

Amendment to SB 513-FN

1 Amend the title of the bill by replacing it with the following:

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3 AN ACT relative to the hiring of an owner's project manager (OPM) for construction or
4 renovation projects which utilize school building aid.

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6 Amend the bill by replacing section 1 with the following:

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8 1 School Building Aid; Approval of Plans; Specifications, and Costs of Construction or Purchase;
9 Owner's Project Manager Requirements Modified. Amend RSA 198:15-c, III to read as follows:

10 III. A school district or chartered public school that accepts school building aid for
11 construction shall engage the services of an owner's project manager (**OPM**) for construction or
12 reconstruction/renovation projects of [~~\$1,250,000~~] **\$2,000,000** or more, unless the commissioner
13 waives such requirement as unnecessary. ***An OPM may be hired before entering into a***
14 ***contract for design services in order to represent the best interests of the school throughout***
15 ***the design process, including assisting the superintendent of schools or charter school***
16 ***director with hiring the architect, analyzing the project feasibility, and selecting a project***
17 ***delivery system. The OPM shall have no contractual ties to the architect, design team, or***
18 ***general contractor to avoid conflicts of interest.*** The [~~owner's project manager~~] **OPM** shall
19 have his or her own comprehensive liability and auto insurance, workers' compensation coverage,
20 and professional liability coverage. The state board of education shall adopt rules pursuant to RSA
21 541-A relative to the required services, responsibilities, and qualifications for the [~~owner's project~~
22 ~~manager~~] **OPM** to ensure the project owner's best interests are carried out.

Amendment to SB 513-FN
- Page 2 -

2026-1586h

AMENDED ANALYSIS

This bill:

I. 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.

II. 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.

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