



Department of Property & Procurement

Government of the United States Virgin Islands

3274 ESTATE RICHMOND, CHRISTIANSTED, U. S. VIRGIN ISLANDS 00820

8201 SUB BASE, 3RD FLOOR, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

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NOTICE TO PROCEED

November 10, 2020

Mr. Jerome T. Boschulte
President
Professional Design Builders, Inc. d/b/a Custom Builders
4028 Anna's Retreat
St. Thomas, Virgin Islands 00802

RE: C010DOET20 (CB)
Renovation of the Wheatley Skills Center on St. Thomas, Virgin Islands

Dear Mr. Boschulte:

The Department of Property and Procurement on behalf of the Virgin Islands Department of Education invites you to participate in the **mandatory** Pre-Construction meeting, scheduled to be held on **Wednesday, November 18, 2020, at 2:00 p.m.** via Microsoft Team. This meeting is to discuss the award of the executed construction contract for the above reference project, which was fully executed by the Government of the Virgin Islands on November 4, 2020.

You are hereby notified to commence work on the above-referenced contract on **Monday, November 30, 2020**, and to fully complete the work no later than Sunday, July 31, 2022.

The contract provides for an assessment of liquidated damages of **three hundred dollars and zero cents (\$300.00)**, for each calendar days after the above-established contract completion date that the work remains incomplete.

Attached, please find the executed contract for your records.

Respectfully,

Anthony D. Thomas
Commissioner

ADT/la/mm

Xc: Virgin Islands Department of Education
File- C010DOET20 (CB)

CONTRACT

CONSTRUCTION CONTRACT

THIS AGREEMENT is made this ____ day of _____, 2020, in the Territory of the Virgin Islands, by and between the Government of the Virgin Islands, Department of Property & Procurement, on behalf of the **Department of Education** (hereinafter referred to as "Government") and **Professional Design/ Builders, Inc. d/b/a Custom Builders** (hereinafter referred to as "Contractor").

WITNESSETH:

WHEREAS, the Government is in need of a contractor to furnish all labor, materials and equipment necessary for the **Renovation of the Wheatley Skills Center on St. Thomas, Virgin Islands** in strict accordance with the plans and specifications (incorporated by reference and made a part of this contract), which duties and responsibilities are more particularly described in *Addendum I*, (Scope of Work), *Addendum II* (General Provisions and Warranties together with the additional General Provisions – Construction), *Addendum III* (Termination of Contracts), *Addendum IV* (Compensation), *Addendum V* (Provisions from 2 CFR 200.326), and *Addendum VI* (DBE Requirements), attached hereto; and

WHEREAS, the Contractor represents that it is willing and capable of providing such services;

NOW THEREFORE, in consideration of the mutual covenants herein contained, and intending to be legally bound by this written instrument, the parties hereto do covenant and agree as follows:

1. SERVICES

The Contractor will provide the services described more particularly in Addendum I (Scope of Work) incorporated herein by reference and made a part of this construction contract.

2. TERM

This Contract shall commence upon execution by the Governor and shall terminate **July 31, 2022**, from the issuance of the formal Notice to Proceed, or in accordance with an agreed upon extension pursuant to the General Provisions.

3. COMPENSATION

The Government, in consideration of satisfactory performance of the services described in Addendum I (Scope of Work), agrees to pay the Contractor the sum of **Two Million Eight Hundred Fifty-Five Thousand Eight Hundred Seventy-Eight Dollars and Zero Cent (\$2,855,878.00)**, in accordance with the provisions set forth in Addendum IV (Compensation), attached hereto is hereby incorporated by reference and made a part of this contract.

4. LIQUIDATED DAMAGES

It is hereby expressly agreed by the parties hereto that in the event the Contractor has not completed the scope of work under the term set forth in Paragraph 2 hereof, **Three Hundred Dollars (\$300.00)** for each calendar day or portion thereof shall be due the Government. The liquidated damages shall first be deducted from any contract monies due, but not yet paid to the extent available.

5. RECORDS

The Contractor will present documented, precise records of time and/or money expended under this Contract.

6. PROFESSIONAL STANDARDS

The Contractor agrees to maintain the professional standards applicable to its profession and to Contractors doing business in the United States Virgin Islands.

7. DOCUMENTS, PRINTOUTS, ETC.

Certified copies of all documents, books, records, instructional materials, programs, printouts and memoranda of every description derived therefrom and pertaining to this Contract shall become the property of the Government and shall be turned over to it at the termination of this Contract, or at the Government's request, during the life of the contract. The above-described materials shall not be used by Contractor or by any other person or entity except upon the written permission of the Government.

8. LIABILITY OF OTHERS

Nothing in this Contract shall be construed to impose any liability upon Government to persons, firms, associations, or corporations engaged by Contractor as servants, agents, independent contractors, or in any other capacity whatsoever, or make the Government liable to any such persons, firms, associations or corporations for the acts, omissions, responsibilities, obligations and taxes of Contractor of whatsoever nature, including but not limited to unemployment insurance, gross receipt, excise, and social security taxes for Contractor, its servants, agents or independent contractors.

9. ASSIGNMENT

The Contractor shall not subcontract or assign any part of the services under this contract without the prior written approval of the Government.

10. INDEMNIFICATION

Contractor agrees to indemnify, defend, and hold harmless the Government from and against any and all loss, damage, liability, claims, demands, detriments, cost, charges and expenses

(including attorney's fees) and causes of action of whatsoever character which the Government may incur, sustain or be subjected to, arising out of or in any way connected to the services to be performed by Contractor under this Contract and arising from any cause, except the sole negligence of Government.

11. INDEPENDENT CONTRACTOR

The Contractor shall perform this Contract as an independent contractor and nothing herein contained shall be construed to be inconsistent with this relationship or status.

12. GOVERNING LAW

This Contract shall be governed by the laws of the United States Virgin Islands and jurisdiction and venue are exclusive in the United States Virgin Islands.

13. WAIVERS AND AMENDMENTS

No waiver, modification, or amendment of any term, condition or provision of this Contract shall be valid or of any force or effect unless made in writing, signed by the parties hereto or their duly authorized representatives, and specifying with particularity the nature and extent of such waiver, modification, or amendment. Any such waiver, modification, or amendment in any instances shall in no event be construed to be a general waiver, modification, or amendment of any of the terms, conditions, or provisions of this Contract, but the same shall be strictly limited and restricted to the extent and occasion specified in such signed writing or writings.

14. ENTIRE AGREEMENT

This agreement constitutes the entire agreement of the parties relating to the subject matter addressed in this agreement. This agreement supersedes all prior communications, contracts, or agreements between the parties with respect to the subject matter addressed in this Agreement, whether written or oral.

15. RIGHT TO WITHHOLD

If work under this Contract is not performed in accordance with the terms, hereof, Government will have the right to withhold out of any payment due to Contractor, such sums as the Government may deem ample to protect it against loss or to assure payment of claims arising therefrom, and, at its option, the Government may apply such sums in such manner as the Government may deem proper to secure itself or to satisfy such claims. The Government will immediately notify the Contractor in writing in the event that it elects to exercise its right to withhold.

16. CONDITION PRECEDENT

This Contract shall be subject to the availability and appropriation of funds and to the approval of the Governor.

17. TERMINATION

Either Party will have the right to terminate this contract with cause on ten (10) days written notice to the other party specifying the date of termination. The attached "Addendum III-Termination of Contracts for the Convenience of the Government" is hereby fully incorporated herein by reference and is made a part of this agreement.

18. PARTIAL TERMINATION

The performance of work under this contract may be terminated by the Government in part, whenever the Government shall deem such termination advisable by providing ten (10) days written notice to the Contractor. This partial termination shall be effected by delivering to the Contractor a Notice of Partial Termination specifying the extent to which the term and/or duties under this contract are terminated and the date upon which such termination becomes effective. The Contractor shall be entitled to receive payment for services provided to the date of termination, including payment for the period of the ten (10) days' notice.

19. NON-DISCRIMINATION

No person shall be excluded from participating in, be denied the proceeds of, or be subject to discrimination in the performance of this Contract on account of race, creed, color, sex, religion, disability or national origin.

20. CONFLICT OF INTEREST

(a) Contractor covenants that it has no interest and will not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to perform under this Contract.

(b) Contractor further covenants that it is:

- (1) not a territorial officer or employee (i.e., the Governor, Lieutenant Governor, member of the Legislature or any other elected territorial official; or an officer or employee of the legislative, executive, or judicial branch of the Government or any agency, board, commission, or independent instrumentality of the Government, whether compensated on a salary, fee or contractual basis); or
- (2) a territorial officer or employee and, as such, has:
 - (i) familiarized itself with the provisions of Title 3, Chapter 37, Virgin Islands Code, pertaining to conflicts of interest, including the penalties provisions set forth in section 1108 thereof;
 - (ii) not made, negotiated or influenced this contract, in its official capacity; and
 - (iii) no financial interest in the contract as that term is defined in section 1101, (1) of said Code chapter.

