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SENATE BILL 128

52ND LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2015

INTRODUCED BY

Mimi Stewart and James E. Smith

FOR THE PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE
AND THE LEGISLATIVE EDUCATION STUDY COMMITTEE

AN ACT

RELATING TO PUBLIC SCHOOL FACILITIES; AMENDING THE PUBLIC
SCHOOL CAPITAL OUTLAY ACT TO ALLOW THE PUBLIC SCHOOL CAPITAL
OUTLAY COUNCIL TO PROVIDE TEMPORARY ANNUAL ALLOCATIONS TO
SCHOOL DISTRICTS TO ADDRESS BUILDING SYSTEMS NEEDS IN EXISTING
BUILDINGS; AMENDING AND ENACTING SECTIONS OF THE NMSA 1978;
MAKING AN APPROPRIATION.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

SECTION 1. Section 22-24-3 NMSA 1978 (being Laws 1975,
Chapter 235, Section 3, as amended) is amended to read:

"22-24-3. DEFINITIONS.--As used in the Public School
Capital Outlay Act:

A. "building system" means a set of interacting
parts that makes up a single, nonportable or fixed component of
a facility and that, together with other building systems,

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1 makes up an entire integrated facility or property, including,
2 but not limited to, roofing, electrical distribution,
3 electronic communication, plumbing, lighting, mechanical, fire
4 prevention, facility shell, interior finishes and heating,
5 ventilation and air conditioning systems, as defined by the
6 council;

7 ~~[A-]~~ B. "constitutional special schools" means the
8 New Mexico school for the blind and visually impaired and the
9 New Mexico school for the deaf;

10 ~~[B-]~~ C. "constitutional special schools support
11 spaces" means all facilities necessary to support the
12 constitutional special schools' educational mission that are
13 not included in the constitutional special schools' educational
14 adequacy standards, including, but not limited to, performing
15 arts centers, facilities for athletic competition, school
16 district administration and facility and vehicle maintenance;

17 ~~[G-]~~ D. "council" means the public school capital
18 outlay council;

19 ~~[D-]~~ E. "education technology infrastructure" means
20 the physical hardware used to interconnect education technology
21 equipment for school districts and school buildings necessary
22 to support broadband connectivity as determined by the council;

23 ~~[E-]~~ F. "fund" means the public school capital
24 outlay fund; and

25 ~~[F-]~~ G. "school district" includes state-chartered

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1 charter schools and the constitutional special schools."

2 SECTION 2. Section 22-24-4 NMSA 1978 (being Laws 1975,
3 Chapter 235, Section 4, as amended) is amended to read:

4 "22-24-4. PUBLIC SCHOOL CAPITAL OUTLAY FUND CREATED--
5 USE.--

6 A. The "public school capital outlay fund" is
7 created. Balances remaining in the fund at the end of each
8 fiscal year shall not revert.

9 B. Except as provided in Subsections G and I
10 through M of this section, money in the fund may be used only
11 for capital expenditures deemed necessary by the council for an
12 adequate educational program.

13 C. The council may authorize the purchase by the
14 public school facilities authority of portable classrooms to be
15 loaned to school districts to meet a temporary requirement.
16 Payment for these purchases shall be made from the fund. Title
17 to and custody of the portable classrooms shall rest in the
18 public school facilities authority. The council shall
19 authorize the lending of the portable classrooms to school
20 districts upon request and upon finding that sufficient need
21 exists. Application for use or return of state-owned portable
22 classroom buildings shall be submitted by school districts to
23 the council. Expenses of maintenance of the portable
24 classrooms while in the custody of the public school facilities
25 authority shall be paid from the fund; expenses of maintenance

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1 and insurance of the portable classrooms while in the custody
2 of a school district shall be the responsibility of the school
3 district. The council may authorize the permanent disposition
4 of the portable classrooms by the public school facilities
5 authority with prior approval of the state board of finance.

6 D. Applications for assistance from the fund shall
7 be made by school districts to the council in accordance with
8 requirements of the council. Except as provided in Subsection
9 K of this section, the council shall require as a condition of
10 application that a school district have a current five-year
11 facilities plan, which shall include a current preventive
12 maintenance plan to which the school adheres for each public
13 school in the school district.

