

SENATE, No. 374

STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Senator JOSEPH PENNACCHIO

District 26 (Essex, Morris and Passaic)

SYNOPSIS

Requires bidders on public works construction projects to submit information on fire safety features.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



S374 PENNACCHIO

1 AN ACT requiring bidders on public works construction projects to
2 submit information on fire safety features and supplementing
3 various parts of the statutory law.
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
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8 1. Any request for proposals for a contract for the construction,
9 reconstruction, rehabilitation, renovation, preservation, or
10 improvement of any public building or of any public work, to be
11 paid in whole or in part with or out of State funds, shall require that
12 a bidder on that contract include in the bid documents detailed
13 information on all fire safety features that will be included in that
14 project. If a bidder does not propose the use of a sprinkler system
15 to suppress fires and proposes, instead, the use of an alternative
16 technology, that bidder shall provide a written explanation in the
17 bid documents of why the alternative technology should be used
18 instead of a sprinkler system, including a cost-benefit analysis of
19 both a sprinkler system and the alternative technology.
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21 2. Any request for proposals for a contract for the construction,
22 reconstruction, rehabilitation, renovation, preservation, or
23 improvement of any public building or of any public work, to be
24 paid in whole or in part with or out of the funds of any contracting
25 unit, shall require that a bidder on that contract include in the bid
26 documents detailed information on all fire safety features that will
27 be included in that project. If a bidder does not propose the use of a
28 sprinkler system to suppress fires and proposes, instead, the use of
29 an alternative technology, that bidder shall provide a written
30 explanation in the bid documents of why the alternative technology
31 should be used instead of a sprinkler system, including a cost-
32 benefit analysis of both a sprinkler system and the alternative
33 technology.
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35 3. Any request for proposals for a contract for the construction,
36 reconstruction, rehabilitation, renovation, preservation, or
37 improvement of any public building or of any public work, to be
38 paid in whole or in part with or out of the funds of any board of
39 education, shall require that a bidder on that contract include in the
40 bid documents detailed information on all fire safety features that
41 will be included in that project. If a bidder does not propose the use
42 of a sprinkler system to suppress fires and proposes, instead, the use
43 of an alternative technology, that bidder shall provide a written
44 explanation in the bid documents of why the alternative technology
45 should be used instead of a sprinkler system, including a cost-
46 benefit analysis of both a sprinkler system and the alternative
47 technology.

1 4. Any request for proposals for a contract for the construction,
2 reconstruction, rehabilitation, renovation, preservation, or
3 improvement of any public building or of any public work, to be
4 paid in whole or in part with or out of the public funds, shall require
5 that a bidder on that contract include in the bid documents detailed
6 information on all fire safety features that will be included in that
7 project. If a bidder does not propose the use of a sprinkler system
8 to suppress fires and proposes, instead, the use of an alternative
9 technology, that bidder shall provide a written explanation in the
10 bid documents of why the alternative technology should be used
11 instead of a sprinkler system, including a cost-benefit analysis of
12 both a sprinkler system and the alternative technology.

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14 5. This act shall take effect immediately.

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STATEMENT

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19 This bill requires a bidder on any contract for the construction,
20 reconstruction, rehabilitation, renovation, preservation, or
21 improvement of any public building or of any public work to be
22 paid for in whole or in part with or out of public funds, to include in
23 the bid documents detailed information on all fire safety features
24 that will be included in that project. If a bidder does not propose
25 the use of a sprinkler system to suppress fires and proposes, instead,
26 the use of an alternative technology, that bidder must provide a
27 written explanation in the bid documents of why the alternative
28 technology should be used instead of a sprinkler system, including a
29 cost-benefit analysis of both a sprinkler system and the alternative
30 technology.

31 Although the vast majority of buildings built or repaired using
32 public funds have a sprinkler system, the bill's sponsor seeks to
33 reinforce that all available fire suppression techniques that could be
34 applied were examined and studied, as he is reminded of the Boland
35 Hall fire at Seton Hall University, where three students died and
36 many more were injured. In that case, there was no fire sprinkler
37 suppression system, even if the building itself was up to code.