

# MAINE STATE LEGISLATURE

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# 118th MAINE LEGISLATURE

## SECOND REGULAR SESSION-1998

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Legislative Document

No. 2252

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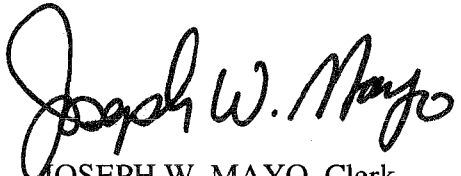
House of Representatives, March 4, 1998

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**An Act to Implement the Recommendations of the Governor's  
Commission on School Facilities.**

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Reference to the Committee on Education and Cultural Affairs suggested and ordered printed.

  
JOSEPH W. MAYO, Clerk

Presented by Representative RICHARD of Madison. (GOVERNOR'S BILL)  
Cosponsored by Senator PENDLETON of Cumberland and  
Representatives: BRENNAN of Portland, McELROY of Unity, MURPHY of Kennebunk,  
Senators: CASSIDY of Washington, SMALL of Sagadahoc, TREAT of Kennebec.

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 20-A MRSA §1, sub-§19-A is enacted to read:

19-A. Newly incurred capital outlay and debt service.  
"Newly incurred capital outlay and debt service" means capital outlay and debt service costs for a school construction project approved for funding by the voters on or after July 1, 1998.

Sec. 2. 20-A MRSA §4001, sub-§3, ¶A, as enacted by PL 1981, c. 693, §§5 and 8, is amended to read:

A. The term of a lease shall must be at least equal to the period during which similar property of the unit is used. A lease may not exceed a term of 10 5 years.

Sec. 3. 20-A MRSA §4001, sub-§§7 and 8 are enacted to read:

7. Maintenance and capital improvement program. A school administrative unit shall maintain a maintenance and capital improvement program for all school facilities, utilizing a maintenance template and software provided by the department and shall annually allocate a minimum percentage of the replacement value of its real estate to facility maintenance, capital improvement or capital reserve accounts. The department and the Department of Administrative and Financial Services, Bureau of General Services shall establish the minimum percentage in consultation with the education community.

8. Failure to provide maintenance and capital improvement program. A school administrative unit that fails to comply with subsection 7 will have its subsidy reduced in accordance with section 15612, subsection 15. The commissioner may withhold new construction and renovation funds from the unit until the deficit is corrected.

Sec. 4. 20-A MRSA §5804, sub-§3 is enacted to read:

3. Debt service factor. Notwithstanding subsection 1, beginning with the 1999-2000 school year, a school administrative unit may charge a debt service factor for newly incurred capital outlay and debt service, as defined in section 1, subsection 19-A. The debt service factor must be an amount agreed upon by both the sending and receiving units, with the approval of the commissioner, and may not exceed 10% of a school's legal tuition rate per student in any one year. The debt service factor adjustment must be limited to a period of time not to exceed the receiving unit's repayment period for newly incurred capital outlay and debt service. The percentage of the debt service factor must be proportional to the cost of the project and the number of tuition students.

2           **Sec. 5. 20-A MRSA §5805, sub-§4** is enacted to read:

4           **4. Debt service factor.** Notwithstanding subsections 1 and  
6 2, beginning with the 1999-2000 school year, a school  
8 administrative unit may charge a debt service factor for newly  
10 incurred capital outlay and debt service, as defined in section  
12 1, subsection 19-A. The debt service factor must be an amount  
14 agreed upon by both the sending and receiving units, with the  
16 approval of the commissioner, and may not exceed 10% of a  
school's legal tuition rate per student in any one year. The  
debt service factor adjustment must be limited to a period of  
time not to exceed the receiving unit's repayment period for  
newly incurred capital outlay and debt service. The percentage  
of the debt service factor must be proportional to the cost of  
the project and the number of tuition students.