14 E. The council shall review all requests for
15 assistance from the fund and shall allocate funds only for
16 those capital outlay projects that meet the criteria of the
17 Public School Capital Outlay Act.

18 F. Money in the fund shall be disbursed by warrant
19 of the department of finance and administration on vouchers
20 signed by the secretary of finance and administration following
21 certification by the council that an application has been
22 approved or an expenditure has been ordered by a court pursuant
23 to Section 22-24-5.4 NMSA 1978. At the discretion of the
24 council, money for a project shall be distributed as follows:

25 (1) up to ten percent of the portion of the

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1 project cost funded with distributions from the fund or five
2 percent of the total project cost, whichever is greater, may be
3 paid to the school district before work commences with the
4 balance of the grant award made on a cost-reimbursement basis;
5 or

6 (2) the council may authorize payments
7 directly to the contractor.

8 G. Balances in the fund may be annually
9 appropriated for the core administrative functions of the
10 public school facilities authority pursuant to the Public
11 School Capital Outlay Act, and, in addition, balances in the
12 fund may be expended by the public school facilities authority,
13 upon approval of the council, for project management expenses;
14 provided that:

15 (1) the total annual expenditures from the
16 fund for the core administrative functions pursuant to this
17 subsection shall not exceed five percent of the average annual
18 grant assistance authorized from the fund during the three
19 previous fiscal years; and

20 (2) any unexpended or unencumbered balance
21 remaining at the end of a fiscal year from the expenditures
22 authorized in this subsection shall revert to the fund.

23 H. Up to ~~[ten million dollars (\$10,000,000)]~~ of the
24 ~~fund may be allocated annually by the council for expenditure~~
25 ~~in fiscal years 2010 through 2015 for a roof repair and~~

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1 ~~replacement initiative with projects to be identified by the~~
2 ~~council pursuant to Section 22-24-4.3 NMSA 1978; provided that~~
3 ~~money allocated pursuant to this subsection shall be expended~~
4 ~~within two years of the allocation]~~ fifteen million dollars
5 (\$15,000,000) of the fund may be expended annually by the
6 council for expenditure in fiscal years 2016 through 2020 for a
7 building system repair, renovation or replacement initiative
8 with projects to be identified by the council pursuant to
9 Section 3 of this 2015 act; provided that money allocated
10 pursuant to this subsection shall be expended within three
11 years of the allocation.

12 I. The fund may be expended annually by the council
13 for grants to school districts for the purpose of making lease
14 payments for classroom facilities, including facilities leased
15 by charter schools. The grants shall be made upon application
16 by the school districts and pursuant to rules adopted by the
17 council; provided that an application on behalf of a charter
18 school shall be made by the school district, but, if the school
19 district fails to make an application on behalf of a charter
20 school, the charter school may submit its own application. The
21 following criteria shall apply to the grants:

22 (1) the amount of a grant to a school district
23 shall not exceed:

24 (a) the actual annual lease payments
25 owed for leasing classroom space for schools, including charter

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1 schools, in the district; or

2 (b) seven hundred dollars (\$700)
3 multiplied by the number of MEM using the leased classroom
4 facilities; provided that in fiscal year 2009 and in each
5 subsequent fiscal year, this amount shall be adjusted by the
6 percentage change between the penultimate calendar year and the
7 immediately preceding calendar year of the consumer price index
8 for the United States, all items, as published by the United
9 States department of labor;

10 (2) a grant received for the lease payments of
11 a charter school may be used by that charter school as a state
12 match necessary to obtain federal grants pursuant to the
13 federal No Child Left Behind Act of 2001;

14 (3) at the end of each fiscal year, any
15 unexpended or unencumbered balance of the appropriation shall
16 revert to the fund;

17 (4) no grant shall be made for lease payments
18 due pursuant to a financing agreement under which the
19 facilities may be purchased for a price that is reduced
20 according to the lease payments made unless:

21 (a) the agreement has been approved
22 pursuant to the provisions of the Public School Lease Purchase
23 Act; and

24 (b) the facilities are leased by a
25 charter school;