21. EFFECTIVE DATE

The effective date of this Contract is upon the execution by the Governor.

22. NOTICE

Any notice required to be given by the terms of this Contract shall be deemed to have been given when the same is sent by certified mail, postage prepaid or personally delivered, addressed to the parties as follows:

GOVERNMENT

Anthony D. Thomas
Commissioner
Department of Property and Procurement
8201 Subbase, 3rd Floor
U. S. Virgin Islands 00802

Racquel Berry Benjamin
Commissioner
Department of Education
1834 Kongens Gade
St. Thomas, Virgin Islands 00802

CONTRACTOR

Mr. Jerome T. Boschulte
President
Professional Design/ Builders, Inc. d/b/a Custom Builders
4028 Anna's Retreat
St. Thomas, Virgin Islands 00802

23. LICENSURE

The Contractor covenants that it has:

- a. obtained all of the applicable licenses or permits, temporary or otherwise, as required by Title 27 of the Virgin Islands Code; and
- b. familiarized itself with the applicable provisions of Title 27 of the Virgin Islands Code pertaining to professions and occupations.

24. CONTRACTOR'S REPRESENTATIONS

The Contractor agrees that it is fully informed regarding all the conditions affecting the work to be done and labor and materials to be furnished for the completion of the Contract, and that it has been engaged in and now does such work and represents that it is fully equipped, competent, and capable of performing the work and is ready and willing to perform such work.

The Contractor agrees further to begin work not later than the date indicated on the formal Notice to Proceed and complete the work within the number of days specified in the proposal or as extended in accordance with the General Provisions of the Contract.

The Work shall be done under the direct supervision of the Government, and in accordance with the laws of the Government and its Rules and Regulations thereunder issued and any and all applicable federal rules and regulations. The parties hereto agree that this contract shall, in all instances, be governed by the Laws of the Government of the Virgin Islands.

25. WARRANTY OF NON-SOLICITATION

The Contractor expressly warrants that it nor its officers, agents or employees has employed no person to solicit or obtain this contract on its behalf, or to cause or procure the same to be obtained upon compensation in any way, contingent, in whole or in part, upon such procurement, and that it nor its officers, agents or employees has not paid, or promised or agreed to pay to any person, in consideration of such procurement, or in compensation for services in connection therewith, any brokerage, commission, or percentage upon the amount receivable by him hereunder; and that it nor its officers, agents or employees has not, in estimating the contract price demanded by it included any sum by reason of such brokerage, commission or percentage; and that all monies payable to it hereunder are free from obligation to any other person for services rendered, or supposed to have been rendered, in the procurement of this contract.

Breach of the warranty shall give the Government the right to terminate this Contract, or in its discretion, to deduct from the contract price or consideration the amount of such commission, percentage, brokerage or contingent fees.

26. FALSE CLAIMS

Contractor warrants that it shall not, with respect to this Contract, make or present any claim upon or against the Government of the Virgin Islands, or any officer, department, board, commission, or other agency thereof, knowing such claim to be false, fictitious or fraudulent. Contractor acknowledges that making such a false, fictitious, or fraudulent claim is an offense under Virgin Islands law.

27. DEBARMENT CERTIFICATION

By execution of this contract, the Contractor certifies that it is eligible to receive contract awards using federally appropriated funds and that it has not been suspended or debarred from entering into contracts with any federal agency. The Contractor shall include this provision in each of its subcontracts hereunder and shall furnish its subcontractors with the current "LIST OF PARTIES EXCLUDED FROM FEDERAL PROCUREMENT OR NON PROCUREMENT." In the event the Contractor or any subcontractor misrepresents its eligibility to receive contract awards using federal funds, the Contractor or subcontractor agrees that it shall not be entitled to payment for any work performed under this contract or any subcontract and that the Contractor or subcontractor shall promptly reimburse the Government of the Virgin Islands for any progress payments heretofore made.

28. NOTICE OF FEDERAL FUNDING

Contractor acknowledges that this Contract is funded, in whole or in part, by federal funds. Contractor warrants that it shall not, with respect to this Contract, make or present any claim knowing such claim to be false, fictitious, or fraudulent. Contractor acknowledges that making such a false, fictitious, or fraudulent claim is a federal offense.

29. DAVIS BACON ACT

Contractor hereby agrees that it shall comply with all rulings and interpretations of the Davis-Bacon Act (40 USC 276a-5) and that the contractor and subcontractor agrees that all employees shall be paid the local prevailing wages as established by Virgin Islands statutes and laws.

30. OTHER PROVISIONS

Addendum I (Scope of Work), Addendum II (General Provisions and Warranties) and Addendum III (Termination of Contracts), Addendum IV (Compensation), Addendum V (Provisions from 2 CFR 200.326) and Addendum VI (DBE Requirements), attached hereto are hereby incorporated by reference and made a part of this contract.

31. INSURANCE

Contractor shall maintain the following insurance coverages during the term of this Contract

- (a) **COMMERCIAL GENERAL LIABILITY:** Commercial general liability insurance, in a form acceptable to the Government, on a "per occurrence" basis with a minimum limit of not less than one million dollars (\$1,000,000.00) for any one person per occurrence for death or personal injury and one million dollars (\$1,000,000.00) for any one occurrence for property damage. Insurance policy(ies) shall name the Government of the Virgin Islands as the certificate holder and additional insured via an endorsement.
- (b) **WORKERS' COMPENSATION:** Contractor shall supply current coverage under the Government Insurance Fund or other form of coverage.

32. PAYMENT AND PERFORMANCE BONDS

The Contractor shall comply with the following minimum bonding requirements:

- (a) A performance bond to secure Contractor's obligations and performance under the contract for 100% of the Contract price; and
- (b) A payment bond to assure payment to all persons supplying labor and material in the execution of the work provided for in the contract for 100% of the Contract price

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year first above written.

WITNESSES:

[Signature]

GOVERNMENT OF THE VIRGIN ISLANDS

[Signature]
Anthony D. Thomas

Date: 10/25/2020

Commissioner
Department of Property and Procurement

[Signature]

[Signature]
Racquel Berry Benjamin

Date: 05/11/2020

Commissioner
Department of Education

[Signature]

CONTRACTOR

[Signature]
Jerome T. Boschulte

Date: 5/6/2020

President
Professional Design Builders, Inc. d b a Custom Builders

(Corporate seal, if Contractor is a corporation)

APPROVED:

[Signature]
Albert Bryan Jr.

Date: 11/4/20

GOVERNOR OF THE VIRGIN ISLANDS

APPROVED AS TO LEGAL SUFFICIENCY
AT THE DEPARTMENT OF JUSTICE BY:
Date 10/28/2020

[Signature]

40. Dated 10/15/2020
Purchase Order No.

ADDENDUM

I

Addendum I

Scope of Work

The contractor shall obtain a certificate of occupancy by the firm deadline of **July 31, 2021**, and complete all work necessary to move VIDE existing furniture into the facility, equip the restrooms, set up computer stations, and make ready the electrical and mechanical system for use by students by **July 31, 2021**, and shall complete all remaining work in phases coordinated with and approved by VIDE throughout the school year and the following summer.

No.	Description	Specifics	Qty.	Units	Unit Price	Total Price
1	MOBILIZATION	10% of the Base Bid	1	LS	\$160,800.00	\$160,800.00
	PROFESSIONAL SERVICES					
2	Architectural and Engineering Services	Electrical Obtain all required electrical permits	1	LS	\$61,177.00	\$61,177.00
	SELECTIVE DEMOLITION – MAIN BUILDING					
3	Remove ceramic/quarry floor tile		4000	SF	\$9.00	\$36,000.00
4	Remove vinyl composition floor tile		2328	SF	\$8.00	\$18,624.00
5	Remove stud walls and gypsum wallboard – First Floor (284 SF) – Second Floor (783 SF)	Gypsum board each side of walls	1067	SF	\$4.00	\$4,268.00
6	Remove suspended ceiling grid and tiles – First Floor		6328	SF	\$2.00	\$12,656.00
7	Remove suspended ceiling grid and tiles – Second Floor		1516	SF	\$2.00	\$3,032.00
8	Remove metal roof deck		3400	SF	\$6.00	\$20,400.00
9	Repair/replace structural roof steel	20 LF x (24" to 12" deep beams)	8	EA	\$3,824	\$30,592.00
10	Remove light gauge metal Z purlins	10" x 50 LF	19	EA	\$268.00	\$5,092.00
11	Remove sections of CMU walls – 10 feet high, typ.		110	SF	\$12.00	\$1,320.00
12	Remove metal security bars at windows	29 @ 36"h x 72w 4 @ 36" x 36"	33	EA	\$153.00	\$5,049.00
13	Remove windows – aluminum louvered	29 @ 36"h x 72w	33	EA	\$336.00	\$11,088.00

