

SB 513-FN - AS AMENDED BY THE HOUSE

7May2026... 1586h

2026 SESSION

26-2109

12/09

SENATE BILL

513-FN

AN ACT

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

SPONSORS:

Sen. Abbas, Dist 22; Sen. Innis, Dist 7; Sen. Watters, Dist 4; Sen. Sullivan, Dist 18; Sen. Avar, Dist 12; Sen. Murphy, Dist 16; Sen. Long, Dist 20; Sen. McConkey, Dist 3; Rep. Donnelly, Rock. 25; Rep. Janigian, Rock. 25; Rep. D. Mannion, Rock. 25; Rep. Sweeney, Rock. 25

COMMITTEE:

Education Finance

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.

Explanation:

Matter added to current law appears in ***bold italics***.

Matter removed from current law appears ~~[in brackets and struck through]~~

Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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.

Be it Enacted by the Senate and House of Representatives in General Court convened:

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

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

16 2 Effective Date. This act shall take effect 60 days after its passage.

SB 513-FN- FISCAL NOTE
AS AMENDED BY THE HOUSE (AMENDMENT #2026-1586h)

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

FISCAL IMPACT:

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

METHODOLOGY:

This bill increases from \$1.25 million to \$2 million the project cost threshold at which a school district or chartered public school receiving school building aid must hire an owner’s project manager (OPM) for construction or renovation projects. This bill also allows a school district or chartered public school to hire an OPM early in the project process, before hiring architects or design firms, so the OPM can advise and represent the school’s interests during planning and project development. It also requires the OPM to remain independent from the architect, design team, and contractor in order to avoid conflicts of interest. This bill's impact, if any, on local school district expenditures is indeterminable and would vary by district.

AGENCIES CONTACTED:

Department of Education