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1 (5) if the lease payments are made pursuant to
2 a financing agreement under which the facilities may be
3 purchased for a price that is reduced according to the lease
4 payments made, neither a grant nor any provision of the Public
5 School Capital Outlay Act creates a legal obligation for the
6 school district or charter school to continue the lease from
7 year to year or to purchase the facilities nor does it create a
8 legal obligation for the state to make subsequent grants
9 pursuant to the provisions of this subsection; and

10 (6) as used in this subsection:

11 (a) "MEM" means: 1) the average
12 full-time-equivalent enrollment using leased classroom
13 facilities on the eightieth and one hundred twentieth days of
14 the prior school year; or 2) in the case of an approved charter
15 school that has not commenced classroom instruction, the
16 estimated full-time-equivalent enrollment that will use leased
17 classroom facilities in the first year of instruction, as shown
18 in the approved charter school application; provided that,
19 after the eightieth day of the school year, the MEM shall be
20 adjusted to reflect the full-time-equivalent enrollment on that
21 date; and

22 (b) "classroom facilities" or "classroom
23 space" includes the space needed, as determined by the minimum
24 required under the statewide adequacy standards, for the direct
25 administration of school activities.

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1 J. In addition to other authorized expenditures
2 from the fund, up to one percent of the average grant
3 assistance authorized from the fund during the three previous
4 fiscal years may be expended in each fiscal year by the public
5 school facilities authority to pay the state fire marshal, the
6 construction industries division of the regulation and
7 licensing department and local jurisdictions having authority
8 from the state to permit and inspect projects for expenditures
9 made to permit and inspect projects funded in whole or in part
10 under the Public School Capital Outlay Act. The public school
11 facilities authority may enter into contracts with the state
12 fire marshal, the construction industries division or the
13 appropriate local authorities to carry out the provisions of
14 this subsection. Such a contract may provide for initial
15 estimated payments from the fund prior to the expenditures if
16 the contract also provides for additional payments from the
17 fund if the actual expenditures exceed the initial payments and
18 for repayments back to the fund if the initial payments exceed
19 the actual expenditures. Money distributed from the fund to
20 the state fire marshal or the construction industries division
21 pursuant to this subsection shall be used to supplement, rather
22 than supplant, appropriations to those entities.

23 K. Pursuant to guidelines established by the
24 council, allocations from the fund may be made to assist school
25 districts in developing and updating five-year facilities plans

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1 required by the Public School Capital Outlay Act; provided
2 that:

3 (1) no allocation shall be made unless the
4 council determines that the school district is willing and able
5 to pay the portion of the total cost of developing or updating
6 the plan that is not funded with the allocation from the fund.
7 Except as provided in Paragraph (2) of this subsection, the
8 portion of the total cost to be paid with the allocation from
9 the fund shall be determined pursuant to the methodology in
10 Paragraph (5) of Subsection B of Section 22-24-5 NMSA 1978; or

11 (2) the allocation from the fund may be used
12 to pay the total cost of developing or updating the plan if:

13 (a) the school district has fewer than
14 an average of six hundred full-time-equivalent students on the
15 eightieth and one hundred twentieth days of the prior school
16 year; or

17 (b) the school district meets all of the
18 following requirements: 1) the school district has fewer than
19 an average of one thousand full-time-equivalent students on the
20 eightieth and one hundred twentieth days of the prior school
21 year; 2) the school district has at least seventy percent of
22 its students eligible for free or reduced-fee lunch; 3) the
23 state share of the total cost, if calculated pursuant to the
24 methodology in Paragraph (5) of Subsection B of Section 22-24-5
25 NMSA 1978, would be less than fifty percent; and 4) for all

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1 educational purposes, the school district has a residential
2 property tax rate of at least seven dollars (\$7.00) on each one
3 thousand dollars (\$1,000) of taxable value, as measured by the
4 sum of all rates imposed by resolution of the local school
5 board plus rates set to pay interest and principal on
6 outstanding school district general obligation bonds.

7 L. Upon application by a school district,
8 allocations from the fund may be made by the council for the
9 purpose of demolishing abandoned school district facilities,
10 provided that:

11 (1) the costs of continuing to insure an
12 abandoned facility outweigh any potential benefit when and if a
13 new facility is needed by the school district;

14 (2) there is no practical use for the
15 abandoned facility without the expenditure of substantial
16 renovation costs; and

17 (3) the council may enter into an agreement
18 with the school district under which an amount equal to the
19 savings to the district in lower insurance premiums are used to
20 reimburse the fund fully or partially for the demolition costs
21 allocated to the district.