No.	Description	Specifics	Qty.	Units	Unit Price	Total Price
		4 @ 36" x36"				
14	Remove doors – hollow metal exterior	36" w X 80" h	13	EA	\$382.00	\$4,966.00
15	Remove doors – solid or h/c wood	36" w X 80" h	11	EA	\$229.00	\$2,519.00
16	Remove metal grating door and gate assembly at main entry	5'-4" x 7'-8"	1	EA	\$1,529.00	\$1,529.00
17	Remove 10' wide x 9' high rollup door assembly at automotive		1	EA	\$1,529.00	\$1,529.00
18	Remove metal storage rack in ceiling at automotive classroom	3'x15'	1	EA	\$2,294.00	\$2,294.00
19	Sawcut and remove sections of 8" CMU wall to create openings	3 @ 6'x7' 1 @ 8' x 10'	206	SF	\$12.00	\$2,472.00
20	Remove wood-framed Automotive Paint Building	30' x 13' x 12' H.	390	SF	\$5.00	\$1,950.00
21	Remove toilets	5 + 2 sec. flr	7	EA	\$153.00	\$1,071.00
22	Remove vanities	4 + 2 sec. flr	6	EA	\$153.00	\$918.00
23	Remove sinks	4 + 2 sec. flr	6	EA	\$153.00	\$918.00
24	Remove faucets	4 + 2 sec. flr	6	EA	\$153.00	\$918.00
	SELECTIVE DEMOLITION – ANNEX BUILDING					
25	Remove ceramic/quarry floor tile		56	SF	\$9.00	\$504.00
26	Remove vinyl composition floor tile		1452	SF	\$8.00	\$11,616.00
27	Remove suspended ceiling grid and tiles		1620	SF	\$2.00	\$3,240.00
28	Remove windows		30	EA	\$184.00	\$5,520.00
29	Remove exterior hollow core metal doors		4	EA	\$184.00	\$736.00
	SITWORK					
32	Clear and grub entire site		1	LS	\$7,647.00	\$7,647.00
33	Install 5-gallon shrubs		50	EA	\$191.00	\$9,550.00
	MASONRY					
34	Install new 8" block at each end of open corridor	By Boys Bathroom	60	SF	\$20.00	\$1,200.00
	METAL FRAMING					
35	Install 10", 12-gauge Z purlins	10 IN x 50 LF	19	EA	\$726.00	\$13,794.00
36	Steel beams	20 LF x (24 IN to 12 IN beams)	8	EA	\$6,729	\$53,832.00
37	Install metal roof deck – fasten to structure to resist design wind loads	1 inch, 24 gauge, corrugated, galvanized deck	3400	SF	\$18.00	\$61,200.00
	WOOD FRAMING					
38	Install 2x6 stud walls x 10' high, 16" o.c.	Pressure treated lumber	1410	SF	\$24.00	\$33,840.00
	DOORS					

No.	Description	Specifics	Qty.	Units	Unit Price	Total Price
40	Install Interior doors – 36"x80" solid wood		8	EA	\$1,263.00	\$10,104.00
41	Install hardware for interior doors		8	EA	\$344.00	\$2,752.00
42	Install exterior doors – 36" x 80" hollow metal		12	EA	\$1,410.00	\$16,920.00
43	Install hardware for exterior doors		12	EA	\$421.00	\$5,052.00
	WINDOWS					
44	New 36"h x 72"w aluminum framed windows with hurricane resistant glazing	Low E glass	29	EA	\$2,360.00	\$68,440.00
45	New 36"h x 48"w aluminum framed windows with hurricane resistant glazing	Low E glass Annex Building + Main 2 nd Floor	30	EA	\$1,697.00	\$50,910.00
46	New 36"h x 36"w aluminum framed windows with hurricane resistant glazing	Low E glass	4	EA	\$1,538.00	\$6,152.00
	STOREFRONT SYSTEMS					
47	Install 36" x 80" aluminum frame with hurricane resistant glazing (translucent) at former exterior door locations	Low E tempered glass	5	EA	\$4,894.00	\$24,470.00
48	Install 120"w x 120"h aluminum and hurricane resistant glazing system at Main Entry	Double 36" x 80" doors and side lights with low E glass, tempered as required	1	EA	\$42,059.00	\$42,059.00
49	Install 120"w x 108"h aluminum and hurricane resistant glazing system, no doors, low E glass	At location of former rollup door at Automotive	1	EA	\$29,977.00	\$29,977.00
50	Install 120"w x 80"h aluminum and hurricane resistant glazing system at Learning Commons	Double 36" x 80" doors and side lights with low E glass, tempered as required	1	EA	\$34,412.00	\$34,412.00
51	Install 240"w x 108" interior glass storefront system at Science Classroom.	Provide tempered glass as required	1	EA	\$18,659.00	\$18,659.00
52	Install 120"w x 108" interior glass storefront system at Science Classroom.	Provide tempered	1	EA	\$17,588.00	\$17,588.00

No.	Description	Specifics	Qty.	Units	Unit Price	Total Price
		glass as required				
53	Install 120" w x 108" interior glass storefront system w/36" x 80" door at Teacher Workspace room.	Provide tempered glass as required	1	EA	\$16,671.00	\$16,671.00
	GUTTERS AND DOWNSPOUTS					
57	Install 6" aluminum gutters		577	LF	\$34.00	\$19,618.00
58	Install 4" x 6" aluminum downspouts	10 EA x 15 LF	190	LF	\$34.00	\$6,460.00
	PLASTER AND GYPSUM BOARD					
59	Install 5/8" moisture resistant fire rated gypsum wallboard		2820	SF	\$9.00	\$25,380.00
	FLOOR TILE					
60	Install 12" x 12" vinyl composition floor tile	Everywhere but Bathrooms	9528	SF	\$9.00	\$85,752.00
62	Install 6" x 6" ceramic tile	Bathrooms	520	SF	\$20.00	\$10,400.00
	WALL TILE					
63	Install 4" x 4" ceramic wall tile	Bathrooms	800	SF	\$23.00	\$18,400.00
	SUSPENDED ACOUSTIC CEILINGS					
64	Install 2'x2' panel system with white grid.		10160	SF	\$7.00	\$71,120.00
	INSULATION					
65	Install R-30 lay-in fiberglass insulation above suspended ceiling system		10160	SF	\$4.00	\$40,640.00
	PAINT AND COATINGS					
66	Paint all exterior walls off-white with bright white accent at raised column and beam features, both in gloss finish using oil-based paint.	Main Building Primer + 2 coats 10 FT H x 708 LF	8592	SF	\$2.00	\$17,184.00
67	Paint all interior walls flat white using latex based paint.	Main Building Primer + 2 coats	14116	SF	\$2.00	\$28,232.00
68	Paint all exterior walls off-white with bright white accent at trim, both in gloss finish using oil-based paint.	Modular Buildings Primer + 2 coats 168 LF x 13 FT H. x 3 buildings	6552	SF	\$2.00	\$13,104.00
69	Paint all exterior walls off-white with bright white accent at raised	Annex Building	1440	SF	\$2.00	\$2,880.00

No.	Description	Specifics	Qty.	Units	Unit Price	Total Price
	column and beam features, both in gloss finish using oil-based paint.	Primer + 2 coats 180 LF x 8 FT H.				
70	Paint all exterior walls off-white with bright white accent at trim, both in gloss finish using oil-based paint.	White Box Building Primer + 2 coats 120 LF x 9 FT H.	1080	SF	\$2.00	\$2,160.00
	FIRE ALARM SYSTEM					
72	Provide new fire alarm system throughout the campus with central monitoring station in the Administrative offices.		1	LS	\$72,732.00	\$72,732.00
	PLUMBING FIXTURES AND EQUIPMENT					
73	Install new low flow toilets		6	EA	\$688.00	\$4,128.00
74	Install new urinals	With privacy screen	2	EA	\$688.00	\$1,376.00
75	Install new vanities - single bowl	With solid surface top and integrated bowl	2	EA	\$2,141.00	\$4,282.00
76	Install new vanities - double bowl	With solid surface top and integrated bowls	2	EA	\$1,988.00	\$3,976.00
77	Install new ADA compliant faucets		6	EA	\$765.00	\$4,590.00
	HVAC					
78	Relocate fixtures and outlets as needed.		1	LS	\$30,589.00	\$30,589.00
	ELECTRICAL SYSTEMS					
79	Relocate fixtures and outlets as needed.		1	LS	\$13,000.00	\$13,000.00
80	Panel box adjustment as needed.		1	LS	\$3,059.00	\$3,059.00
	LIGHTING					
81	Provide exterior wall-mounted LED security lighting around perimeter as per industry standards, to match existing.		12	EA	\$612.00	\$7,344.00
82	Install new interior suspended linear LED lighting fixtures at Student Commons, Automotive	Finelite HP-4 Indirect/Direct	850	LF	\$122.00	\$103,700.00