18           **Sec. 6. 20-A MRSA §15603, sub-§8, ¶B,** as amended by PL 1989, c.  
20 466, §1, is further amended to read:

22           B. Lease costs for school buildings when the leases,  
24 including leases under which the school administrative unit  
26 may apply the lease payments to the purchase of portable,  
28 temporary classroom space beginning January 1, 1988, have  
been approved by the commissioner for the year prior to the  
year of allocation;. Beginning July 1, 1998 lease cost  
includes:

30           (1) Administrative space. A school administrative  
32 unit may lease administrative space with state support  
34 until July 1, 2003. A school administrative unit  
engaged in a lease-purchase agreement for  
administrative space is eligible for state support  
until July 1, 2008;

36           (2) Temporary interim space. A school administrative  
38 unit awaiting new construction or renovation approval  
40 from the board may lease space, with state support, for  
42 a maximum of 5 years. A school administrative unit  
44 engaged in a lease purchase agreement for temporary  
interim space is eligible for state support for a  
maximum of 10 years. A school administrative unit may  
appeal this provision of this subparagraph to the board  
if the provision presents an undue burden. The board's  
decision is final; and

46           (3) Permanent small space for school administrative  
48 units that need permanent small additions until July 1,  
2003;

2       **Sec. 7. 20-A MRSA §15603, sub-§8, ¶C**, as amended by PL 1993, c.  
410, Pt. F, §10, is further amended to read:

4           C. The portion of the tuition costs applicable to the  
6       insured value factor computed under section 5806, for the  
8       base year; and

8       **Sec. 8. 20-A MRSA §15603, sub-§8, ¶E**, as amended by PL 1991,  
10       c. 268, §2, is further amended to read:

12       E. Purchase or cost of construction of portable, temporary  
14       classroom space as approved by the commissioner beginning  
16       January 1, 1988. For the purposes of this section,  
18       "portable, temporary classroom space" means a project  
20       consisting of one or more mobile or modular buildings that  
22       are at least partially constructed off site and are designed  
24       to be moved to other sites with a minimum of disassembly and  
26       reassembly. "Portable, temporary classroom space" includes,  
28       but is not limited to, space for regular classrooms, small  
30       group instruction, libraries, clinics and guidance and  
32       administrative office space, including principal and  
34       superintendent offices. ~~The---amount---includable---for  
determining the subsidy for a school administrative unit for  
the purchase or construction of portable temporary classroom  
space may not exceed the amount that would have been paid  
for lease of a comparable classroom.~~ The department shall  
adopt rules for approving the purchase, construction or  
lease-purchase of portable temporary classroom space, and  
for determining the amount includable for subsidy purposes.  
Lease-purchase agreements may not exceed a term of 10  
years. Approved costs are those for the year prior to the  
year of allocation; and

34       **Sec. 9. 20-A MRSA §15603, sub-§8, ¶F** is enacted to read:

36       F. Beginning in school year 1999-2000, 1/5 of the aggregate  
38       amount of the approved leases defined in paragraphs B and E  
40       and an additional 1/5 for each year thereafter may not be  
42       used to determine the debt service millage limit calculated  
44       under section 15611, subsection 1, paragraph A. The local  
46       share for the 1/5 of the aggregate amount of the approved  
leases defined in paragraphs B and E and an additional 1/5  
for each year thereafter must be calculated as the same  
percentage determined under section 15609, subsection 1,  
paragraph A.

48       **Sec. 10. 20-A MRSA §15612, sub-§15** is enacted to read:

50       15. Penalty for failure to appropriate funds for  
maintenance and capital improvements. A school administrative

unit that fails to appropriate the minimum percentage for facility maintenance, capital improvement or capital reserve accounts required in section 4001, subsection 7 will have its subsidy reduced by an amount equal to the unpaid portion of the allocation required in section 4001, subsection 7.

Sec. 11. 20-A MRSA §15907, sub-§1, as amended by PL 1983, c. 426, §4, is further amended to read:

1. **Payment of State's share.** The state allocation for debt service costs shall must be paid by the commissioner to each unit according to that unit's debt retirement schedule and rules adopted pursuant to this chapter.

A. For all current and future debt service costs payable by a local unit to the Maine Municipal Bond Bank, the state allocation for debt service costs must be paid by the commissioner to the bond bank or its designated trustee one business day prior to the date of the unit's next debt service cost payment as outlined in the unit's debt retirement schedule and in accordance with rules adopted pursuant to this chapter. If the payment date falls on a Monday, payment must be made to the bond bank on the preceding Friday.

B. At least 60 days prior to the date of the local unit's next debt service cost as outlined in the unit's debt retirement schedule, the commissioner shall inform the bond bank as to the unit's state share of debt service for its next debt service payment.