22 M. Up to ten million dollars (\$10,000,000) of the
23 fund may be expended each year in fiscal years 2014 through
24 2019 for an education technology infrastructure deficiency
25 corrections initiative pursuant to Section [~~4 of this 2014 act~~]

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1 22-24-4.5 NMSA 1978; provided that funding allocated pursuant
2 to this section shall be expended within three years of its
3 allocation."

4 SECTION 3. A new section of the Public School Capital
5 Outlay Act is enacted to read:

6 "[NEW MATERIAL] BUILDING SYSTEM REPAIR, RENOVATION OR
7 REPLACEMENT.--

8 A. The council shall develop guidelines for a
9 building system repair, renovation or replacement initiative
10 pursuant to the provisions of this section.

11 B. A school district desiring a grant award
12 pursuant to this section shall submit an application to the
13 council. The application shall include an assessment of the
14 building system that, in the opinion of the school district,
15 the repair, renovation or replacement of which would extend the
16 useful life of the building itself.

17 C. The public school facilities authority shall
18 verify the assessment made by the school district and rank the
19 application with similar applications pursuant to a methodology
20 adopted by the council.

21 D. After a public hearing and to the extent that
22 money is available in the fund for such purposes, the council
23 shall approve building system repair, renovation or replacement
24 projects on the established priority basis; provided that no
25 project shall be approved unless the council determines that

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1 the school district is willing and able to pay the portion of
2 the total cost of the project that is not funded with grant
3 assistance from the fund.

4 E. The state share of the cost of an approved
5 building system repair, renovation or replacement project shall
6 be calculated pursuant to the methodology in Paragraph (5) of
7 Subsection B of Section 22-24-5 NMSA 1978.

8 F. A grant made pursuant to this section shall be
9 expended by the school district within three years of the grant
10 allocation."

11 SECTION 4. Section 22-24-5 NMSA 1978 (being Laws 1975,
12 Chapter 235, Section 5, as amended) is amended to read:

13 "22-24-5. PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS--
14 APPLICATION--GRANT ASSISTANCE.--

15 A. Applications for grant assistance, approval of
16 applications, prioritization of projects and grant awards shall
17 be conducted pursuant to the provisions of this section.

18 B. Except as provided in Sections 22-24-4.3,
19 22-24-5.4 and 22-24-5.6 NMSA 1978, the following provisions
20 govern grant assistance from the fund for a public school
21 capital outlay project not wholly funded pursuant to Section
22 22-24-4.1 NMSA 1978:

23 (1) all school districts are eligible to apply
24 for funding from the fund, regardless of percentage of
25 indebtedness;

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1 (2) priorities for funding shall be determined
2 by using the statewide adequacy standards developed pursuant to
3 Subsection C of this section; provided that:

4 (a) the council shall apply the
5 standards to charter schools to the same extent that they are
6 applied to other public schools;

7 (b) the council may award grants
8 annually to school districts for the purpose of repairing,
9 renovating or replacing public school building systems in
10 existing buildings as identified in Section 3 of this 2015 act;

11 [~~(b)~~] (c) the council shall adopt and
12 apply adequacy standards appropriate to the unique needs of the
13 constitutional special schools; and

14 [~~(e)~~] (d) in an emergency in which the
15 health or safety of students or school personnel is at
16 immediate risk or in which there is a threat of significant
17 property damage, the council may award grant assistance for a
18 project using criteria other than the statewide adequacy
19 standards;

20 (3) the council shall establish criteria to be
21 used in public school capital outlay projects that receive
22 grant assistance pursuant to the Public School Capital Outlay
23 Act. In establishing the criteria, the council shall consider:

24 (a) the feasibility of using design,
25 build and finance arrangements for public school capital outlay

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1 projects;

2 (b) the potential use of more durable
3 construction materials that may reduce long-term operating
4 costs;

5 (c) concepts that promote efficient but
6 flexible utilization of space; and

7 (d) any other financing or construction
8 concept that may maximize the dollar effect of the state grant
9 assistance;

