS AND NEEDS OF THE DISTRICT

- **Security:** School security is a top priority throughout the state's districts. The goal of Corona Public Schools (CPS) is to provide a secure and comfortable environment for staff and students. During the FMP process, the district reviewed various aspects related to security that could help the district to establish districtwide security standards.
- **Effective Use of Existing Classroom Space:** The district has a total of 44,547 square feet of underutilized space than the recommended value by the N.M. Adequacy Standards. The actual size of CPS is 61,121 square feet and the adequate standards recommended is of 16,574 square feet. The total square footage of district facilities exceed the NMAS square footage recommendations by 72.88 percent. The district would like to address this issue to better utilize school space.
- **Facility Funding:** Since 2005, the district has received only \$16,159 from PSCOC/PSFA. Currently CPS has an offset of \$253,380 for the 2017/2018 fiscal year. The last GOB was passed on 2012 for the amount of \$750,000. The district receives SB-9 funds in the amount of \$127,477 per year.
- **Facility Condition:** The facilities at Corona Public Schools are aged and in need of many upgrades. Unfortunately, the district struggles to obtain funding to update and maintain its facilities which has caused deferred maintenance of the buildings. Currently, the district is looking at replacing the campus at Corona schools utilizing payment in lieu of taxes funds.
- **Integration of Technology into Educational Program:** The district is working to improve technology districtwide that can implement into classrooms and site systems. The district struggles with acquiring technology resources to support its educational programs.
- **Community Relationship:** The district is committed to maintaining a positive relationship with the community and this is evident through continuous votes of approval of GOB elections.
- **Enrollment:** The enrollment in CPS has been declining for the last 12 years. The district is tracking this trend and taking enrollment levels into consideration for future planning.
- **Teacher Retention and Housing:** Declining enrollment impacts funding which can impact teacher retention. The rural location may contribute to teachers moving on to more urban areas once they have accrued work experience.
- **State Mandated pre-K:** The state of New Mexico is working toward making pre-K education mandatory for all children. Currently the facilities at CPS are ample enough to accommodate pre-K classes without affecting the capacity needs of elementary, middle and high school. District will need to make the necessary capacity adjustments if this state mandated program gets approved.



Security

Utilization

Funding

Technology

Enrollment

Maintenance

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SECTION 2: EXISTING & PROJECTED CONDITIONS



2.1.1 OVERVIEW OF CURRENT EDUCATIONAL PROGRAMS AND FACILITIES

2017-2018 Enrollment	67 Students
Number of Schools	2 Schools
Types of Schools	1 Middle/High School 1 Elementary School
Average CPS Pupil to Teacher Ratio (PTR)	Elementary School = 23: 1 Middle/High School = 29: 1
State Charter Schools operating in CPS	None
Alternative Schools operating in CPS	None
Private Schools Operating within CPS	None
BIE Schools Operating within CPS	None

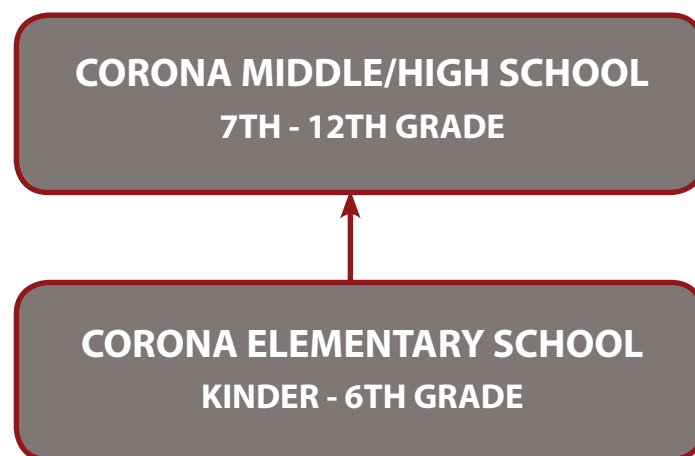
School Grades

The Public Education Department (PED) uses a school grading system for each school across the State of New Mexico. The following are the 2017/2018 grades for CPS schools:

Corona ES	A
Corona Middle/High School	B

Feeder Chart for Corona Public Schools

The following chart shows a feeder chart breakdown for Corona Public Schools.



Educational Programs

Federal Programs

Corona Public Schools participates in and receives federal monies from the following programs:

- Title I - Rural / Low Income Schools
- Title II - Professional Development
- Title III - English Language Acquisition

School Programs

Corona Public Schools provides its students with a diverse and comprehensive package of educational programs that supplement academics.

Corona Public Schools provides the following programs and services to its students throughout the district:

- Special Education
- Response Through Intervention(RTI)
- Tutoring
- Bilingual Programs
- Reading First Programs
- NM pre-K and District pre-K programs

Corona Public Schools provides the following programs in middle and high school:

- Advanced Placement (AP) -
 - English
 - Math
 - Science
- Gifted Programs
- Fine Arts
- Technology
- Languages
- Distance on-line and Interactive Television (ITV) Courses
- Career Academy
- Advanced Placement College Credit Programs

Extracurricular Programs

Athletics:

- Cross Country
- Soccer
- Basketball
- Baseball
- Softball
- Volleyball
- Track and Field
- Cheer

2.1.2 ANTICIPATED CHANGES IN EDUCATIONAL PROGRAMS

Corona Public Schools did not identify any anticipated changes in their educational programs during the time of this Facility Master Plan.

2.1.3 SHARED / JOINT USE OF FACILITIES

Corona Public Schools does not have joint or shared use with any other private or public entities and does not have any plans to increase shared or joint use in the near future.

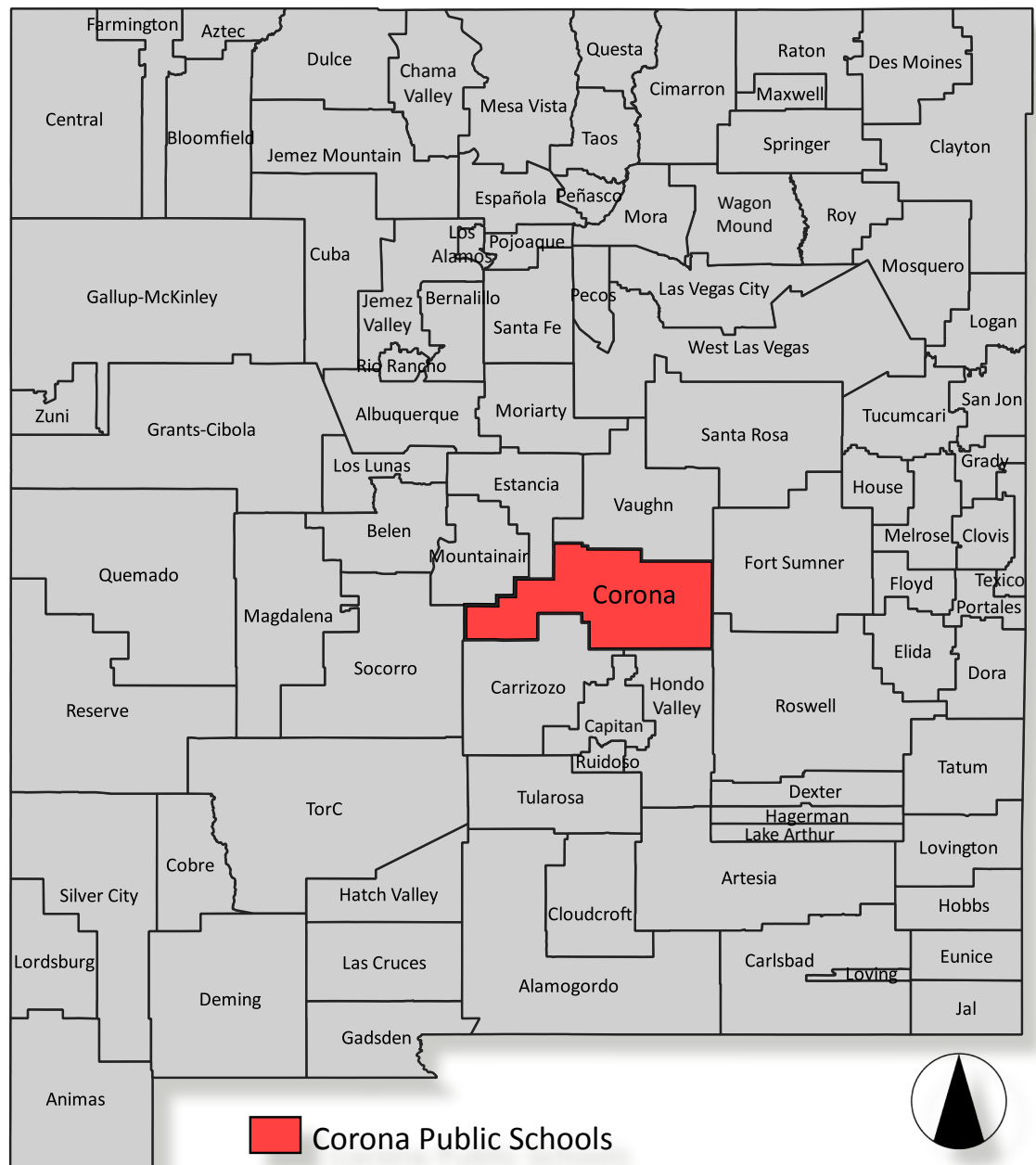
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Sites / Facilities

2.2.1 MAPS

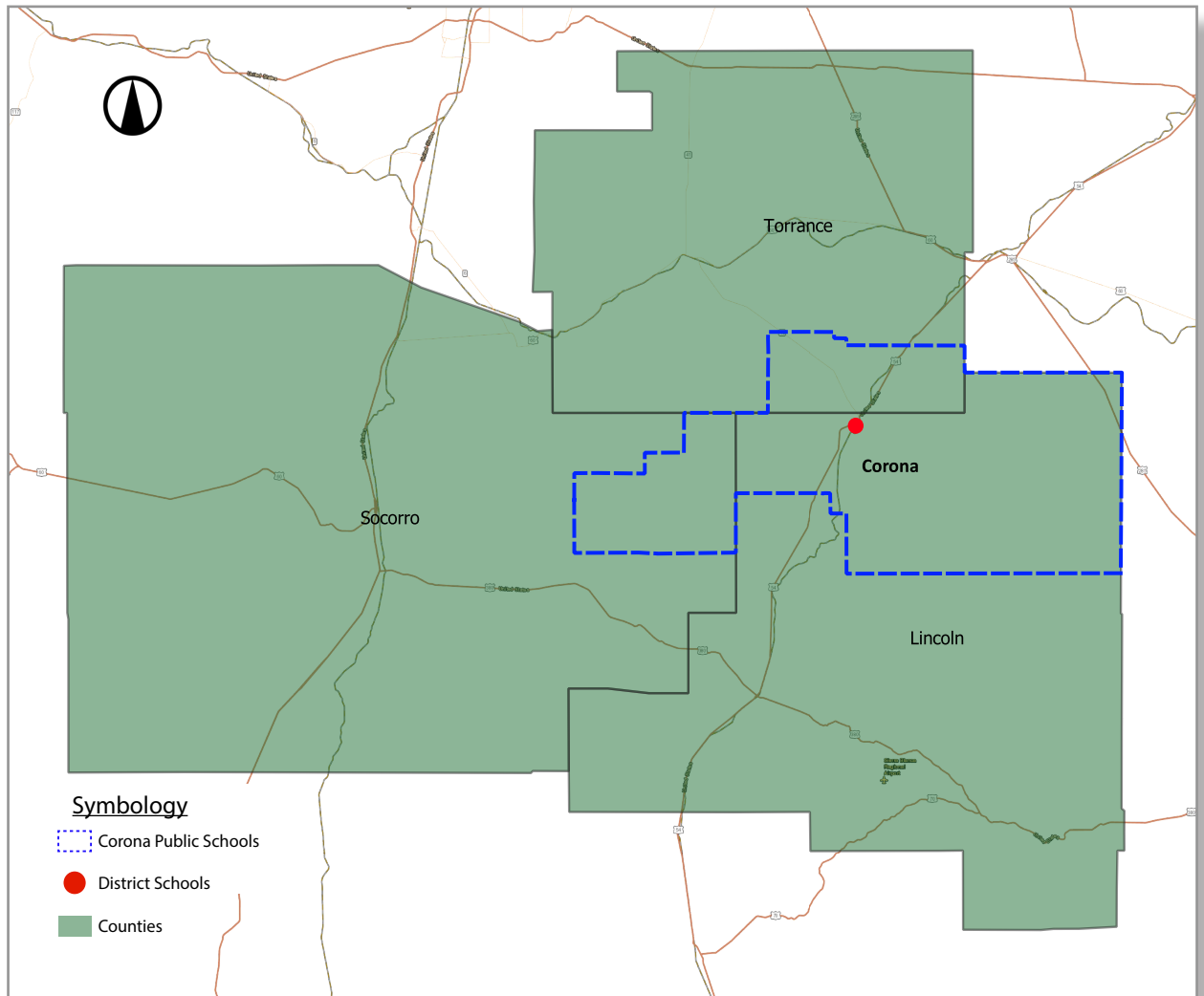
Corona Public Schools Boundaries

The Corona Public Schools district (CPS) is located in central New Mexico and it occupies portions of Lincoln, Socorro and Torrance counties. Corona schools are located in the Village of Corona, New Mexico. The district shares borders with the Mountainair, Estancia, Vaughn, Fort Sumner, Roswell, Hondo Valley, Carrizozo and Socorro School Districts. The Corona Public Schools district incorporates 2,081 square miles. The map of New Mexico school districts below, shows the location of the CPS district in the state.



Sites / Facilities

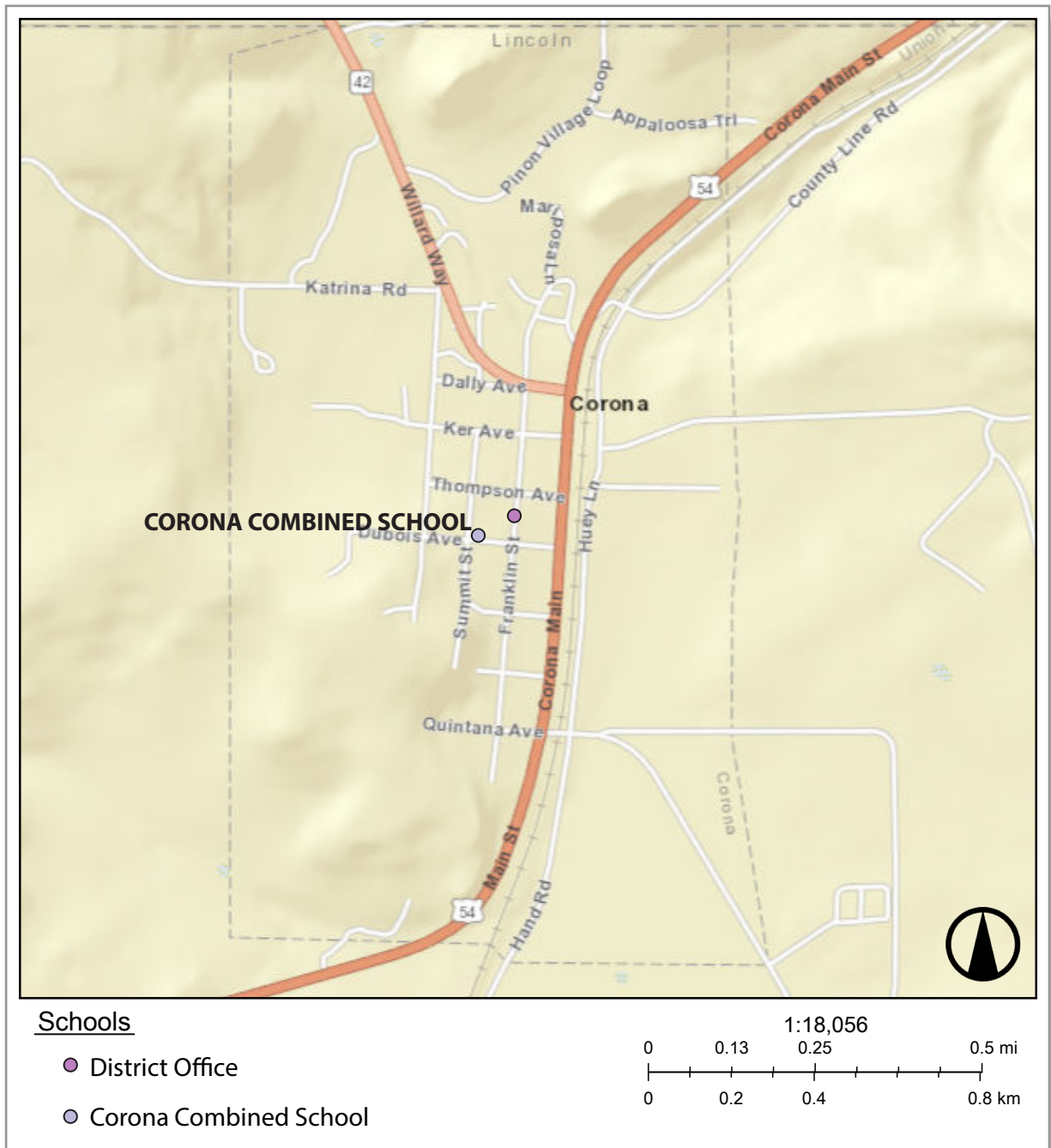
The map below shows CPS boundaries in relation to Lincoln, Socorro and Torrance counties. Most of the district's students live in the Village of Corona and in the surrounding rural areas.



Sites / Facilities

Corona Public Schools Locations

In the following map the location of each school is shown. The district has joined Corona Elementary School and Corona High School to form the Corona Combined School located in the Village of Corona



Sites / Facilities

Corona Public Schools Sites



 Corona Combined School Campus

Source: Google Maps

2.2.2 FACILITY INVENTORY

Corona Public Schools Facility Inventory

Corona Public Schools has one combined school composed by one elementary school and one high school. The state identification number is 38270 and the sites are district owned. The total facility inventory square footage is 70,850 square feet. This number includes Administration and Support buildings.

There are no portable classrooms at CPS. Of the 23 total classrooms, 12 are general use, nine are special use and two are special education. Total enrollment at 2017-2018 Public Education Department (PED) 40-day count was 67 students. There are approximately 1,027 square feet per student of district facilities. Total educational facility square footage including portables, according to Public Schools Facilities Administration (PSFA) is 62,099 square feet. However, based on current drawings the actual total is 60,961 square feet.

FAD Rankings

The following table contains the Facilities Assessment Database (FAD) Rankings for all district schools:

CPS PSFA Facilities Assessment Database (FAD)

School	2018-19 Rank	Weighted NMCI
Corona Combined School	380	23.38%

The following page contains the Corona Public Schools Facility inventory table.

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CORONA PUBLIC SCHOOLS FACILITY INVENTORY
2019-2023

Facility Name	State ID	Address	Open Date	Age (Years)	Dates of Major Additions and Renovations	State FCI	Replacement Value from State Database	Weighted NMCI	Site Acreage	Owned or Leased	Total Permanent Bldg Area	Total Portable Bldg Area	Total Bldg Area (GSF)	Grades	Current Year Enrollment (40 day)	No. of General Classrooms	No. of Special Ed Classrooms	No. of Special Use Classrooms	Total Classrooms	No. Single Portables	Port Clrms % of Total	GSF Per Student	
Elementary																							
Corona ES	38271038	531 Franklin St, Corona, NM 88318	1965	54		59.16%	\$11,254,191	23.38%	5.3	Owned	12,135	0	12,135	K-6	39	5	1	0	6	0	0%	311	
Sub-totals						n/a	\$11,254,191	n/a	5.30	n/a	12,135	0	12,135	n/a	39	5	1	0	6	0	0%	311	
Mid-High School																							
Corona HS	38271039	P.O. Box 258 Corona, NM 88318	1965	54	1937, 1950, 1979, 1997, 200	59.16%	Same as ES	23.38%	Shared	Owned	48,826	0	48,826	7-12	28	7	1	9	17	0	0%	1744	
Sub-totals						n/a	\$0	n/a	0.00	n/a	48,826	0	48,826	n/a	28	7	1	9	17	0	0%	1744	
Schools Totals						n/a	\$11,254,191	n/a	5.30	n/a	60,961	0	60,961	n/a	67	12	2	9	23	0	0%	1027	
Real Estate Holding																							
									0		0	0	0	0	0	0	0	0	0	0	0%	0	
Real Estate Holding Totals:									0.00		0	0	0	0	0	0	0	0	0	0	0	0%	0
Administrative and Support																							
Cafeteria	38270000	531 Franklin Street, Corona, NM 88318	1958	61	1982, 2009	n/a	0	n/a	Shared	Owned	3,024	0	3,024	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Teacherages	38270000	120 Franklin Street, Corona, NM 88318	1955	64	1955	n/a	0	n/a	1.0	Owned	6,865	0	6,865	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Sub-totals						n/a	\$0	n/a	1.00	n/a	9,889	0	9,889	n/a	0	0	0	0	0	0	0	0	
District Totals						n/a	\$11,254,191	n/a	6.30	n/a	70,850	0	70,850	n/a	67	12	2	9	23	0	0%	1,027	

Notes
The Facility Sq.Ft. Including Portables is from the FMP drawings and it might differ from the sq.ft. identified on the FAD.

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District Growth

The District Growth analysis looks at demographic and economic factors affecting the region of the Corona Public Schools (CPS). This section documents relevant demographic information regarding the populations living in Lincoln County, the Village of Corona and the CPS service area. The first part of this section focuses on the demographic factors affecting CPS, the second part focuses on economic and development factors that may contribute to growth within the district.

Data Resources

Data used in this district growth analysis was primarily obtained from the Bureau of Business and Economic Research (BBER) and from the American Community Survey (ACS) and the U.S. Census Bureau. Additionally, economic development characteristics information were obtained from the New Mexico Department of Workforce Solutions. The 2012-2016 ACS provides estimates regarding demographic profiles including population and economic characteristics of geographic areas in the United States. American Community Survey data is collected in one and five-year periods and provide a more detailed analysis of a given population than 10 year census data. The population estimates of the ACS do not match the official counts of the 2010 census, but provide a reliable outlook regarding the demographic conditions of a particular geographic area. State and county data resources are also used throughout this section, please see source information in each subheading for details.

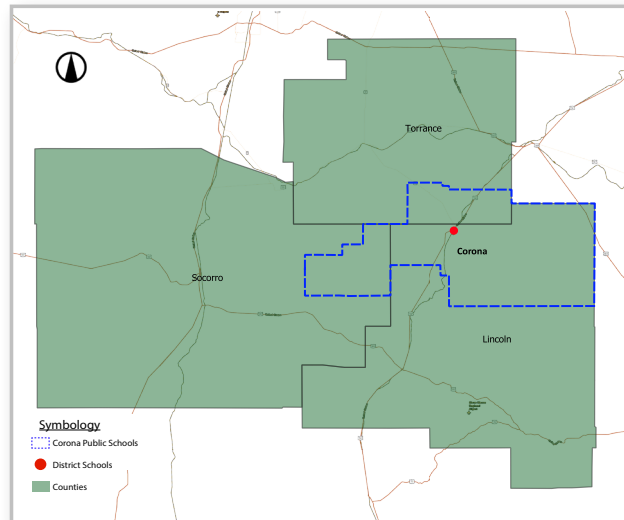
New Mexico Department of Health statistics and Lincoln County data are used for detailed county-wide analysis. All data is used interchangeably to yield a thorough interpretation of the demographic factors affecting Lincoln County and the CPS service area.

Corona Public Schools

Lincoln County

The region encompassing CPS is located primarily in Lincoln County and flows into the northern and western borders into Torrance and Socorro counties. The sections that cross both of these counties are not significant enough to create a demographic or economic influence in the CPS service area, therefore their demographic information will not be included in this district growth analysis.

Lincoln County has a variety of recreational options that includes historic state monuments, the Smokey Bear Historical Park, Ski Apache Resort, Valley of the Fires Recreational Area and the Snowy River Cave Recreational Area. The region's economic development is fueled by accommodation and food services, retail trade, health care, social assistance & arts, entertainment and recreation. The Village of Corona counts with the highest population distribution within the CPS service area.



Map shows the location of CPS

District Growth

Lincoln County is the site of the Spencer Theater for the Performing Arts, one of south central New Mexico's finest performing arts centers. This \$22 million structure hosts world-class theater, music and dance performances. Spencer Theater is located in the city of Ruidoso, the largest city in Lincoln County, and its primary purpose is to give residents of Lincoln County access to performance arts closer to home.

The CPS school facilities are located in the Village of Corona with one elementary school and one combined middle school/high school. All facilities are located in one campus. Corona Public Schools boundaries include sections of sparsely populated rural land north and west of the district and the Village of Corona.

