SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 3829

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 10, 2021

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 3829.

As amended, this bill would require the use of either a design-bid-build or design-build delivery system for construction projects undertaken by a county improvement authority pursuant to the "county improvement authorities law," P.L.1960, c.183 (C.40:37A-44 et seq.) and for public redevelopment projects undertaken by a municipality or redevelopment entity pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.). If a design-bid-build delivery system is selected, then the provisions of the "Local Public Contracts Law," P.L.1971, c.198 (C.40A:11-1 et seq.), would apply. If a design-build delivery system is selected, then the provisions of the "Design Build Construction Services Procurement Act," P.L.2021, c.71 (C.52:35B-1 et seq.), would apply.

COMMITTEE AMENDMENTS:

The committee amendments clarify that the requirement of the use of either a design-bid-build or design-build delivery system would be for public redevelopment projects undertaken by a municipality or redevelopment entity pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.). The committee amendments define "public redevelopment project" to mean a redevelopment project, whereby the construction is done under contract with a public body and is: (1) paid for in whole or in part out of the funds of a public body, or (2) done on property or premises owned, leased, or to be subsequently leased by a public body. Also, a public redevelopment project would not be construed to include construction on property which is privately owned and entirely financed by a private developer.

The committee amendments make technical corrections to several sections of the bill that reference the "Design Build Construction Services Procurement Act," P.L.2021, c.71 (C.52:35B-1 et seq.) to correct the citation of that law in the bill.