Sec. 12. 20-A MRSA §15918 is enacted to read:

**§15918. Maintenance and capital improvement plan assistance**

The department and the Department of Administrative and Financial Services, Bureau of General Services shall provide assistance to school administrative units in establishing maintenance and capital improvement programs under section 4001, subsection 7. The department, with assistance from the Department of Administrative and Financial Services, Bureau of General Service, shall provide a maintenance template, software and assistance with initial inventory inputs to ensure consistent comprehensive local maintenance and capital improvement plans and to provide for electronic reporting of maintenance and capital improvement progress by school administrative units to the department.

Sec. 13. 30-A §5953-E is enacted to read:

**§5953-E. Maine School Facilities Finance Program**

2       There is established the Maine School Facilities Finance  
4       Program to promote efficient capital financing activities for the  
6       construction, renovation and maintenance of school facilities and  
      the leasing and purchase of needed equipment and school  
      facilities.

8       1. Loan application. In addition to the other forms of  
10       financial assistance available under this chapter, a public  
12       school, school administrative district, municipality, community  
14       school district or other school administrative unit may apply for  
16       a loan from the School Revolving Renovation Fund under section  
      6006-F, in this section called the "fund," the proceeds of which  
      must be used to finance the cost of school repair and renovation  
      under section 6006-F, subsection 3, as designated by the  
      Department of Education.

18       A. The bank may prescribe an application form or procedure  
20       for a school administrative unit to apply for a loan under  
22       this section. The application must include any information  
      that the bank determines necessary for the purpose of  
      implementing this section and section 6006-F.

24       2. Loan; loan agreements. Loans from the fund are subject  
26       to this subsection.

28       A. The bank may make loans from the fund to a school  
30       administrative unit for one or more of the purposes set  
32       forth in subsection 1. The loans may be made in conjunction  
      with, at the same time as or as part of a project that  
      obtains any other form of assistance or loan under this  
      chapter. Each loan is subject to the following conditions.

34       (1) The total amount of loans outstanding at any one  
36       time from the fund may not exceed the balance of the  
38       fund, provided that the proceeds of bonds or notes of  
40       the bank deposited in the fund, revenues from other  
42       sources deposited in the fund, repayments from  
      outstanding loans due and payable and binding financial  
      commitments of the United States or any other 3rd party  
      to deposit money in the fund are included in  
      determining the fund balance.

44       (2) The loan must be evidenced by a municipal bond,  
46       loan agreement or other debt instrument, payable by the  
48       school administrative unit over a term not to exceed 15  
      years with annual principal or interest payments  
      commencing not later than one year after the project  
      being financed is completed.

2           (3) The rate of interest charged for the loans may not  
4           exceed 0%. The bank, pursuant to a determination by  
6           the Department of Education under section 6006-F, may  
8           provide loans to a community with forgiveness of  
10           principal or an effective interest rate of less than  
          0%. A school unit must pay back by the end of the term  
          of the loan an amount no less than 30% of the original  
          principal amount of the loan nor more than 70% of the  
          original principal amount of the loan.

12           B. Loans made to a school administrative unit by the bank  
14           under this section must be evidenced by and made in  
16           accordance with the terms and conditions specified in a loan  
18           agreement to be executed by the bank and the school  
20           administrative unit. The loan agreement must specify the  
22           terms and conditions of disbursement of loan proceeds. The  
24           loan agreement must state the term, rate of interest, any  
          amount of principal forgiveness, scheduling of loan  
          repayments and any other terms and conditions determined  
          necessary or desirable by the bank. Loans made to a school  
          administrative unit by the bank under this section may  
          include provisions for forgiveness of principal payments or  
          loan repayment computation that results in an effective  
          negative interest rate.

26           3. Loan management. Proceeds from any indebtedness  
28           incurred by a school administrative unit for the purposes of new  
30           construction, renovation or capital acquisition and receiving  
32           financing from the fund must be deposited in the bank. Proceeds  
34           from any other indebtedness incurred by a school administrative  
36           unit for the purposes of new construction, renovation or capital  
38           acquisition may be deposited in the bank. The funds must be held  
40           and invested by the bank for the benefit of the school  
          administrative unit. The bank shall pay to a school  
          administrative unit those amounts necessary for incurred costs or  
          for reimbursement for incurred costs associated with the project  
          for which the indebtedness was incurred. Any funds remaining  
          after payment of all eligible project and financing costs for a  
          project receiving financing from the fund must be deposited in  
          the fund.