10 (4) no more than ten percent of the combined
11 total of grants in a funding cycle shall be used for
12 retrofitting existing facilities for technology infrastructure;

13 (5) except as provided in Paragraph (6), (8),
14 (9) or (10) of this subsection, the state share of a project
15 approved and ranked by the council shall be funded within
16 available resources pursuant to the provisions of this
17 paragraph. No later than May 1 of each calendar year, a value
18 shall be calculated for each school district in accordance with
19 the following procedure:

20 (a) the final prior year net taxable
21 value for a school district divided by the MEM for that school
22 district is calculated for each school district;

23 (b) the final prior year net taxable
24 value for the whole state divided by the MEM for the state is
25 calculated;

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1 (c) excluding any school district for
2 which the result calculated pursuant to Subparagraph (a) of
3 this paragraph is more than twice the result calculated
4 pursuant to Subparagraph (b) of this paragraph, the results
5 calculated pursuant to Subparagraph (a) of this paragraph are
6 listed from highest to lowest;

7 (d) the lowest value listed pursuant to
8 Subparagraph (c) of this paragraph is subtracted from the
9 highest value listed pursuant to that subparagraph;

10 (e) the value calculated pursuant to
11 Subparagraph (a) of this paragraph for the subject school
12 district is subtracted from the highest value listed in
13 Subparagraph (c) of this paragraph;

14 (f) the result calculated pursuant to
15 Subparagraph (e) of this paragraph is divided by the result
16 calculated pursuant to Subparagraph (d) of this paragraph;

17 (g) the sum of the property tax mill
18 levies for the prior tax year imposed by each school district
19 on residential property pursuant to Chapter 22, Article 18 NMSA
20 1978, the Public School Capital Improvements Act, the Public
21 School Buildings Act, the Education Technology Equipment Act
22 and Paragraph (2) of Subsection B of Section 7-37-7 NMSA 1978
23 is calculated for each school district;

24 (h) the lowest value calculated pursuant
25 to Subparagraph (g) of this paragraph is subtracted from the

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1 highest value calculated pursuant to that subparagraph;

2 (i) the lowest value calculated pursuant
3 to Subparagraph (g) of this paragraph is subtracted from the
4 value calculated pursuant to that subparagraph for the subject
5 school district;

6 (j) the value calculated pursuant to
7 Subparagraph (i) of this paragraph is divided by the value
8 calculated pursuant to Subparagraph (h) of this paragraph;

9 (k) if the value calculated for a
10 subject school district pursuant to Subparagraph (j) of this
11 paragraph is less than five-tenths, then, except as provided in
12 Subparagraph (n) or (o) of this paragraph, the value for that
13 school district equals the value calculated pursuant to
14 Subparagraph (f) of this paragraph;

15 (l) if the value calculated for a
16 subject school district pursuant to Subparagraph (j) of this
17 paragraph is five-tenths or greater, then that value is
18 multiplied by five-hundredths;

19 (m) if the value calculated for a
20 subject school district pursuant to Subparagraph (j) of this
21 paragraph is five-tenths or greater, then the value calculated
22 pursuant to Subparagraph (l) of this paragraph is added to the
23 value calculated pursuant to Subparagraph (f) of this
24 paragraph. Except as provided in Subparagraph (n) or (o) of
25 this paragraph, the sum equals the value for that school

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1 district;

2 (n) in those instances in which the
3 calculation pursuant to Subparagraph (k) or (m) of this
4 paragraph yields a value less than one-tenth, one-tenth shall
5 be used as the value for the subject school district;

6 (o) in those instances in which the
7 calculation pursuant to Subparagraph (k) or (m) of this
8 paragraph yields a value greater than one, one shall be used as
9 the value for the subject school district;

10 (p) except as provided in Section
11 22-24-5.7 NMSA 1978 and except as adjusted pursuant to
12 Paragraph (6), (8), (9) or (10) of this subsection, the amount
13 to be distributed from the fund for an approved project shall
14 equal the total project cost multiplied by a fraction the
15 numerator of which is the value calculated for the subject
16 school district in the current year plus the value calculated
17 for that school district in each of the two preceding years and
18 the denominator of which is three; and