No.	Description	Specifics	Qty.	Units	Unit Price	Total Price
		suspended linear fixtures, or equal				
	SIGNAGE					
87	Provide room identification and wayfinding signage, including sign on building with the new name.		1	LS	\$3,059.00	\$3,059.00
	FURNITURE, FIXTURES, AND EQUIPMENT					
88	Add allowance of \$108,000	FFE to be selected by the owner	1	LS	\$108,000.00	<u>\$108,000.00</u>
	OPERABLE WALL SYSTEMS					
A1	Purchase and install acoustical glass wall panel system, 9' high, with integrated doors, total length indicated	Acousti-Clear by Modernfold	148	LF	\$3,902.00	\$577,496.00
A2	Purchase and install solid panel system, 9' high, total length indicated	Acousti-Seal by Modernfold	56	LF	\$3,345.00	\$187,320.00
	SECURITY ACCESS AND SURVEILLANCE					
A3	Provide closed circuit television (CCTV) system as required to provide complete and adequate coverage of campus with central monitoring and DVR located in Administration office.	Assess existing system and provide necessary components	1	LS	\$162,571.00	\$162,571.00
	INFORMATION TECHNOLOGY					
A4	Provide all new wiring, terminations, switches, routers, cabinets, power supplies, and other associated equipment as required to establish an adequate system for instruction and campus operation. System shall be scalable to handle all campus services in the future.	Assess existing system and provide necessary components	1	LS	\$23,546.00	\$23,546.00
A5	Provide wireless hub and connectivity throughout renovated portions of the campus.	Assess existing system and provide necessary components	1	LS	\$76,472.00	\$76,472.00

No.	Description	Specifics	Qty.	Units	Unit Price	Total Price
	COMMUNICATIONS					
A6	Provide new intercom/PA system throughout all buildings as required.		1	LS	\$68,671.00	\$68,671.00
A7	METAL FRAMING – Install metal roof deck – fasten to structure to resist design wind loads, 1 inch, 24 gauge, corrugated, galv. Deck	Main Building	2600	SF	\$21.00	\$54,600.00
A8	PAINT AND COATINGS - Coat all exterior metal roof panels in red high gloss finish using coating that is safe for drinking water collection surfaces.	Annex Building	1620	SF	\$6.00	\$9,720.00
	INSULATION			SF		
A11	6" thick fiberglass batt insulation in walls (to match #38 walls)		1410	SF	\$5.00	\$7,050.00
A12	6" thick fiberglass batt insulation in walls (to match #A10 walls)		560	SF	\$5.00	\$2,800.00
A13	WINDOWS – Replace existing windows with New 36" h x 58" alum. framed windows with hurricane resistant glazing Low E glass	Main Building 2 nd Floor	24	EA	\$1,935.00	\$46,440.00
					Grand Total	\$2,855,878.00

ADDENDUM

II

Addendum II

General Provisions and Warranties *Additional General Provisions – Construction*

1. DEFINITIONS

(a) The term “Contracting Officer” as used herein means the person executing this contract on behalf of the Government and includes a duly appointed successor or authorized representative.

2. SPECIFICATIONS AND DRAWINGS

The Contractor shall keep on the work a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy either in the figures, in drawings, or in the specifications, the matter shall be promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such determination shall be at his own risk and expense. The Contracting Officer shall furnish from time to time such detail drawings and other information as he may consider necessary, unless otherwise provided.

3. CHANGES

(a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be change order, make any change in the work in the general scope of the contract, including but not limited to changes:

- (i) In the specifications (including drawings and designs);
- (ii) In the method or manner of performance of the work;
- (iii) In the Government-furnished facilities, equipment, materials, services, or site, or
- (iv) directing acceleration in the performance of the work.

(b) Any other written order or an oral order (which terms as used in this paragraph (b) shall include direction, instruction, interpretation, or determination) from the Contracting Officer, which causes any such change, shall be treated as a change order under this clause, provided that the Contractor gives the Contracting Officer written notice stating the date, circumstances, and source of the order and that the Contractor regards the order as a change order.

(c) Except as herein provided, no order, statement, or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment hereunder.



(d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for, the performance of any part of the work under this contract, whether or not changed by any order, an equitable adjustment shall be made and the contract modified in writing accordingly: Provided, however, That except for claims based on defective specifications, no claim for any change under (b) above shall be allowed for any costs incurred more than 20 days before the Contractor gives written notice as therein required: And provided further, That in the case of defective specifications for which the Government is responsible, the equitable adjustment shall include any increase cost reasonably incurred by the Contractor in attempting to comply with such defective specifications.

(e) If the Contractor intends to assert a claim for an equitable adjustment under this clause, he must, within 30 days after receipt of a written change order under (a) above or the furnishing of a written notice under (b) above, submit to the Contracting Officer a written statement setting forth the general nature and monetary extent of such claim, unless this period is extended by the Government. The statement of claim hereunder may be included in the notice under (b) above.

(f) No claim by the Contractor for an equitable adjustment hereunder shall be allowed if asserted after final payment under this contract.

4. DIFFERING SITE CONDITIONS

(a) The Contractor shall promptly, and before such conditions are disturbed, notify the Contracting Officer in writing of: (1) Subsurface or latent physical conditions at the site differing materially from those indicated in this contract, or (2) unknown physical conditions at the site, of an unusual nature, differing material from those ordinarily encountered and generally recognized as inhering in work of the character provided for in this contract. The Contracting Officer shall promptly investigate the conditions, and if he finds that such conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performance of any part of the work under this contract, whether or not changed as a result such conditions, an equitable adjustment shall be made and the contract modified in writing accordingly.

(b) No claim of the Contractor under this clause shall be allowed unless the Contractor has given the notice required in (a) above; provided, however, the time prescribed therefore may be extended by the Government.

(c) No claim by the Contractor for an equitable adjustment hereunder shall be allowed if asserted after final payment under this contract.

5. TERMINATION FOR DEFAULT—DAMAGES FOR DELAY—TIME EXTENSIONS

(a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with such diligence as will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within such time, the Government may, by written notice to the Contractor, terminate his right to proceed with the work of such part of the work as to which there has been delay. In such event the Government may take over the work and prosecute the same to completion, by contract or otherwise, and may take possession of and utilize in completing the work such materials, appliances, and plant as may be on the site of the work necessary therefore. Whether or not the Contractor's right to proceed with the work is terminated,

he and his sureties shall be liable for any damage to the government resulting from his refusal or failure to complete the work within the specified time.

(b) If fixed and agreed liquidated damages are provided in the contract and if the Government so terminates the Contractor's right to proceed, the resulting damage will consist of such liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs occasioned the Government in completing the work.

(c) If fixed and agreed liquidated damages are provided in the contract and if the Government does not so terminate the Contractor's right to proceed, the resulting damage will consist of such liquidated damages until the work is completed or accepted.

(d) The Contractor's right to proceed shall not be so terminated nor the Contractor charged with resulting damage if:

(1) The delay in the completion of the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including but not restricted to, acts of God, acts of the public enemy, acts of the Government in either its sovereign or contractual capacity, acts of another contractor in the performance of a contract with the Government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather, or delays of subcontractors or suppliers arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and such subcontractors or suppliers; and

(2) The Contractor, within 10 days from the beginning of such delay (unless the Contracting Officer grants a further period of time before the date of final payment under the contract,) notifies the Contracting Officer in writing of the causes of delay.

The Contracting Officer shall ascertain the facts and the extent of any delay and extent the time for completing the work when, in his judgment, the findings of facts justify such an extension, and his findings of fact shall be final and conclusive on the parties, subject only to appeal as provided in Clause 6 of these General Provisions.

(e) If, after notice of termination of the Contractor's right to proceed under the provisions of this clause, it is determined for any reason that the Contract was not in default under the provisions of this clause, or that the delay was excusable under the provisions of this clause, the rights and obligations of the parties shall, if the contract contains a clause provided for termination for convenience of the Government, be the same as if the notice for termination had been issued pursuant to such clause. If, in the foregoing circumstances, this contract does not contain a clause providing for termination for convenience of the Government, the contract shall be equitable adjusted to compensate for such termination and the contract modified accordingly; failure to agree to any such adjustment shall be a dispute concerning a question of fact within the meaning of the clause of this contract entitled "Disputes."

(f) The rights and remedies of the Government provided in this clause are in addition to any other rights and remedies provided by law or under this contract.



(g) As used in Paragraph (d) (1) of this clause, the term 'Subcontractors or Suppliers' means Subcontractors or Suppliers at any tier.

6. DISPUTES

(a) Except as otherwise provided in this contract, any dispute concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the Contracting Officer, who shall reduce his decision to writing and mail or otherwise furnish a copy thereof to the Contractor. The decision of the Contracting Officer shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the Contractor mails or otherwise furnishes to the Contracting Officer a written appeal addressed to the head of the Agency involved. The decision of the head of the agency or his duly authorized representative for the determination if such appeals shall be final and conclusive. This provision shall not be pleaded in any suit involving a question of fact arising under this contract as limited judicial review of any such decision to cases where fraud by such official or his representative or board is alleged: **Provided, however,** That any such decision shall be final and conclusive unless the same is fraudulent or capricious or arbitrary or so grossly erroneous as necessarily to imply bad faith or is not supported by substantial evidence. In connection with any appeal proceeding under this clause, the Contractor shall be afforded an opportunity to be heard and to offer evidence in support of his appeal. Pending final decision of a dispute hereunder, the Contractor shall proceed diligently with the performance of the contract and in accordance with the Contracting Officer's decision.