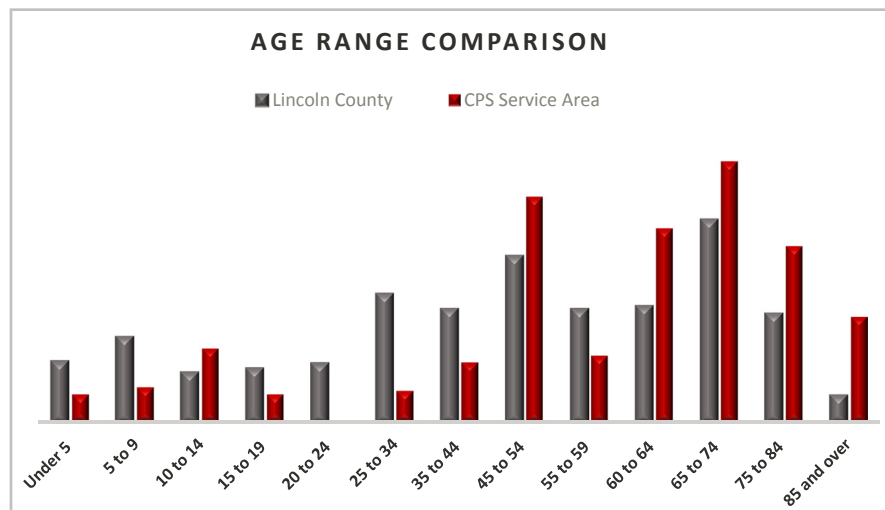
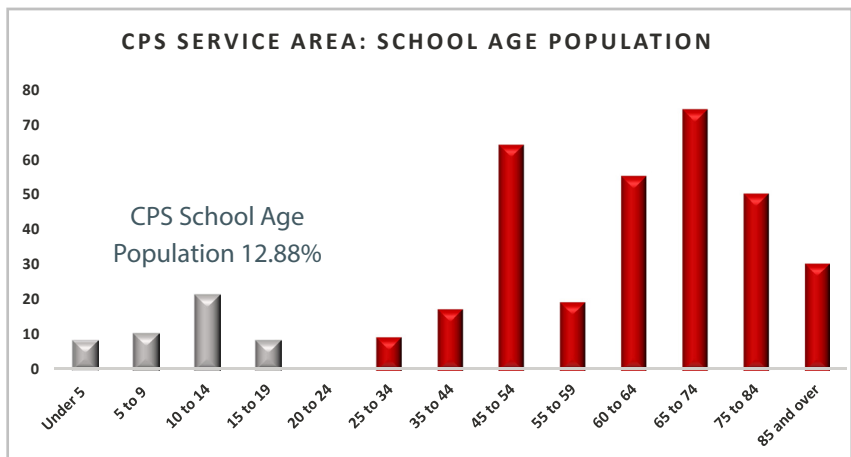
DEMOGRAPHIC TRENDS

Corona Public Schools Area Population Comparisons

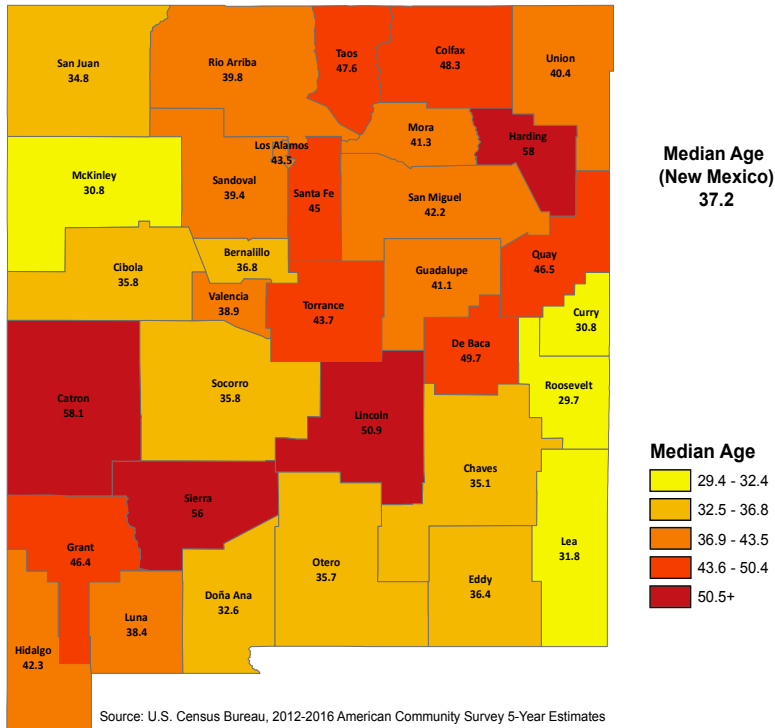
According to the 2016 U.S. Census, median age in Lincoln County was 51 years. The median age for the CPS Service area was 62. Both are above the NM Median age of 37.2 (source: U.S. Census ACS 5-Year Estimates, 2012-2016).

In the CPS service area, the population that is school age is approximately 13 percent. The area population in the wage earning categories of 20 to 64 years has a disproportionate number pointing at the population between 45 to 74 to be the highest. This highlights the presence of an aging population and the absence of young families with school age children, thus creating an impact on future enrollment at CPS.

The chart on the right presents a comprehensive look at population by age in Lincoln County and the CPS service area.



District Growth

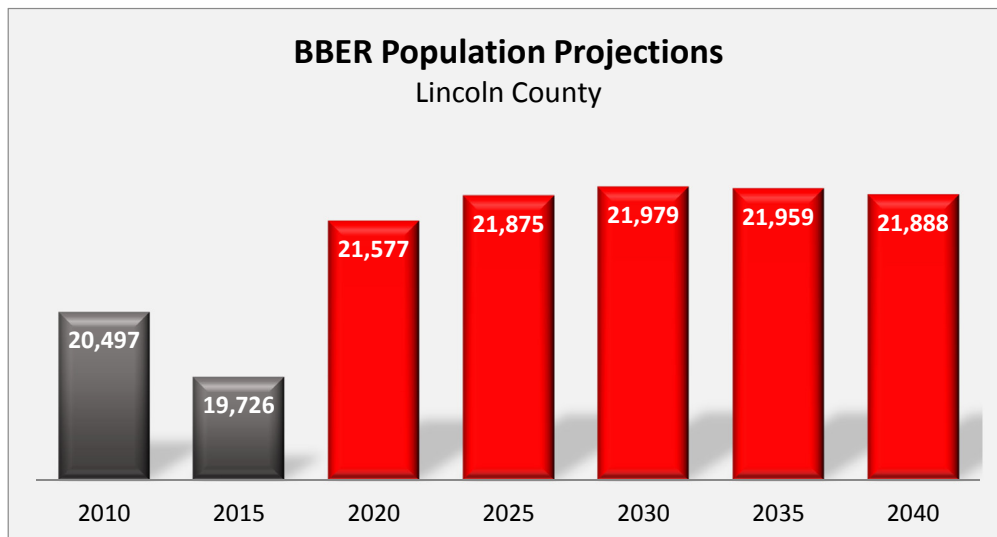


New Mexico County Median Age Comparison Map

The map on the left compares median age across New Mexico in 2016. In this map Lincoln County's median age is shown at 50.9 and is located in the highest median age range group compared to other counties in New Mexico. This is a clear sign of an aging population and is a factor to consider for the low enrollment counts (source: U.S. Census ACS 5-Year Estimates, 2012-2016).

Lincoln County Historic and Projected Population

Population numbers in Lincoln County saw a continuous decline since 2010. Bureau Business and Economic Research census projections for New Mexico counties from the present through 2040 project that Lincoln County population will continue to show a plateau in population growth maintaining in the 21,000 range through 2040 (source: UNM Geospatial and Population Studies, New Mexico County Projections July 1, 2010 to July 1, 2040, Bureau Business and Economic Research, UNM. Released Feb. 2017).



District Growth

Population Growth Comparisons

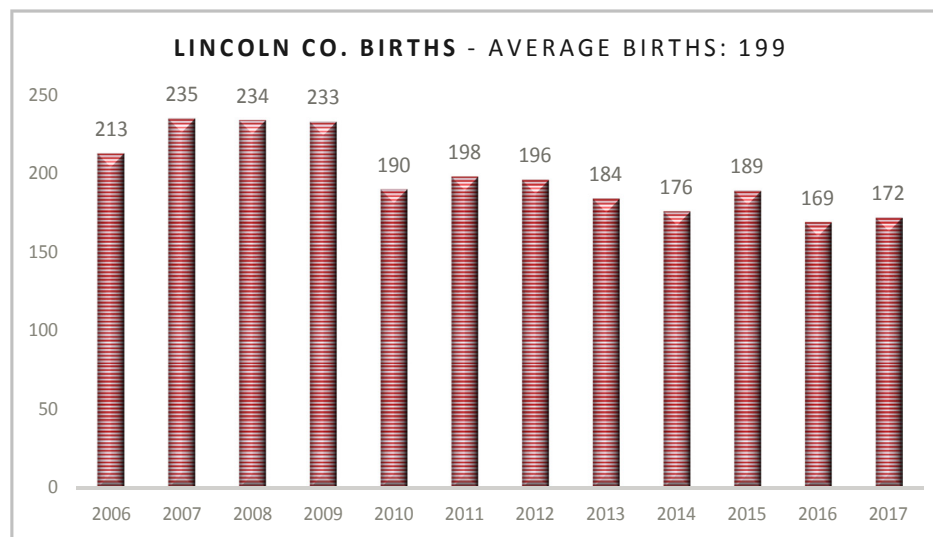
Comparisons of county, CPS service area, and CPS enrollment shows that all population centers associated with CPS decreased in population. The decline in population in both county and CPS service area will continue to affect CPS enrollment counts. As indicated earlier, economic conditions in accommodation and food service, retail trade, health care and social assistance industries contribute heavily to population fluctuations in the area. Changes in economic development could influence population and enrollment numbers.

Total Population	2011	2016	% Change
New Mexico	2,037,136	2,082,669	2.24%
Lincoln County	20,476	19,726	-3.66%
CPS Service Area	419	365	-12.89%
CPS Enrollment	73	78	6.85%

In 2011, district enrollment constituted approximately 0.35 percent of county population, in 2016 the percentage increased to 0.39 percent; however, the population decreased in Lincoln County. This could possibly affect the future enrollment in the CPS service area (source: ACS 5-Year Estimates, 2006-2010, 2012-2016; PED 40th Day Count Enrollment Trends, 2016-17).

Lincoln County Births

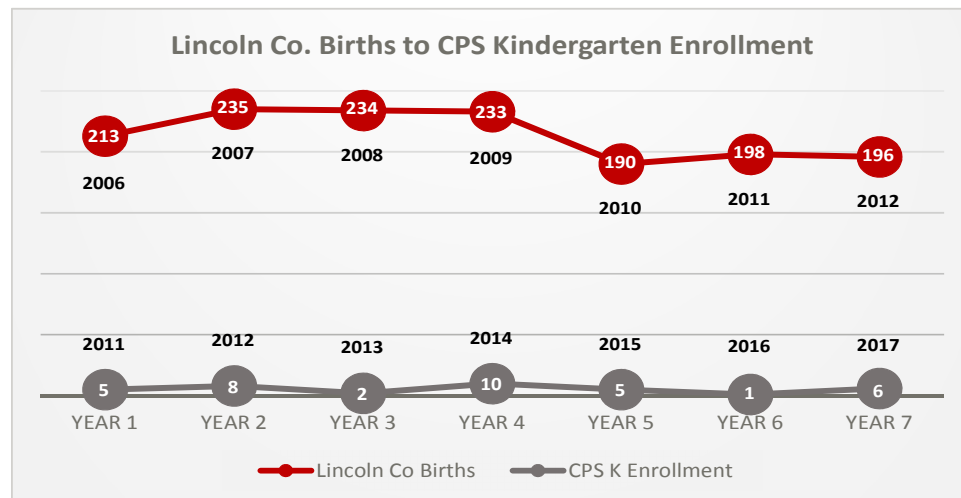
The following graph depicts the combined births in Lincoln County for the last 10 years. These births provide a point of reference for the number of students entering kindergarten. The graph shows that an average of 214 children were born per year from 2006 to 2012. In 2012 there were 196 births; this number provides us with an estimate of the number of entering kindergarten students in the 2017 school year (source: NM Department of Health).



District Growth

Lincoln County Births to CPS Kindergarten Enrollment

In the next chart, births to kindergarten enrollment are compared in two separate six-year periods (the X coordinate represents the periods and the Y coordinate represents the number of children). The relationship between the two sets are analyzed so that the number of births in a given year are an indicator of kindergarten enrollment six years later. For example, year one of birth (2006) corresponds to year one of kindergarten enrollment (2011) because a child who was born in 2006 will attend kindergarten in 2011.



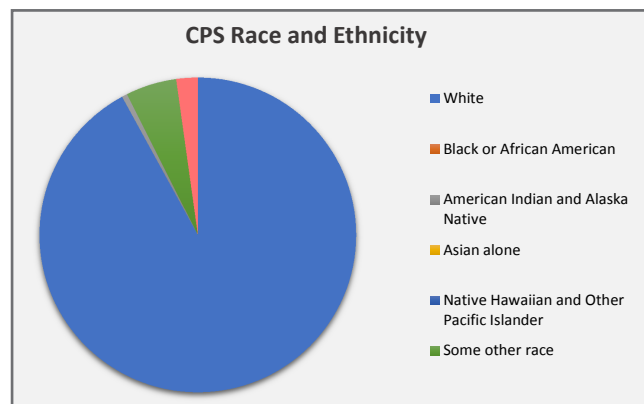
The average number of Lincoln County births from years 2006 to 2012 is 214 per year. Kindergarten enrollment at CPS constituted about 2.34 percent of the share of county births in the year one period shown above (e.g. kindergarten enrollment in 2011 at CPS, [6]. County births, [213]). This ratio increased to 3.06 percent by year seven of the related period (source: PED 40-Day Count, Fall 2017; NM Department of Health, 2017).

Race and Ethnicity

The following two charts represent the expressed racial and ethnic identities of the CPS area population.

The first chart on the right represents the expressed racial identities in the CPS boundary area. It reveals that the majority of the CPS area population identifies as White alone and the second largest category is Some Other Race alone (source: ACS 5-Year Estimates, 2012-2016)

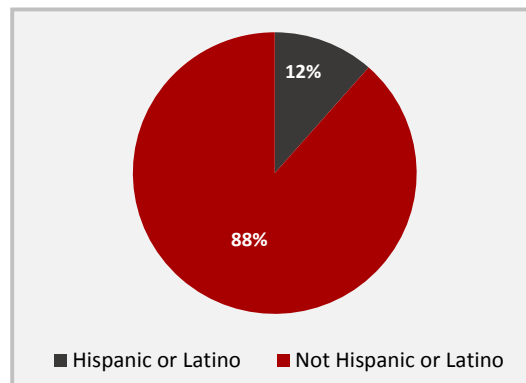
Because populations that identify their ethnic origin as Hispanic or Latino can be



District Growth

from any race, the U.S. Census provides a category to measure Hispanic or Latino ethnic identity.

The chart to the right represents the population that identifies as Hispanic and the population that does not. It shows that 12 percent of people in the CPS area population identifies as Hispanic or Latino and 88 percent do not (source: ACS 5-Year Estimates, 2012-2016).



Corona Public Schools Boundary Area Household Types

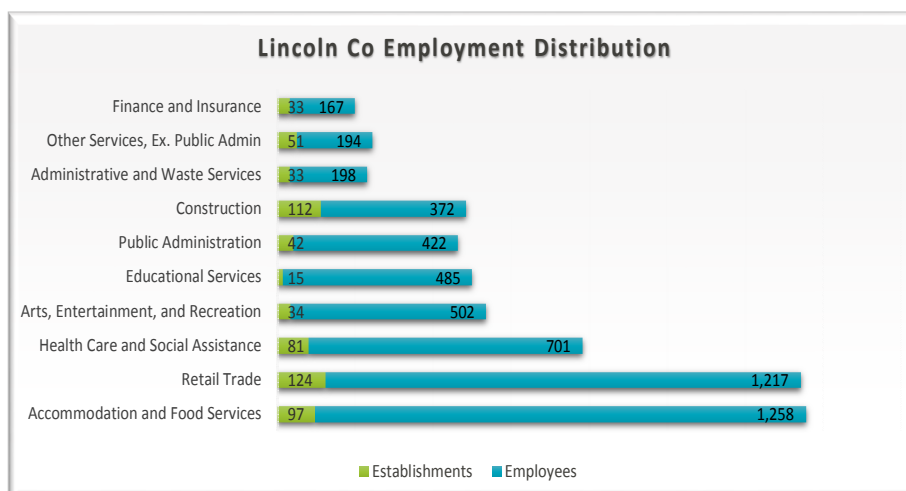
Of the households in the CPS service area, 16.7 percent have one or more children under 18 compared to 69.2 percent which have one or more people over 60. The number of family households is 107 of the total households in the area (source: ACS 5-Year Estimates, 2012-2016). These numbers are a sign of the district's aging household population in the CPS service area.

Total family households	107
Average family size	2.88
Total households	156
Average household size	2.34
Households with one or more people under 18 years	16.7%
Households with one or more people 60 years and over	69.2%

ECONOMIC AND DEVELOPMENT ANALYSIS

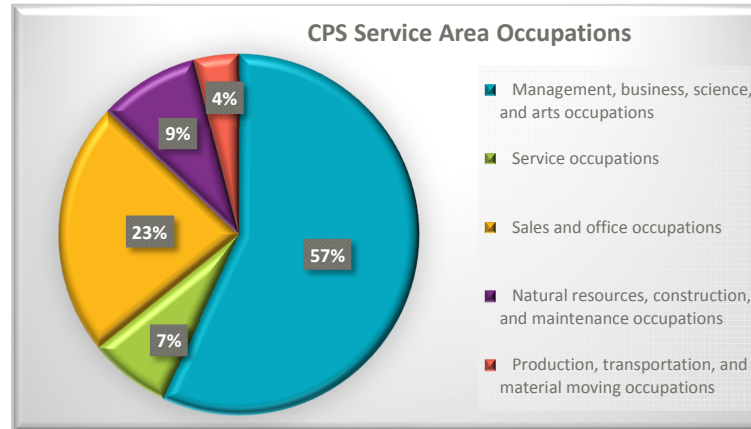
Lincoln County and CPS Service Area Occupations

The primary industries in Lincoln County are accommodation and food services followed by retail trade. Much of this is fueled by the use of recreational areas and food based services in the area. Other industries with a large employee base are health care and social assistance (source: Department of Workforce Solution, Area Narrative 2018).



District Growth

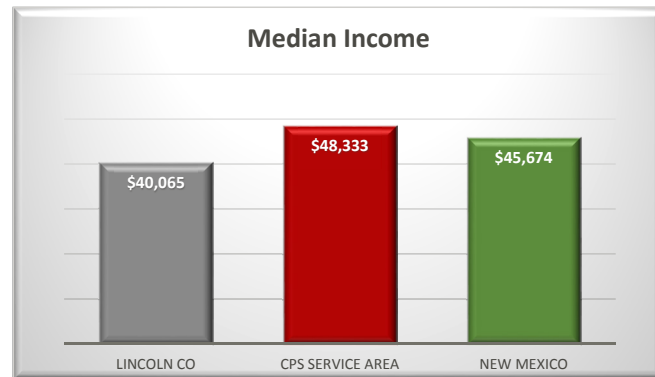
The CPS service area population primary occupations are management, business, science and the arts. The second highest are sales, office and service occupations (source: ACS 5-Year Estimates, 2012-2016).



Lincoln County and CPS Service Area Earnings and Incomes

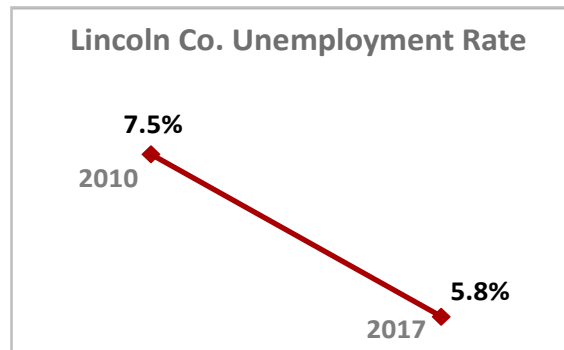
According to the U.S. Census, earnings refer to the direct compensation workers collect from their occupation. Income refers to earnings as well as income derived from alternative sources such as investments, retirement / pension and social security insurance programs.

The median income for the CPS service area in 2016 was \$48,333 which is slightly higher than the median income for the State of New Mexico which is \$45,674 (source: ACS 5-Year Estimates, 2012-2016). This contributes to the stability of the poverty level designation for the population within the CPS service area.



Lincoln County Unemployment Rate

Unemployment rate for Lincoln County in 2010 was relatively high compared to the general unemployment rate for the state of New Mexico. Since 2010 this rate has decreased to 5.8 percent, slightly lower than the overall state of NM unemployment rate of 6.7 percent. A lower unemployment rate can be a contributing factor to a stable population ratio for the CPS district (source: Statistics by County, UNM Bureau of Business and Economic Research, 2010-2017).

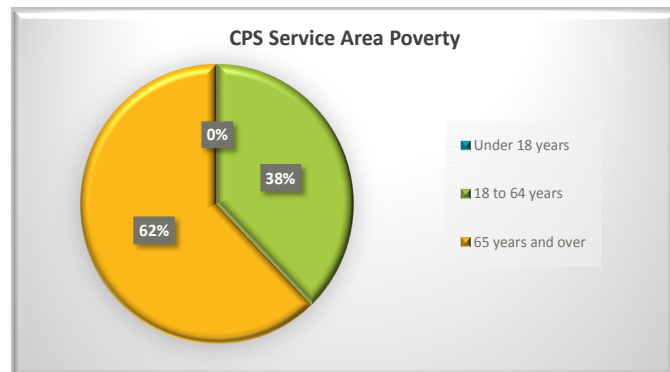


New Mexico Unemployment 2017: 6.7%

District Growth

CPS Boundary Area Poverty Designation

The U.S. Census identifies the population in the CPS service area living below the poverty level. Forty-five people were identified as living below poverty level. The following chart indicates the population that has been determined as living below poverty level in the CPS service area by the U.S. Census. This chart shows that the majority of the people living below poverty level are 65 years and over. Population between 18 years and 64 years comprise approximately 38.10 percent of the total population living below poverty level (source: ACS 5-Year Estimates, 2012-2016). According to the District Corona Public Schools has recently been approved for 100 percent free or reduced cost lunch, indicating that more families are needing nutritional assistance due to loss of household wages.



The following charts represents the poverty designation comparison between the state of New Mexico, Lincoln County and Corona Public Schools (source: ACS 5-Year Estimates, 2012-2016).

2016	Total Population	Population Below Poverty Level	Percent Below Poverty Level
New Mexico	2,082,669	426,814	20.5%
Lincoln County	19,726	3,515	17.8%
CPS	365	45	12.3%

Demographic Summary

The district growth analysis for CPS shows a gradual decline in population for Lincoln County and the Corona Public Schools service area. The population by age graph shows that CPS has a larger number of population between the ages of 45 to 74, showing that this is an aging population which without further economic development in the area, could affect the migration of young families with school age children from the CPS district onto areas with expansive economic opportunities.

Enrollment

RELEVANT FACTORS

Corona Public Schools (CPS) is located primarily in Lincoln County, New Mexico. The county's population grew between the years 2000 and 2010 and population projections anticipate the population to remain stable through 2040 if current conditions persist in the county.

Corona Public Schools service area is centered around the village of Corona. The service area's strongest economic drivers are in the construction trades, educational services, health care and social assistance as well as arts, entertainment, recreation and accommodation services. Demographic factors affecting the CPS service area are based on the low population count and the presence of an aging population, thus causing the decline population of young families with school age children. The area does not have new labor industry developing and this could be one of the reasons causing the out-migration and permanent absence of young families.

Economically, in October of 2018, the New Mexico Public Regulation Commission has approved the construction Pattern Energy's 2.2 Gigawatt Corona Wind Project set to be built near the Village of Corona in Lincoln County. The estimated completion date for the construction will be by the end of 2020. Opening the doors to Pattern Energy will generate an estimated \$3.8 billion in economic impact for the region, hiring hundreds of workers in numerous trades during construction plus a continuous 100 employees to continue with operation. This new development could have an impact on the enrollment for Corona Public Schools as a result if new migration into the area for labor opportunities (source: Hill, J. New Mexico Approves Pattern Energy's 2.2 Gigawatt Corona Wind Projects Plan, October 5th, 2018*).

PROJECTION METHOD

There are several methods of projecting student enrollment for school districts. The most common of these methods is the cohort-survival method. In this method, the numbers of students in a cohort (a group of students of a certain age who move together through one grade level to the next) are tracked through past grades. Based on historical enrollment, survival rates (ratios of the number of students who remain from one year to the next) are calculated. Prevailing birth rates (for kindergarten) and average survival rates (for other grades) are used to calculate future enrollment. As warranted, ratios can be adjusted to reflect major factors identified during the growth analysis. Since the cohort-survival method addresses students who are currently in the system, it tends to be accurate for five to seven years.

The population method is another projection technique. This method uses information about a known population (usually derived from U.S. Census data) and actual attendance from the area. Projected enrollment is calculated based on the ratio of students attending classes to the general population, multiplied by the projected change for the population in the general area.

These two methods were combined to project the enrollment for CPS. Overall student enrollment is calculated at the district level using the population method. This number is used as a control total for detailed cohort-survival projections at the school level. Smaller school districts can often rely on close monitoring of development activity to identify changes in student population.

*<https://cleantechnica.com/2018/10/05/new-mexico-approves-pattern-energys-2-2-gigawatt-corona-wind-projects-plan/>

2.4.1 & 2.4.2 HISTORICAL AND PROJECTED ENROLLMENT TABLES

Corona Public Schools Districtwide Enrollment Trends

From 2006 to 2007 district enrollment was 88 students. Enrollment had declined 20 to 25 students over a 12-year period (source: NM PED Official 40-Day Count). The declines may have been triggered by multiple factors, including families moving out of the CPS service area for jobs or relocating to nearby larger city such as Carrizozo, New Mexico for further opportunities in economic growth and labor options.

Enrollment projections for CPS anticipate enrollment to continue remaining at the mid-60s range through 2024. These enrollment projections were reached after analyzing the following factors:

- Historical enrollment trends showing a slow decline of student enrollment
- Unstable population of young families in CPS service area
- Larger number of an aging population in the district
- Declining birth rates in Lincoln County
- Possible economic growth due to solar and winds farms that will open in the area

The following page contains tables for historical and projected enrollment and a trend graph comparing CPS district wide enrollment trends over time.