19 (q) as used in this paragraph: 1) "MEM"
20 means the average full-time-equivalent enrollment of students
21 attending public school in a school district on the eightieth
22 and one hundred twentieth days of the prior school year; 2)
23 "total project cost" means the total amount necessary to
24 complete the public school capital outlay project less any
25 insurance reimbursement received by the school district for the

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1 project; and 3) in the case of a state-chartered charter school
2 that has submitted an application for grant assistance pursuant
3 to this section, the "value calculated for the subject school
4 district" means the value calculated for the school district in
5 which the state-chartered charter school is physically located;

6 (6) the amount calculated pursuant to
7 Subparagraph (p) of Paragraph (5) of this subsection shall be
8 reduced by the following procedure:

9 (a) the total of all legislative
10 appropriations made after January 1, 2003 for nonoperating
11 purposes either directly to the subject school district or to
12 another governmental entity for the purpose of passing the
13 money through directly to the subject school district, and not
14 rejected by the subject school district, is calculated;
15 provided that: 1) an appropriation made in a fiscal year shall
16 be deemed to be accepted by a school district unless, prior to
17 June 1 of that fiscal year, the school district notifies the
18 department of finance and administration and the public
19 education department that the school district is rejecting the
20 appropriation; 2) the total shall exclude any education
21 technology appropriation made prior to January 1, 2005 unless
22 the appropriation was on or after January 1, 2003 and not
23 previously used to offset distributions pursuant to the
24 Technology for Education Act; 3) the total shall exclude any
25 appropriation previously made to the subject school district

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1 that is reauthorized for expenditure by another recipient;
2 4) the total shall exclude one-half of the amount of any
3 appropriation made or reauthorized after January 1, 2007 if the
4 purpose of the appropriation or reauthorization is to fund, in
5 whole or in part, a capital outlay project that, when
6 prioritized by the council pursuant to this section either in
7 the immediately preceding funding cycle or in the current
8 funding cycle, ranked in the top one hundred fifty projects
9 statewide; 5) the total shall exclude the proportionate share
10 of any appropriation made or reauthorized after January 1, 2008
11 for a capital project that will be jointly used by a
12 governmental entity other than the subject school district.
13 Pursuant to criteria adopted by rule of the council and based
14 upon the proposed use of the capital project, the council shall
15 determine the proportionate share to be used by the
16 governmental entity and excluded from the total; and 6) unless
17 the grant award is made to the state-chartered charter school
18 or unless the appropriation was previously used to calculate a
19 reduction pursuant to this paragraph, the total shall exclude
20 appropriations made after January 1, 2007 for nonoperating
21 purposes of a specific state-chartered charter school,
22 regardless of whether the charter school is a state-chartered
23 charter school at the time of the appropriation or later opts
24 to become a state-chartered charter school;

25 (b) the applicable fraction used for the

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1 subject school district and the current calendar year for the
2 calculation in Subparagraph (p) of Paragraph (5) of this
3 subsection is subtracted from one;

4 (c) the value calculated pursuant to
5 Subparagraph (a) of this paragraph for the subject school
6 district is multiplied by the amount calculated pursuant to
7 Subparagraph (b) of this paragraph for that school district;

8 (d) the total amount of reductions for
9 the subject school district previously made pursuant to
10 Subparagraph (e) of this paragraph for other approved public
11 school capital outlay projects is subtracted from the amount
12 calculated pursuant to Subparagraph (c) of this paragraph; and

13 (e) the amount calculated pursuant to
14 Subparagraph (p) of Paragraph (5) of this subsection shall be
15 reduced by the amount calculated pursuant to Subparagraph (d)
16 of this paragraph;

17 (7) as used in this subsection:

18 (a) "governmental entity" includes an
19 Indian nation, tribe or pueblo; and

20 (b) "subject school district" means the
21 school district that has submitted the application for funding
22 and in which the approved public school capital outlay project
23 will be located;

24 (8) the amount calculated pursuant to
25 Subparagraph (p) of Paragraph (5) of this subsection, after any

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1 reduction pursuant to Paragraph (6) of this subsection, may be
2 increased by an additional five percent if the council finds
3 that the subject school district has been exemplary in
4 implementing and maintaining a preventive maintenance program.
5 The council shall adopt such rules as are necessary to
6 implement the provisions of this paragraph;

