



**Supplementary Conditions of the Contract for Construction
For Construction Manager at Risk (CMR)
Department of Administrative Services • Construction Services
State of Connecticut**

1.0 Supplementary Conditions:

- 1.1 These Supplementary Conditions modify the State of Connecticut, Department of Construction Services, Section 00 72 23 General Conditions of the Contract for Construction for Construction Manager at Risk (CMR) (Rev. 05.02.14), and other provisions of the Contract Documents as indicated below. All provisions which are not so modified remain in full force and effect.
- 1.2 The terms used in these Supplementary Conditions which are defined in the Section 00 72 23 General Conditions of the Contract for Construction for Construction Manager at Risk (CMR) (Rev. 05.02.14), have the meanings assigned to them in the General Conditions.

2.0 Section 00 72 23 General Conditions Of The Contract For Construction For Construction Manager at Risk (CMR):

- 2.1 **ADD:** Subsection 3.6 to **ARTICLE 3 CORRELATION OF CONTRACT DOCUMENTS**, as follows:

3.6 In accordance with Public Act No. 13-247 (Effective June 19, 2013), wherever the term "Commissioner of Construction Services" is used in the "Bidding Documents" or "Project Manual" the term "Commissioner of Administrative Services" shall be substituted in lieu thereof; and wherever the term "Department of Construction Services" is used in "Bidding Documents" or "Project Manual", the term "Department of Administrative Services" shall be substituted in lieu thereof.

- 2.2 **DELETE:** Subsection 28.2 in its entirety from **ARTICLE 28 PARTIAL PAYMENTS**.

ADD: Subsection 28.2 to **ARTICLE 28 PARTIAL PAYMENTS**, as follows:

28.2 In making such Application For Payment for the Work, there shall not be more than **seven** and **one-half percent (7.5%)** deducted from the amount of each Application for Payment to be retained by the Owner as Retainage until Final Completion.

28.2.1 At **fifty percent (50%)** completion of the Work the Retainage shall be reduced to **five percent (5%)**. All subsequent Applications for Payment shall be subject to **five percent (5%) Retainage**. Upon Substantial Completion, and in the Commissioner's sole discretion and based upon the factors set forth in **Section 28.3**, the Retainage may be reduced upon the request of the Contractor and recommendation of the CT DAS Project Manager. In the event of a reduction in Retainage to below **five percent (5%)**, the minimum Retainage withheld shall not be less than the CT DAS Project Manager's estimate of the remaining Work or **two and one-half percent (2.5%)**, whichever is greater. All requests for Retainage Reduction shall be done on **CT DAS Form 7048 General Contractor Retainage Reduction Request**, which can be found at the end of the General Conditions.

28.2.2 Subsequent to Substantial Completion, in limited circumstances, at the sole discretion of the Commissioner and based upon factors set forth in **subsection 28.3**, a reduction of Retainage below **two and one-half percent (2.5%)** may be considered.

28.2.3 A "Good" Contractor's Performance Evaluation score shall be defined as a minimum total score of sixty percent (60%).

- 2.3 **ADD:** Subsections **DEFINITIONS** to **ARTICLE 1 DEFINITIONS**, as follows:

- 2.3.1 **DELETE:** 1.71 in its entirety from **ARTICLE 1 DEFINITIONS**.

ADD: Subsection 1.71 to **ARTICLE 1 DEFINITIONS**, as follows:

1.71 **WORK:** The construction and services required by the Contract Documents, and including all labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project and "Work Phase".

ADD: Subsection 1.72 to **ARTICLE 1 DEFINITIONS**, as follows:

1.72 **WORK PHASE:** Construction of the Project by sequence or time intervals, which may include but not be limited to separate Construction Start Dates, Substantial Completion Dates, Application for Payments, Change Orders, Liquidated Damages, Retainage, and Subcontractors for each Work Phase.



2.4 **DELETE:** Appendix 1 in its entirety.
ADD: New Appendix 1, as follows:



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Construction Manager at Risk (CMR)
Retainage Reduction Request

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To: Department of Administrative Services (DAS) Construction Services
 Office of Legal Affairs, Policy, and Procurement
 450 Columbus Blvd, Suite 1302 – North Tower
 Hartford, CT 06103

From: Construction Manager at Risk (CMR)

Subject: **DAS Project Number:**
DAS Project Name:
 Reduction of Retainage for at % Project Completion

Date:

In accordance with the General Conditions, Article 28 Progress Payments,
, hereby requests a reduction of retainage on behalf of their
 subcontractor, , from % to %.

The following list of items required under the General Conditions is in compliance with the terms of the contract and has been verified by the Construction Manager at Risk (CMR).

- DAS Construction Services Contractor Performance Evaluation Score is a minimum of **60% Percent**.
- Timely submission of an appropriate and complete CPM Schedule and Schedule of Values, in compliance with the Contract requirements and the prompt resolution of the Owner's and/or A/E's comments on the submitted material resulting in an appropriate basis for progress of the Work.
- Timely and proper submission of all required Contract Documents including but not limited to Shop Drawings, material certificates, material samples and the prompt resolution of the Owner's and/or A/E's comments on the submitted material resulting in an appropriate basis for progress of the Work.
- Proper and adequate supervision and home office support of the Project.
- The Work completed to date has been installed or finished in a manner acceptable to the Owner.
- The progress of the Work is consistent with the approved CPM Schedule.
- All approved credit Change Orders have been processed.
- All Change Order requests for pricing are current.
- The CMR has and is maintaining a clean worksite in accordance with the Contract Documents.
- All Subcontractor payments are current at the time of reduction request.
- CMR is complying with all set-aside provisions of the contract.

CMR Certification:
 (Written Name) (Signature) (Date)

Project Manager Recommendation:
 (Written Name) (Signature) (Date)

ADPM Approval:
 (Written Name) (Signature) (Date)

DAS Chief Architect or Authorized Representative:
 (Written Name) (Signature) (Date)

END

END OF SECTION