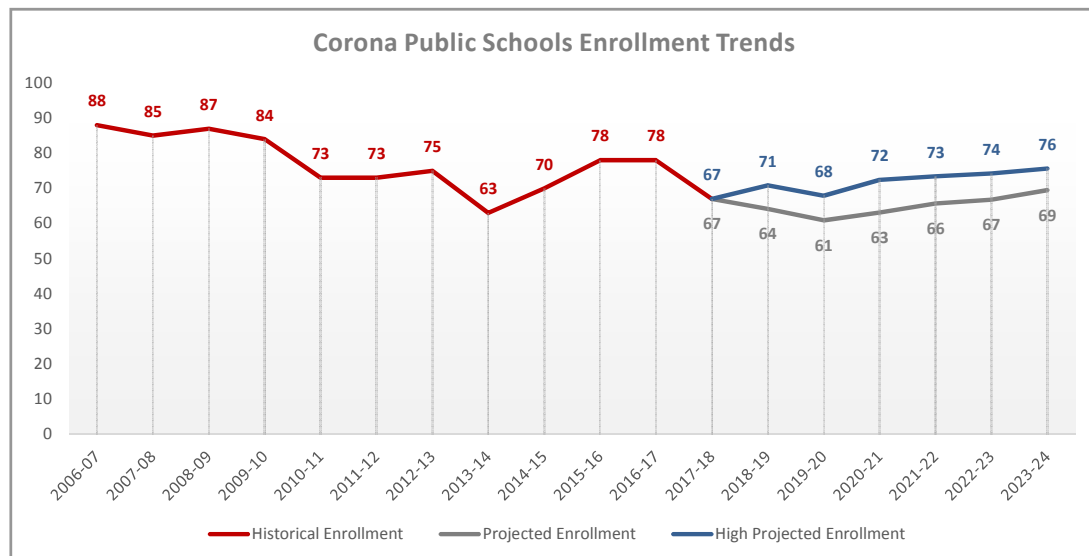
Enrollment

CPS Districtwide Historical Enrollment

Grades/Year	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Pre-K	1	1	1	1	0	0	0	0	0	0	0	0
KN	8	4	6	8	2	5	8	2	10	5	1	6
1st	5	10	5	5	6	4	5	6	1	10	6	2
2nd	10	4	10	6	3	7	5	5	9	1	12	6
3rd	7	8	4	8	5	4	6	4	4	9	1	10
4th	4	9	8	3	9	5	5	5	3	5	9	1
5th	5	4	10	10	3	8	3	3	4	3	6	9
6th	4	6	5	10	12	3	9	2	4	5	4	5
7th	5	4	5	4	8	9	4	8	2	5	6	4
8th	9	6	6	7	4	7	10	3	8	5	5	6
9th	8	9	6	6	3	6	7	9	3	10	5	4
10th	3	8	9	4	5	3	5	9	9	4	10	3
11th	9	3	9	8	5	6	2	5	8	9	4	9
12th	10	9	3	4	8	6	6	2	5	7	9	2
TOTAL	88	85	87	84	73	73	75	63	70	78	78	67
Total w/o Pre-K	87	84	86	83	73	73	75	63	70	78	78	67

CPS Districtwide Projected Enrollment

Grades/Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K	0	0	0	0	0	0
KN	3	4	5	4	4	3
1st	7	3	5	5	5	4
2nd	2	7	4	6	6	5
3rd	3	2	7	3	6	6
4th	11	3	2	8	3	6
5th	1	10	3	2	8	3
6th	8	1	10	3	2	8
7th	5	8	1	9	3	2
8th	3	6	10	1	11	4
9th	6	3	6	10	1	13
10th	3	6	3	6	9	1
11th	4	3	6	3	6	9
12th	8	4	3	5	3	5
TOTAL	64	61	63	66	67	69
Total w/o Pre-K	64	61	63	66	67	69



Enrollment

Corona Public Schools Elementary School Enrollment

Corona Public Schools has one elementary school which is located in the village of Corona. Corona Es is part of the Corona Combined School. It serves Pre-K through 6th grade.

Historical elementary enrollment shows slight declines in elementary enrollment since the 2006/2007 school year, its lowest enrollment was 27 in 2013/2014 but has since increased to 39 by the 2017/2018 school year.

Projected elementary enrollment is in line with Lincoln County birth rates which have decreased slightly since 2008. Projected elementary enrollment is expected to decline through 2023/2024.

The following page contains historical and projected enrollment tables and an Enrollment Trends Graph for Corona Elementary School.

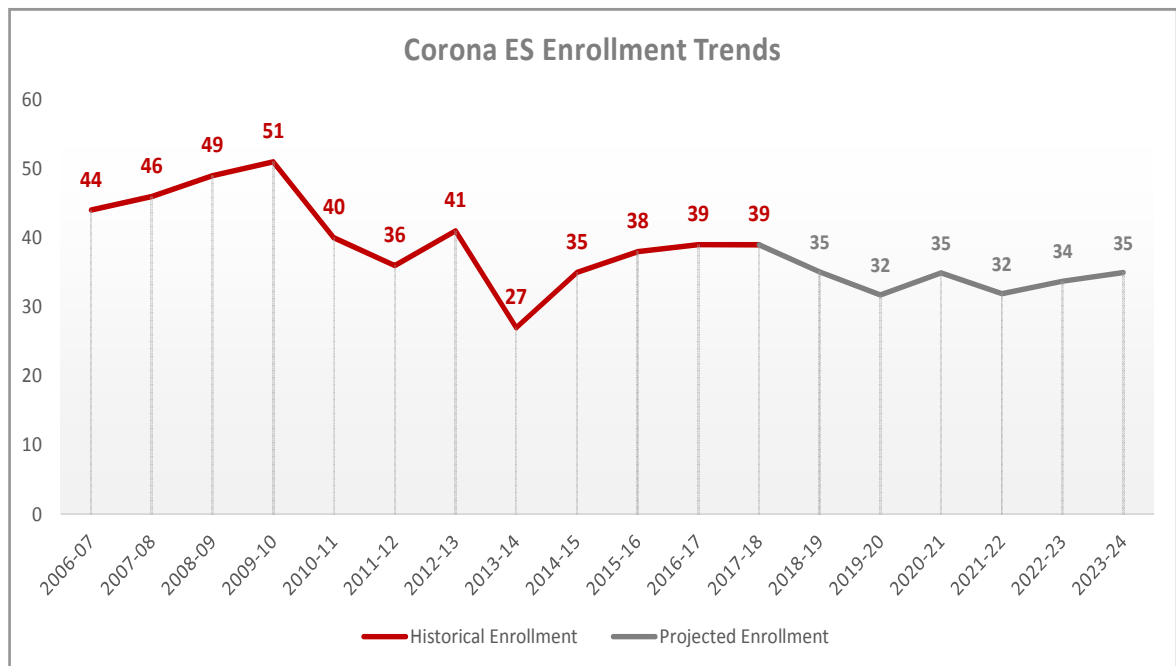
Enrollment

Corona Elementary School Historical Enrollment

Grade Level	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Pre-K	1	1	1	1	0	0	0	0	0	0	0	0
KN	8	4	6	8	2	5	8	2	10	5	1	6
1st	5	10	5	5	6	4	5	6	1	10	6	2
2nd	10	4	10	6	3	7	5	5	9	1	12	6
3rd	7	8	4	8	5	4	6	4	4	9	1	10
4th	4	9	8	3	9	5	5	5	3	5	9	1
5th	5	4	10	10	3	8	3	3	4	3	6	9
6th	4	6	5	10	12	3	9	2	4	5	4	5
TOTAL	44	46	49	51	40	36	41	27	35	38	39	39

Corona Elementary School Projected Enrollment

Grade Level	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K	0	0	0	0	0	0
KN	3	4	5	4	4	3
1st	7	3	5	5	5	4
2nd	2	7	4	6	6	5
3rd	3	2	7	3	6	6
4th	11	3	2	8	3	6
5th	1	10	3	2	8	3
6th	8	1	10	3	2	8
TOTAL	35	32	35	32	34	35



Corona Public Schools High School Enrollment

Corona High School

Corona High School (CHS) serves students in seventh grade to 12th grade. Historical enrollment shows school enrollment plateauing from 2010 to 2016, eventually declining to its lowest enrollment in 2017-2018. High school enrollment dropped approximately 16 students since 2007.

Projections for high school enrollment anticipate that given current conditions, enrollment will continue to decline to below 30 between 2019 through 2023, eventually growing by 2024.

The following page contains tables for historical and projected enrollment and trend graphs for CHS.

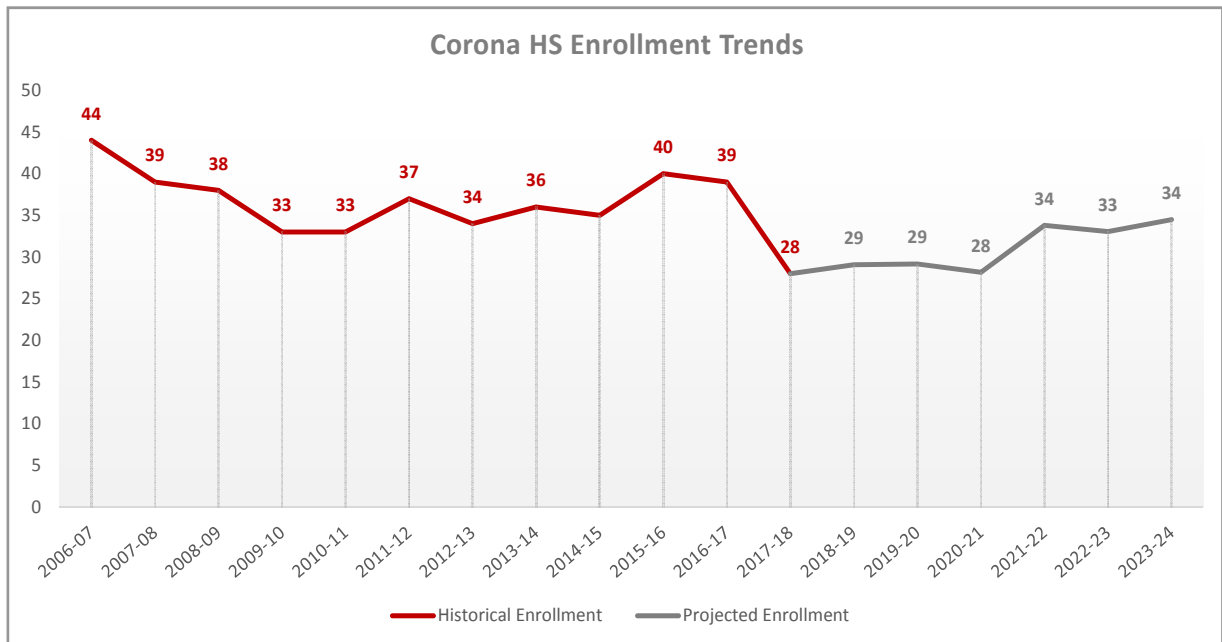
Enrollment

Corona High School Historical Enrollment

Grade Level	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
7th	5	4	5	4	8	9	4	8	2	5	6	4
8th	9	6	6	7	4	7	10	3	8	5	5	6
9th	8	9	6	6	3	6	7	9	3	10	5	4
10th	3	8	9	4	5	3	5	9	9	4	10	3
11th	9	3	9	8	5	6	2	5	8	9	4	9
12th	10	9	3	4	8	6	6	2	5	7	9	2
TOTAL	44	39	38	33	33	37	34	36	35	40	39	28

Corona High School Enrollment Projection

Grade Level	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
7th	5	8	1	9	3	2
8th	3	6	10	1	11	4
9th	6	3	6	10	1	13
10th	3	6	3	6	9	1
11th	4	3	6	3	6	9
12th	8	4	3	5	3	5
TOTAL	29	29	28	34	33	34



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Utilization and Capacity

2.5.1 REQUIRED AND EXISTING CLASSROOM SPACES

The following table shows the **minimum** number of classrooms required to accommodate the current enrollment at Corona Public Schools (CPS); the **minimum** number of classrooms that are projected to be required in the next five years for projected enrollment at CPS; and the number of **existing** classrooms per school.

For the 2017/2018 school year, a **minimum** of 18 classrooms were required to accommodate the year’s enrollment; while a **minimum** of 18 classrooms are projected to be required for the 2023/2024 projected enrollment. The district has 23 existing classrooms.

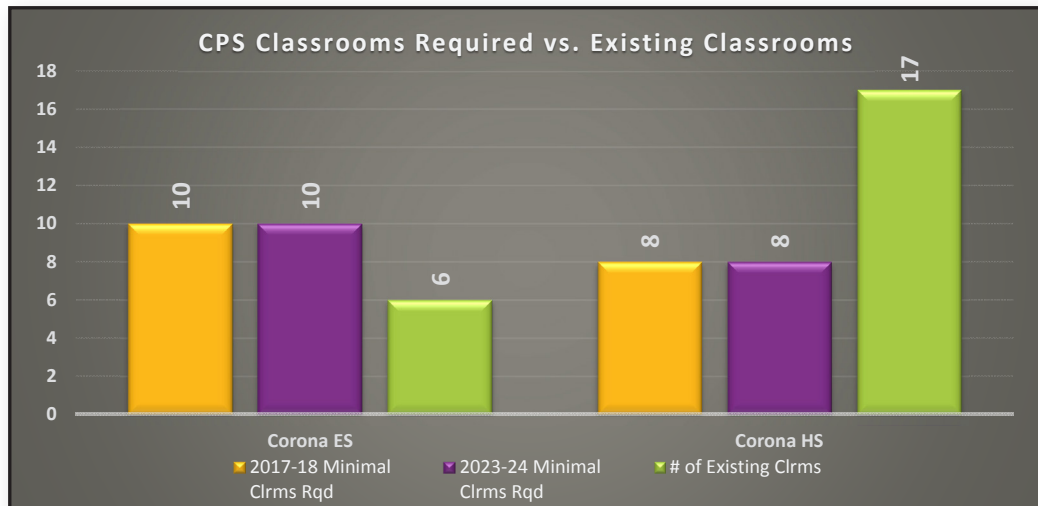
Minimum Number of Classrooms Required

School	2017-18		2023-24		# of Existing Clrms
	Total Current Enroll	2017-18 Minimal Clrms Rqd	Total Projected Enroll	2023-24 Minimal Clrms Rqd	
Corona ES	39	10	35	10	6
Elementary Subtotal:	39	10	35	10	6
Corona HS	28	8	34	8	17
High School Subtotal:	28	8	34	8	17
DISTRICT TOTALS:	67	18	69	18	23

Number of existing classrooms is based upon existing permanent and portable classrooms.

The enrollment numbers identified in this table reflect the certified 40th day numbers provided by PED. In previous years PED typically only identified “developmentally delayed” students (DD) in pre-K and did not include the “typically developing” students that might be in the CPS pre-K program; however, this appears to have changed and PED appears to be identifying both developmentally delayed and typically developing students in its certified 40th day count . The district has to provide adequate space to support all pre-K students .

It is important to note that the minimum number of classrooms required is not always optimal due to the educational program and the special services provided at each school. The number of classrooms identified in the table reflects the minimal number of classrooms required to house students but does not take into consideration the educational programs offered at each school. Due to enrollment numbers, Corona Elementary School has several combined grade classrooms which affects the number of required classrooms. The high school of CPS provide robust class offerings to their students which could require additional classrooms to adequately support their programs.



Utilization and Capacity

As noted in the previous tables, the district overall has more classrooms than it required for the current enrollment. As for individual schools, the chart shows that the elementary school could use additional classrooms; however, this is based on each grade having its own classroom, and as stated earlier, due to the student enrollment, grades are combined at the elementary school to increase the efficiency of the pupil to teacher ratio. The chart shows that the high school requires eight classroom and there are seventeen existing classrooms. Even through the high school student enrollment is low, CPS is dedicated to providing its students with the necessary skills for them to succeed after school which requires a greater number of specialized instructional space. During the FMP process, the district discussed options to utilize existing square footage more efficiently if enrollment should decrease over the next five years; however, enrollment has shown a slight increase over the past four years.

2.5.2 SPECIAL FACTORS INFLUENCING FACILITY USE

To get an overall picture of the utilization of a school it is important to take a look at how the instructional spaces are being utilized and the different factors that can influence their use. These factors include the Pupil Teacher Ratios (PTRs), special programs, student transfers, boundary areas, and other special and magnet programs. Analysis and identification of these factors will help determine their impact on the facility use of spaces.

Lower than state required PTRs

The Pupil Teacher Ratios (PTRs), determined by the New Mexico Public Education Department (PED), indicates the maximum number of students that should be assigned to each teacher in a classroom. A school's average PTR is based on PED's pupil-to-teacher ratio by grade level. It is important to consider this factor since it can influence the number of teachers and classrooms required for a given facility.

The following is the allowable PTR by grade level from PED:

Pre - K	8 - 12 with aides
Kindergarten	15 without an aide; 20 with an aide
1st - 3rd	22
4th - 6th	24
7th - 8th	Max English class size; 27 or 150 / teacher / day
9th - 12th	Max English class size: 30 or 150 / teacher / day

The table on the following page compares the district PTR to PED's allowable PTR. The sixth column of the table shows the average PTRs of each school in the district and the average PED PTR by school level. These values are calculated based on the total current enrollment of each school and divided by the total number of assigned classrooms/teachers. The fifth column shows the average allowable PED PTR based on the grade configuration of each school.

According to the results shown on the table, Corona Elementary has an average PTR of 9.29 which is below PED's allowable PTR of 23. Corona High School has a PTR of 3.42 and PED's allowable PTR is 29. The district overall has an average PTR of 6.35 compared to average PED's allowable PTR of

Utilization and Capacity

26. All the schools have values that are low compared to PED's allowable PTR which indicates that there are more teachers and classrooms than are required. However, this may also reflect a robust educational program in the schools.

Pupil Teacher Ratios

School	Grades	2017-18 Enrollment	2017-18 # of CPS Assigned Teachers / Classrooms	PED PTR	2017-18 CPS PTR w/ Existing Classrooms
Corona ES	K-6	39	5	23	9.29
Elementary Subtotal:		39	5	23	9.29
Corona HS	7-12	28	8	29	3.42
High School Subtotal:		28	8	29	3.42
DISTRICT TOTALS:		67	13	26	6.35

Special Education Spaces

The Special Education (SPED) program must be reviewed whenever determining the capacity and utilization of facilities. It is important to understand the impact that special education programs have on each school. The following table identifies the number of students at CPS that are eligible to receive C and D levels of special education instruction, but do not include A and B levels from gifted and pre-school. Six percent of the total student population receive C and D levels of special education instruction at CPS.

SPED Enrollment Comparisons

School	2016-17 Enrollment	Special Ed Enrollment	Special Ed as % of Total
Corona ES	39	0	0%
Elementary Subtotal:	39	0	0%
Corona HS	28	4	14%
High School Subtotal:	28	4	14%
DISTRICT TOTALS:	67	4	6%

Student Transfers, Magnet Programs, and Other Special Programs

Corona Public Schools experiences very low student transfers into and out the district. The district does not have any other special and magnet programs.

Boundary Areas

The district does not have any school level attendance boundaries within it.

Instructional Space Comparisons

When calculating capacity and utilization it is necessary to know how many general instruction, special education and special use spaces are located within a school in order to determine how the spaces are being utilized. General instruction classrooms are those spaces dedicated to regular education, while special use spaces are those spaces used for career, art, music, physical education, computer, science labs, which require specialized spaces.

Utilization and Capacity

The following two tables identify the number of instructional spaces in the three different categories. The first table shows the number of spaces that are used for general instruction, special education, and special use, while the second table shows the percentage of the overall facility.

Instructional Space Comparisons

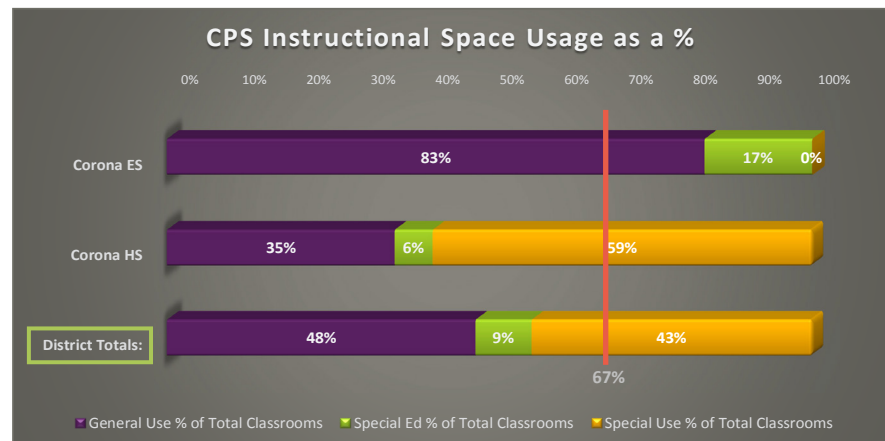
School	# of General Use Classrooms	# Special Ed Classrooms	# Special Use Classrooms	Total Instructional Spaces	Portable Classrooms Total # of Instructional Spaces
Corona ES	5	1	0	6	0
Elementary Subtotal:	5	1	0	6	0
Corona HS	6	1	10	17	0
High School Subtotal:	6	1	10	17	0
District Totals:	11	2	10	23	0

The above table shows that the district has 23 permanent instructional spaces. There are no portable classrooms in the district. Of the 23 spaces, 11 instructional spaces are for general use, two instructional spaces are for special education, and ten instructional spaces are for special use. This corresponds to 48 percent general use spaces, 9 percent special education spaces, and 43 percent special use spaces as shown in the following table.

Instructional Space Usage as a Percent

School	General Use % of Total Classrooms	Special Ed % of Total Classrooms	Special Use % of Total Classrooms
Corona ES	83%	17%	0%
Elementary Subtotal:	83%	17%	0%
Corona HS	35%	6%	59%
High School Subtotal:	35%	6%	59%
District Totals:	48%	9%	43%

Additionally, the graph on the right has a line at 67 percent which serves as a **benchmark** of the ideal amount of assigned spaces in a school. Corona Elementary is above the 67 percent benchmark with a percentage of 83. Overall, the district has an average of 48 percent of assigned spaces, indicating there is still room for improvement for space utilization, especially at the high school.



Utilization and Capacity

2.5.3 UTILIZATION AND CAPACITY ANALYSIS

School utilization and capacity are not stationary numbers; they can change from year to year depending on the educational programs available at the school, the Pupil to Teacher Ratio, scheduling, and special needs of the students. Special programs that the district provides to meet the needs of its students can have a dramatic impact on the capacity and utilization of educational facilities. For that reason, it is recommended that the utilization and capacity of the facilities be reviewed annually and updated as necessary to realize the most effective use of the buildings and to enable the district to effectively plan for the future.

The methodology used to determine facility capacity can be slightly different for each school type due to their educational programs and use of facilities. For this Facilities Master Plan, capacities were analyzed using three different capacity calculation methods to provide a comprehensive look at school capacities. The first method is based on N.M. Adequacy Standards (NMAS) which is based on the permanent square footages of schools. The second is Functional Facility Capacity which is based on the number of instructional spaces and educational programming of each school. The third method is Instructional Space Capacity which is based on the number of instructional spaces at each school and is used as a benchmark. All three capacity analyses are based on existing facilities. The capacities are calculated for permanent plus portable facilities. The square footage used in these calculations is based on the square footage identified in the floor plans for each school. It is important to mention that the floor plans in this FMP have been updated and reflect changes to school facilities that PSFA might have not recorded.

New Mexico Adequacy Standards (NMAS) Capacity Methodology

The first capacity calculation method is based on the comparison of the existing square feet of each school to the NMAS recommended square feet per student for a new school as calculated by the New Mexico Public Schools Facility Authority (PSFA) recommendations. The authority recommendations for overall square footage of a school are based on student population and derived from the Maximum Building Gross Square Foot Calculator located on the PSFA website. Recommended square footage per student in the NMAS is intended to functionally support all of a school's educational programs, yet encourage multi-use spaces.

In determining the capacity that the Public Schools Capital Outlay Council (PSCOC) and Public School Facilities Authority (PSFA) anticipates for a new school, the overall square footage of the school is compared to square footages in the Maximum Building Gross Square Foot Calculator and the capacity associated with that square footage. Existing schools were not originally designed utilizing today's standards, but this comparison provides insight into the capacity of existing schools and provides a benchmark.

The NMAS recommended square feet per student provides insight to student capacity of existing school facilities based on the existing square feet of each school, both permanent and portable. This method of calculating capacity provides a look at how the existing school compares to NMAS. The square footage per student is based solely on NMAS square footage and does not take into consideration the number of existing instructional spaces or the educational program of the school.

Utilization and Capacity

Maximum and Functional Facility Capacity Methodology

This method is based partly on the New Mexico Public Education Department (PED) Pupil to Teacher Ratio (PTR) and partly on the number of existing classrooms including portables and the educational program. This capacity method looks at the Maximum Facility Capacity and the Functional Facility Capacity of each school. These two capacities are explained in greater detail below.

Maximum Facility Capacity: This capacity is the **maximum** number of students that can be assigned to each classroom or instructional space. The maximum number of students that can be assigned to each instructional space including classrooms, gymnasiums, computer labs, and multi-purpose rooms, is based upon the PED standard for PTR or the NMAS for minimum square feet required per student, whichever is more restrictive. When calculating Maximum Facility Capacity, consideration is based solely on how many students are allowed in each instructional space. It does not take into consideration the educational program delivered at the school and how the classrooms are used. It is understood that this is not a realistic capacity for a school but serves to identify a facility's **maximum capacity**.

Functional Facility Capacity: This is the potential **best use** of classrooms or instructional spaces based on the school's educational program and facility design. Unlike Maximum Facility Capacity, this calculation includes only spaces that have assigned classes functioning within; however, it excludes specialized instructional spaces such as science labs, art, music, computer labs, specialty labs, and certain special education spaces that are not assigned classrooms. Similar to Maximum Facility Capacity, the number of students that can be assigned to each classroom is based upon the PED standard for PTR or the NMAS for square feet per student, whichever is more restrictive. This calculation of capacity allows for the distinct **functional** uses of the facility based on the number of classrooms and educational programming.

When analyzing Functional Facility Capacity of a school it is important to remember that schools with excess classrooms may convert these classrooms into 'other' use rooms such as storage, meeting rooms or may leave them as vacant classrooms. In that case, those classrooms will not show up in the final Functional Facility Capacity number. This will reduce the school's overall capacity numbers and may not be a realistic representation of the school's capacity, but rather a reflection of the current use of the instructional spaces at each school.