42           4. Eligibility certification. A loan to a school  
44           administrative unit may not be made under this section until:

46           A. The applicant certifies to the bank that it has secured  
48           all permits, licenses and approvals necessary to undertake  
50           the renovations and construct the improvements to be  
          financed by the loan;

52           B. The applicant has been designated by the Department of  
          Education as eligible to receive the loan; and



2           C. The applicant demonstrates to the satisfaction of the  
4           bank that it has the ability to repay the loan made to the  
          school administrative unit by the bank.

6           Sec. 14. 30-A MRSA §§6006-E and 6006-F are enacted to read:

8           **§6006-E. Maine School Facilities Finance Program master lease**

10           In addition to and in furtherance of any other assistance  
12           available to a school administrative unit in this chapter, the  
14           bank, in cooperation with the Department of Education, shall  
          establish a lease finance program to be used by all school  
16           administrative units whose school facility lease payments receive  
          reimbursement, subsidy or other payment from the State. The  
18           Commissioner of Education may grant an exception to this  
          provision to a school administrative unit that shows evidence of  
20           obtaining a lease finance program from another lender at a cost  
          equal to or less than the cost available through the bank. All  
22           proceeds from leases administered by the bank must be held and  
          invested by the bank and paid to the school administrative unit  
          to reimburse incurred costs associated with capital acquisitions,  
24           leases or improvements approved by the Department of Education.

26           **§6006-F. School Revolving Renovation Fund**

28           1. Fund established. The School Revolving Renovation Fund,  
          referred to in this section as the "fund," is established in the  
30           custody of the bank.

32           2. Administration. The bank shall administer and invest  
          the fund. The fund must be established and held separate and  
34           apart from any other funds or money of the State or the bank and  
          must be used and administered exclusively for the purposes  
36           authorized in this section. The fund consists of:

38           A. Sums that may be appropriated by the Legislature or  
          transferred to the fund by the Treasurer of State;

40           B. Principal and interest received from the repayment of  
          loans made from the fund;

42           C. Capitalization grants and awards made to the State or an  
44           instrumentality of the State by the United States for any of  
          the purposes for which the fund has been established. These  
46           amounts may be paid directly into the fund without  
          appropriation by the State and the bank is designated as the  
48           recipient for the State of any such funds;

50           D. Interest earned from the investment of fund balances;

2 E. The proceeds of any bonds or notes issued by the State  
4 or the bank sold for the purpose of deposit in the fund;

6 F. Funds from school construction audit recoveries; and

8 G. Other funds and gifts in kind or cash from any public or  
10 private source received for use for any of the purposes for  
12 which the fund has been established and that the bank and  
14 the Department of Education may solicit from any 3rd parties  
such as foundations or corporations, including the use of  
tax credits as available to support activities authorized  
for the fund.

16 3. Purposes. The fund may be used:

18 A. To make loans to school administrative units for school  
repair and renovation.

20 (1) The following repair and renovation needs receive  
22 first priority status:

24 (a) Repair or replacement of a roof on a school  
building;

26 (b) Bringing a school building into compliance  
28 with the federal Americans with Disabilities Act,  
42 United States Code, Section 12101 et seq.;

30 (c) Improving air quality in a school building;

32 (d) Removing asbestos from or abating asbestos in  
34 a school building;

36 (e) Removing underground oil storage tanks on the  
grounds of a school building; and

38 (f) Undertaking other health, safety and  
40 compliance repairs.

42 (2) Repairs and improvements not related to health,  
safety and compliance repairs receive 2nd priority  
44 status. Those repairs and improvements are limited to  
a school building structure, windows and doors and to a  
46 school building water or septic system.

48 (3) Upgrade of learning spaces in school buildings and  
small-scale capital improvements receive 3rd priority  
status.

2                   (4) The Commissioner of Education may approve other  
3                   necessary repairs;

4

5                   B. To make loans to refund bonds or notes of a school  
6                   administrative unit issued for the purpose of financing any  
7                   repair authorized under paragraph A and certified under  
8                   subsection 5, if sold after July 1, 1998;

9

10                  C. To guarantee or insure, directly or indirectly, the  
11                  payment of notes or bonds issued or to be issued by a school  
12                  administrative unit for the purpose of financing any repair  
13                  authorized under paragraph A and certified under subsection  
14                  5;

15

16                  D. To guarantee or insure, directly or indirectly, funds  
17                  established by a school administrative unit for the purpose  
18                  of financing any repair authorized under paragraph A;

19

20                  E. To deposit with a lending institution or with a trustee  
21                  bank, available fund balances to offset loan balances for  
22                  school administrative districts undertaking projects  
23                  authorized by paragraph A and certified under subsection 5;