7 (9) the council may adjust the amount of local
8 share otherwise required if it determines that a school
9 district has made a good-faith effort to use all of its local
10 resources. Before making any adjustment to the local share,
11 the council shall consider whether:

12 (a) the school district has insufficient
13 bonding capacity over the next four years to provide the local
14 match necessary to complete the project and, for all
15 educational purposes, has a residential property tax rate of at
16 least ten dollars (\$10.00) on each one thousand dollars
17 (\$1,000) of taxable value, as measured by the sum of all rates
18 imposed by resolution of the local school board plus rates set
19 to pay interest and principal on outstanding school district
20 general obligation bonds;

21 (b) the school district: 1) has fewer
22 than an average of eight hundred full-time-equivalent students
23 on the eightieth and one hundred twentieth days of the prior
24 school year; 2) has at least seventy percent of its students
25 eligible for free or reduced-fee lunch; 3) has a share of the

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1 total project cost, as calculated pursuant to provisions of
2 this section, that would be greater than fifty percent; and 4)
3 for all educational purposes, has a residential property tax
4 rate of at least seven dollars (\$7.00) on each one thousand
5 dollars (\$1,000) of taxable value, as measured by the sum of
6 all rates imposed by resolution of the local school board plus
7 rates set to pay interest and principal on outstanding school
8 district general obligation bonds; or

9 (c) the school district: 1) has an
10 enrollment growth rate over the previous school year of at
11 least two and one-half percent; 2) pursuant to its five-year
12 facilities plan, will be building a new school within the next
13 two years; and 3) for all educational purposes, has a
14 residential property tax rate of at least ten dollars (\$10.00)
15 on each one thousand dollars (\$1,000) of taxable value, as
16 measured by the sum of all rates imposed by resolution of the
17 local school board plus rates set to pay interest and principal
18 on outstanding school district general obligation bonds;

19 (10) the local match for the constitutional
20 special schools shall be set at fifty percent for projects that
21 qualify under the educational adequacy category and one hundred
22 percent for projects that qualify in the support spaces
23 category; provided that the council may adjust or waive the
24 amount of any direct appropriation offset to or local share
25 required for the constitutional special schools if an applicant

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1 constitutional special school has insufficient or no local
2 resources available; and

3 (11) no application for grant assistance from
4 the fund shall be approved unless the council determines that:

5 (a) the public school capital outlay
6 project is needed and included in the school district's
7 five-year facilities plan among its top priorities;

8 (b) the school district has used its
9 capital resources in a prudent manner;

10 (c) the school district has provided
11 insurance for buildings of the school district in accordance
12 with the provisions of Section 13-5-3 NMSA 1978;

13 (d) the school district has submitted a
14 five-year facilities plan that includes: 1) enrollment
15 projections; 2) a current preventive maintenance plan that has
16 been approved by the council pursuant to Section 22-24-5.3 NMSA
17 1978 and that is followed by each public school in the
18 district; 3) the capital needs of charter schools located in
19 the school district; and 4) projections for the facilities
20 needed in order to maintain a full-day kindergarten program;

21 (e) the school district is willing and
22 able to pay any portion of the total cost of the public school
23 capital outlay project that, according to Paragraph (5), (6),
24 (8) or (9) of this subsection, is not funded with grant
25 assistance from the fund; provided that school district funds

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1 used for a project that was initiated after September 1, 2002
2 when the statewide adequacy standards were adopted, but before
3 September 1, 2004 when the standards were first used as the
4 basis for determining the state and school district share of a
5 project, may be applied to the school district portion required
6 for that project;

7 (f) the application includes the capital
8 needs of any charter school located in the school district or
9 the school district has shown that the facilities of the
10 charter school have a smaller deviation from the statewide
11 adequacy standards than other district facilities included in
12 the application; and

13 (g) the school district has agreed, in
14 writing, to comply with any reporting requirements or
15 conditions imposed by the council pursuant to Section 22-24-5.1
16 NMSA 1978.