For elementary schools, only the general use classrooms are counted for Functional Facility Capacity. The special use rooms such as art, music, computer, and gym are not counted. Except for level D or DD classrooms, special education classrooms are not included in the functional capacity count. The functional capacity calculation accounts for the potential to fill classrooms that function as "homeroom instruction" for students.

For middle and high schools the only rooms deducted from the Functional Facility Capacity are rooms identified as special education or unassigned support labs such as computer labs, science labs, specialty labs, etc. unless they have assigned classes functioning in the space. The exclusion of special use and support classrooms provides a more realistic capacity that reflects the educational program of the school.

Utilization and Capacity

Instructional Space Capacity Methodology

This capacity method, also known as the 67 Percent Instructional Space Capacity, is based partly on the New Mexico Public Education Department (PED) Pupil to Teacher Ratio (PTR) and partly on the number and size of existing classrooms including portables.

The 67 Percent Instructional Space Capacity is a BENCHMARK based on the Instructional Space Capacity calculations to provide insight to CPS. It is based on the premises that a benchmark school capacity of 67 percent of its **maximum** capacity is an ideal capacity. An overall instructional capacity of 67 percent should be attainable for schools. The majority of elementary, middle and high schools in New Mexico are able to achieve this rate. If a school is below the benchmark capacity of 67 percent, it is an indicator that the district might need to review the educational program of the school and develop a plan to increase the utilization and efficiency of the school.

Capacity Analysis Based on the New Mexico Adequacy Standards (NMAS) Method

The following table shows the current CPS enrollment and the NMAS recommended square feet per student per school. The NMAS recommended facility square footage is based on the 2017/2018 enrollment and the NMAS current recommended square feet per student. The differences between existing school square footages and NMAS recommended facility square footages are shown in the subsequent columns for comparison. The table also contains the NMAS recommended student capacity based on the existing square footage of each school in the district. The total combined NMAS totals are calculated across the bottom of the table.

Corona Public Schools has two schools with a 2017/2018 student population of 67 and an overall square footage of permanent and portable facilities of 60,961 according to the FMP floor plans. This square footage is comprised of 23 permanent and no portable instructional spaces.

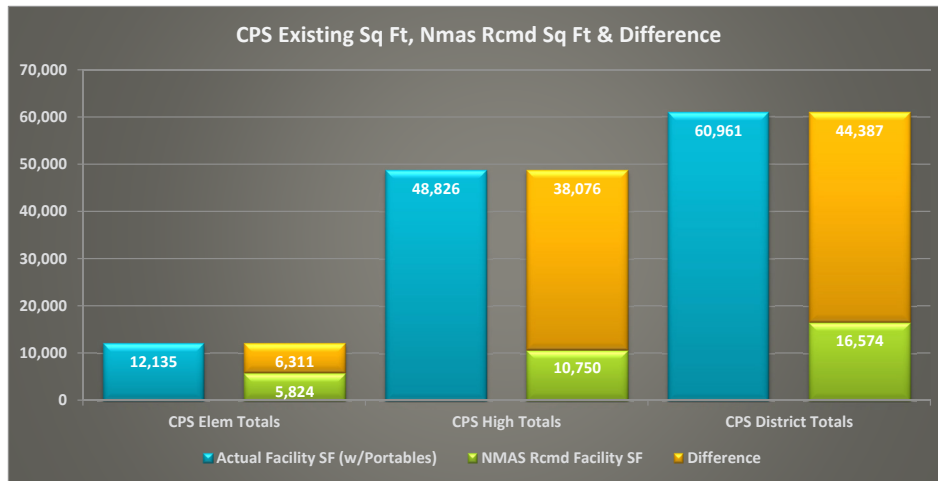
NMAS Recommended Square Footage

School	2017-18 Enrollment	NMAS Current Rcmd SF/Student	NMAS Rcmd Facility SF	Actual Facility SF (w/Portables)	Difference	Ratio of Existing SF to Rcmd SF
Corona ES	39	149	5,824	12,135	6,311	208%
Elementary Subtotal:	39		5,824	12,135	6,311	208%
Corona HS	28	215	10,750	48,826	38,076	454%
High School Subtotal:	28		10,750	48,826	38,076	454%
DISTRICT TOTALS:	67		16,574	60,961	44,387	368%

The NMAS recommended square footage for the two schools based on 67 students is 16,574 square feet. The existing square footage is 60,961, or 44,387 square feet more than the recommended size. Corona Elementary School exceeds NMAS recommendations by 6,311 square feet. Corona High School exceeds the recommendations by 38,076 square feet. The NMAS recommendations do not include full-size gymnasiums for elementary schools, or auxiliary gymnasiums and performing arts centers for middle and high schools.

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The following figure shows the NMAS recommended and existing square footages for each school level as well as the difference between the two.



The following table shows the NMAS recommended student capacity which is based on the existing square footage of each school in the district including portables. The NMAS recommended overall district capacity for the two schools is based on a total of 60,961 square feet and the NMAS calculator. The recommended capacity is approximately 329 students. This is 262 students more than the 2017/2018 student population of 67.

NM Adequacy Standards Capacity

School	Grades	2017-18 Enrollment	NMAS Rcmd Facility SF	Actual Facility SF (w/Portables)	NMAS Capacity
Corona ES	K-6	39	5,824	12,135	82
Elementary Subtotal:		39	5,824	12,135	82
Corona HS	7-12	28	10,750	48,826	247
High School Subtotal:		28	10,750	48,826	247
DISTRICT TOTALS:		67	16,574	60,961	329

These capacities are based upon square foot per student and include portables.

Based on this method all CPS schools are under capacity. Corona Elementary School has a NMAS capacity of 82 students. It's 2017/2018 enrollment is 39 students. Corona High School has a NMAS capacity of 247 and has an enrollment of 67. The results of this method show that there could be room for improvement to utilize square footage more efficiently at all CPS schools.

Capacity Analysis Results Based on the Functional Facility Capacity Method

The following table shows **Maximum** Facility Capacity and **Functional** Facility Capacity. This analysis indicates that the district's **Maximum** Facility Capacity with portables is 552 students and

Utilization and Capacity

its **Functional** Facility Capacity with portables is 320 students. Corona Public Schools 2017/2018 enrollment was 67 which is 253 students less than the **Functional** Facility Capacity.

Functional Facility Capacity Compared to Maximum Facility Capacity

School	Grades	2017-18 Enrollment	Existing # of Classrooms w/ Portables	Maximum Facility Capacity w/Portables	Functional Facility Capacity w/Portables
Corona ES	K-6	39	6	125	109
Elementary Subtotal:		39	6	125	109
Corona HS	7-12	28	17	427	211
High School Subtotal:		28	17	427	211
DISTRICT TOTALS:		67	23	552	320

These capacities are based upon the number of classrooms in the District.

The **Functional** Facility Capacity results show that all CPS schools are under capacity. Corona Elementary School has a functional capacity of 109 and its enrollment is 39. Corona High School has a functional capacity of 211 and its enrollment is 28.

Based on the functional capacity, the district could accommodate an additional 253 students with the current educational program and still remain under the Functional Facility Capacity threshold.

Capacity Analysis Results Based on the Instructional Space Capacity Method

The following table shows the results of the third method of analysis, the 67 Percent Instructional Space Capacity or Benchmark Capacity. This method serves as a benchmark and can be used to validate the values obtained from the other two capacity methods.

Instructional Space Capacity - 67% Benchmark Capacity

School	Grades	2017-18 Enrollment	Existing # of Classrooms w/Portables	Instructional Space Capacity w/ Portables @ 67%
Corona ES	K-6	39	6	84
Elementary Subtotal:		39	6	84
Corona HS	7-12	28	17	286
High School Subtotal:		28	17	286
DISTRICT TOTALS:		67	23	370

According to the results, the district's Instructional Space Capacity or Benchmark Capacity is 370 students which is 303 students more than its current enrollment of 67. All of CPS schools appear to be under capacity. Corona Elementary School has a benchmark capacity of 84 and could accommodate 45 additional students. Corona High School has a benchmark capacity of 286 and could accommodate 258 additional students.

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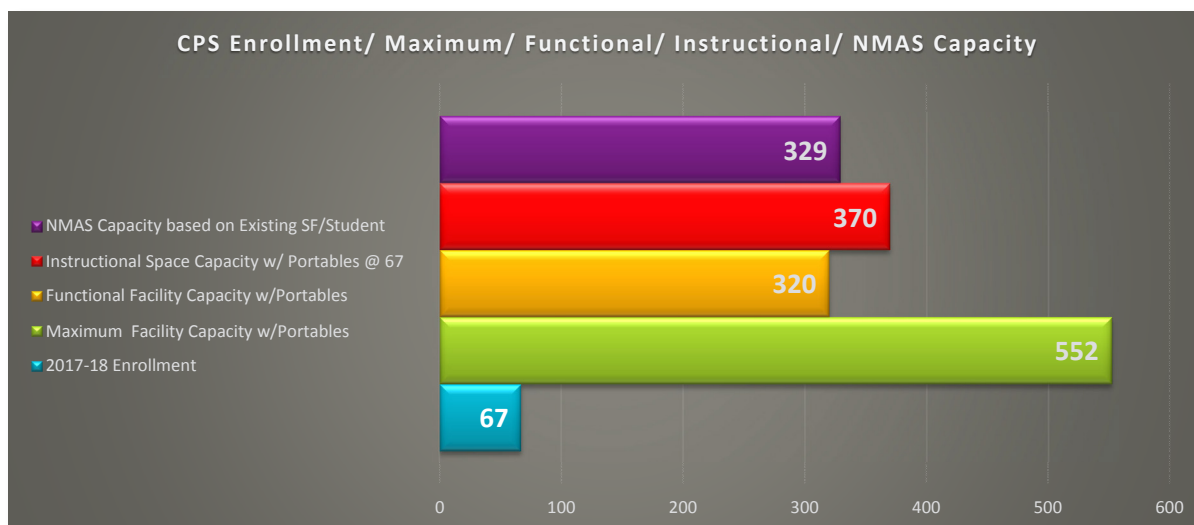
Capacity Analysis Summary

The table below shows a summary of the three capacity methods used for CPS: **NM Adequacy Standards Capacity**, **The Maximum Facility Capacity / Functional Facility Capacity** and the **67 Percent Instructional Space Capacity**. According to the results of all three methods, the capacities exceed the current student population of the schools. The capacities show that all the schools at CPS could be oversized.

Instructional Space Capacity

School	2017-18 Enrollment	Maximum Facility Capacity w/Portables	Functional Facility Capacity w/Portables	Instructional Space Capacity w/ Portables @ 67%	NMAS Capacity based on Existing SF/Student
Corona ES	39	125	109	84	82
Elementary Subtotal:	39	125	109	84	82
Corona HS	28	427	211	286	247
High School Subtotal:	28	427	211	286	247
DISTRICT TOTALS:	67	552	320	370	329

Finally, the next graph shows a comparison of the district total capacities of all three methods of analysis. The NM Adequacy Standards Capacity, the Functional Facility Capacity, and the 67% Capacity methods show concurrency for the overall district's capacity indicating that the schools' capacity exceed the enrollment of the schools and could have excess square footage



Based on the current square footage of existing facilities, the current educational program, and the number of instructional spaces, the district can accommodate approximately 253 additional students. From this number, approximately 70 students correspond to the elementary school, and 183 to the high school.

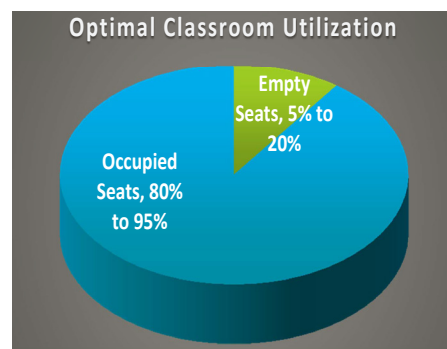
Utilization and Capacity

Utilization Studies

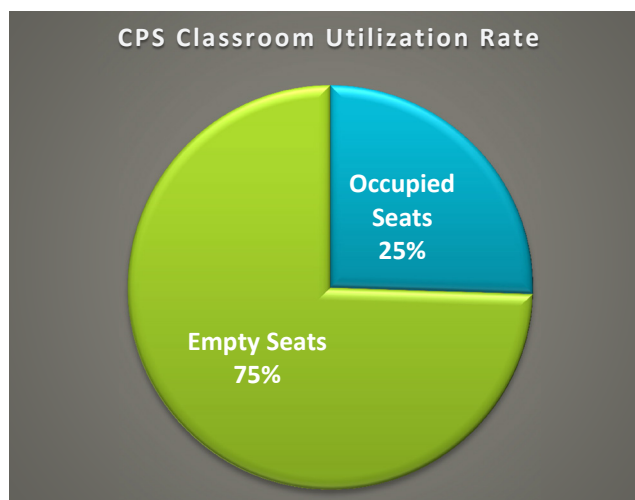
There are two indicators of space utilization: **Classroom Utilization Rate** and **Facility Utilization Rate**. The first indicator, Classroom Utilization Rate, is based on the percentage rate of assigned classroom occupancy. Whereas the second indicator, Facility Utilization Rate, is the percentage of assigned spaces compared to unassigned classroom spaces during a typical school day. Both indicators are explained in greater detail on the following pages.

Classroom Utilization Rate Indicator

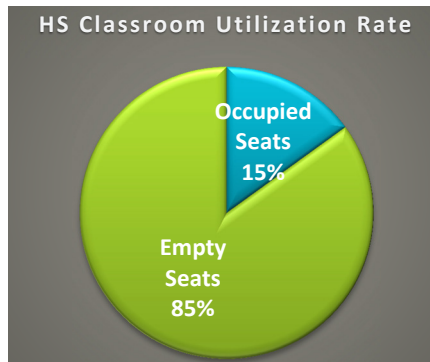
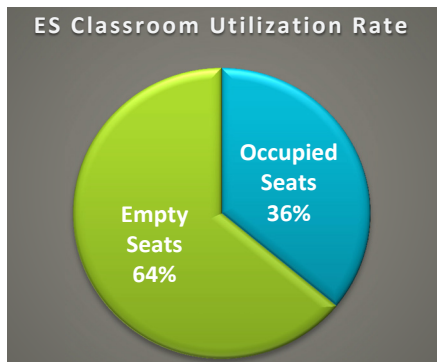
The Classroom Utilization Rate indicator is based on the percentage rate of assigned classroom occupancy and does not include instructional support spaces. The State of New Mexico strives for an optimal instructional space utilization of 95 to 100 percent of general use classrooms for elementary schools and an optimal rate of 80 to 95 percent for middle and high schools. These **utilization** percentages are not to be confused with the **capacity** studies just discussed in this FMP. The 95 to 100 percent utilization rate identified for elementary schools and the 80 to 95 percent utilization rate identified for middle and high schools refers to utilization of the scheduled and assigned classrooms or instructional spaces. For example, if an elementary classroom / instructional space has a capacity of 22 students, the state anticipates 21 to 22 students to occupy that space, or a utilization rate of 95 to 100 percent.



Corona Public Schools has an average Classroom Utilization Rate of 25 percent districtwide. This rate is considerably below the 80 to 95 percent NMAS recommended rate. Corona Elementary School has a classroom utilization rate of approximately 36 percent and Corona High School has a classroom utilization rate of 15 percent. The CPS schools Classroom Utilization Rates are not consistent with the N.M. utilization guidelines of 80 to 95 percent. This indicates room for improvement in the use of assigned classrooms at all CPS schools. These results are shown graphically in the figure on the following page.

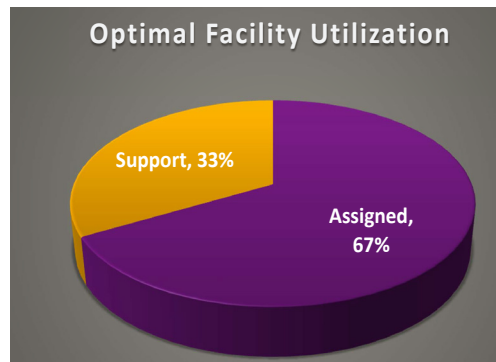


Utilization and Capacity



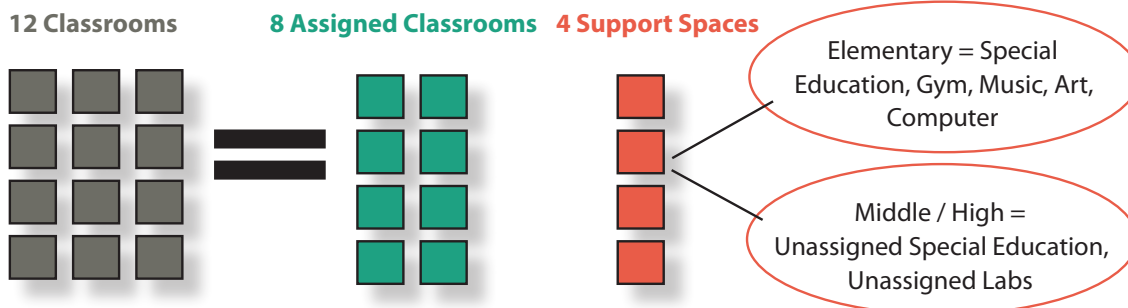
Facility Utilization Rate Indicator

The Facility Utilization Rate indicator is the percentage that indicates the number of assigned and unassigned classroom spaces during a typical school day. The Facility Utilization Rate separates classrooms that are assigned on a given school day and the number of classrooms that are used for support spaces or are unassigned.



An optimal benchmark for facility utilization for schools is 67 percent of its classrooms should be assigned classrooms. For example, a school with 12 total classrooms at 67 percent utilization would have eight assigned classrooms and no more than four unassigned classrooms. Elementary school unassigned classrooms for support are different from the middle and high school levels.

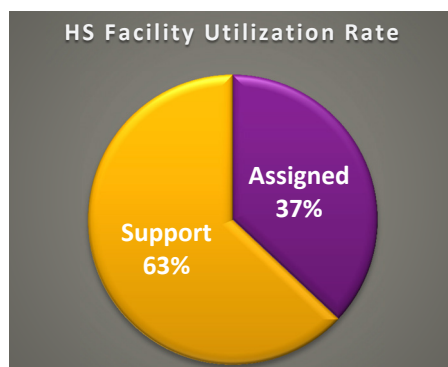
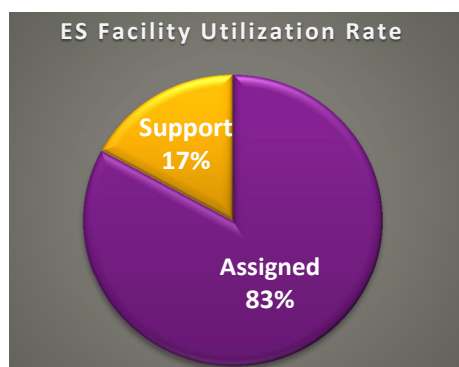
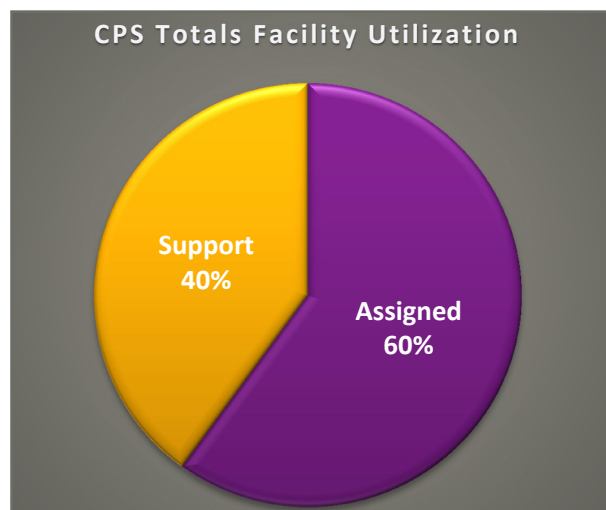
67% Capacity of a 12 Classroom School



Utilization and Capacity

The chart on the right shows the percentage of assigned classroom spaces support spaces of the overall district. District students occupy 60 percent of the instructional spaces during the school day. The 60 percent overall Facility Utilization Rate does not reflect the capacity of students in the classroom spaces, only that 60 percent of those spaces are used during the day by any number of students.

Currently, Corona Elementary School has a facility utilization rate of 83 percent and Corona High School has a rate of 37 percent as shown in the next figure.



The elementary school rate exceeds the optimal benchmark of 67 percent. This indicates that there is no excess of instructional spaces to accommodate the educational program and there is a below average number of instructional spaces used for support or that are not assigned. On the other hand, the high school has a rate that is below the 67 percent benchmark indicating that there is an excess of instructional spaces and an above average number of instructional spaces that are not assigned and being used as support spaces in the school.

Utilization Studies Summary

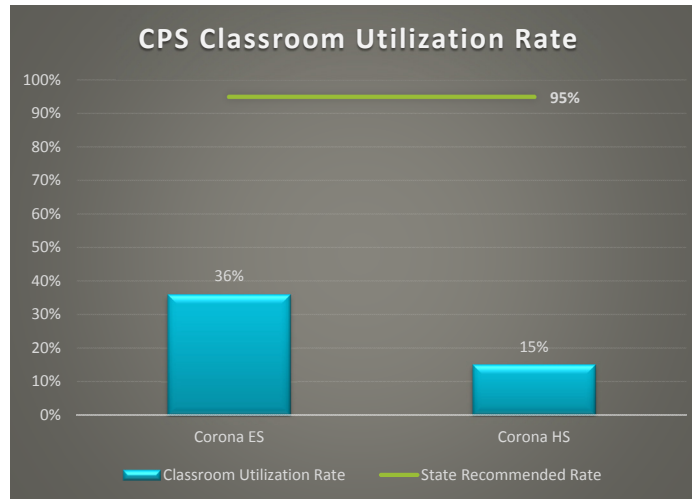
The following table shows each CPS school, their Classroom Utilization Rate and their Facility Utilization Rate.

Utilization of Spaces

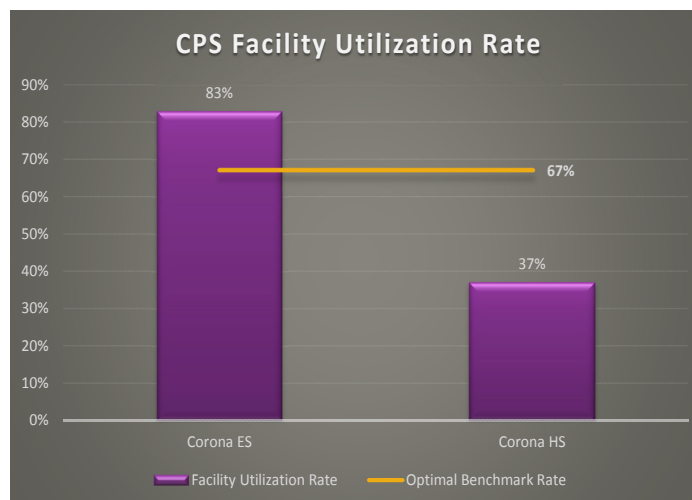
School	Grades	2017-18 Enrollment	Existing # of Classrooms w/Portables	Classroom Utilization Rate	Facility Utilization Rate
Corona ES	K-6	39	6	36%	83%
Elementary Subtotal:		39	6	36%	83%
Corona HS	7-12	28	17	15%	37%
High School Subtotal:		28	17	15%	37%
DISTRICT TOTALS:		67	23	26%	60%

Utilization and Capacity

In addition, the following graphs present a comparison of each school's utilization rate to the recommended rate. The first graph shows that none of the CPS schools have a classroom utilization rate that complies with the state's recommended values of 95 to 100 percent or 80 to 95 percent. Corona Elementary School has the highest classroom utilization rate at 36 percent. Corona High School has a classroom utilization rate that is below the recommended rate of 80 percent to 95 percent and it also shows the lowest classroom utilization rate at 15 percent.



In regard to the Facility Utilization Rates, Corona High School has a rate that is below the 67 percent optimal benchmark rate at 37 percent. Low facility utilization rates indicate that there could be an excess of instructional spaces and the facilities could be under-utilized at the school; however, this could also indicate a robust educational program in the school. Corona Elementary School is the school with the highest facility utilization rate at 83 percent which exceeds the 67 percent optimal benchmark rate indicating that there might not be enough spaces for support.



Utilization and Capacity

Utilization and Capacity Summary

Corona Public Schools (CPS) has always had a small student population. The enrollment had been declining but has been relatively stable over the past 10 years with a slight increase over the past four years. As a result, the overall declining enrollment has left CPS schools under capacity. The previous analyses indicate that the overall district is under capacity and has low classroom and facility utilization rates. The demographic profile of the service area shows the enrollment could decrease in the following years since the majority of the population is in the 47 to 65 age ranges. Nonetheless, forecasted economic conditions include the opening of wind farms in the area, which may bring some young families into the service area, that could cause an increase in student population.

The three capacity methods show that the district can accommodate, at a minimum, approximately 256 additional students. From this number, around 70 students correspond to the elementary school and 183 to the high school. Demographic and enrollment analyses indicate that the overall student population of CPS will remain stable in the coming years or it may even increase a bit, but this will not have a significant impact on the utilization of spaces in the district.

Regarding the utilization studies, the overall district is well below the recommended rates in both indicators which indicates that the facilities in the district appear to be underutilized. Corona Elementary School shows the highest values for both classroom and facility utilization rates at 36% and 83% correspondingly. The classroom utilization rate for Corona Elementary is low compared to the recommended 95% rate, while the facility utilization rate exceeds the optimal benchmark. In the case of Corona High School, the classroom utilization rate is 15% which is significantly below the 80%-95% recommended rate. The facility utilization rate of Corona High School is 34% and it also indicates that the facility could be underutilized. The low values of the school indicate that the facilities could be utilized in a more efficient way; however, this can also reflect a robust educational program at the school.

Corona Public Schools is discussing plans to replace both its elementary and high school facilities in the near future with funds generated by local wind farms. This would allow the district to create more efficient and effective school facilities and better serve student needs. Currently, there is one wind farm within district boundaries, but there are negotiations for a second wind farm within CPS boundaries.