(b) This Disputes clause does not preclude consideration of questions of law in connection with decisions provided for in paragraph (a) above. Nothing in this contract, however, shall be constructed as making final the decision of any administrative official, representative, or board on a question of law.

7. PAYMENTS TO CONTRACTOR

(a) The government will pay the contractor price as hereinafter provided.

(b) The Government will make progress payments monthly as the work proceeds, or at more frequent intervals as determined by the Contracting Officer, on estimates approved by the Contracting Officer. If requested by the Contracting Officer, the Contractor shall furnish a breakdown of the total contract price showing the amount included therein for each principal category of the work, in such detail as requested, to provide a basis of determining progress payments. In the preparation of estimates the Contracting Officer, at his discretion, may authorize material delivered on the site and preparatory work done to be taken into consideration. Material delivered to the Contractor at locations other than the site may also be taken into consideration (1) if such consideration is specifically authorized by the contract and (2) if the Contractor furnishes satisfactory evidence that he has acquired title to such material and that it will be utilized on the work covered by this contract.

(c) In making such progress payments, there shall be retained 10 percent of the estimated amount until final completion and acceptance of the contract work. However, if the Contracting Officer, at any time after 50 percent of the work has been completed, finds that satisfactory progress is being made, he may authorize any of the remaining progress payments to be made in full. Also, whenever the work is substantially complete, the Contracting Officer, if he considers the amount

retained to be in excess of the amount adequate for the protection of the Government, at his discretion, may release to the Contractor all or a portion of such excess amount. Furthermore, on completion and acceptance of each separate building, public work, or other division of the contract, on which the price is stated separately in the contract, payment may be made therefore without retention of a percentage.

(d) All material and work covered by progress payments made shall thereupon become the sole property of the Government, by this provision shall not be construed as relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work, or a waiving the right of the Government to acquire the fulfillment of all the terms of the contract.

(e) Upon completion and acceptance of all work, the amount due to the Contractor under this contract shall be paid upon the presentation of a properly executed voucher and after the Contractor shall have furnished the Government with a release, if required, of all claims against the Government arising by virtue of this contract, other than claims in stated amounts as may be specifically excepted by the Contractor from the operation of the release. If the Contractor's claim to amounts payable under the contract has been assigned under the Assignment of Claims Act of 1940, as amended (31 U.S.C. 203, 41 U.S.C. 15), a release may also be required of the assignee.

8. ASSIGNMENT OF CLAIMS

(a) If this contract provides from payments aggregating \$1,000 or more, claims for moneys due or to become due to the Contractor from the Government under this contract may be assigned to a bank, trust company, or other financial institution, including any Federal lending agency and may thereafter be further assigned and reassigned to any such institution. Any such assignment or reassignment shall cover all amounts payable under this contract and not already paid, and shall not be made to more than one party, except that any such assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in such financing. Unless otherwise provided in this contract, payments to an assignee of any moneys due to become due under this contract shall not, to the extent provided in said Act, as amended, be subject to reduction or setoff.

9. MATERIAL AND WORKMANSHIP

(a) Unless otherwise specifically provided in this contract, all equipment, material, and articles incorporated in the work covered by this contract are to be new and of the most suitable grade for the purpose intended. Unless otherwise specifically provided in this contract, reference to any equipment, material, article, or patented process, by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limited competition, and the Contractor may, at his option, use any equipment, material, article, or process which, in the judgment of the Contracting Officer is equal to that named. The Contractor shall furnish to the Contracting Officer for his approval the name of the manufacturer, the model number, and other identifying data and information respecting the performance, capacity, nature, and rating of the machinery and mechanical and other equipment which the Contractor contemplates incorporating in the work. When required by this contract or when called for by the Contracting Officer, the Contractor shall furnish the Contracting Officer for approval full information concerning the material or articles which he contemplated incorporating in the work.

When so directed, samples shall be submitted for approval at the Contractor's expense, with all shipping charges prepaid. Machinery, equipment, material, and articles installed or used without required approval shall be at risk of subsequent rejection.

(b) All work under this contract shall be performed in a skillful and workmanlike manner. The Contracting Officer may, in writing, require the Contractor to remove from the work any employee the Contracting Officer deems incompetent, careless, or otherwise objectionable.

10. INSPECTION AND ACCEPTANCE

(a) Except as otherwise provided in this contract, inspection and test by the Government of material and workmanship required by this contract shall be made at reasonable times and at the site of the work, unless the Contracting Officer determines that such inspection or test of material which is to be incorporated in the work shall be made at the place of production, manufacture, or shipment of such material. To the extent specified by the Contracting Officer at the time of determining to make off-site inspection or test, such inspection or test shall be conclusive as to whether the material involved conforms to the contract requirements. Such off-site inspection or test shall not relieve the Contractor of responsibility for damage to or loss of the material prior to acceptance, nor in any way affect the continuing rights of the Government after acceptance of the completed work under the terms of paragraph (f) of this clause, except as hereinabove provided.

(b) The Contractor shall, without charge, replace any material or correct any workmanship found by the Government not to conform to the contract requirements, unless in the public interest the Government consents to accept such material or workmanship with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.

(c) If the Contractor does not promptly replace rejected material or correct rejected workmanship, the Government (1) may, by contract or otherwise, replace such material or correct such workmanship and charge the cost thereof to the Contractor, or (2) may terminate the Contractor's right to proceed in accordance with Clause 5 of these General Provisions.

(d) The Contractor shall furnish promptly, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspection and test as may be required by the Contracting Officer. All inspection and test by the Government shall be performed in such manner as not unnecessarily to delay the work. Special, full size, and performance tests shall be performed as described in this contract. The Contractor shall be charged with any additional cost of inspection when material and workmanship are not ready at the time specified by the Contractor for its inspection.

(e) Should it be considered necessary or advisable by the Government at any time before acceptance of the entire work to make an examination of work already completed, by removing or tearing out same, the Contractor shall, on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect, due to the fault of the Contractor or his subcontractors, he shall defray all the expenses of such examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, an equitable adjustment shall be made in the contract price to

compensate the Contractor for the additional services involved in such examination and reconstruction and, if completion of the work has been delayed thereby, he shall, in addition, be granted suitable extension of time.

(f) Unless otherwise provided in this contract, acceptance by the Government shall be made as promptly as practicable after completion and inspection of all work required by this contract. Acceptance shall be final and conclusive except as regards latent defects, fraud, or such gross mistakes as may amount to fraud, or as regards the Government's rights under any warranty or guarantee.

11. SUPERINTENDENCE BY CONTRACTOR

The Contractor shall give his personal superintendence to the work or have a competent foreman or superintendent, satisfactory to the Contracting Officer, on the work at all times during progress, with authority to act for him.

12. PERMITS AND RESPONSIBILITIES

The Contractor shall, without additional expense to the Government, be responsible for obtaining any necessary licenses and permits, and for complying with any applicable Federal, State, and municipal laws, codes, and regulations, in connection with the prosecution of the work. He shall be similarly responsible for all damages to persons or property that occur as a result of his fault or negligence. He shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. He shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire construction work, except for any completed unit of construction thereof which therefore may have been accepted.

13. CONDITIONS AFFECTING THE WORK

The Contractor shall be responsible for having taken steps reasonably necessary to ascertain the nature and location of the work, and the general and local conditions which can affect the work or the cost thereof. Any failure by the Contractor to do so will not relieve him from responsibility for successfully performing the work without additional expense to the Government. The Government assumes no responsibility for any understanding or representations concerning conditions made by any of its officers or agents prior to the execution of this contract, unless such understanding or representations by the Government are expressly stated in the contract.

14. OTHER CONTRACTS

The Government may undertake or award other contracts for additional work, and the contractor shall fully cooperate with such other contractors and Government employees and carefully fit his own work to such additional work as may be directed by the Contracting Officer. The Contractor shall not commit or permit any act which will interfere with the performance of work by any other contractor or by Government employees.

15. PATENT INDEMNITY

Except as otherwise provided, the Contractor agrees to indemnify the Government and its officers, agents, and employees against liability, including costs and expenses, arising out of the performance of this contract or out of the use or disposal by or for the account of the Government of suppliers furnished or construction work performed hereunder.

16. ADDITIONAL BOND SECURITY

If any surety upon a bond furnished in connection with this contract becomes unacceptable to the Government, or if any such surety fails to furnish reports as to his financial condition from time to time as requested by the Government, the Contractor shall promptly furnish such additional security as may be required from time to time to protect the interests of Government and of persons supplying labor or materials in the prosecution of the work contemplated by this contract.