17 C. After consulting with the public school capital
18 outlay oversight task force and other experts, the council
19 shall regularly review and update statewide adequacy standards
20 applicable to all school districts. The standards shall
21 establish the acceptable level for the physical condition and
22 capacity of buildings, the educational suitability of
23 facilities and the need for education technology
24 infrastructure. Except as otherwise provided in the Public
25 School Capital Outlay Act, the amount of outstanding deviation

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1 from the standards shall be used by the council in evaluating
2 and prioritizing public school capital outlay projects.

3 D. The acquisition of a facility by a school
4 district or charter school pursuant to a financing agreement
5 that provides for lease payments with an option to purchase for
6 a price that is reduced according to lease payments made may be
7 considered a public school capital outlay project and eligible
8 for grant assistance under this section pursuant to the
9 following criteria:

10 (1) no grant shall be awarded unless the
11 council determines that, at the time of exercising the option
12 to purchase the facility by the school district or charter
13 school, the facility will equal or exceed the statewide
14 adequacy standards and the building standards for public school
15 facilities;

16 (2) no grant shall be awarded unless the
17 school district and the need for the facility meet all of the
18 requirements for grant assistance pursuant to the Public School
19 Capital Outlay Act;

20 (3) the total project cost shall equal the
21 total payments that would be due under the agreement if the
22 school district or charter school would eventually acquire
23 title to the facility;

24 (4) the portion of the total project cost to
25 be paid from the fund may be awarded as one grant, but

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1 disbursements from the fund shall be made from time to time as
2 lease payments become due;

3 (5) the portion of the total project cost to
4 be paid by the school district or charter school may be paid
5 from time to time as lease payments become due; and

6 (6) neither a grant award nor any provision of
7 the Public School Capital Outlay Act creates a legal obligation
8 for the school district or charter school to continue the lease
9 from year to year or to purchase the facility.

10 E. In order to encourage private capital investment
11 in the construction of public school facilities, the purchase
12 of a privately owned school facility that is, at the time of
13 application, in use by a school district may be considered a
14 public school capital outlay project and eligible for grant
15 assistance pursuant to this section if the council finds that:

16 (1) at the time of the initial use by the
17 school district, the facility to be purchased equaled or
18 exceeded the statewide adequacy standards and the building
19 standards for public school facilities;

20 (2) at the time of application, attendance at
21 the facility to be purchased is at seventy-five percent or
22 greater of design capacity and the attendance at other schools
23 in the school district that the students at the facility would
24 otherwise attend is at eighty-five percent or greater of design
25 capacity; and

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1 (3) the school district and the capital outlay
2 project meet all of the requirements for grant assistance
3 pursuant to the Public School Capital Outlay Act; provided
4 that, when determining the deviation from the statewide
5 adequacy standards for the purposes of evaluating and
6 prioritizing the project, the students using the facility shall
7 be deemed to be attending other schools in the school district.

8 F. It is the intent of the legislature that grant
9 assistance made pursuant to this section allows every school
10 district to meet the standards developed pursuant to Subsection
11 C of this section; provided, however, that nothing in the
12 Public School Capital Outlay Act or the development of
13 standards pursuant to that act prohibits a school district from
14 using other funds available to the district to exceed the
15 statewide adequacy standards.

16 G. Upon request, the council shall work with, and
17 provide assistance and information to, the public school
18 capital outlay oversight task force.

19 H. The council may establish committees or task
20 forces, not necessarily consisting of council members, and may
21 use the committees or task forces, as well as existing agencies
22 or organizations, to conduct studies, conduct surveys, submit
23 recommendations or otherwise contribute expertise from the
24 public schools, programs, interest groups and segments of
25 society most concerned with a particular aspect of the

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1 council's work.

2 I. Upon the recommendation of the public school
3 facilities authority, the council shall develop building
4 standards for public school facilities and shall promulgate
5 other such rules as are necessary to carry out the provisions
6 of the Public School Capital Outlay Act.

7 J. No later than December 15 of each year, the
8 council shall prepare a report summarizing its activities
9 during the previous fiscal year. The report shall describe in
10 detail all projects funded, the progress of projects previously
11 funded but not completed, the criteria used to prioritize and
12 fund projects and all other council actions. The report shall
13 be submitted to the public education commission, the governor,
14 the legislative finance committee, the legislative education
15 study committee and the legislature."

16 SECTION 5. EFFECTIVE DATE.--The effective date of the
17 provisions of this act is July 1, 2015.