During the FMP process, CPS acknowledged that its facilities are underutilized and discussed the importance of reducing square footage in order to meet adequacy standards and reduce maintenance costs of district facilities. Unfortunately, the availability of funding has made it difficult for the district to address the excess of space. Corona Public Schools will continue to monitor its enrollment and will make adjustments as necessary and as funds allow in order to keep effective utilization.

2.5.4 STRATEGIES TO MEET SPACE NEEDS

Corona Public Schools realizes the need to reduce square footage in district facilities because both

Utilization and Capacity

of its schools are oversized and under capacity since the enrollment had been declining and there is no projection for a major increase in enrollment. During the FMP process, the district discussed and identified different strategies that could be implemented to reduce square footage and to reduce maintenance costs.

2.5.5 UNDER-UTILIZED SPACES

Corona Public Schools discussed the importance of reducing square footage in order to meet adequacy standards and reduce maintenance costs of district facilities; however, availability of funds is a concern to the district and makes it difficult to implement any strategies to reduce square footage.

As previously mentioned, Corona High School is the school with the least utilized space and could accommodate approximately 256 additional students; however, the school also has a robust educational program and requires a large number of classrooms to adequately support its programs. Corona Public Schools is developing plans to replace and reduce square footage at both schools as soon as funding is available.

SECTION 3: CAPITAL IMPROVEMENT PLAN



Total Capital Needs

CAPITAL IMPROVEMENT PROJECT HISTORY

In previous years, Corona Public Schools (CPS) has developed capital improvement plans that address the highest facility priorities as funds have been available. The district has been successful in partnering with the local community. The local community has shown its support of the district by passing General Obligation Bonds (GOB) and Senate Bill-9 (SB-9) mill levies. While being successful in obtaining the support of the local community, CPS has not been able to partner with PSCOC/PSFA for any state funding of capital projects due to the FAD ranking of its schools and the local share of 90 percent of any qualifying capital project. The lack of funding from PSCOC/PSFA for capital projects places the burden of providing a safe and comfortable learning environment on the local community. The district continues to maintain their facilities through prudent use of available funding. The following list shows a history of GOB bond elections for CPS since 2004.

<u>Bond Election Date</u>	<u>Election Amount</u>
February, 2004	\$350,000
February, 2012	\$750,000
Total	\$1,100,000

As the chart above shows, the community has supported CPS by passing General Obligation Bonds (GOB) for a total of \$1,100,000. The district anticipates its next GOB election in 2021.

The last SB-9 mill levy successful election was held in 2015. The next SB-9 election will be held in 2021. The district receives approximately \$115,099 per year from SB-9.

The district has received PSCOC/PSFA awards for a total of \$16,159 since 2005. These funds are the state's share of the 2007 and 2012 facility master plans. None of the PSCOC/PSFA awards to CPS are related to capital projects.

Using funds from these sources, the district has been able to accomplish various small capital projects throughout the district. The following table shows the capital projects that the district has completed since 2004 and the funding source of each project.

CPS Capital Projects since 2004

Year	School	Project	Funding Source
2004	Corona Campus	The Rock Building Renovation	GOB
2007	Corona HS	Roof Repairs	GOB
2008	Corona Campus	Auditorium Addition	GOB
2008	Corona Campus	Auditorium Roof Replacement	GOB
2014	Corona HS	Main Building Roof Replacement	GOB
2015	Corona Campus	The Rock Roof Replacement	GOB
2015	Corona HS	Gym Roof Replacement	GOB
2015	Corona ES	Roof Replacement	GOB

Total Capital Needs

CURRENT AND ANTICIPATED FINANCIAL RESOURCES

General Obligation Bonds (GOB)

The 2018 assessed land valuation of CPS was \$64,485,480. The CPS maximum bonding capacity at 6.00 percent of its 2018 assessed valuation was approximately \$3,869,129. The district is bonded 11.6 percent to capacity which is \$450,000. The current tax rate is one that is sustainable by the community; therefore, the district does not anticipate increasing the tax rate at this time. Currently CPS bonding capacity is \$3,419,129. The district anticipates its next GOB election in 2021 will be for approximately \$750,000, which will maintain the current tax rate.

Mill Levies

Corona Public Schools has a 2 mill levy in place to take advantage of state matching funds under the NM Senate Bill 9 (SB-9) program. SB-9 revenues provided approximately \$120,328 for the 2017/2018 school year for general maintenance and small projects. The levy is subject to renewal through an election every six years. The last SB-9 successful election was in 2015, the next SB-9 election is scheduled for 2021.

The district does not have a mill levy in place allowed under N.M. House Bill 33 (HB33). HB33 funding is generally used for renovation and additions to existing facilities. Mill levies under HB33 must be approved through an election every five years.

Deficiencies Correction Unit Funding

N.M. House Bill 31 (HB31) was a funding program that was established to provide additional funding to New Mexico Public School Districts to primarily address health and safety needs. The district has received funding under HB31 to address health and safety needs at all school campuses within the district. All identified projects receiving funds from this source are currently under contract or have been completed. The fund was administered by the New Mexico Department of Education Deficiencies Correction Unit (DCU) which has evolved into the Public School Facilities Authority (PSFA). The PSFA / DCU have provided funds to CPS for addressing health and safety needs. The exact amount of funds provided to the district could vary slightly based upon the final project completion cost. There is no additional funding available for school districts through this resource at this time.

Broadband Deficiencies Correction Program

The state created a broadband deficiencies correction program in 2016 which provides funding to assist New Mexico Public School districts in increasing their broadband or technology capabilities. This program works with funds from the district, E-rate and PSCOC and is overseen by PSFA. Corona Public Schools has not applied to this program, but this is a possible funding source in the future.

School Security Funding

The state created a program in 2018 which provides funding to assist New Mexico public school districts in upgrading security at school campuses as needed. This program is funded through PSCOC and overseen by PSFA. Corona Public Schools did not apply for school security funding in 2018, but could apply in the future. This funding through PSCOC for school security projects could require the district's funding match.

Total Capital Needs

Legislative Appropriations

Corona Public Schools can receive special appropriations granted by the legislature. Amounts appropriated can vary or can be zero. The amount of money from legislative appropriations accepted by the district will be deducted from critical capital outlay funds. The district has received approximately \$205,000 from legislative appropriations since 2011. Currently, the district has an offset of \$253,380.

Federal Impact Aid

Corona Public Schools does not receive PL874 Federal Impact Aid funds. Federal Impact Aid funds are provided to school districts in lieu of local property taxes for students residing on federal lands within their service area. This includes Native American lands, military installments, federal public domain, and national forest lands.

Grants/E-Rate

Corona Public Schools is an e-rate funded district and receives a variable amount of funding every year for technology and broadband projects.

Payment in Lieu of Taxes

Corona Public Schools is anticipating receiving payment in lieu of taxes from two wind farms that will locate within the district boundaries in the near future. These funds can be allocated to any CPS need. These funds are received in lieu of taxes. Private wind generation companies pay the county a yearly sum for the lease of land to operate electricity generating wind tunnels that are located on school district property. The district has signed the resolution accepting the counties offer of payments in lieu of taxes. The payments will begin when the project enters to the production stage which could be at the end of 2020 or the beginning of 2021. Corona Public School anticipates access to approximately \$1,850,000 yearly from this source.

Public School Capital Outlay Act

Effective September 1, 2003, any school district can apply for capital outlay regardless of its percentage of indebtedness. Priorities for funding of school projects are determined by using the ranking of each public school in the state. The rankings are generated from information in the Facilities Assessment Database (FAD) which is based on the statewide adequacy standards. All districts must present their needs before the PSCOC which is comprised of nine members. The following members or their designees are identified in statute: the Governor, the Secretary of the Department of Finance and Administration, the Director of the Construction Industries Division of the Regulation and Licensing Department, the Secretary of Education, the President of the State Board of Education, the President of the State School Boards Association, and the Directors of the Legislative Education Study Committee, Legislative Finance Committee, and the Legislative Council Services.

The Council shall establish criteria to be used in public school capital outlay projects that receive grant assistance including the feasibility of using design, build and finance arrangements; the potential use of more durable construction materials; and any other financing or construction concept that may maximize the dollar effect of the state grant assistance.

Total Capital Needs

No more than 10 percent of the combined total of grants in a funding cycle shall be used for retrofitting existing facilities for technology infrastructure. No application for grant assistance shall be approved unless the Council determines that: the project is needed and included in the school district's five-year facilities plan; the school district has used its capital resources in a prudent manner; the school district has provided insurance for buildings; the school district has submitted a five-year facilities master plan that includes enrollment projections, a current preventive maintenance plan, and projections for the facilities needed in order to maintain a full-day kindergarten program; the school district is willing and able to pay any portion of the total cost not funded with grant assistance from the fund; the application includes the capital needs of any charter schools located in the district; and the school district has agreed to comply with reporting requirements.

Corona Public Schools must compete with all other New Mexico school districts for this funding. As of April 2018, CPS's match for this funding source is 90 percent and the state's match is 10 percent. Since 2005, CPS has received \$16,159 from PSCOC for development of their facilities master plans.

CPS TOTAL 2019-2023 ANTICIPATED CAPITAL NEEDS AND FUNDING SOURCES

The total 2019-2023 facilities needs identified for CPS during the FMP process is approximately \$16,407,957. This is the total needs of all district facilities including Corona Elementary School, Corona High School, the Rock building, the auditorium, and all district support facilities.

The 2019-2023 facility needs of CPS has been broken down into eight funding categories to identify the type of need and potential funding source to address that type of need:

1. BS-GOB, Building Systems Upgrades-GOB: Identified building/site systems upgrades anticipated to be funded by GOB.
2. BS-SB9, Building Systems Upgrades-SB-9: Identified building/site systems upgrades anticipated to be funded by SB-9.
3. L-GOB, Life-Health-Safety-Security-GOB: Identified life, health, safety, security, code and ADA needs anticipated to be funded by GOB.
4. L-SB9, Life-Health-Safety-Security-SB-9: Identified life, health, safety, security, code and ADA needs anticipated to be funded by SB-9.
5. MP-GOB, Miscellaneous Capital Projects-GOB: Identified miscellaneous capital projects, not related to building system upgrades, anticipated to be funded by GOB.
6. MP-SB9, Miscellaneous Capital Projects-SB-9: Identified miscellaneous capital projects, not related to building system upgrades, anticipated to be funded by SB-9.
7. PreVent, Preventive Maintenance: Identified miscellaneous preventive maintenance projects anticipated to be funded by SB-9.
8. Tech: Technology: Identified technology projects anticipated to be funded by E-rate and SB-9.

The following table lists the sources of funding that the school utilizes to address life-health-safety-security-code-ADA, maintenance, building system renewal, capital projects, and technology/broadband needs:

Total Capital Needs

CPS Funding Sources

Sources of Funding for:	GOB	SB-9	E-Rate	PLT
Life/Health/Safety/Security/Code Issues		✓		
Maintenance / Preventive Maintenance		✓		
Technology / Broadband			✓	✓
Building Systems Upgrades	✓	✓		
Capital Projects	✓			✓

The next table summarizes the type of need, its potential funding source, and the cost of the project.

CPS Project Cost by Funding Source

Project Type	Funding Source	Total Projects Cost	Percentage of Total
Building Systems Upgrades	GOB	\$1,733,177	11%
Building Systems Upgrades	SB-9	\$547,210	3%
Life/Health/Safety/Security/Code Issues	GOB	\$584,429	4%
Life/Health/Safety/Security/Code Issues	SB-9	\$175,000	1%
Miscellaneous Projects	GOB	\$12,941,500	79%
Miscellaneous Projects	SB-9	\$0	0%
Preventive Maintenance	SB-9	\$251,640	2%
Technology	GOB & E-Rate	\$175,000	1%
DISTRICT TOTALS		\$16,407,957	100%

To meet the 2019/2023 facilities needs of CPS based on the above funding categories, the district anticipated a potential budget of \$6,901,640. This amount does not include any funds from partnering with PSCOC on qualifying projects.

CPS Anticipated Capital Funding

Funding Source	Project Type	Year	Amount
SB-9 Funds	Life-Health-Safety-Security-Code, Building System upgrades, and Technology needs	2019-2023	\$601,640
GOB Funds	Life-Health-Safety-Security-Code, major Building System upgrades, Preventive Maintenance needs, and Capital projects	2021	\$750,000
PLT Funds	Life-Health-Safety-Security-Code, major Building System upgrades, Preventive Maintenance needs, and Capital projects	2021-2023	\$5,550,000
TOTAL CPS Facility Needs Anticipated Budget 2019-2023			\$6,901,640

The potential budget for CPS identifies SB-9, GOB, PLT, and E-rate as available funding sources to address its facility needs. At this time, due to the current Facilities Assessment Database (FAD) ranking of district facilities, CPS does not anticipate being able to partner with PSCOC/PSFA for any of the

Total Capital Needs

identified facility needs of its schools during the life of this FMP. The district will continue to work with PSFA, monitor FAD rankings of all district schools and apply for PSCOC/PSFA funding if and when facilities qualify.

FACILITY NEEDS BY FACILITY

The district's identified capital needs cover ALL district schools and support buildings. The district identified capital needs at each of its facilities as follows:



CORONA COMBINED SCHOOL: \$15,806,317

Corona Combined School (CCS) is located in the village of Corona. It is composed of Corona Elementary School and Corona High School. The school is located on the Corona campus which is in the center of the village and it's an active part of community life. The oldest building on campus, the Rock building, opened in 1937 and was constructed by the WPA. There were additions to the campus in 1950, 1965, 1979 and 2008. The Rock building was renovated in 2004 and the Gym was renovated in 2000. There are no portable classrooms on Corona campus. Corona ES serves pre-K through sixth grade, and Corona HS serves seventh

through 12th grade.



The majority of needs identified at CCS are related to Facility Renewal, Life-Health-Safety-Security, and Preventive Maintenance. The facility renewal items are related to building systems that are past their useful life and need to be replaced while other systems require preventive maintenance to extend their useful life. The majority of the LHSS issues at the school are due to the age of the building and condition of the systems. The majority of the LHSS needs at this school has been grandfathered in and do not require immediate attention; however, any major renovation of this school would require that the grandfathered items be corrected.



Corona Combined School is a school over 50 years old with many of its building systems past their useful life. The district is looking at the possibility of replacing the majority of buildings on campus which will also address the school's excess square footage.



The district has been addressing the facility needs as funding is available, keeping the facilities safe and comfortable for use, and will continue to do so. The CCS major building system needs that could require GOB funds to address are:

Ceiling Finishes

Exterior Doors

Floor Finishes

Total Capital Needs



HVAC
 HVAC Controls
 Institutional Equipment
 Interior Doors
 Lighting/Branch Circuits
 Main Power/Emergency
 Plumbing
 Roof
 Sprinklers and Standpipes
 Fencing
 Landscaping

- The district is looking to replace the majority of buildings on the CPS site. The final decision as to which buildings will be demolished and which will remain will be made by the school board at a future time. The Rock building will remain.
- The auditorium building of CCS has been identified for major renovation at this time.
- There are major building systems that have been identified to be updated at CCS. See above.
- There are no areas of CCS that have been scheduled for minor renovation at this time.
- All sections of CCS need continued general maintenance.
- All sections of CCS require continued preventive maintenance.
- The majority of buildings on the CPS campus have been identified for disposal or demolition.
- There are no portables on CCS campus that have been identified for disposal.
- There are no instructional spaces of CCS that are under consideration for closure at this time.

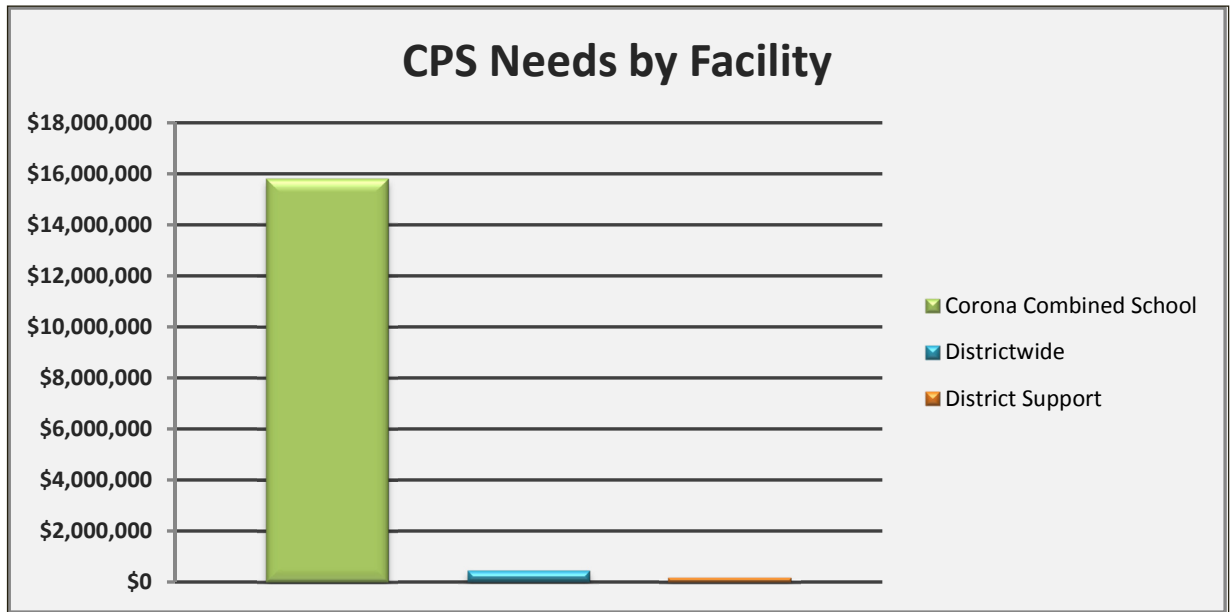
District School Facilities Total: \$ 15,806,317

District Support Facilities / Districtwide Needs: \$ 601,640

District Total Facility Needs: \$ 16,407,957

The graph on the following page illustrates the probable cost of the needs at each facility. Refer to the NEEDS spreadsheet sorted by FACILITY at the end of this section for a detailed list of CPS needs related to the facilities identified above.

Total Capital Needs



Estimate of Probable Costs

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Priority 1 Life-Health-Safety-Security / Maintenance / Technology:														
Corona Combined School	1965	Main Building ES		FAD	Emergency Light and Power	LHSS	L-GOB	Emergency lights inadequate: Replaced 2018	0	ea.	\$7,762.00	\$0	\$0	
Corona Combined School	1950	Gymnasium		Dist.	Fire Detection/Alarm	LHSS	L-SB9	Relocate fire extinguishers; they are too high		ea.		\$0	\$0	
Corona Combined School	1950	Gymnasium		FAD	Fire Sprinkler	LHSS	L-GOB	In maintenance room only.	0	ea.	\$45,510.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Fire Sprinkler	LHSS	L-GOB	In Janitor Closet only, In good condition	0	ea.	\$33,922.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		FAD	Main Power/Emergency	LHSS	L-GOB	Updated last renovation date. Not part of DCU work. In working good condition.	0	sf	\$9,771.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Repair stairs outside auditorium	0	sf	\$150.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Resurface stairs outside Rock Building: stairs are spalling in northeast	0	sf	\$150.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Replace steps (2) outside old cafeteria	0	sf	\$150.00	\$0	\$0	
Corona Combined School	1965	High School	Science	Dist.	Ceiling Finishes	PreVent	BS-SB9	Replace ceiling tiles in science classroom		sf		\$0	\$0	
Corona Combined School	1937	Rock Building		Dist.	Ceiling Finishes	PreVent	BS-SB9	Replace damaged ceiling tiles in art room and in corridor outside art room		sf		\$0	\$0	
Corona Combined School	1937	Rock Building		Dist.	Ceiling Finishes	PreVent	BS-SB9	Repair hard ceiling in kitchen area		sf		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Exterior Windows & Doors	PreVent	BS-SB9	Replace weather stripping of northwest exit doors		ea.		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Exterior Windows & Doors	PreVent	BS-SB9	Repair / replace window in classroom 6; window opens with screwdriver		ea.		\$0	\$0	
Corona Combined School	1950	Gymnasium	Library	Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in northwest corner of library		sf		\$0	\$0	
Corona Combined School	1965	High School		Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in book room		sf		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in book room		sf		\$0	\$0	
Corona Combined School	1965	High School		Dist.	Plumbing	PreVent	BS-SB9	Repair gas to science lab.	0	sf	\$0.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Plumbing	PreVent	BS-SB9	Replace faucet in classroom 1		ea.		\$0	\$0	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Technology	Tech	Tech	District replaced switches in 2017	0	ea.	\$1,449.00	\$0	\$0	
Corona Combined School	1950	Gymnasium		FAD	Technology	Tech	Tech			ea.	\$3,155.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Technology	Tech	Tech	District Updated technology in 2017	0	ea.	\$2,351.00	\$0	\$0	
Corona Combined School	1937	Rock Building		FAD	Technology	Tech	Tech	District Updated technology in 2017	0	ea.	\$1,513.00	\$0	\$0	
District Support		District		Dist.	Technology	Tech	Tech	Upgrade technology district wide: Hardware, Software, Training, Broadband	5	yr.	\$35,000.00	\$175,000	\$175,000	\$175,000
District Wide					Life-Health-Safety-Security-ADA-Code	LHSS	L-SB9	Address life-health-safety-security issues	5	yr.	\$35,000	\$175,000	\$175,000	
District Wide				Dist.	Maintenance	PreVent	BS-SB9	Preventive and Regular Maintenance needs	5	yr.	\$50,328.00	\$251,640	\$251,640	\$426,640
Priority 1 Life-Health-Safety-Security / Maintenance / Technology:												\$601,640	\$601,640	\$601,640
Priority 2 Building / Site System Upgrades:														
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	HAVC	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade HVAC system.	1	ea.	\$125,615.00	\$125,615	\$163,300	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	HAVC Controls	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade HVAC system.	1	ea.	\$17,544.00	\$17,544	\$22,807	

Estimate of Probable Costs

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Corona Combined School	1950	Gymnasium	Library	Dist.	HVAC	AdqStd	BS-GOB	Upgrade HVAC to include air conditioning in library	2,483	sf	\$35.00	\$86,905	\$112,977	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Lighting / Branch Circuits	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade lighting system.	1	sf	\$55,264.00	\$55,264	\$71,843	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Ceiling Finishes	FacRen	BS-SB9	Ceiling tiles are original, replace.	1	sf	\$34,173.00	\$34,173	\$44,425	
Corona Combined School	1950	Gymnasium	Locker rooms	Dist.	Ceiling Finishes	FacRen	BS-GOB	Replace ceiling tiles in locker rooms	2,250	sf	\$6.00	\$13,500	\$17,550	
Corona Combined School	1965	Main Building ES		Dist.	Ceiling Finishes	FacRen	BS-GOB	Beyond Expected Life: Upgrade ceiling tiles. Only stained tiles have been replaced.	7,500	sf	\$6.00	\$45,000	\$58,500	
Corona Combined School	1958	Old Cafeteria		Dist.	Ceiling Finishes	FacRen	BS-GOB	Beyond Expected Life: Replace all ceiling tiles. District not using building	2,750	sf	\$6.00	\$16,500	\$21,450	
Corona Combined School	1965	Site		Dist.	Exterior Doors	FacRen	BS-SB9	Upgrade keying system for all doors	1	ea.	\$225,000.00	\$225,000	\$292,500	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Floor Finishes	FacRen	BS-SB9	Floor finishes are original, replace. Replace carpet in stage area.	1	sf	\$79,957.00	\$79,957	\$103,944	
Corona Combined School	1950	Gymnasium		FAD	Floor Finishes	FacRen	BS-GOB	Updated last renovation date: Gym has original wood floor; flooring in other areas replaced 2000. Replaced 2018	0	sf	\$72,515.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Floor Finishes	FacRen	BS-GOB	VCT is original. Upgrade carpet in 3 classrooms ; Repair / replace 12x12 VCT coming up in SPED classroom; Replace cracked floor tiles at entrance of home ec classroom	1	sf	\$129,719.00	\$129,719	\$168,635	
Corona Combined School	1965	Main Building ES		FAD	Floor Finishes	FacRen	BS-GOB	Replaced corridor VCT 2014; 2016 replaced carpet in 4 classrooms.	1,800	sf	\$6.00	\$10,800	\$14,040	
Corona Combined School	1958	Old Cafeteria		Dist.	Floor Finishes	FacRen	BS-GOB	Beyond Expected Life: Replace asbestos floor tiles	2,750	sf	\$15.00	\$41,250	\$53,625	
Corona Combined School	1937	Rock Building		FAD	Floor Finishes	FacRen	BS-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$34,787.00	\$0	\$0	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Institutional Equipment	FacRen	BS-GOB	Original.	1	ea.	\$19,066.00	\$19,066	\$24,786	
Corona Combined School	1965	High School		FAD	Institutional Equipment	FacRen	BS-GOB	Original.	1	ea.	\$30,931.00	\$30,931	\$40,210	
Corona Combined School	1950	Gymnasium	Library	Dist.	Interior Doors	FacRen	BS-SB9	Upgrade exit door hardware in workroom to ADA compliant	1	ea.	\$1,000.00	\$1,000	\$1,300	
Corona Combined School	1965	High School		Dist.	Interior Doors	FacRen	BS-SB9	Upgrade door hardware to ADA compliant in SPED classroom	1	ea.	\$500.00	\$500	\$650	
Corona Combined School	1965	High School		Dist.	Interior Doors	FacRen	BS-SB9	Replace door hardware in restrooms	2	ea.	\$500.00	\$1,000	\$1,300	
Corona Combined School	1965	Main Building ES		FAD	Interior Doors	FacRen	BS-GOB	Updated last renovation date. Not part of DCU work: In good working condition; need to upgrade hardware to ADA.	1	ea.	\$74,247.00	\$74,247	\$96,521	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Plumbing	FacRen	BS-GOB	Update AM per FMP Vendor: needs to be ADA and add EWC's. \$40,313. Upgrade.	366	sf	\$300.00	\$109,800	\$142,740	
Corona Combined School	1965	High School		Dist.	Plumbing	FacRen	BS-GOB	Beyond Expected Life: Upgrade restrooms to ADA compliant	450	sf	\$300.00	\$135,000	\$175,500	
Corona Combined School	1965	Main Building ES		Dist.	Plumbing	FacRen	BS-GOB	Beyond Expected Life: Upgrade restrooms to ADA compliant	450	sf	\$300.00	\$135,000	\$175,500	
Corona Combined School	1979	Auditorium / Ag Clrm.		Dist.	Roof	FacRen	BS-GOB	Replace roof	9,114	sf	\$20.00	\$182,280	\$236,964	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Wall Finishes	FacRen	BS-SB9	Anticipated DCU 2004; District paints on a regular basis; ongoing as needed	1	sf	\$18,754.00	\$18,754	\$24,380	
Corona Combined School	1965	High School		FAD	Wall Finishes	FacRen	SBS-SB9	District paints on a regular basis; ongoing as needed	0	sf	\$30,426.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		FAD	Wall Finishes	FacRen	BS-SB9	District paints on a regular basis; ongoing as needed.	0	sf	\$27,601.00	\$0	\$0	
Corona Combined School	1937	Site		FAD	Z-Playground Equipment	FacRen	BS-SB9	Updated last renovation date. Upgrade some equipment.	1	ea.	\$52,008.00	\$52,008	\$67,610	