24

25                  F. To invest available fund balances and credit the net  
26                  interest income on those balances to the fund;

27

28                  G. To invest as a source of revenue or security for the  
29                  payment of principal and interest on general or special  
30                  obligations of the bank if the proceeds of the sale of the  
31                  obligations have been deposited in the fund, or if the  
32                  proceeds of the sale of the obligations are used for the  
33                  purposes authorized in paragraph A and certified under  
34                  subsection 5, or as a source of revenue to subsidize the  
35                  school administrative unit loan payment obligations;

36

37                  H. To pay the costs of the bank and the Department of  
38                  Education associated with the administration of the fund and  
39                  projects financed by the fund, except that no more than the  
40                  lesser of 2% of the aggregate of the highest fund balances  
41                  in any fiscal year and 4% of the combined value of any  
42                  capitalization grants provided by the United States for  
43                  deposit in the fund may be used for these purposes. The  
44                  Commissioner of Education is authorized to receive revenue  
45                  from the fund administered by the bank. Funds provided to  
46                  the Department of Education from the fund must be deposited  
47                  in a nonlapsing dedicated account to be used to carry out  
48                  the purposes of this section; and

49

50                  I. To pay the reasonable costs of services provided to

2        school administrative units by the Department of  
3        Administrative Services, Bureau of General Services, for  
4        oversight of school construction and renovation projects.  
5        Notwithstanding Title 5, section 1742, subsection 7, .4% of  
6        the total amount initially allocated to the fund must be  
7        transferred to the Bureau of General Services upon the  
8        effective date of this section. When aggregate lending  
9        under the fund exceeds the total amount initially allocated  
10       to the fund, the bank shall transfer to the Bureau of  
11       General Services upon approval of a bond .4% of the bond.

12       4. Priorities. Periodically, and at least annually, the  
13       Department of Education shall prepare and certify to the bank a  
14       project priority list of those school administrative units whose  
15       projects are eligible for loans under this section. In  
16       establishing the priority list, the department shall grant  
17       special consideration to projects that include urgent health and  
18       safety needs. The department shall submit with the list the  
19       factors considered when determining the priorities.

20       5. Eligibility terms. The bank and the Department of  
21       Education shall develop by rule the terms of repayment of loans.  
22       A loan made pursuant to this section may not carry an interest  
23       rate higher than 0%. A loan may be made only if a project is  
24       certified by the Department of Education as eligible for  
25       financing under this section and is on the priority list prepared  
26       under subsection 4. The repayment period may vary depending upon  
27       the financial condition of a school administrative unit as  
28       identified by the Department of Education.

29       6. Forgiveness of principal payments. The fund must  
30       provide direct grants by forgiving the principal payments of a  
31       loan for an eligible school administrative unit. The amount of  
32       the forgiveness of principal payments must be determined by the  
33       school administrative unit's state share percentage of debt  
34       service costs as determined in Title 20-A, section 15611, not to  
35       exceed:

36       A. Seventy percent and no less than 30% for health, safety  
37       and compliance;

38       B. Seventy percent and no less than 30% for repairs and  
39       improvements; and

40       C. Fifty percent and no less than 20% for learning space  
41       upgrades.

42       7. Establishment of accounts. The bank may establish  
43       accounts and subaccounts within the fund as it determines  
44       desirable to effectuate the purposes of this section, including,

but not limited to, accounts to segregate a portion or portions of the fund as security for bonds issued by the bank for deposit in the fund and to be invested for the benefit of specified projects receiving financial assistance from the fund.

**8. Rules.** The Department of Education and the bank shall adopt rules necessary to implement this section. Rules adopted by the Department of Education and the bank to implement this section are routine technical rules pursuant to Title 5, chapter 375, subchapter II-A.

**Sec. 15. 30-A MRSA §6014**, as amended by PL 1989, c. 104, Pt. C, §§8 and 10, is further amended to read:

**§6014. Governmental unit intercept**

The Treasurer of State may receive from the Federal Government any amount of money as appropriated, allocated, granted, turned over or in any way provided for the purposes of the bank or this chapter. Unless otherwise directed by federal authority, these amounts shall must be credited to and deposited in the General Fund and are available to the bank.

