

Introduced to Amended -- relative to the hiring of an owner's project manager (OPM) for construction or renovation projects which utilize school building aid.

SB 513-FN - AS ~~INTRODUCED~~AMENDED ~~SESSION BY 26-2109~~THE 12/09~~HOUSE~~ ~~SENATE 7May2026...~~SENATE 7May2026... ~~BILL 513-FN AN ACT~~  
~~requiring schools to engage an owner's project manager for construction of school building aid projects~~  
~~at the time of application.~~

~~Education Finance ?????????????????????????????????????????????????????????????? AMENDED ANALYSIS This bill requires schools to have engaged the services of an owner's project manager at the time they apply for school building aid.~~

Permits schools to hire an owner's project manager (OPM) before entering into a contract for design services in order for an OPM to represent a school throughout the design process.

Requires that a hired OPM maintain no contractual conflicts of interest with any architect, design team member, or general contractor hired by a school for a construction or reconstruction/renovation project.

Increases the threshold cost for projects where a school district or chartered public school is required to hire an OPM.

SB 513-FN - AS ~~INTRODUCED~~AMENDED 26-2109BY 12/09THE STATE HOUSE OF 7May2026... NEW HAMPSHIRE In the Year of Our Lord Two Thousand Twenty-Six AN ACT requiring schools to engage an owner's project manager for construction of school building aid projects at the time of application.

1586h 26-2109 12/09 STATE OF NEW HAMPSHIRE In the Year of Our Lord Two Thousand Twenty-Six AN ACT  
relative to the hiring of an owner's project manager (OPM) for construction or renovation projects which  
utilize school building aid.

Specifications, and Costs of Construction or ~~Purchase~~, Purchase;  
Owner's Project Manager Requirements Modified.

A school district or chartered public school that ~~[accepts]~~accepts ~~applies for~~ school building aid for construction shall ~~have~~engage ~~[engage]~~engaged the services of an owner's project manager (OPM) for construction or reconstruction/renovation projects of ~~\$1,250,000~~[\$1,250,000] \$2,000,000 or more, unless the commissioner waives such requirement as unnecessary.

The owner's SPM project manager shall be hired before his entering into a contract for design services in order to represent the best interests of the school throughout the design process, including assisting the superintendent of schools or her charter own school comprehensive director liability with and hiring auto the insurance, architect, workers' analyzing compensation the coverage, project feasibility, and professional selecting liability a coverage project delivery system.

The ~~state~~OPM ~~board of education shall adopt~~have rules ~~no pursuant~~contractual toties ~~RSA 541-A relative to~~  
the ~~required~~architect, services, design responsibilities, team, and/or qualifications ~~general for contractor~~  
~~the owner's project manager to ensure~~avoid the conflicts ~~project of owner's interest.~~ ~~best interests are~~  
~~carried out.~~

The [owner's project manager] OPM shall have his or her own comprehensive liability and auto insurance, workers' compensation coverage, and professional liability coverage.

The state board of education shall adopt rules pursuant to RSA 541-A relative to the required services, responsibilities, and qualifications for the [owner's project manager] OPM to ensure the project owner's best interests are carried out.

LB 26-2109 ~~0/29/25~~05/18/2026 SB 513-FN- FISCAL NOTE AS ~~INTRODUCED~~AMENDED BY THE HOUSE (AMENDMENT #2026-1586h) AN ACT ~~requiring~~relative schools to ~~engage~~the hiring of an owner's project manager (OPM) for construction ~~of or school renovation building aid~~ projects ~~at which the~~utilize ~~time~~school of building application aid.

Estimated Political Subdivision Impact FY 2026 FY 2027 FY 2028 FY 2029 Local Revenue \$0 \$0 \$0 \$0 Local Expenditures \$0 Indeterminable Indeterminable, Possibly No Impact

METHODOLOGY:

This bill ~~changes~~increases from \$1.25 million to \$2 million the time~~project~~ when cost threshold at which  
a school district or chartered public school ~~must~~receiving ~~retains~~school the building services~~aid of~~must  
hire ~~an~~ owner's project manager (OPM) for ~~the~~construction ~~purposes~~or of renovation ~~applying~~projects. ~~for~~  
~~a school building aid grant.~~

Currently, This OPMS bill also only allows required a school district or chartered public school to  
~~be hired retained an for OPM early building in aid the applicant project to process, receive before an hiring~~

~~award architects or design firms, so the OPM can advise and represent the school's interests during planning and project development.~~

~~This bill also would require applicants to retain the services of an OPM prior to submitting remain an independent building from aid application. At the time architect, of design application team, submittal, and there contractor is in no order guarantee to that avoid appropriation conflicts will of be interest. available or that applicants will receive an award.~~

~~Any This impact bill's that impact, this if bill any, may have on local school districts district applying expenditures for is school indeterminable building and aid would is vary indeterminable by district. For informational purposes, the Department of Education states that the services for an OPM generally run at 1% to 5% of the total project cost.~~

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