Estimate of Probable Costs

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Corona Combined School	1937	Site		FAD	Z-Site Lighting	FacRen	BS-GOB	District has updated exterior lights on HS and ES 2000-2018. District updated exterior lights on Auditorium and AG building 2008.	1	sf	\$104,792.00	\$104,792	\$136,230	
Corona Combined School	1937	Site		FAD	Z-Site Specialties	FacRen	BS-SB9		1	sf	\$8,539.00	\$8,539	\$11,101	
Corona Combined School	1937	Rock Building		FAD	Communications / Security	LHSS	L-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$10,350.00	\$0	\$0	
Corona Combined School	1937	Rock Building		FAD	Fire Detection/Alarm	LHSS	L-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$10,350.00	\$0	\$0	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Main Power/Emergency	LHSS	L-GOB	This system upgrade was not included in DCU work. Original, upgrade.	1	sf	\$6,639.00	\$6,639	\$8,631	
Corona Combined School	1965	High School		FAD	Main Power/Emergency	LHSS	L-GOB	Original, upgrade.	1	sf	\$10,771.00	\$10,771	\$14,002	
Corona Combined School	1965	Main Building ES		FAD	Sprinklers and Standpipes	LHSS	L-GOB	Building is not sprinklered	1	ea.	\$30,772.00	\$30,772	\$40,004	
Corona Combined School	1937	Site		Dist.	Z-Fencing	LHSS	L-GOB	Upgrade site fencing	2,500	lf	\$125.00	\$312,500	\$406,250	
Corona Combined School	1937	Site		FAD	Z-Landscaping	LHSS	L-GOB	District has upgraded drainage, but there is still an issue. Correct drainage issues: water drains into the playground	1	sf	\$88,879.00	\$88,879	\$115,543	\$2,864,817
Priority 2 Building / Site System Upgrades:												\$2,203,705	\$2,864,817	\$2,864,817
Priority 3 Capital Projects:														
Corona Combined School	1937				New Construction	AdqStd	MP-GOB	Replace ES/HS Buildings	22,000	sf	\$300.00	\$6,600,000	\$8,580,000	
Corona Combined School	1937				Demolition			Demolish ES/HS Buildings	50,000	sf	\$25.00	\$1,250,000	\$1,625,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install Bus Barn (metal canopy-3sides) by Old Cafeteria	6,000	sf	\$50.00	\$300,000	\$390,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install multi-purpose space for indoor recreation	6,000	sf	\$250.00	\$1,500,000	\$1,950,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install new all-surface track finish only - 4 lane	1	ea	\$125,000.00	\$125,000	\$162,500	
Corona Combined School					Renovation	LocPol	MP-GOB	Renovate Concessions & Restrooms - Football	600	sf	\$300.00	\$180,000	\$234,000	\$12,941,500
Priority 3 Capital Projects:												\$9,955,000	\$12,941,500	\$12,941,500
Corona Public Schools Total Needs:								TOTAL				\$12,760,345	\$16,407,957	

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Prioritization Process and Budgeting

3.2.1 DEVELOPMENT OF FMP AND PRIORITIZATION PROCESS

Development of FMP Process

Development of the facilities master plan (FMP) process for the Corona Public Schools (CPS) started with a strategic planning meeting. Corona Public Schools worked with GS Architecture to develop a modified FMP process that met the unique needs of the district. The overall size of the district and its funding limitations, led CPS to develop a FMP process where the district took on the major duties of the overall FMP process with guidance from GS Architecture. The CPS Superintendent facilitated all FMP meetings and led the development of the capital plan. GS Architecture was assigned the following FMP tasks:

- Gather Relevant Data
- Update the FAD report
- Conduct Site Assessment
- Enrollment History and Projections
- Utilization and Capacity Study
- Develop Needs Spreadsheet
- Document FMP Data, Priorities and Capital Plan

At the conclusion of the strategic planning meeting, the CPS FMP process and a clear line of communications were established.

Information from the strategic planning meeting and the FMP process was shared with the CPS School Board, by the Superintendent, at a regular school board meeting. The CPS School Board supported the FMP process. The FMP process addresses the specific needs of CPS, supports its educational program and supports the:

CPS Mission *The mission of Corona Public School District is to support the best possible educational experiences for our students by providing student-oriented staff, utilizing technical resources and implementing relevant curriculum. It is the schools' responsibility to prepare students to be productive citizens who prosper socially, politically and economically in an ever-changing global society.*

CPS Goals *The primary goal is to maintain a safe and secure built environment that will support the education programs offered at Corona Public Schools.*

The developed FMP process identifies a decision making process that consists of one FMP committee comprised of district administration, staff, principals, teachers, community members, and the school board. The FMP committee met at regular scheduled school board meetings over a five month period. The Superintendent facilitated all FMP committee meetings. The committee



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was entrusted to review data, discuss facility needs and issues, contribute input on facility needs and issues, prioritize the district's needs, and develop a capital plan which identifies how and when the district will address its priorities. The Superintendent relayed all pertinent information to GS Architecture. The final approval and adoption of the FMP remain the responsibility of the CPS School Board.

Corona Public Schools FMP Advisory Committee and Community Input

Corona Public Schools has developed a long, successful relationship with the local community and their PSCOC/PSFA representatives. Corona Public Schools continuously seeks input from the local community and is aware of their concerns about the future of the district. To assure meaningful community input, CPS held FMP discussions during several school board meetings where the community was invited to attend and provide input. During the meetings, attendees reviewed data, brought community perspective to the discussions and developed recommendations related to district facility needs for the school board's consideration.

Process and Criteria for Prioritizing District Needs

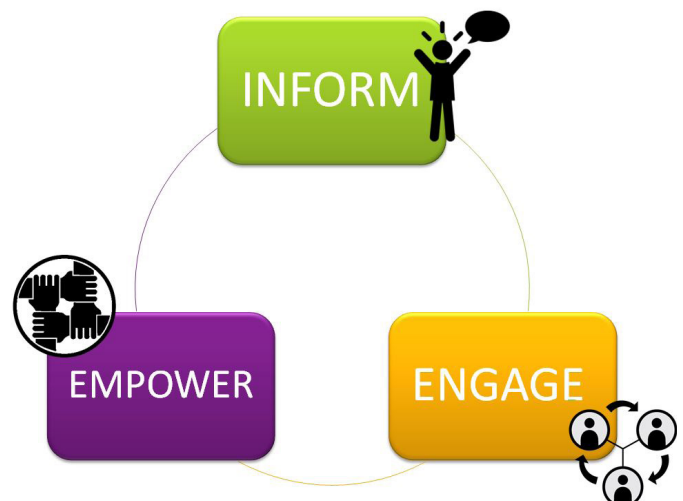
The prioritization of CPS needs took place over the span of one strategic planning meeting and several school board meetings that were facilitated by the Superintendent. During the strategic planning meeting, the FAD/FMAR report was reviewed and updated. The FMP process was based on GS Architecture providing relevant data and the Superintendent engaging the school board and community in meaningful discussion which resulted in knowledgeable, informed decisions on district facilities.

During the FMP process, the FMP committee reviewed and discussed the following data:

- District Vision and Mission
- Partnerships: District – Community – State (PSCOC/PSFA)
- District Demographics
- Facilities Assessment Database (FAD)
- Facilities Maintenance Assessment Report (FMAR)
- Enrollment History and Projections
- Existing District and Individual School

Size in relation to:

- Educational Program
- PSCOC/PSFA Recommended Square Footage per Student
- State of New Mexico Benchmarks and Measures
- Adequacy Standards
- District Policies
- Capacity and Utilization of Schools
- Age and Condition of Schools
- Life Span of Building Systems
- Preventive Maintenance



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- Maintenance Cost per Square Foot per Year
- Size Right School Planning
- Facility Needs at each District Building
- Benefits of a Smaller Footprint
- Efficient and Effective Schools
- Community and School Profiles
- Capital Funding Sources
- 2013 FMP Priorities and Completed Projects

The major concerns of CPS and the FMP committee are:



District Needs Prioritization Criteria

The FMP committee reviewed all district facility needs, capital project funding sources, and funding capabilities for the next five years and beyond. During the prioritization process, the committee discussed the importance of a partnership with PSCOC/PSFA and the local community. Partnership with PSCOC/PSFA is dependent upon aligning future projects with the Facilities Assessment Database (FAD) and identifying building and site systems that are past their useful life which could impact student performance. Partnership with the local community is dependent on the community understanding CPS issues and being included in the decision making process.

After review and discussion of the data and district issues, the FMP committee developed recommendations and prioritized the district's facility needs. The criteria used by the FMP committee and the district to prioritize capital needs were:

- Does it affect Life-Health-Safety-Security?
- Does it promote student success?
- Does it align with the FAD Ranking and support future PSCOC/PSFA partnership?
- Does it impact the district's mission and core values?
- Does it support proactive instead of reactive maintenance?
- Does it support the district's educational program?
- Does it support community needs and expectations?

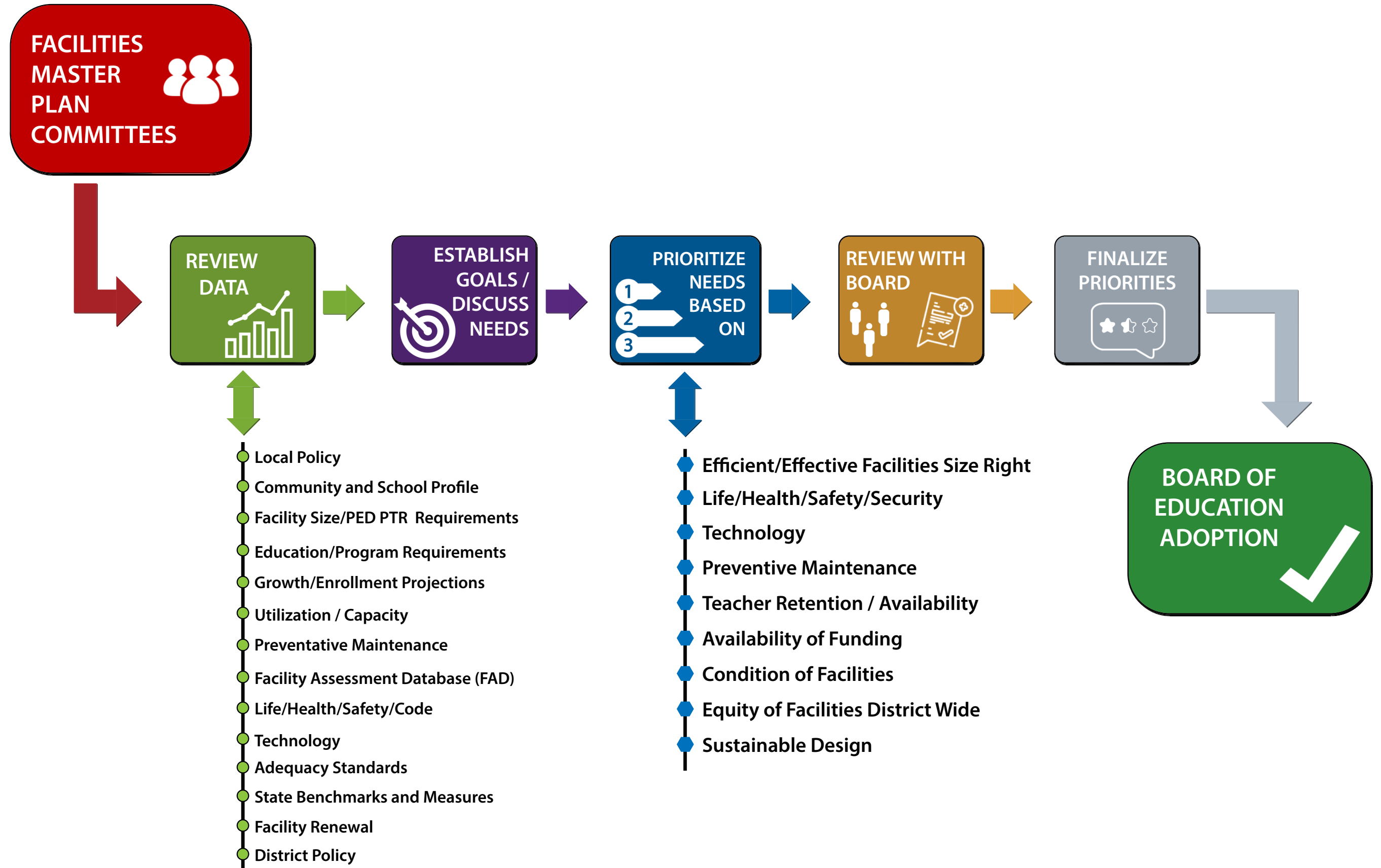
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Does it align with New Mexico facility benchmarks, measures & statewide adequacy standards?

Does it align with district policies?

The chart on the following page provides a schematic diagram of the process and the categories that the FMP committee utilized in the prioritization of the identified needs of the district.

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Facilities Master Plan Prioritization Schedule

April 11, 2018: Strategic Planning Meeting

A strategic planning meeting was held April 11, 2018 with the superintendent to develop the Facilities Master Plan (FMP) process and schedule.

The meeting agenda included:

- FMP PROCESS
- Data:
 - PSFA Checklist
 - District Background Information
 - Capital Project Funding
- Discussion:
 - Facility Goals & Objectives
 - Facility Issues, Concerns & Needs
- Decisions:
 - FMP Decision Making Process
 - FMP Committee Recommendations
 - School Board Review and Approval
- FMP Schedule
- FMP Committee Members

The superintendent was presented with several questions for his feedback.

1. What are the positive features of district facilities?
 - Low pupil to teacher ratio
 - Personalized student interaction
2. What are the educational challenges faced by CPS schools?
 - Declining student population
 - Meeting student needs
3. What will CPS look like in 5, 10, 15, 50 years?
 - More virtual education
4. What is the long range vision of the district in terms of educational program delivery trends?
 - Implementation of more career tech and vocational programs
5. In the next five plus years, what are some building systems and features of district facilities that need to change or improve?
 - Roofs
 - HVAC
6. How do extracurricular activities fit into the FMP?
 - The district has approximately five different extracurricular clubs districtwide that have very active student participation.

Meeting Summary: The FMP process and decision making process was established. The FMP schedule was established and there was discussion of district facility goals and objectives for the

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FMP. Facility issues, concerns and needs were discussed. The relationship between CPS and its local community was discussed. The community has shown its support of the district by passing all recent general obligation bonds elections. The district passed a GOB election in 2012 which identified several capital projects to be accomplished with GOB funds. This list was reviewed and incorporated into the FMP process. Financial considerations and funding sources for the next five years were discussed. Facility Master Plan tasks were identified and given to district personnel.

May 8, 2019: School Board Meeting

The final FMP document was presented to the CPS community and school board for adoption on May 8. The school board adopted the FMP document at a regular meeting.

A copy of the strategic planning presentation and an informational presentation to be shared at a school board meeting can be found in the appendix of this document.

FACILITY NEEDS BY CATEGORY

During this FMP process approximately \$16,407,957 in facility needs were identified that are related to eight assessed categories of facility needs: adequacy standards (AdqStd); educational program (EdPro); facility renewal (FacRen); growth; life-health-safety-security-code-ADA compliance (LHSS); local policy (LocPol); preventive maintenance and regular maintenance (PreMaint); and technology (Tech). Due to the decline in student population there were no identified needs in the growth category. These identified needs require a combination of funding sources. The district anticipates access to potentially \$6,901,640 in SB-9 and anticipated GOB funds to address its 2019/2023 facility needs.

ADEQUACY STANDARDS:

\$10,575,926

The district has been actively addressing its adequacy standards issues with its SB-9 and GOB funding as available. The majority of adequacy standard needs identified in this FMP will require GOB funding; however, there are some that can be addressed with SB-9 funds. The age and condition of existing permanent buildings along with the limited availability of capital funds has made it impossible for CPS to address all adequacy standard issues. As stated above, CPS has been partnering with the community to update its facilities and has made significant improvements to its schools; however, there are still a number of adequacy standard improvements that need to be addressed.

Corona Combined School meets or exceeds the overall New Mexico Adequacy Standards (NMAS) of the recommended square footage per student in their permanent facilities. The primary adequacy standard needs throughout the district identified in this FMP are related to building systems and not the need to increase square footage to meet NMAS. Replacement of existing building is the primary adequacy standard issue district wide that CPS needs to address.



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HVAC is another major adequacy standard issue that CPS would like to address. The district has implemented a preventive maintenance plan for its HVAC systems which has resulted in extended life for the majority of its HVAC units; however, due to the availability of funds, replacement and renewal of HVAC equipment will remain an on-going process.

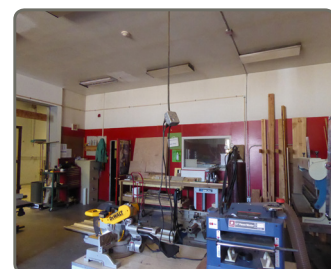
The overall square footage of CPS facilities is above New Mexico Adequacy Standards; however, the current Facilities Assessment Database (FAD) has identified some individual spaces at the combined school that do not meet NMAS. There are programs housed in spaces that might not meet NMAS for that program; however, there are options within the school for reorganization that would allow the program to be housed in a space that does meet NMAS. There are also spaces that do not meet NMAS, but meet the needs of the school's educational program. A review of the individual spaces that do not meet NMAS revealed that some of the FAD information needed to be updated and some of the spaces that were identified as not meeting state adequacy standards actually meet the standards. The spaces that were identified in the FAD as not meeting current NMAS are:

Corona Combined School:

- **Insufficient Parent Work Space:** There is space available at the school to house this program if it is needed.
- **Insufficient Student Health Square Footage:** There is currently 196 square feet of student health space. This meets the required 150 square feet. There is no plan to enlarge this space in this FMP.
- **Insufficient Total Parking:** The school has 47 parking spaces to meet the required 50 spaces. This meets the needs of the school. There is no plan to increase the number of parking spaces in this FMP.

Corona Public Schools has determined that its existing facilities meet current needs and does not plan to spend capital funds to increase or renovate the spaces of the school to bring the square footage of the spaces up to NMAS during the next five years. CPS is discussing the replacement of several existing buildings on campus with any new school construction designed and built to NMAS.

The overall square footage of CPS facilities is above NMAS recommended square footage per student. A close look at each of the schools reveals where there is excess square footage. In general, the combined campus exceeds NMAS recommended square footage by 268 percent. The excess square footage allows the district to keep a low pupil to teacher ratio and to provide its students with a robust educational program. The educational program offered at Corona HS requires a relatively large number of



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specialized instructional spaces; however, due to the decrease in student enrollment, the occupancy of the classrooms is below PED Pupil to Teacher ratios. This reflects that CPS offers a robust educational program for the number of students at its schools. Any attempt to reduce the permanent square footage of Corona HS could result in a reduction of its educational program.

While the district schools do have an excess of square footage to house its educational programs, CPS also realizes the importance of right sizing its facilities to reduce maintenance and utility costs. During this FMP process, discussion of how to further reduce existing square footage and bring the district's facilities closer to compliance with PSFA recommended adequacy standards related to square footage occurred at each meeting. The discussions centered on the utilization of each of CPS facilities and the cost of maintenance and operations of under-utilized square footage. The district identified some areas that could be closed or demolished to address the excess of square footage; however, CPS does not have any available funding to address this issue.

EDUCATIONAL PROGRAM:

\$0

The district is constantly reviewing its educational program and making adjustments to meet the needs of its students. Corona Public School has identified the need to increase its vocational and career classes; however, the decline in student enrollment has made it difficult for the district to support its existing robust educational program, which has resulted in a loss of programs and teachers.

FACILITY RENEWAL:

\$1,909,461

The majority of the identified \$1,909,461 in facility renewal needs reflects upgrades to building and site systems that are past their useful life districtwide. There are large scale needs that will require GOB funds, but there are reoccurring and maintenance facility needs that will be funded through SB-9. The district has been systematically replacing or upgrading building and site systems at its facilities as funding allows. The building systems to be updated include:

- Ceiling Finishes
- Exterior Doors
- Floor Finishes
- Institutional Equipment
- Interior Doors
- Plumbing
- Roof
- Playground Equipment



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Site Lighting Site Specialties

The district recognizes that facility renewal is critical in providing a safe, stimulating learning environment; however, capital funding is limited. The district requires more facility renewal than existing or anticipated funds can accommodate in the next five years. There are building systems at each of the existing district schools that are past their useful life and need to be updated. The district has established its priorities to align with the FAD ranking in anticipation of partnering with PSCOC/PSFA on these building system upgrade projects when the projects qualify for state funding assistance. The district does not anticipate being able to partner with PSCOC/PSFA for building system updates during the life of this FMP, but will monitor the FAD ranking. The district would like to address the needs at its schools as soon as funding allows and will use a combination of GOB, SB-9, anticipated PLT funds and will apply for PSCOC/PSFA funding as the school qualifies.

GROWTH:

\$0

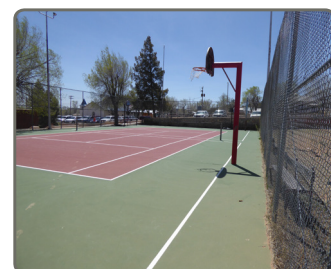
The district has experienced a decline in student enrollment for the past 10 years. The enrollment started to level off in 2015, but it is difficult to predict if this trend will remain. There are some economic factors working in favor of the district which could stabilize or actually start to increase student enrollment. The district realizes the implications of its declining enrollment and will continue to monitor it on a regular basis. Both classroom and facility utilization in the overall district are lower than state recommended values. If student enrollment continues to decline, CPS will review options for its schools which will center on continuing to create more efficient and effective facilities.

Information regarding the state's "Right Size Initiative" was presented to and discussed by district representatives and the CPS FMP committee. The district was encouraged to include reduction of under-utilized square footage in their long term facilities planning; however, the district funds are not sufficient to implement the reduction of square footage at this time. It is recommended that the district continue the discussion of closure, disposal or demolition of under-utilized spaces at each school. There are no funds related to growth at CPS identified in this FMP.

LIFE / HEALTH / SAFETY/SECURITY/CODE:

\$759,429

The \$759,429 identified to address Life-Health-Safety-Security-ADA-Code (LHSS) is from the SB-9 funds that CPS has designated to address these issues. It is anticipated that the total scope of LHSS needs could exceed



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the designated \$759,429 and GOB funds will be used for these issues as the district deems necessary and the funds are available. The district did not request PSCOC security funding in 2018, but is reviewing its option to request security funding during the next funding application.

The majority of LHSS compliance needs at CPS facilities are due to changes in ADA requirements and the building code because of the age of the facilities. Student security is included in the LHSS needs. The needs that fall under changes in ADA requirements and the building code are currently grandfathered in. These items have been identified in this FMP to alert the district to the potential impact of these items to future renovation projects, but do not require immediate action or correction. As facilities are replaced or upgraded, the district might have to address the grandfathered issues, depending on the scope of work identified for a particular facility. The majority of these issues pose no potential impact to school operations at the current time but are identified so they can be included in future projects as needed.

Corona Public Schools and its local community recognize the importance of school security and made this one of its top priorities. The district is continually working to improve the security of students on campus and has established security standards that identify elements district wide that can be implemented to improve security. It is possible that the district will pursue security funding as available from PSCOC in the near future.

There are LHSS issues that the district will need to address in the next five years. These issues include upgrade of the main power/emergency power, fencing around the campus, and repair of walkways in all facilities. The district would like to address these needs as soon as funding allows and will use a combination of GOB and SB-9 funds.

LOCAL POLICY:

\$2,736,500

The district recognizes the importance of providing an environment which is conducive to learning for students and also providing facilities that support student and community needs. Local policy needs are identified needs which do not fall into other categories and exceed adequacy standards, yet they are important to the district's mission and vision and to the community.

The district has been focusing on updating critical needs at its school facilities such as building systems and roofs; however, during this FMP process, the district identified needs that are not critical to the operation of its facilities, but are beneficial to students, community members and will enhance facility operations. These needs were identified districtwide and



Prioritization Process and Budgeting

will benefit the overall district. Local policy needs include:

- Corona Combined School: Install bus barn by old cafeteria
- Corona Combined School: Install multipurpose space for indoor recreation
- Corona Combined School: Install new all-surface track; four lanes
- Corona Combined School: Renovate concessions and restrooms at football complex



Corona Public Schools will use GOB funds to address its Local Policy needs.