17. COVENANT AGAINST CONTINGENT FEES

The Contractor warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Contractor for the purpose of securing business. For breach or violation of this warranty the Government shall have the right to annul this contract without liability or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

18. OFFICIALS NOT TO BENEFIT

No member of the Legislature or members of Congress shall be admitted to any share or part of this contract, or to any benefit that may arise there from; but this provision shall not be construed to extend to this contract if made with a corporation for its general benefit.

19. UTILIZATION OF SMALL BUSINESS CONCERNS

(a) It is the policy of the Government as declared by the Legislature that a fair proportion of the purchases and contracts for suppliers and services for the Government be placed with small business concerns.

(b) The Contractor agrees to accomplish the maximum amount of subcontracting to small business concerns that the Contractor finds to be consistent with the efficient performance of this contract.

20. SUSPENSION OF WORK

(a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interpret all or any part of the work for such period of time as he may determine to be appropriate for the convenience of the Government.

(b) If the performance of all or any part of the work is, for an unreasonable period time, suspended, delayed, or interrupted by an act of the Contracting Officer in the administration of this contract, or by his failure to act within the time specified in this contract (or if no time is specified, within a reasonable time), an adjustment shall be made for any increase in the cost of performance of this contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent (1) that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or

negligence of the Contractor or (2) for which an equitable adjustment is provided for or excluded under any other provision of this contract.

No claim under this clause shall be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirements shall not apply as to a claim resulting from a suspension order), and (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of such suspension, delay, or interruption but not later than the date of final payment under the contract.

GENERAL PROVISIONS

Section 22. WARRANTY OF CONSTRUCTION

(a) In addition to any other warranties set out elsewhere in this contract, the Contractor warrants that the work performed under this contract conforms to the contract requirements and is free of any defect of equipment, material or design furnished, or workmanship performed by the Contractor or any of this subcontractors and suppliers at any tier. Such warranty shall continue for a period of one year from the date of final acceptance of the work, but with respect to any part of the which the Government takes possession of prior to final acceptance, such warranty shall continue for a period of one year from the date the Government takes possession. Under this warranty, the Contractor shall remedy at his own expense any such failure to conform or any such defect. In addition, the Contractor shall remedy at his own expense any damage to Government owned or controlled real or personal property, when that damage is the result of the Contractor's failure to conform to contract requirement or any such defect of equipment, material, workmanship, or design. The Contractor shall also restore any work damaged repaired or replaced hereunder will run for one year from the date of such repair or replacement.

(b) The Government shall notify the Contractor in writing within a reasonable time after the discovery of any failure, defect, or damage.

(c) Should the Contractor fail to remedy any failure, defect, or damage described in (a) above within a reasonable time after receipt of notice thereof the Government shall have the right to replace, repair, or otherwise remedy such failure, defect, or damage at the Contractor's expense.

(d) In addition to the rights and remedies provided by this clause, all sub-contractors, manufactures', and suppliers', warranties expressed or implied, respecting any work and materials shall at the direction of the Government, be enforced by the Contractor for the benefit of the Government. In such case if the Contractor's warranty under (a) above has expired, any suit directed by the Government to enforce a subcontractor, manufactures or suppliers warranty shall be at the expense of the Government. The Contractor shall obtain any warranties which the subcontractors, manufacturers, or suppliers would give in normal commercial practice.

(e) If directed by the Contracting Officer, the Contractor shall require any such warranties to be executed to the Government.

(f) Notwithstanding any other provision of this clause, unless such a defect is caused by the negligence of the Contractor or his subcontractors or suppliers at any tier, the Contractor shall not be liable for the repair of any defects of material or design furnished by the Government nor for the repair of any damage which results from any such defect in Government furnished material or design.

(g) The warranty specified herein shall not limit the Government's rights under the Inspection and Acceptance clause of this contract with respect to latent defects, gross mistake, or fraud.

Amendment to Section 19 Standard Form No. DPP-GP-15-73
GENERAL PROVISIONS
(CONSTRUCTION CONTRACT)

19 UTILIZATION OF APPRENTICES OR TRAINEES &
SMALL BUSINESS CONCERNS

(c) Contractor shall hire, in addition to any other employee he may retain, apprentices or trainees or both or the performance of the work hereunder, the total number of which shall be determined by the Director of the Division of Apprenticeship and Training upon the basis of one (1) Apprentice (or Trainee) for the first journeyman steadily employed, and one (1) additional Apprentice (or Trainee) for every two (2) additional Journeyman steadily employed.

(d) Within ten days of the execution of this Agreement the contractor shall submit to the Division of Apprenticeship & Training, and to the Contraction Officer (The Commissioner of the Department of Property and Procurement) a list of the occupations for which Journeymen will be required in the performance of this contract.

(e) Veterans of the U.S. Armed Forces shall be given priority with the respect to the hire of Apprentices and Trainees.

(f) Failure of Contractor to comply with the aforesaid provisions of this section shall be a material breach thereof.

ADDENDUM

III

Addendum III

Termination of Contracts

CONVENIENCE OF THE GOVERNMENT

- (a) The performance of work under this contract may be terminated by the Government in accordance with this clause in whole, or from time to time in part, whenever the Contracting Officer shall determine that such termination is in the best interest of the Government. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which performance by delivery to the Contractor of a Notice of Termination specifying the extent to which performance of work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) After receipt of a Notice of Termination, and except as otherwise directed by the Contracting Officer, the Contractor shall:
- (i) stop work under the contract on the date and to the extent specified in the Notice of Termination;
 - (ii) place no further orders or subcontracts for materials, services or facilities, except as may be necessary for completion of such portion of the work under the contract as is not terminated;
 - (iii) terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination;
 - (iv) assign to the Government, in the manner, at the times, and to the extent directed by the Contracting Officer, all of the right, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case the Government shall have the right, in its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;
 - (v) settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, with the approval or ratification of the Contracting Officer, to the extent, he may require, which approval or ratification shall be final for all the purposes of this clause;
 - (vi) transfer title and deliver to the Government in the manner, at the times, and to the extent, if any, directed by the Contracting Officer (A) the fabricated or unfabricated parts, work in progress, completed work, supplies, and other material produced as a part of, or acquired in connection with the performance of, the work terminated by the Notice of

Termination, and (B) the completed or partially completed plans, drawings, information, and other property which, if the contract had been completed, would have been required to be furnished to the Government.

- (vii) use his best efforts to sell, in the manner, at the times, to the extent, and at the price or prices directed or authorized by the Commissioner of Property and Procurement, any property of the types referred to in (vi) above; provided, however, that the Contractor (A) shall not be required to extend credit to any purchaser, and (B) may acquire any such property under the conditions prescribed by and at the price or prices approved by the Commissioner of Property and Procurement and provided further that the proceeds of any such transfer or disposition shall be applied in reduction of any payments to be made by the Government to the Contractor under this contract or shall otherwise be credited to the price or cost of the work covered by this contract or paid in such other manner as the Commissioner of Property and Procurement may direct;
 - (viii) complete performance of such part of the work as shall not have been terminated by the Notice of Termination; and
 - (ix) take such action as may be necessary, or as the Commissioner of Property and Procurement may direct, for the protection and preservation of the property related to this contract which is in the possession of the Contractor and in which the Government has or may acquire an interest.
- (c) After receipt of the Notice of Termination, the Contractor shall submit to the Commissioner of Property and Procurement his termination claim, in the form and with certification prescribed by the Commissioner of Property and Procurement. Such claim shall be submitted promptly but in no event later than one year from the effective date of termination, unless one or more extensions in writing are granted by the Commissioner of Property and Procurement, upon request of the Contractor made in writing within such one year period or authorized extension thereof. However, if the Commissioner of Property and Procurement determines that the facts justify such action, he may receive and act upon failure of the Contractor to submit his termination claim within the time allowed, the Commissioner of Property and Procurement may determine, on the basis of information available to him, the amount, if any, due to the Contractor by any reason of the termination and shall thereupon pay to the Contractor the amount so determined.
- (d) Subject to the provisions of paragraph (c), the Contractor and the Commissioner of Property and Procurement may agree upon the whole or any part of the amount or amounts to be paid to the Contractor by reason of the total or partial termination of work pursuant to this clause, which amount or amounts may include a reasonable allowance for profit on work done; provided, that such agreed amount or amounts, exclusive of settlement costs, shall not exceed the total contract price as reduced by the amount of payments otherwise made and as further reduced by the contract price of work not terminated. The contract shall be amended accordingly, and the Contractor shall be paid the agreed amount. Nothing in paragraph (e) of this clause, prescribing the amount to be paid to the Contractor in the event of failure of the Contractor and the Commissioner of Property and Procurement to agree upon the whole

amount to be paid to the Contractor by reason of the termination of work pursuant to this clause, shall be deemed to limit, restrict or otherwise determine or affect the amount or amounts which may be agreed to be paid to the Contractor pursuant to this paragraph (d):