The Treasurer of State shall pay and deposit in the General Fund and make available to the bank, any funds or money in the treasurer's custody or control whether the funds or money is available because of any grant, allocation or appropriation by the Federal Government or the State or any state agency to assist any governmental unit in paying its municipal securities or school construction loan liability under section 5953-E, referred to in this section as "loan Liability," owned or held by the bank, or required by the terms of any other law to be paid to holders or owners of municipal securities or loan liability upon failure or default of a governmental unit to pay the principal of or interest on its municipal securities or loan liability when due and payable, to the extent that any such funds or money is applicable with respect to municipal securities or loan liability of a particular governmental unit ~~which~~ that are then owned or held by the bank and as to which that governmental unit has failed or defaulted to make payment of principal or interest as and when due and payable.

To the extent that the Treasurer of State is the custodian of any funds or money due or payable to a governmental unit at any time after written notice to the Treasurer of State from the bank to the effect that the governmental unit has not paid or is in default as to the payment of principal of or interest on any municipal securities or loan liability of that governmental unit then held or owned by the bank, the Treasurer of State shall withhold the payment of such funds or money from the governmental

unit until the amount of the principal or interest then due and  
unpaid has been paid to the bank, or the Treasurer of State has  
been advised that arrangements, satisfactory to the bank, have  
been made for the payment of the principal and interest.

**Sec. 16. Effective date.** This Act takes effect July 1, 1998.

**Sec. 17. Appropriation.** The following funds are appropriated  
from the General Fund to carry out the purposes of this Act.

**1998-99**

**EDUCATION, DEPARTMENT OF**

**School Revolving Renovation Fund**

All Other \$20,000,000

Provides funds to establish  
an interest-free revolving  
loan fund for school repairs.

**Sec. 18. Payment.** Any appropriations or allocations to the  
School Revolving Renovation Fund in the Department of Education  
in fiscal year 1998-99 must be paid to the Maine Municipal Bond  
Bank in accordance with the following schedule: \$10,000,000 on  
September 1, 1998; and \$10,000,000 on January 1, 1999.

**Sec. 19. Appropriation.** The following funds are appropriated  
from the General Fund to carry out the purposes of this Act.

**1998-99**

**EDUCATION, DEPARTMENT OF**

**School Construction**

All Other \$425,000

Provides funds for computer  
hardware and software to  
inventory public school  
facilities and establish  
maintenance and capital  
improvement plans in all  
Maine schools.

**Sec. 20. Allocation.** The following funds are allocated from Other Special Revenue to carry out the purposes of this Act.

1998-99

**EDUCATION, DEPARTMENT OF**

## Support Systems

Positions - Legislative Count	(2,000)
Personal Services	\$100,523
All Other	15,000

Provides for the allocation of funds for one Education Specialist III position and one Education Specialist II position to manage the Maine School Facilities Finance Program, the School Revolving Renovation Fund, lease and lease-purchase proposals, and to provide assistance to all Maine schools in developing facility maintenance plans.

**DEPARTMENT OF EDUCATION**  
**TOTAL**

\$115,523

**Sec. 21. Allocation.** The following funds are allocated from Other Special Revenue to carry out the purposes of this Act.

1998-99

## ADMINISTRATIVE AND FINANCIAL SERVICES, DEPARTMENT OF

**Bureau of General Services  
Planning - Construction - Administration**

All Other	\$80,000
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Provides for the allocation of funds to procure necessary architectural and engineering services for the bureau's oversight of school construction and renovation projects.

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## SUMMARY

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This bill provides for the implementation of recommendations from the Governor's Commission on School Facilities. The bill does the following:

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1. Establishes a debt service factor that permits schools that accept tuition students to charge an additional fee to help cover the cost of school construction or renovation;

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2. Establishes the Maine School Facilities Finance Program within the Maine Municipal Bond Bank to provide capital financing for construction, renovation and maintenance of school facilities and the leasing and purchase of needed equipment and school facilities;

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3. Establishes the School Revolving Renovation Fund within the Maine School Facilities Finance Program to provide loans to school administrative units for health, safety and compliance repairs, as well as for limited nonemergency repairs, upgrades of learning spaces and small-scale capital improvements;

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4. Provides for interest-free loans and loan forgiveness for eligible school administrative units;

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5. Provides a \$20,000,000 appropriation from the General Fund to fund the School Revolving Renovation Fund;

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6. Revises the terms of compensation for lease costs of school facilities;

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7. Requires that school administrative units establish maintenance and capital improvement programs for all school facilities; and

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8. Provides \$425,000 for software for Maine schools to establish maintenance and capital improvement plans and an electronic inventory of school facilities.