PREVENTIVE MAINTENANCE:

\$251,640

The district recognizes the importance of preventive maintenance and has implemented a PSFA approved Preventive Maintenance Plan. As of December 2018, CPS had a Facilities Maintenance Assessment Report (FMAR) score of 55.17 percent which falls into the poor category. PSCOC/PSFA requires districts to have an FMAR score of 60 percent or greater prior to awarding project funding. The district is below the 60 percent score which indicates that the district has not been able to fully implement its preventative maintenance plan and needs to take the necessary steps to extend the life of existing buildings and site systems.



Identified preventative maintenance needs are critical to the upkeep of district facilities and have the potential to extend the life of the existing facilities. The district has set in place "School Dude," a system where the facility users can submit a work order identifying when various finishes such as flooring, ceiling tiles, and window coverings need to be replaced; when walls need to be painted; and when building systems are not working properly. This allows the user to have input as to the items that they feel impact their comfort and ability to use the space as intended and allows the district to track the work orders. The major preventive maintenance issues at CPS are repair of:



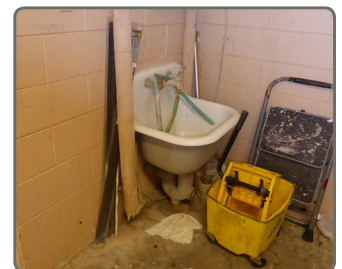
- Ceiling Finishes
- Exterior Windows and Doors
- Interior Walls
- Plumbing



Corona Public Schools will use SB-9 funds to address its Preventive Maintenance needs.

CPS Maintenance Effectiveness

The district has worked with PSFA to incorporate "School Dude" into their maintenance program. The key element for CPS maintenance effectiveness



Prioritization Process and Budgeting

is use of “School Dude” to generate work orders and to report when the work orders have been completed. The district has enabled its schools and district staff to write and submit work orders for any facility maintenance issue that they identify. The work orders are relayed to CPS maintenance staff and copied to the principal of the school. The maintenance staff reviews the work order and identifies the scope of work required to address the work order. Once the scope of work has been identified the process of ordering materials and assigning the necessary staff takes place. District administration meets with the maintenance supervisor on a regular basis to review the status of each work order which is used to determine the effectiveness of its maintenance staff. CPS needs to implement a plan to identify the status of the work orders and report when the work orders have been completed. This will assist with the district’s overall FMAR score.

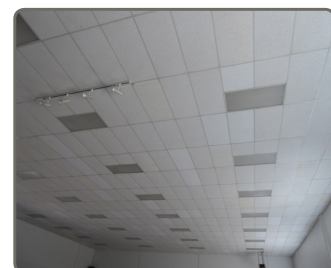
The other key element in maintenance effectiveness at CPS has been the development of a preventive maintenance plan and implementing the plan. The district recognizes that preventive maintenance is far more economical than deferred maintenance. Preventive maintenance can assist in extending the life of building and site systems. The district has been able to hold successful general obligation bond elections which allow it to address major maintenance items that exceed the SB-9 funds. The district relies on an effective maintenance department to address facility issues quickly with limited resources and implement preventive maintenance to extend the life of existing building systems.

Anticipated Maintenance Projects that will become Capital Projects:

There is approximately \$2,864,817 of facility and site system renewal projects that have been identified during this FMP process. Due to the lack of capital funding, CPS has not established a schedule to address these capital projects; however it anticipates beginning these projects as soon as funds are available. The district anticipates a GOB election in 2021 and will begin to address their needs with these funds. A detailed list of these capital projects is identified in the estimate of probable costs needs by funding source/facility spreadsheet at the end of Section 3.3. It identifies capital projects at each district facility and potential funding sources.

These maintenance (facility and site system renewal) projects that could turn into capital projects include:

- Corona Combined School:
 - Ceiling Finishes
 - Exterior Doors
 - Fire Detection/Alarm
 - Floor Finishes



Prioritization Process and Budgeting

HVAC
 HVAC Controls
 Institutional Equipment
 Interior Doors
 Lighting/Branch Circuits
 Main Power/Emergency
 Plumbing
 Roof
 Sprinklers and Standpipes
 Wall Finishes
 Fencing
 Landscaping/Drainage
 Playground Equipment
 Site Lighting
 Site Specialties



TECHNOLOGY:

\$175,000

The \$175,000 identified to address technology issues is SB-9 funds that CPS has designated to address these issues. The total scope of technology needs could exceed the designated \$175,000 over the next five years and the district is prepared to supplement these funds with GOB and e-rate funds when necessary. The district is aware of the broadband initiative that PSCOC/PSFA has undertaken to provide all New Mexico Public School Districts with affordable and high speed broadband. The district has not partnered with PSCOC/PSFA on this initiative; however the district will continue to monitor its technology system and work with PSFA when it is appropriate and will benefit the district. The district also applies for and receives e-rate funding for its technology program. The district is dedicated to providing its students with access to up-to-date technology. The district contracts its technology services through Region 9 which provides a variety of educational support services to several districts in their region. Region 9 assists CPS in identifying and implementing upgrades to technology infrastructure, equipment and software to meet the needs of the schools.



The district continues to upgrade its technology infrastructure to keep up with the newest advancements. Technology is a tool that the district uses extensively in the classroom and for support services which requires a steady funding source. The district applies for e-rate funding and utilizes SB-9 funds to address its technology needs.



Broadband Projects that will become Capital Projects:

During this FMP process no broadband projects for CPS were identified that will become capital projects.

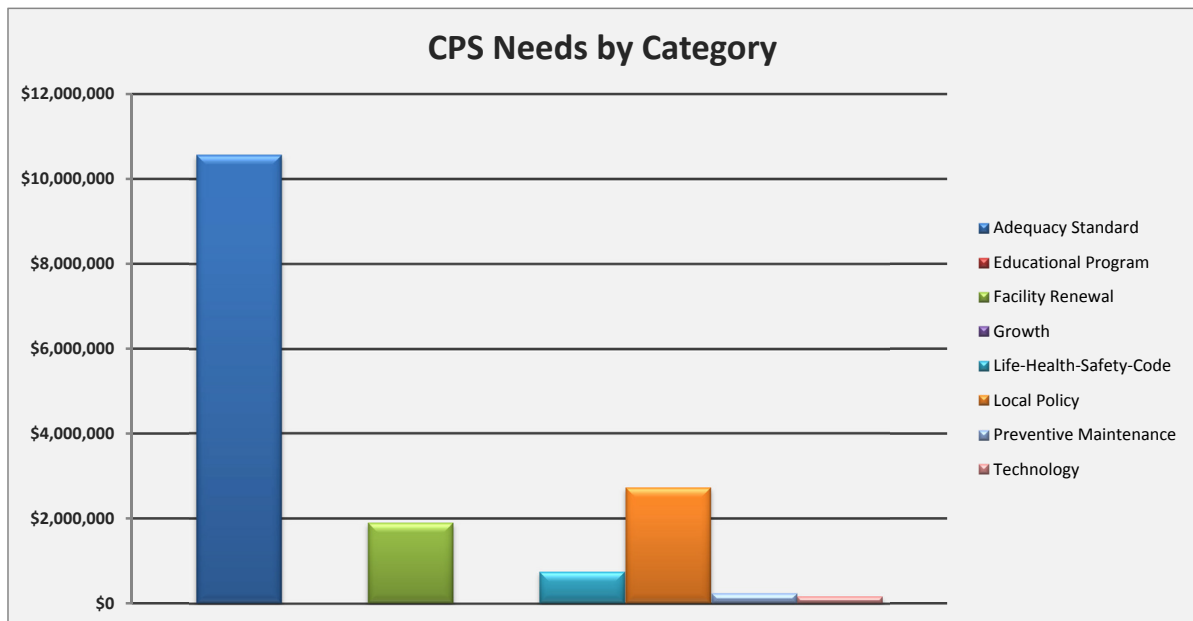
Prioritization Process and Budgeting

TOTAL DISTRICT CAPITAL NEEDS BY CATEGORY:

\$16,407,957

The \$16,407,957 reflects the total needs identified in the above eight categories throughout the district. As shown above, CPS has a potential budget of \$6,901,640 for the next five years from SB-9, an anticipated 2021 GOB election, and anticipated PLT funds. It is anticipated that the FMP identified needs could span the life of several GOB elections.

The following chart illustrates the probable cost of the needs as they fall into the above identified categories. Refer to the NEEDS spreadsheet sorted by CATEGORY in this section for a detailed list of CPS needs related to the categories identified above.



Estimate of Probable Costs

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Priority 1 Life-Health-Safety-Security / Maintenance / Technology:														
Corona Combined School	1965	Main Building ES		FAD	Emergency Light and Power	LHSS	L-GOB	Emergency lights inadequate: Replaced 2018	0	ea.	\$7,762.00	\$0	\$0	
Corona Combined School	1950	Gymnasium		Dist.	Fire Detection/Alarm	LHSS	L-SB9	Relocate fire extinguishers; they are too high		ea.		\$0	\$0	
Corona Combined School	1950	Gymnasium		FAD	Fire Sprinkler	LHSS	L-GOB	In maintenance room only.	0	ea.	\$45,510.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Fire Sprinkler	LHSS	L-GOB	In Janitor Closet only, In good condition	0	ea.	\$33,922.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		FAD	Main Power/Emergency	LHSS	L-GOB	Updated last renovation date. Not part of DCU work. In working good condition.	0	sf	\$9,771.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Repair stairs outside auditorium	0	sf	\$150.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Resurface stairs outside Rock Building: stairs are spalling in northeast	0	sf	\$150.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Replace steps (2) outside old cafeteria	0	sf	\$150.00	\$0	\$0	
District Wide					Life-Health-Safety-Security-ADA-Code	LHSS	L-SB9	Address life-health-safety-security issues	5	yr.	\$35,000	\$175,000	\$175,000	\$175,000
Corona Combined School	1965	High School	Science	Dist.	Ceiling Finishes	PreVent	BS-SB9	Replace ceiling tiles in science classroom		sf		\$0	\$0	
Corona Combined School	1937	Rock Building		Dist.	Ceiling Finishes	PreVent	BS-SB9	Replace damaged ceiling tiles in art room and in corridor outside art room		sf		\$0	\$0	
Corona Combined School	1937	Rock Building		Dist.	Ceiling Finishes	PreVent	BS-SB9	Repair hard ceiling in kitchen area		sf		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Exterior Windows & Doors	PreVent	BS-SB9	Replace weather stripping of northwest exit doors		ea.		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Exterior Windows & Doors	PreVent	BS-SB9	Repair / replace window in classroom 6; window opens with screwdriver		ea.		\$0	\$0	
Corona Combined School	1950	Gymnasium	Library	Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in northwest corner of library		sf		\$0	\$0	
Corona Combined School	1965	High School		Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in book room		sf		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in book room		sf		\$0	\$0	
Corona Combined School	1965	High School		Dist.	Plumbing	PreVent	BS-SB9	Repair gas to science lab.	0	sf	\$0.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Plumbing	PreVent	BS-SB9	Replace faucet in classroom 1		ea.		\$0	\$0	
District Wide				Dist.	Maintenance	PreVent	BS-SB9	Preventive and Regular Maintenance needs	5	yr.	\$50,328.00	\$251,640	\$251,640	\$251,640
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Technology	Tech	Tech	District replaced switches in 2017	0	ea.	\$1,449.00	\$0	\$0	
Corona Combined School	1950	Gymnasium		FAD	Technology	Tech	Tech			ea.	\$3,155.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Technology	Tech	Tech	District Updated technology in 2017	0	ea.	\$2,351.00	\$0	\$0	
Corona Combined School	1937	Rock Building		FAD	Technology	Tech	Tech	District Updated technology in 2017	0	ea.	\$1,513.00	\$0	\$0	
District Support		District		Dist.	Technology	Tech	Tech	Upgrade technology district wide: Hardware, Software, Training, Broadband	5	yr.	\$35,000.00	\$175,000	\$175,000	\$175,000
Priority 1 Life-Health-Safety-Security / Maintenance / Technology:												\$601,640	\$601,640	\$601,640
Priority 2 Building / Site System Upgrades:														
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	HAVC	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade HVAC system.	1	ea.	\$125,615.00	\$125,615	\$163,300	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	HAVC Controls	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade HVAC system.	1	ea.	\$17,544.00	\$17,544	\$22,807	

Estimate of Probable Costs

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Corona Combined School	1950	Gymnasium	Library	Dist.	HVAC	AdqStd	BS-GOB	Upgrade HVAC to include air conditioning in library	2,483	sf	\$35.00	\$86,905	\$112,977	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Lighting / Branch Circuits	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade lighting system.	1	sf	\$55,264.00	\$55,264	\$71,843	\$370,926
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Ceiling Finishes	FacRen	BS-SB9	Ceiling tiles are original, replace.	1	sf	\$34,173.00	\$34,173	\$44,425	
Corona Combined School	1950	Gymnasium	Locker rooms	Dist.	Ceiling Finishes	FacRen	BS-GOB	Replace ceiling tiles in locker rooms	2,250	sf	\$6.00	\$13,500	\$17,550	
Corona Combined School	1965	Main Building ES		Dist.	Ceiling Finishes	FacRen	BS-GOB	Beyond Expected Life: Upgrade ceiling tiles. Only stained tiles have been replaced.	7,500	sf	\$6.00	\$45,000	\$58,500	
Corona Combined School	1958	Old Cafeteria		Dist.	Ceiling Finishes	FacRen	BS-GOB	Beyond Expected Life: Replace all ceiling tiles. District not using building	2,750	sf	\$6.00	\$16,500	\$21,450	
Corona Combined School	1965	Site		Dist.	Exterior Doors	FacRen	BS-SB9	Upgrade keying system for all doors	1	ea.	\$225,000.00	\$225,000	\$292,500	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Floor Finishes	FacRen	BS-SB9	Floor finishes are original, replace. Replace carpet in stage area.	1	sf	\$79,957.00	\$79,957	\$103,944	
Corona Combined School	1950	Gymnasium		FAD	Floor Finishes	FacRen	BS-GOB	Updated last renovation date: Gym has original wood floor; flooring in other areas replaced 2000. Replaced 2018	0	sf	\$72,515.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Floor Finishes	FacRen	BS-GOB	VCT is original. Upgrade carpet in 3 classrooms ; Repair / replace 12x12 VCT coming up in SPED classroom; Replace cracked floor tiles at entrance of home ec classroom	1	sf	\$129,719.00	\$129,719	\$168,635	
Corona Combined School	1965	Main Building ES		FAD	Floor Finishes	FacRen	BS-GOB	Replaced corridor VCT 2014; 2016 replaced carpet in 4 classrooms.	1,800	sf	\$6.00	\$10,800	\$14,040	
Corona Combined School	1958	Old Cafeteria		Dist.	Floor Finishes	FacRen	BS-GOB	Beyond Expected Life: Replace asbestos floor tiles	2,750	sf	\$15.00	\$41,250	\$53,625	
Corona Combined School	1937	Rock Building		FAD	Floor Finishes	FacRen	BS-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$34,787.00	\$0	\$0	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Institutional Equipment	FacRen	BS-GOB	Original.	1	ea.	\$19,066.00	\$19,066	\$24,786	
Corona Combined School	1965	High School		FAD	Institutional Equipment	FacRen	BS-GOB	Original.	1	ea.	\$30,931.00	\$30,931	\$40,210	
Corona Combined School	1950	Gymnasium	Library	Dist.	Interior Doors	FacRen	BS-SB9	Upgrade exit door hardware in workroom to ADA compliant	1	ea.	\$1,000.00	\$1,000	\$1,300	
Corona Combined School	1965	High School		Dist.	Interior Doors	FacRen	BS-SB9	Upgrade door hardware to ADA compliant in SPED classroom	1	ea.	\$500.00	\$500	\$650	
Corona Combined School	1965	High School		Dist.	Interior Doors	FacRen	BS-SB9	Replace door hardware in restrooms	2	ea.	\$500.00	\$1,000	\$1,300	
Corona Combined School	1965	Main Building ES		FAD	Interior Doors	FacRen	BS-GOB	Updated last renovation date. Not part of DCU work: In good working condition; need to upgrade hardware to ADA.	1	ea.	\$74,247.00	\$74,247	\$96,521	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Plumbing	FacRen	BS-GOB	Update AM per FMP Vendor: needs to be ADA and add EWC's. \$40,313. Upgrade.	366	sf	\$300.00	\$109,800	\$142,740	
Corona Combined School	1965	High School		Dist.	Plumbing	FacRen	BS-GOB	Beyond Expected Life: Upgrade restrooms to ADA compliant	450	sf	\$300.00	\$135,000	\$175,500	
Corona Combined School	1965	Main Building ES		Dist.	Plumbing	FacRen	BS-GOB	Beyond Expected Life: Upgrade restrooms to ADA compliant	450	sf	\$300.00	\$135,000	\$175,500	
Corona Combined School	1979	Auditorium / Ag Clrm.		Dist.	Roof	FacRen	BS-GOB	Replace roof	9,114	sf	\$20.00	\$182,280	\$236,964	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Wall Finishes	FacRen	BS-SB9	Anticipated DCU 2004; District paints on a regular basis; ongoing as needed	1	sf	\$18,754.00	\$18,754	\$24,380	
Corona Combined School	1965	High School		FAD	Wall Finishes	FacRen	SBS-SB9	District paints on a regular basis; ongoing as needed	0	sf	\$30,426.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		FAD	Wall Finishes	FacRen	BS-SB9	District paints on a regular basis; ongoing as needed.	0	sf	\$27,601.00	\$0	\$0	
Corona Combined School	1937	Site		FAD	Z-Playground Equipment	FacRen	BS-SB9	Updated last renovation date. Upgrade some equipment.	1	ea.	\$52,008.00	\$52,008	\$67,610	

**SECTION
3.2**

Estimate of Probable Costs

NEEDS BY CATEGORY

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Corona Combined School	1937	Site		FAD	Z-Site Lighting	FacRen	BS-GOB	District has updated exterior lights on HS and ES 2000-2018. District updated exterior lights on Auditorium and AG building 2008.	1	sf	\$104,792.00	\$104,792	\$136,230	
Corona Combined School	1937	Site		FAD	Z-Site Specialties	FacRen	BS-SB9		1	sf	\$8,539.00	\$8,539	\$11,101	\$1,909,461
Corona Combined School	1937	Rock Building		FAD	Communications / Security	LHSS	L-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$10,350.00	\$0	\$0	
Corona Combined School	1937	Rock Building		FAD	Fire Detection/Alarm	LHSS	L-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$10,350.00	\$0	\$0	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Main Power/Emergency	LHSS	L-GOB	This system upgrade was not included in DCU work. Original, upgrade.	1	sf	\$6,639.00	\$6,639	\$8,631	
Corona Combined School	1965	High School		FAD	Main Power/Emergency	LHSS	L-GOB	Original, upgrade.	1	sf	\$10,771.00	\$10,771	\$14,002	
Corona Combined School	1965	Main Building ES		FAD	Sprinklers and Standpipes	LHSS	L-GOB	Building is not sprinklered	1	ea.	\$30,772.00	\$30,772	\$40,004	
Corona Combined School	1937	Site		Dist.	Z-Fencing	LHSS	L-GOB	Upgrade site fencing	2,500	lf	\$125.00	\$312,500	\$406,250	
Corona Combined School	1937	Site		FAD	Z-Landscaping	LHSS	L-GOB	District has upgraded drainage, but there is still an issue. Correct drainage issues: water drains into the playground	1	sf	\$88,879.00	\$88,879	\$115,543	\$584,429
Priority 2 Building / Site System Upgrades:												\$2,203,705	\$2,864,817	\$2,864,817
Priority 3 Capital Projects:														
Corona Combined School	1937				New Construction	AdqStd	MP-GOB	Replace ES/HS Buildings	22,000	sf	\$300.00	\$6,600,000	\$8,580,000	
Corona Combined School	1937				Demolition			Demolish ES/HS Buildings	50,000	sf	\$25.00	\$1,250,000	\$1,625,000	\$10,205,000
Corona Combined School					New Construction	LocPol	MP-GOB	Install Bus Barn (metal canopy-3sides) by Old Cafeteria	6,000	sf	\$50.00	\$300,000	\$390,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install multi-purpose space for indoor recreation	6,000	sf	\$250.00	\$1,500,000	\$1,950,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install new all-surface track finish only - 4 lane	1	ea	\$125,000.00	\$125,000	\$162,500	
Corona Combined School					Renovation	LocPol	MP-GOB	Renovate Concessions & Restrooms - Football	600	sf	\$300.00	\$180,000	\$234,000	\$2,736,500
Priority 3 Capital Projects:												\$9,955,000	\$12,941,500	\$12,941,500
Corona Public Schools Total Needs:												\$12,760,345	\$16,407,957	

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Capital Plan

3.3.1 PRIORITY CAPITAL IMPROVEMENTS FOR NEXT 5 YEARS

The Corona Public Schools (CPS) 2019/2023 prioritized list of facility needs was developed by the CPS Facilities Master Plan (FMP) committee and adopted by the CPS School Board. The FMP committee identified the facility needs throughout the district, discussed the facility needs and their impact on students and the district, and prioritized the facility needs. The 2019/2023 prioritized list of facility needs for Corona Public Schools is:

CPS FINAL FMP 2019-2023 PRIORITIES

FINAL Priority RANK	Priority Description	Funding Source	PSCOC / PSFA Funding	Schedule	Total Project
1A	Life-Health-Safety-Security	SB-9	1	2019-23	\$175,000
1B	Maintenance/Preventive Maintenance	SB-9		2019-23	\$251,640
1C	Technology	SB-9	2	2019-23	\$175,000
	Priority 1 Subtotal:				\$601,640
2	Auditorium Building: Renovate	BS-GOB	3	2020	\$843,820
3	Landscape School Campus	BS-GOB		2019	\$115,543
4	New Ceiling in Old Cafeteria Building	BS-GOB		2019	\$21,450
5	New Elementary & High School	BS-GOB	4	2022	\$10,205,000
6	Upgrade Campus Fencing	BS-GOB		2020	\$406,250
7	Upgrade Door Keying System	BS-GOB		2019	\$292,500
8	Miscellaneous Campus Upgrades	BS-GOB		2024	\$3,921,754
	Priority 2-8 Subtotal:				\$15,806,317
	CPS 2019-2023 FMP Priorities TOTAL:				\$16,407,957

The CPS priorities listed above reflect the facility mission and vision of the district to provide a safe, comfortable, stimulating learning environment to all of its students in efficient and effective facilities.

Priority 1, Recurring Needs

\$601,640

The first three lines of the above priorities are recurring items that the district has to address to avoid impact to its educational program. They are assigned a priority of 1A, 1B and 1C to indicate that these items will be addressed as needed and as funding is available. These items will be primarily funded through SB-9, GOB and E-rate.

1A: Immediate Life-Health-Safety-Security-Code-ADA Compliance needs will be addressed by the district with SB-9 and GOB funds as the needs arise and funding is available from 2019 to 2023.

1B: Maintenance and preventive maintenance needs that will be addressed by the district with SB-9 funds as funding is available from 2019 to 2023. Corona Public Schools has worked with the Public Schools Facilities Authority (PSFA) to develop and implement a preventive maintenance plan. Work identified through this plan will be accomplished with SB-9 funds that have the potential to eliminate deferred maintenance and could extend the life of existing building systems; however, limited funding has made it difficult for CPS to fully implement its preventive maintenance plan, thus impacting the life of existing building systems.

Capital Plan

1C: Technology needs are top priorities at CPS. The district is working to update its technology infrastructure, equipment, and broadband width as needed to assure that its students are receiving a relevant educational program and are prepared for life after high school. The district currently uses E-rate and SB-9 funds to fund technology needs. The district has not partnered with the PSCOC Broadband initiative. The district will continue to monitor its technology system and apply for PSCOC Broadband funds when it is appropriate and will benefit the district. Priority 1C will be funded with E-rate, and SB-9 funds from 2019 to 2023 as those funds become available.

Priority 2 to 8, Building and Site System Renewal, and Capital Projects \$15,806,317

The capital projects listed below are a reflection of the district's dedication to provide safe and secure learning environments for its students and to utilize existing facilities as efficiently and effectively as possible.

2. Auditorium Building Renovation
3. Landscape School Campus: address drainage issues
4. New Ceiling in Old Cafeteria Building
5. New Elementary and High School
6. Upgrade Campus Fencing
7. Upgrade Door Keying System
8. Miscellaneous Campus Upgrades

The projects listed above are a reflection of the district's dedication to maintaining its existing facilities. The building and site system renewal projects have been identified as a high priority because the majority of the CPS facilities have areas where these facility and site systems are past their useful life and have the potential to impact the school's mission. Corona Public Schools understands the importance of addressing the identified needs before they cause collateral damage. Each school's facility was analyzed and physically inspected to identify the needs of the buildings. Corona Public Schools reviewed and updated the existing PSFA Facilities Assessment Database information to more accurately reflect the condition of Corona Combined School.

Priority two refers to renovation of the auditorium building which was built in 1979 and has several building systems past their useful life. Priority three refers to upgrade the landscape/drainage of the Corona Campus. The district has upgraded drainage, but there are still drainage issues campus wide and it is necessary to correct drainage issues at the playground. Priority four refers to replacing the existing ceiling with a new ceiling in the old cafeteria building. Priority five identifies the need to build a new elementary and high school facility. The district is looking to replace the classroom buildings for the elementary and high school since the facilities are old, do not meet the needs of the students, and are in need of replacement. This priority will also address some of the issues related to excess square footage and underutilized space since the new schools will be built based on N.M. Adequacy Standards. Priority six addresses the need to upgrade the campus fencing to increase campus' security. Priority seven also relates to school's security and refers to need of upgrading the door keying system. Priority eight is comprised of miscellaneous campus upgrades including building and site system renewal of ceiling finishes, floor finishes, HVAC systems, institutional equipment, roofs, doors, etc.

Capital Plan

Priorities two through eight will be funded with a combination of SB-9, GOB and anticipated PLT funds as they are available from 2019 to 2023. Currently, Corona Public Schools does not anticipate partnering with PSCOC/PSFA on any of these priorities. The district will continue to review the FAD ranking and apply for PSCOC/PSFA funds when appropriate during the life of this FMP.

