

[First Reprint]  
SENATE, No. 2194

STATE OF NEW JERSEY

INTRODUCED JUNE 12, 1997

By Senators MARTIN, CIESLA and Matheussen

1 AN ACT concerning policies and procedures for contracting for certain  
2 professional services by State agencies, and supplementing  
3 P.L.1954, c.48 (C.52:34-6 et seq.).  
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State  
6 of New Jersey:

7  
8 1. It is the policy of this State that State contracts for architectural,  
9 engineering and land surveying services shall be publicly announced  
10 prior to being awarded and that contracts for these services shall be  
11 negotiated on the basis of demonstrated competence and qualifications  
12 for the type of professional services required and at fair and reasonable  
13 compensation.  
14

15 2. As used in this act:

16 "agency" means any of the principal departments in the Executive  
17 Branch of State Government, and any division, board, bureau, office,  
18 commission or other instrumentality created by a principal department  
19 and any independent State authority, commission, instrumentality or  
20 agency, which is authorized by law to contract for professional  
21 architectural, engineering or land surveying services;

22 "compensation" means the basis of payment by an agency for  
23 professional architectural, engineering or land surveying services;

24 "professional firm" means any individual, firm, partnership,  
25 corporation, association or other legal entity permitted by law to  
26 <sup>1</sup>[practice architecture,] provide professional architectural,<sup>1</sup>  
27 engineering, or land surveying <sup>1</sup>services<sup>1</sup> in this State;

28 "professional architectural, engineering and land surveying services"  
29 means those services, including planning, environmental, and  
30 construction inspection services required for the development and  
31 construction of projects, within the scope of practice of architecture,

**EXPLANATION - Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and intended to be omitted in the law.**

**Matter underlined thus is new matter.**

**Matter enclosed in superscript numerals has been adopted as follows:**

<sup>1</sup> Senate STR committee amendments adopted December 18, 1997.

1 professional engineering or professional land surveying as defined by  
2 the laws of this State or those performed by an architect, professional  
3 engineer or professional land surveyor in connection with his  
4 professional employment practice.

5  
6 3. A professional firm which wishes to be considered qualified to  
7 provide professional architectural, engineering, or land surveying  
8 services to an agency seeking to negotiate a contract or agreement for  
9 the performance of such services shall file or shall have filed with the  
10 agency a current statement of qualifications and supporting data. Such  
11 a statement may be filed at any time during a calendar year. The  
12 content of any such statement shall conform to such regulations with  
13 respect thereto as the State Treasurer, in accordance with the  
14 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et  
15 seq.), shall promulgate. For the purposes of this section and section  
16 5 of this act, no statement which shall have been filed more than <sup>1</sup>[one  
17 year] two years<sup>1</sup> prior to the publication of an advertisement pursuant  
18 to the provisions of section 4 of this act shall be deemed to be a  
19 current statement with respect to qualification of the firm which shall  
20 have filed the statement to provide professional architectural,  
21 engineering, or land surveying services under any contract or  
22 agreement of which notice is given through that advertisement.

23 A statement of qualifications and supporting data filed with an  
24 agency under this section shall be a public record for all purposes of  
25 P.L.1963, c.73 (C.47:1A-1 et seq.).

26  
27 4. Notwithstanding the provisions of sections 2 through 4 of  
28 P.L.1954, c.48 (C.52:34-7 through 52:34-9), a contract or agreement  
29 with an agency for the procurement of professional architectural,  
30 engineering, or land surveying services shall be <sup>1</sup>[made, negotiated, or  
31 awarded only after public advertisement of notice that such a contract  
32 or agreement is to be made or awarded] publicly advertised prior to  
33 the solicitation of proposals or expressions of interest from interested  
34 firms<sup>1</sup>. To the extent consistent with the purposes and provisions of  
35 this section, the <sup>1</sup>[notice] advertisement<sup>1</sup> shall conform to the  
36 requirements applicable under subsections (a) and (b) of section 7 of  
37 P.L.1954, c.48 (C.52:34-12) <sup>1</sup>[to an advertisement for bids] or may be  
38 publicly advertised through electronic means<sup>1</sup>. The advertisement shall  
39 include a statement of the criteria <sup>1</sup>[, established as provided under  
40 subsection b. of section 5 of this act,]<sup>1</sup> by which the agency seeking to  
41 procure those professional services shall evaluate the technical  
42 qualifications of professional firms and<sup>1</sup> determine the order of  
43 preference to be used in designating the firms most highly qualified to  
44 perform the services; this statement shall either set forth explicitly and  
45 in full the terms of those criteria or identify them by reference to the  
46 regulation or regulations in which those criteria shall have been

1 promulgated as required by subsection c. of <sup>1</sup>[that]<sup>1</sup> section 5 <sup>1</sup>of this  
2 act<sup>1</sup>. In addition, the advertisement shall include notice that  
3 professional firms wishing to be considered for selection as a potential  
4 provider of such services in connection with a proposed project must  
5 have submitted to the agency a current statement of qualifications and  
6 supporting data as prescribed in section 3 of this act.