- (e) In the event of the failure of the Contractor and the Commissioner of Property & Procurement to agree as provided in paragraph (d) upon the whole amount to be paid to the Contractor by reason of the termination of work pursuant to this clause, the Commissioner of Property & Procurement shall pay to the Contractor the amounts determined by him as follows, but without duplication of any amounts agreed upon in accordance with paragraph (d):
 - (i) for completed supplies, materials and equipment or services accepted by the Government (or sold or acquired as provided in paragraph (b) (vii) above) and not theretofore paid for, a sum equivalent to the aggregate price for such supplies or services computed in accordance with the price or prices specified in the contract, appropriately adjusted for any saving for freight or other charges;
 - (ii) the total of —
 - (A) the costs incurred in the performance of the work terminated, including initial costs and preparatory expense allocable thereto, but exclusive of any costs attributable to supplies or services paid or to be paid for under paragraph (e) (i) hereof;
 - (B) the cost settling and paying claims arising out of the termination of work under subcontracts or orders, as provided in paragraph (b) (v) above, which are properly chargeable to the terminated portion of the contract (exclusive of amounts paid or payable on account of supplies or materials delivered or services furnished by subcontractors or vendors prior to the effective date of the Notice of Termination, which amounts shall be included in the costs payable under (A) above; and
 - (C) a sum, as profit on (A) above, determined by the Contracting Officer to be fair and reasonable; provided, however, that if it appears that the Contractor would have sustained a loss on the entire contract had it been completed, no profit shall be included or allowed under this subdivision (C) and an appropriate adjustment shall be made reducing the amount of the settlement to reflect the indicated rate of loss; and
 - (iii) the reasonable costs of settlement, including accounting, legal, clerical and other expenses reasonably necessary for the preparation of settlement claims and supporting data with respect to the terminated portion of the contract and for the termination and settlement of subcontract thereunder, together with reasonable storage, transportation and other costs incurred in connection with the protection or disposition of property allocable to this contract.

ADDENDUM

IV

Addendum IV

Compensation

The Government, in consideration of the satisfactory performance of the services described in Addendum I (Scope of Work), agrees to make progress payments based on the Schedule of Values and invoices submitted by the Contractor **Professional Design Builders, Inc. d/b/a Custom Builders** in accordance with Clause 7 (Payments to Contractor) of the General Provisions.

The parties agree that the sum to be paid under this contract is **Two Million Eight Hundred Fifty-Five Thousand Eight Hundred Seventy-Eight Dollars and Zero Cent (\$2,855,878.00)**. The parties further agree that payments will be made in accordance with services rendered.

The final payment is subject to the inspection and acceptance of the project by the Government, the submission of all pertinent warranties, and the Release of Claims. Contractor shall submit a Waiver of Liens or Affidavits of subcontractors who have released the contractor of its obligations. Contractor shall also submit Consent of Surety before final payment and, upon the Government's request, any other documentation the Government deems necessary.

Handwritten initials in black ink, appearing to be 'DB' or similar, written over a horizontal line.

ADDENDUM

V

ADDENDUM V

Provisions from 2 CFR 200.326 - Appendix II

I. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the Contractor agrees as follows:

(1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that during employment, employees are treated without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

(3) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(5) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States.

2. COMPLIANCE WITH THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.

(3) Withholding for unpaid wages and liquidated damages. The Department of Labor shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

3. CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT

Clean Air Act.

(1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 *et seq.*

(2) The contractor agrees to report each violation to the Department of Planning and Natural Resources (DPNR) understands and agrees that the DPNR will, in turn, report each violation as required to assure notification to the Government, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.



(3) The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act.

(1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) The contractor agrees to report each violation to the DPNR and understands and agrees that the DPNR will, in turn, report each violation as required to assure notification to the Government, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by the Federal Emergency Management Agency.

4. SUSPENSION AND DEBARMENT

(1) This Contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the Contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the Government. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Government, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

5. BYRD ANTI-LOBBYING

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Government.

6. PROCUREMENT OF RECOVERED MATERIALS

(1) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired—

- (i) Competitively within a timeframe providing for compliance with the contract performance schedule;
- (ii) Meeting contract performance requirements; or
- (iii) At a reasonable price.

(2) Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.

7. ACCESS TO RECORDS

The following access to records requirements apply to this contract:

- (1) The Contractor agrees to provide the Government, the Federal Emergency Management Agency Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- (2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- (3) The contractor agrees to provide the Federal Emergency Management Agency Administrator or his/her authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

8. COPELAND "ANTI-KICKBACK" ACT (Applicable to all construction or repair contracts)

Salaries of personnel performing work under this contract shall be paid in accordance with the Copeland "Anti-Kickback Act" of June 13, 1934 (48 Stat. 948; 62 Stat. 740; 63 Stat. 108; Title 18 U.S.C. § 874; and Title 40 U.S.C. § 276c). The Contractor shall comply with all applicable "Anti-Kickback" regulations and shall not induce by any means, any person employed under this Contract in the construction, completion or repair of any public work to give up any part of the compensation to which he or she is entitled. Contractor shall insert appropriate provisions in all subcontracts covering work under this contract to ensure compliance by subcontractors with such regulations, and shall be responsible for the submission of affidavits required of subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof.

9. DEPARTMENT OF HOMELAND SECURITY TERMS & CONDITIONS

The Contractor shall not use the Department of Homeland Security seal(s), logos, crests, or reproductions of flags or likenesses of Department of Homeland Security agency officials without specific Federal Emergency Management pre-approval. Federal Emergency Management Agency financial assistance will be used to fund the contract only. The Contractor will comply will all applicable federal law, regulations, executive orders, Federal Emergency Management Agency policies, procedures, and directives. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract. The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

ADDENDUM

VI

ADDENDUM VI

DBE Requirements

Special Provisions

The VIDE uses the following MWBE/DBE special provisions:

The Virgin Islands Department of Education (VIDE) has committed to provide certified firms full participation in all phases of procurement activities and to afford a full and fair opportunity to all vendors to compete for VIDE contracts. When the VIDE has established a MWBE/DBE contract goal on a VIDE project, it shall award the contract only to a bidder who makes a commitment to meet the established goal or who makes good faith efforts to do so as evidence by the bidder's signed Statement of Responsibility form submitted at the time of the bid opening. The award of the contract will be conditioned on meeting the requirements of this section.

The VIDE shall determine whether a bidder has made good faith efforts if it documents either: that it can meet the MWBE/DBE contract goal by documenting that it has obtained commitments for sufficient participation by MWBE/DBE firms; or by documenting that it made adequate good faith efforts to meet the MWBE/DBE contract goal by showing that it took all necessary and reasonable steps, which by their scope, intensity, and appropriateness to the objective of meeting the goal, could reasonably be expected to obtain sufficient MWBE/DBE participation, even if the bidder was not fully successful.

1. All bidders shall give written assurance in their bid proposal to meet the established MWBE/DBE contract goal or propose a reduced goal. The bidder's written assurance is the signed Statement of Responsibility form and will be considered binding.
2. The selected bidder must complete and sign the MWBE/DBE Commitment Form VIDE A-585 as part of the contract. All listed MWBE/DBE firm(s) must be certified by the DPW DBE program or certified by the Small Business Administration as a minority or woman-owned business or 8(a) firm prior to submission of the MWBE/DBE Commitment Form VIDE A-585.
3. The information required on all forms must be accurate, complete in every detail and in final form at the time it is submitted to the VIDE and/or its Contracting Office (Department of Property & Procurement). All bidders are required to list on the MWBE/DBE Commitment Form VIDE A-585, the following information:
 - a. The names of the MWBE/DBE subcontractor(s) and/or material supplier(s) that will participate in the contract;
 - b. Item number(s) & description of the work that the MWBE/DBE will perform;
 - c. The dollar amount of the participation for each item of work the MWBE/DBE will perform;
 - d. Written documentation of the bidder's commitment to use a MWBE/DBE subcontractor/supplier whose participation it submits to meet the MWBE/DBE contract goal.