Facility Assessment Database

The Facilities Assessment Database (FAD) ranking of CPS educational facilities was shared with, reviewed by and discussed with CPS staff and the CPS FMP committee throughout the FMP process. The condition of facilities and the FAD ranking was considered and became part of the criteria in the CPS FMP committee's prioritization of the district's facility needs. The following FAD ranking was published April 18, 2018.

2018-2019 PSCOC/PSFA RANKING OF CPS Schools

CPS PSFA Facilities Assessment Database (FAD)

School	2018-19 Rank	Weighted NMC I
Corona Combined School	378	23.38%

STATE PARTICIPATION IN APPROVED PROJECTS: 10%

DISTRICT PARTICIPATION IN APPROVED PROJECTS: 90%

Due to the current FAD ranking of CPS schools, the district does not anticipate partnering with PSCOC/PSFA to obtain funding for facility and site system renewal needs during the life of this FMP. Corona Public Schools has aligned its priorities with the FAD and will continue to work with PSCOC/PSFA, monitor the FAD ranking, funding procedures, and apply for funding as the school becomes eligible.

Facilities Assessment Database (FAD) and Facilities Maintenance Assessment Report (FMAR)

A change in how PSCOC/PSFA can fund a public school capital project was implemented for the 2017/2018 funding process and is now a permanent part of the PSCOC/PSFA funding cycle. PSCOC/PSFA is now funding facility and site system renewal projects along with the complete renovation or replacement of a school, depending on the FAD ranking and condition of the school. The facility and site system renewal projects will benefit schools by creating smaller projects thus reducing their share of a PSCOC/PSFA approved project. PSFA has generated a FAD/FMAR report that identifies all of the potential facility and site systems in each school that could be eligible for this funding source. This list of needs was incorporated into the district's overall needs spreadsheet.

In February 2018 the State passed Senate Bill 30 (SB30) which will replace the current state and local match formula in the Public School Capital Outlay Act (PSCOA) for capital outlay awards that the district may pursue. This formula will be implemented over a five year period starting in 2019.

Capital Plan

According to the SB30 description, the new formula “adjusts the state and local match to more accurately reflect each school district’s ability to pay for public school capital outlay projects. The current calculation is based on the net taxable value for a school district and the number of students enrolled during the immediately preceding year. The new calculation is based on the net taxable value for a school district for the prior five years, the maximum allowable gross square foot per student, the replacement cost per square foot, and the school district population density.”

The gradual change in the district and state match is shown in the following table. At the end of the five year implementation period, the state match for CPS will decrease to six percent and the local match will increase to 94 percent. This is a loss of four percent in the state’s match for CPS. This puts the burden of providing and maintaining district facilities on the local community with minimal assistance from the state.

CPS Change in State/District Share Five Year Phase

Phase	Local Match	State Match
Phase 1 2017-18	90%	10%
Phase Year 1 (FY 20)	92%	8%
Phase Year 2 (FY 21)	94%	6%
Phase Year 3 (FY 22)	94%	6%
Phase Year 4 (FY 23)	94%	6%
Phase Year 5 Final (FY 24)	94%	6%

2024 STATE SHARE OF AN APPROVED PROJECT: 6%
 DISTRICT SHARE OF AN APPROVED PROJECT: 94%

The FAD and FMAR reports were reviewed by district administration and the maintenance staff during the FMP process. Most school’s facilities within CPS have a large portion of building systems that are beyond expected life or are potential mission impact/degraded. The building systems identified in the FAD and FMAR reports are listed in the district’s facility needs and capital plan.

Adoption of FMP District Priorities and Capital Plan

The district priorities were reviewed by the CPS School Board of Education and the final FMP document was adopted on April 10, 2019.

3.3.2 CPS FINANCIAL STRATEGIES AND ALTERNATIVES

At the conclusion of the 2019/2023 Facilities Master Plan process, priorities were identified and a capital plan was generated that will address the critical needs of CPS for the next five years and in to the foreseeable future. This is a living document that can and should be reviewed yearly and modified as necessary to reflect the direction of the district.

The district has had the continued support of its local community and passed a \$750,000 GOB in February of 2012 allowing it to keep its facilities safe and comfortable for its students and staff.

Capital Plan

The majority of the 2012 GOB was used to repair/replace sidewalks, repair stucco and mortar at all retaining walls and exterior walls of gym, upgrade lighting to LED at the elementary and high school, replace entry doors at gym to meet ADA, and to remove tree roots, repair leaks and damaged pipes on the combined campus.

Even with the completion of these capital projects, there are significantly more capital needs at \$16,407,957, than there are available capital funds. Corona Public Schools has spent the past few months developing their FMP plan, knowing that there would not be enough capital funds to address all of its priority projects. The district anticipates its next GOB election in 2021 for approximately \$750,000. Corona Public Schools receives approximately \$120,328 per year in SB-9 funds to address Life-Health-Safety-Security-ADA-Code and maintenance issues. The district anticipates receiving PLT funds starting at the end of 2020 or at the beginning of 2021 for approximately \$1,850,000 per year. These combined funding sources will provide CPS approximately \$6,901,640 to address its identified \$16,407,957 in facility needs. As these funds become available, CPS will use them and partner with PSCOC/PSFA when qualifying for funding to begin addressing the district's most critical needs and the larger capital plan projects. Corona Public Schools has focused on addressing facility and site system renewal projects at all of its buildings and focusing on one capital project at a time as funds are available. The district will continue this strategy and use the majority of its 2021 GOB funds to address the capital needs as identified in the above priorities list.

Corona Public Schools has received approximately \$205,000 from direct appropriations from the legislature since 2011. Those funds are not guaranteed, are usually identified for a specific need and will be deducted from any future PSCOC award. Over the next five years with the local match increase to 94 percent, it will be beneficial for the district to seek direct legislative appropriations whenever possible. Corona Public Schools will continue to seek available funding from various sources.

The CPS community passed a SB-9 election in 2015 which was used to fund life-health-safety-security, general maintenance and preventive maintenance issues. In 2021 CPS will ask its community to support another SB-9 election to continue funding its life-health-safety-security, general maintenance and preventive maintenance issues.

Corona Public Schools applies for and receives e-rate funding which is applied to technology needs.

Corona Public Schools is expecting to receive Payment in Lieu of Taxes (PLT) funding due to wind farms that are in development and will be located within district boundaries. The district will receive approximately \$1,850,000 per year from PLT. These funds can be allocated to any CPS needs.

Corona Public Schools has not asked its local community to support HB-33 funds and does not anticipate asking for these funds during the life of this FMP.

3.3.3 CAPITAL PLAN

The following pages contain the CPS capital plan and the associated, detailed spreadsheet

Capital Plan

providing funding information on the projects listed in the capital plan developed to meet the needs of the district. The capital plan has been developed with the understanding that it is a living document and has flexibility. It is understood that the priorities recommended by the CPS FMP committee to the CPS School Board will be addressed as funding becomes available and will not necessarily be accomplished in the order listed. Other identified district needs may be addressed prior to addressing all of the recommended priorities. Due to the lack of GOB funds at this time, CPS did not establish a firm schedule to accomplish its priorities and capital projects in the FMP.

Following the CPS capital plan is an associated spreadsheet with all identified needs sorted by facility then funding source. The following legend will aid in understanding the funding source categories:

Funding Source Legend:

The total 2019/2023 facilities needs have been broken down into eight project types and corresponding funding sources. The eight project types and corresponding funding sources are:

- BS-GOB: Building Systems anticipating GOB funding
- BS-SB9: Building Systems anticipating SB-9 funding
- LHSS-SB9: Life-Health-Safety-Security-Code projects anticipating SB-9 funding
- LHSS-GOB: Life-Health-Safety-Security-Code projects anticipating GOB funding
- MISC-GOB: Miscellaneous projects anticipating GOB funding
- MISC-SB9: Miscellaneous projects anticipating SB-9 funding
- PreMaint: Preventive Maintenance projects anticipating SB-9 funding
- Tech: Technology projects anticipating e-rate and SB-9 funding

The table below provides a summary of these funding needs:

CPS Project Cost by Funding Source

Project Type	Funding Source	Total Projects Cost	Percentage of Total
Building Systems Upgrades	GOB	\$1,733,177	11%
Building Systems Upgrades	SB-9	\$547,210	3%
Life/Health/Safety/Security/Code Issues	GOB	\$584,429	4%
Life/Health/Safety/Security/Code Issues	SB-9	\$175,000	1%
Miscellaneous Projects	GOB	\$12,941,500	79%
Miscellaneous Projects	SB-9	\$0	0%
Preventive Maintenance	SB-9	\$251,640	2%
Technology	GOB & E-Rate	\$175,000	1%
DISTRICT TOTALS		\$16,407,957	100%

Refer to the following pages for the Corona Public Schools' Capital Plan.

**SECTION
3.3**

Capital Improvements Plan Priorities

District Priority	Category	Project	Plan Year	GO Bonds	HB33	SB9	Other	Proposed State Share	Total Project Cost	Percent Total	State Funding Assistance Priority	District Share	State Share
Corona Combined School													
1A, 3, 6	L/H/S	Life/Health/Safety Issues-GOB	2019-23	\$584,429				\$ -	\$ 584,429	4%		100%	0%
1A	L/H/S	Life/Health/Safety Issues-SB-9	2019-23			\$ -		\$ -	\$ -	0%	1	100%	0%
1C	EdPro	Technology	2019-23			\$ -		\$ -	\$ -	0%	2	100%	0%
1B	PreMaint	Preventive Maintenance	2019-23				\$ -	\$ -	\$ -	0%		90%	10%
2, 4	FacRen	Building Systems Upgrades-GOB	2019	\$1,559,859				\$ 173,318	\$ 1,733,177	11%	2	90%	10%
7	FacRen	Building Systems Upgrades-SB-9	2019			\$ 547,210		\$ -	\$ 547,210	3%		90%	10%
5, 8	FacRen	Miscellaneous Projects - GOB	2019	\$12,941,500				\$ -	\$ 12,941,500	82%	4	100%	0%
	FacRen	Miscellaneous Projects - SB-9				\$ -		\$ -	\$ -	0%		100%	0%
	Total			\$ 15,085,789	\$ -	\$ 547,210	\$ -	\$ 173,318	\$ 15,806,317	100%			
Districtwide													
1A	L/H/S	Life/Health/Safety Issues-GOB	2019-23	\$0				\$ -	\$ -	0%		100%	0%
1A	L/H/S	Life/Health/Safety Issues-SB-9	2019-23			\$ 175,000		\$ -	\$ 175,000	41%	1	100%	0%
1C	EdPro	Technology	2019-23			\$ -		\$ -	\$ -	0%	2	100%	0%
1B	PreMaint	Preventive Maintenance	2019-23				\$ 251,640	\$ -	\$ 251,640	59%		90%	10%
	FacRen	Building Systems Upgrades-GOB	2019	\$0				\$ -	\$ -	0%		90%	10%
	FacRen	Building Systems Upgrades-SB-9	2019			\$ -		\$ -	\$ -	0%		90%	10%
	FacRen	Miscellaneous Projects-GOB	2019	\$0				\$ -	\$ -	0%		100%	0%
	FacRen	Miscellaneous Projects-SB-9				\$ -		\$ -	\$ -	0%		100%	0%
	Total			\$ -	\$ -	\$ 175,000	\$ 251,640	\$ -	\$ 426,640	100%			
Corona District Administration and Support													
1A	L/H/S	Life/Health/Safety Issues-GOB	2019-23	\$0				\$ -	\$ -	0%		100%	0%
1A	L/H/S	Life/Health/Safety Issues-SB-9	2019-23			\$ -		\$ -	\$ -	0%	1	100%	0%
1C	EdPro	Technology	2019-23			\$ 175,000		\$ -	\$ 175,000	100%	2	100%	0%
1B	PreMaint	Preventive Maintenance	2019-23				\$ -	\$ -	\$ -	0%		90%	10%
	FacRen	Building Systems Upgrades-GOB	2019	\$0				\$ -	\$ -	0%		90%	10%
	FacRen	Building Systems Upgrades-SB-9	2019			\$ -		\$ -	\$ -	0%		90%	10%
	FacRen	Miscellaneous Projects-GOB	2019	\$0				\$ -	\$ -	0%		100%	0%
	FacRen	Miscellaneous Projects-SB-9				\$ -		\$ -	\$ -	0%		100%	0%
	Total			\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ 175,000	100%			
Grand Total:	SCHOOLS			\$ 15,085,789	\$ -	\$ 547,210	\$ -	\$ 173,318	\$ 15,806,317				
Grand Total:	DISTRICT SUPPORT			\$ -	\$ -	\$ 175,000	\$ 251,640	\$ -	\$ 426,640				
Grand Total:	DISTRICT SUPPORT			\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ 175,000				
Grand Total:	DISTRICT FACILITIES			\$ 15,085,789	\$ -	\$ 897,210	\$ 251,640	\$ 173,318	\$ 16,407,957				

Capital Improvements Plan Priorities

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Priority 1 Life-Health-Safety-Security / Maintenance / Technology:														
Corona Combined School	1965	High School	Science	Dist.	Ceiling Finishes	PreVent	BS-SB9	Replace ceiling tiles in science classroom		sf		\$0	\$0	
Corona Combined School	1937	Rock Building		Dist.	Ceiling Finishes	PreVent	BS-SB9	Replace damaged ceiling tiles in art room and in corridor outside art room		sf		\$0	\$0	
Corona Combined School	1937	Rock Building		Dist.	Ceiling Finishes	PreVent	BS-SB9	Repair hard ceiling in kitchen area		sf		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Exterior Windows & Doors	PreVent	BS-SB9	Replace weather stripping of northwest exit doors		ea.		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Exterior Windows & Doors	PreVent	BS-SB9	Repair / replace window in classroom 6; window opens with screwdriver		ea.		\$0	\$0	
Corona Combined School	1950	Gymnasium	Library	Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in northwest corner of library		sf		\$0	\$0	
Corona Combined School	1965	High School		Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in book room		sf		\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Interior Walls	PreVent	BS-SB9	Repair cracked CMU in book room		sf		\$0	\$0	
Corona Combined School	1965	High School		Dist.	Plumbing	PreVent	BS-SB9	Repair gas to science lab.	0	sf	\$0.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		Dist.	Plumbing	PreVent	BS-SB9	Replace faucet in classroom 1		ea.		\$0	\$0	
District Wide				Dist.	Maintenance	PreVent	BS-SB9	Preventive and Regular Maintenance needs	5	yr.	\$50,328.00	\$251,640	\$251,640	\$251,640
Corona Combined School	1965	Main Building ES		FAD	Emergency Light and Power	LHSS	L-GOB	Emergency lights inadequate: Replaced 2018	0	ea.	\$7,762.00	\$0	\$0	
Corona Combined School	1950	Gymnasium		FAD	Fire Sprinkler	LHSS	L-GOB	In maintenance room only.	0	ea.	\$45,510.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Fire Sprinkler	LHSS	L-GOB	In Janitor Closet only, In good condition	0	ea.	\$33,922.00	\$0	\$0	
Corona Combined School	1965	Main Building ES		FAD	Main Power/Emergency	LHSS	L-GOB	Updated last renovation date. Not part of DCU work. In working good condition.	0	sf	\$9,771.00	\$0	\$0	\$0
Corona Combined School	1950	Gymnasium		Dist.	Fire Detection/Alarm	LHSS	L-SB9	Relocate fire extinguishers; they are too high		ea.		\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Repair stairs outside auditorium	0	sf	\$150.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Resurface stairs outside Rock Building: stairs are spalling in northeast	0	sf	\$150.00	\$0	\$0	
Corona Combined School	1937	Site		Dist.	Z-Walkways	LHSS	L-SB9	Replace steps (2) outside old cafeteria	0	sf	\$150.00	\$0	\$0	
District Wide					Life-Health-Safety-Security-ADA-Code	LHSS	L-SB9	Address life-health-safety-security issues	5	yr.	\$35,000	\$175,000	\$175,000	\$175,000
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Technology	Tech	Tech	District replaced switches in 2017	0	ea.	\$1,449.00	\$0	\$0	
Corona Combined School	1950	Gymnasium		FAD	Technology	Tech	Tech			ea.	\$3,155.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Technology	Tech	Tech	District Updated technology in 2017	0	ea.	\$2,351.00	\$0	\$0	
Corona Combined School	1937	Rock Building		FAD	Technology	Tech	Tech	District Updated technology in 2017	0	ea.	\$1,513.00	\$0	\$0	
District Support		District		Dist.	Technology	Tech	Tech	Upgrade technology district wide: Hardware, Software, Training, Broadband	5	yr.	\$35,000.00	\$175,000	\$175,000	\$175,000
Priority 1 Life-Health-Safety-Security / Maintenance / Technology:												\$601,640	\$601,640	\$601,640
Priority 2 Building / Site System Upgrades:														
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	HAVC	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade HVAC system.	1	ea.	\$125,615.00	\$125,615	\$163,300	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	HAVC Controls	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade HVAC system.	1	ea.	\$17,544.00	\$17,544	\$22,807	

Capital Improvements Plan Priorities

NEEDS BY FUNDING SOURCE

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Corona Combined School	1950	Gymnasium	Library	Dist.	HVAC	AdqStd	BS-GOB	Upgrade HVAC to include air conditioning in library	2,483	sf	\$35.00	\$86,905	\$112,977	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Lighting / Branch Circuits	AdqStd	BS-GOB	This system upgrade was not included in DCU work. Original, upgrade lighting system.	1	sf	\$55,264.00	\$55,264	\$71,843	
Corona Combined School	1950	Gymnasium	Locker rooms	Dist.	Ceiling Finishes	FacRen	BS-GOB	Replace ceiling tiles in locker rooms	2,250	sf	\$6.00	\$13,500	\$17,550	
Corona Combined School	1965	Main Building ES		Dist.	Ceiling Finishes	FacRen	BS-GOB	Beyond Expected Life: Upgrade ceiling tiles. Only stained tiles have been replaced.	7,500	sf	\$6.00	\$45,000	\$58,500	
Corona Combined School	1958	Old Cafeteria		Dist.	Ceiling Finishes	FacRen	BS-GOB	Beyond Expected Life: Replace all ceiling tiles. District not using building	2,750	sf	\$6.00	\$16,500	\$21,450	
Corona Combined School	1950	Gymnasium		FAD	Floor Finishes	FacRen	BS-GOB	Updated last renovation date: Gym has original wood floor; flooring in other areas replaced 2000. Replaced 2018	0	sf	\$72,515.00	\$0	\$0	
Corona Combined School	1965	High School		FAD	Floor Finishes	FacRen	BS-GOB	VCT is original. Upgrade carpet in 3 classrooms ; Repair / replace 12x12 VCT coming up in SPED classroom; Replace cracked floor tiles at entrance of home ec classroom	1	sf	\$129,719.00	\$129,719	\$168,635	
Corona Combined School	1965	Main Building ES		FAD	Floor Finishes	FacRen	BS-GOB	Replaced corridor VCT 2014; 2016 replaced carpet in 4 classrooms.	1,800	sf	\$6.00	\$10,800	\$14,040	
Corona Combined School	1958	Old Cafeteria		Dist.	Floor Finishes	FacRen	BS-GOB	Beyond Expected Life: Replace asbestos floor tiles	2,750	sf	\$15.00	\$41,250	\$53,625	
Corona Combined School	1937	Rock Building		FAD	Floor Finishes	FacRen	BS-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$34,787.00	\$0	\$0	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Institutional Equipment	FacRen	BS-GOB	Original.	1	ea.	\$19,066.00	\$19,066	\$24,786	
Corona Combined School	1965	High School		FAD	Institutional Equipment	FacRen	BS-GOB	Original.	1	ea.	\$30,931.00	\$30,931	\$40,210	
Corona Combined School	1965	Main Building ES		FAD	Interior Doors	FacRen	BS-GOB	Updated last renovation date. Not part of DCU work: In good working condition; need to upgrade hardware to ADA.	1	ea.	\$74,247.00	\$74,247	\$96,521	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Plumbing	FacRen	BS-GOB	Update AM per FMP Vendor: needs to be ADA and add EWC's. \$40,313. Upgrade.	366	sf	\$300.00	\$109,800	\$142,740	
Corona Combined School	1965	High School		Dist.	Plumbing	FacRen	BS-GOB	Beyond Expected Life: Upgrade restrooms to ADA compliant	450	sf	\$300.00	\$135,000	\$175,500	
Corona Combined School	1965	Main Building ES		Dist.	Plumbing	FacRen	BS-GOB	Beyond Expected Life: Upgrade restrooms to ADA compliant	450	sf	\$300.00	\$135,000	\$175,500	
Corona Combined School	1979	Auditorium / Ag Clrm.		Dist.	Roof	FacRen	BS-GOB	Replace roof	9,114	sf	\$20.00	\$182,280	\$236,964	
Corona Combined School	1937	Site		FAD	Z-Site Lighting	FacRen	BS-GOB	District has updated exterior lights on HS and ES 2000-2018. District updated exterior lights on Auditorium and AG building 2008.	1	sf	\$104,792.00	\$104,792	\$136,230	\$1,733,177
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Ceiling Finishes	FacRen	BS-SB9	Ceiling tiles are original, replace.	1	sf	\$34,173.00	\$34,173	\$44,425	
Corona Combined School	1965	Site		Dist.	Exterior Doors	FacRen	BS-SB9	Upgrade keying system for all doors	1	ea.	\$225,000.00	\$225,000	\$292,500	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Floor Finishes	FacRen	BS-SB9	Floor finishes are original, replace. Replace carpet in stage area.	1	sf	\$79,957.00	\$79,957	\$103,944	
Corona Combined School	1950	Gymnasium	Library	Dist.	Interior Doors	FacRen	BS-SB9	Upgrade exit door hardware in workroom to ADA compliant	1	ea.	\$1,000.00	\$1,000	\$1,300	
Corona Combined School	1965	High School		Dist.	Interior Doors	FacRen	BS-SB9	Upgrade door hardware to ADA compliant in SPED classroom	1	ea.	\$500.00	\$500	\$650	
Corona Combined School	1965	High School		Dist.	Interior Doors	FacRen	BS-SB9	Replace door hardware in restrooms	2	ea.	\$500.00	\$1,000	\$1,300	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Wall Finishes	FacRen	BS-SB9	Anticipated DCU 2004; District paints on a regular basis; ongoing as needed	1	sf	\$18,754.00	\$18,754	\$24,380	
Corona Combined School	1965	Main Building ES		FAD	Wall Finishes	FacRen	BS-SB9	District paints on a regular basis; ongoing as needed.	0	sf	\$27,601.00	\$0	\$0	
Corona Combined School	1937	Site		FAD	Z-Playground Equipment	FacRen	BS-SB9	Updated last renovation date. Upgrade some equipment.	1	ea.	\$52,008.00	\$52,008	\$67,610	

Capital Improvements Plan Priorities

NEEDS BY FUNDING SOURCE

FACILITY NAME	AREA-Year	AREA	ROOM	Identified By	SYSTEM	CATEGORY	Funding Source	FACILITY NEEDS	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	SUBTOTALS
Corona Combined School	1937	Site		FAD	Z-Site Specialties	FacRen	BS-SB9		1	sf	\$8,539.00	\$8,539	\$11,101	
Corona Combined School	1965	High School		FAD	Wall Finishes	FacRen	BS-SB9	District paints on a regular basis; ongoing as needed	0	sf	\$30,426.00	\$0	\$0	\$547,210
Corona Combined School	1937	Rock Building		FAD	Communications / Security	LHSS	L-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$10,350.00	\$0	\$0	
Corona Combined School	1937	Rock Building		FAD	Fire Detection/Alarm	LHSS	L-GOB	Under renovation using insurance, DCU, PSCOC and local bond money. Renovation Complete.	0	sf	\$10,350.00	\$0	\$0	
Corona Combined School	1979	Auditorium / Ag Clrm.		FAD	Main Power/Emergency	LHSS	L-GOB	This system upgrade was not included in DCU work. Original, upgrade.	1	sf	\$6,639.00	\$6,639	\$8,631	
Corona Combined School	1965	High School		FAD	Main Power/Emergency	LHSS	L-GOB	Original, upgrade.	1	sf	\$10,771.00	\$10,771	\$14,002	
Corona Combined School	1965	Main Building ES		FAD	Sprinklers and Standpipes	LHSS	L-GOB	Building is not sprinklered	1	ea.	\$30,772.00	\$30,772	\$40,004	
Corona Combined School	1937	Site		Dist.	Z-Fencing	LHSS	L-GOB	Upgrade site fencing	2,500	lf	\$125.00	\$312,500	\$406,250	
Corona Combined School	1937	Site		FAD	Z-Landscaping	LHSS	L-GOB	District has upgraded drainage, but there is still an issue. Correct drainage issues: water drains into the playground	1	sf	\$88,879.00	\$88,879	\$115,543	\$584,429
Priority 2 Building / Site System Upgrades:												\$2,203,705	\$2,864,817	\$2,864,817
Priority 3 Capital Projects:														
Corona Combined School	1937				New Construction	AdqStd	MP-GOB	Replace ES/HS Buildings	22,000	sf	\$300.00	\$6,600,000	\$8,580,000	
Corona Combined School	1937				Demolition			Demolish ES/HS Buildings	50,000	sf	\$25.00	\$1,250,000	\$1,625,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install Bus Barn (metal canopy-3sides) by Old Cafeteria	6,000	sf	\$50.00	\$300,000	\$390,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install multi-purpose space for indoor recreation	6,000	sf	\$250.00	\$1,500,000	\$1,950,000	
Corona Combined School					New Construction	LocPol	MP-GOB	Install new all-surface track finish only - 4 lane	1	ea	\$125,000.00	\$125,000	\$162,500	
Corona Combined School					Renovation	LocPol	MP-GOB	Renovate Concessions & Restrooms - Football	600	sf	\$300.00	\$180,000	\$234,000	\$12,941,500
Priority 3 Capital Projects:												\$9,955,000	\$12,941,500	\$12,941,500
Corona Public Schools Total Needs:							TOTAL					\$12,760,345	\$16,407,957	