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HOUSE BILL 358

**49TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2009**

INTRODUCED BY

Ben Lujan

AN ACT

RELATING TO THE GENERAL SERVICES DEPARTMENT; REQUIRING  
PREVENTIVE MAINTENANCE PLANS FOR PUBLIC BUILDINGS; PROVIDING  
FOR A WEB-BASED FACILITY MAINTENANCE INFORMATION MANAGEMENT  
SYSTEM.

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

Section 1. A new section of the Property Control Act is  
enacted to read:

"[NEW MATERIAL] PREVENTIVE MAINTENANCE PLANS REQUIRED.--

A. A state agency or political subdivision that  
occupies a facility under the jurisdiction of the division, or  
will occupy a facility if it is yet to be acquired or built,  
and acts as the representative of the division pursuant to a  
use agreement shall file with the division as part of the use  
agreement a preventive maintenance plan for that facility as

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1 provided for in Subsection C of this section.

2 B. Subject to the implementation schedule provided  
3 for in Subsection C of this section, a preventive maintenance  
4 plan for a facility shall be filed with the division prior to  
5 the expenditure of a capital outlay appropriation for that  
6 facility.

7 C. The division shall adopt guidelines that will  
8 assist a state agency or political subdivision in the  
9 development and implementation of a preventive maintenance  
10 plan. In developing the guidelines, the division shall ensure  
11 that they are not overly complex and that they are user-  
12 friendly. The guidelines shall include a schedule of  
13 implementation for each affected facility and the major  
14 requirements for establishing and implementing a preventive  
15 maintenance plan, including:

16 (1) necessary budgets, personnel and staff  
17 support;

18 (2) staff training; and

19 (3) evaluation and auditing.

20 D. The division shall develop, implement and  
21 maintain a uniform web-based facility maintenance information  
22 management system. Within available appropriations, the  
23 division shall develop a schedule and procedure for phasing all  
24 facilities under its jurisdiction into the system. The  
25 facility maintenance information management system shall:

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1 (1) provide a centralized database of  
2 maintenance activities to allow for monitoring, supporting and  
3 evaluating maintenance efforts;

4 (2) provide comprehensive maintenance request  
5 and expenditure information to the state agency or political  
6 subdivision responsible for filing a preventive maintenance  
7 plan; and

8 (3) facilitate training of facilities  
9 maintenance and management personnel.

10 E. To the extent resources are available, the  
11 division shall provide assistance to the appropriate entities  
12 in developing and implementing a preventive maintenance plan.

13 F. As used in this section, "preventive  
14 maintenance" means the regularly scheduled repair and  
15 maintenance needed to keep a building component operating at  
16 peak efficiency and to extend its useful life. "Preventive  
17 maintenance" includes scheduled activities intended to prevent  
18 breakdowns and premature failures, including periodic  
19 inspections, lubrication, calibrations and replacement of  
20 expendable components of equipment."

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