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8 5. a. In the procurement of architectural, engineering and land  
9 surveying services, no agency shall make, negotiate, or award a  
10 contract or agreement for the performance of such services with or to  
11 any professional firm which has not filed with the agency a current  
12 statement of qualifications and supporting data as prescribed under  
13 section 3 of this act.

14 b. For each proposed project, an agency shall evaluate current  
15 statements of qualifications and supporting data on file with the  
16 agency. <sup>1</sup>[If desired, the] The<sup>1</sup> agency may solicit <sup>1</sup>[statements of  
17 qualifications] proposals or expressions of interest<sup>1</sup> unique to the  
18 specific project which would in narrative form outline design concepts  
19 and proposed methods of approach to the assignment. The agency  
20 shall select, in order of preference, based upon <sup>1</sup>the<sup>1</sup> criteria  
21 <sup>1</sup>[established by the agency, no fewer than] included in the  
22 advertisement required by section 4 of this act, at least<sup>1</sup> three  
23 professional firms deemed to be the most highly qualified to provide  
24 the services required <sup>1</sup>, except that the agency may select fewer  
25 professional firms if fewer such firms responded to the solicitation or  
26 meet the qualifications required for the project<sup>1</sup>.

27 c. An agency which intends or expects to make, negotiate or award  
28 a contract or agreement for the procurement of professional  
29 architectural, engineering, or land surveying services shall, before  
30 publishing an advertisement of notice with respect to any such  
31 contract or agreement, have adopted by regulation and have  
32 promulgated, in accordance with the "Administrative Procedure Act,"  
33 P.L.1968, c.410 (C.52:14B-1 et seq.), the criteria by which it shall  
34 with respect to any such contract or agreement make the selection of  
35 qualified firms as prescribed by subsection b. of this section. The  
36 provisions of this subsection shall not be construed to require the  
37 adoption by an agency of regulations regarding the selection criteria  
38 to be applicable with respect to a particular contract if such  
39 regulations were previously promulgated and remain in effect with  
40 respect to such a contract.

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42 6. An agency shall negotiate a contract with the most <sup>1</sup>technically<sup>1</sup>  
43 qualified professional firm for architectural, engineering or land  
44 surveying services at compensation which the agency determines to be  
45 fair and reasonable to the State of New Jersey. In making this  
46 <sup>1</sup>[decision] determination<sup>1</sup>, the agency shall take into account the

1 estimated value of the services to be rendered and the scope,  
2 complexity, and professional nature thereof. Should the agency be  
3 unable to negotiate a satisfactory contract with the professional firm  
4 considered to be the most qualified at a fee the agency determines to  
5 be fair and reasonable, negotiations with that professional firm shall be  
6 formally terminated. The agency shall then undertake negotiations  
7 with the second most qualified professional firm. Failing accord with  
8 the second most qualified professional firm, the agency shall formally  
9 terminate negotiations. The agency shall then undertake negotiations  
10 with the third most qualified professional firm. Should the agency be  
11 unable to negotiate a satisfactory contract with any of the selected  
12 professional firms, it shall select additional professional firms in order  
13 of their competence and qualifications and it shall continue  
14 negotiations in accordance with this section until an agreement is  
15 reached.

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17 7. <sup>1</sup>[The] Notwithstanding the provisions of section 2 of P.L.1954,  
18 c.48 (C.52:34-7) to the contrary, the<sup>1</sup> provisions of this act shall only  
19 apply to contracts for architectural, engineering and land surveying  
20 services in excess of \$25,000. Nothing in this act shall preclude a  
21 State agency from using procurement processes other than those  
22 prescribed herein if those processes have been approved by the federal  
23 government <sup>1</sup>or other State statute<sup>1</sup> or if an emergency has been  
24 declared by the chief executive officer of the agency.

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26 8. This act shall take effect <sup>1</sup>[immediately] on the 360th day after  
27 enactment but an agency may take such anticipatory administrative  
28 action in advance as shall be necessary for the implementation of the  
29 act<sup>1</sup>.

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34 Provides that State contracts for architectural, engineering and land  
35 surveying services would be subject to a process of competitive  
36 negotiation and would not be publicly bid.