4. If the apparent low bidder cannot meet the established MWBE/DBE contract goal, the bidder shall submit documented demonstration of good faith efforts prior to contracting. This justification is a documented demonstration of good faith efforts by the bidder, which must, in the end, show that the contractor had actively and aggressively sought out MWBE/DBEs to participate in the project. Mere pro forma efforts are not the necessary and reasonable steps that indicate good faith efforts. The VIDE will consider the quality, quantity, and intensity of the different kinds of efforts that were made in trying to obtain MWBE/DBE participation sufficient to meet the MWBE/DBE contract goal. The following is a list of types of actions, which the VIDE will consider as part of the bidder's good faith efforts to obtain MWBE/DBE participation. This list is not intended to be a mandatory checklist, nor is it intended to be exclusive or exhaustive, as other factors or types of efforts may be relevant in appropriate cases. This demonstration should include, but not be limited to, the following:
- a. Soliciting through all reasonable and available means (e.g. attendance at pre-bid meetings, advertising and/or written notices) the interest of all certified MWBE/DBEs who have the capability to perform the work of the contract. The bidder must solicit this interest within sufficient time to allow MWBE/DBEs to respond to the solicitation. The bidder must determine with certainty if taking appropriate steps to follow up initial solicitations interests the MWBE/DBEs.
 - b. Selecting portions of the work to be performed by MWBE/DBEs in order to increase the likelihood that the MWBE/DBE goals will be achieved. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate MWBE/DBE participation, even when the prime contractor might otherwise prefer to perform these work items with its own forces.
 - c. Providing interested MWBE/DBEs with adequate information about the plans, specifications, and requirements of the contract in a timely manner to assist them in responding to a solicitation.
 - d. Negotiating in good faith with interested MWBE/DBEs. It is the bidder's responsibility to make a portion of the work available to MWBE/DBE subcontractors and suppliers and to select those portions of the work or material needs consistent with the available MWBE/DBE subcontractors and suppliers, so as to facilitate MWBE/DBE participation. Evidence of such negotiation includes the names, addresses and telephone numbers of MWBE/DBEs that were considered; a description of the information provided regarding the plans and specifications for the work selected for subcontracting; and evidence as to why additional agreements could not be reached for MWBE/DBEs to perform the work.

A bidder using good business judgment would consider a number of factors in negotiating with subcontractors, including MWBE/DBE subcontractors, and would take a firm's price and capabilities as well as contract goals into consideration.

However, the fact that there may be some additional costs involved in finding and using MWBE/DBEs is not in itself sufficient reason for a bidder's failure to meet the contract MWBE/DBE goal, as long as such costs are reasonable. Also, the ability or desire of the prime contractor to perform the work of a contract with its own organization does not relieve the bidder of the responsibility to make good faith efforts. Prime contractors are not, however, required to accept higher quotes from MWBE/DBEs if the price difference is excessive or unreasonable.

- e. Not rejecting MWBE/DBEs as being unqualified without sound reasons based on a thorough investigation of their capabilities. The contractor's standing within its industry, membership in specific groups, organizations, or associations and political or social affiliations (for example union vs. non-union employee status) are not legitimate causes for the rejection or non-solicitation of bids in the contractor's efforts to meet the project goal.
- f. Making efforts to assist interested MWBE/DBEs in obtaining bonding, lines of credit, or insurance as required by the recipient or contractor.
- g. Making efforts to assist interested MWBE/DBEs in obtaining necessary equipment, supplies, materials, or related assistance or services.
- h. Effectively using the services of available minority/women community organizations; minority/women contractor's groups; local, state, and Federal minority/women business assistance offices; and other organizations as allowed on a case-by-case basis to provide assistance in the recruitment and placement of MWBE/DBEs.

It is the policy of the VIDE to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. All firms qualifying under this solicitation are encouraged to submit bids/proposals. Award of this contract will be conditioned upon satisfying the requirements of this bid specification. These requirements apply to all bidders/offerors, including those who qualify as a MWBE/DBE. A MWBE/DBE contract goal of 25% (twenty-five) percent has been established for this contract. The bidder/offeror shall make good faith efforts, as outlined above, to meet the contract goal for MWBE/DBE participation in the performance of this contract.

The bidder/offeror will be required to submit the following information with its bid: (1) the names and addresses of MWBE/DBE firms that will participate in the contract; (2) a description of the work that each MWBE/DBE firm will perform; (3) the dollar amount of the participation of each MWBE/DBE firm participating; (4) Written documentation of the bidder/offeror's commitment to use a MWBE/DBE subcontractor whose participation it submits to meet the contract goal; (5) Written confirmation from the MWBE/DBE that it is participating in the contract as provided in the commitment made under (4); and (5) if the contract goal is not met, evidence of good faith efforts.

Certification for Contracts, Grants, Loans, and Cooperative Agreements

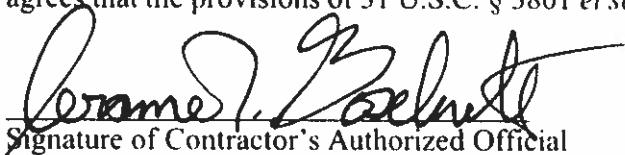
(To be submitted with each bid or offer exceeding \$100,000)

The undersigned Jerome Boschulte certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered. Submission of this certification is a prerequisite for making or entering this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, Custom Builders, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*, apply to this certification and disclosure, if any.


Signature of Contractor's Authorized Official

Jerome Boschulte, President
Name and Title of Contractor's Authorized Official

6/22/2000
Date

VIRGIN ISLANDS DEPARTMENT OF EDUCATION
Minority and Women Business / Disadvantaged Business Enterprise (MWBE/DBE) Program
MWBE/DBE Commitment Form

Project Name:
Renovation of the Wheatley Skills Center on St. Thomas,
Virgin Islands

FAP:

Contract MWBE/DBE Goal %: 25%

Form Revision No.

Name of MWBE/DBE Contractor, Supplier, Consultant:


Item No(s).	Description of Work (item, material, service)	Quantity	Price/Unit	Total Dollars
GRAND TOTAL				

- 1. Total Amount of the Bid (\$) : 2,855,978.00
- 2. Total Committed MWBE/DBE Participation (%)*:
- 3. Amount Committed to this MWBE/DBE (\$):
- 4. Amount Committed to this MWBE/DBE (%)

Prime Contractor's MWBE/DBE Officer: Jerome Boschulte

**Must equal or exceed established goal indicated above or bid may be rendered non-responsive.*

The Parties assure Virgin Islands Department of Education (VIDE) that each will abide by the Minority and Women Business Enterprise/Disadvantaged Business Enterprise (MWBE/DBE) program and all related contract specifications and provisions. If a contract goal is established for this project, the Prime Contractor commits to achieving the goal and will submit the names of certified MWBE firms and their committed percentages using Form VIDE A-585. The Parties understand that Form VIDE A-585 must be revised anytime commitments exceed the established contract goal. The parties further understand that MWBE firm removal and/or substitution is not permitted without written consent of the VIDE MWBE/DBE Program Liaison and only upon a showing of Good Faith Efforts. The parties acknowledge that failure to achieve the goal or otherwise to comply with VIDE MWBE/DBE program requirements may result in VIDE levying liquidated damages or any other remedy available under Federal or Territorial law.

Signature of Prime Contractor Official:

Date: 5/9/2020

Signature of MWBE/DBE Firm Official:

Date: _____

FUNDING SOURCE

PURCHASE ORDER

DATE: 10/15/2020 PAGE: 1 OF

PURCHASE ORDER NUMBER: 00000040

REQUISITION NUMBER: 84



GOVERNMENT OF THE
**VIRGIN ISLANDS OF THE
 UNITED STATES**
 ST. THOMAS, VIRGIN ISLANDS

SHIP TO: DEPARTMENT OF EDUCATION STT
 DEPARTMENT OF EDUCATION
 1834 KONGENS GADE
 ST. THOMAS, VI 00802-6746
 774-0100

BILL TO: DEPARTMENT OF EDUCATION STT
 DEPARTMENT OF EDUCATION
 1834 KONGENS GADE
 ST. THOMAS, VI 00802-6746
 774-0100

THIS PURCHASE ORDER IS ONLY VALID FOR NINETY (90) DAYS FROM DATE SPECIFIED ABOVE

VENDOR: CUSTOM BUILDERS
 4028 ANNA'S RETREAT
 ST. THOMAS, VI 00802

VENDOR REMIT CUSTOM BUILDERS, INC.
 4028 ANNA'S RETREAT
 ST. THOMAS, VI 00802

5118

DELIVERY TERMS: _____

DISCOUNT TERMS _____

Item#	Description/Part No.	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	Services for the renovation of the Ralph O. Wheatley Skills Center on St. Thomas 80014017 - 575000 - A4001 2,855,878.00	EACH	\$2,855,878.00	1	\$2,855,878.00
				Order Total	2,855,878.00

Purchase Order Authorization

Department or Agency Certifying Officer

Department of Property & Procurement Purchasing or Contracting Officer

BONDS

FORM - P&P-PB-20-73 APPROVED: 3-26-73 REVISED: 3-18-08 COMM. OF PROP.& PROC.	GOVERNMENT OF THE VIRGIN ISLANDS PAYMENT BOND (See Instructions on Reverse)	DATE BOND EXECUTED APRIL 29, 2020
---	---	---

PRINCIPAL **PROFESSIONAL DESIGN/BUILDERS INC DBA CUSTOM BUILDERS**
4028 ANNA'S RETREAT
ST THOMAS, VI 00802

SURETY **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**
1 TOWER SQUARE
HARTFORD, CT 06813

PENAL SUM OF BOND (Express in words and figures) TWO MILLION EIGHT HUNDRED FIFTY FIVE THOUSAND EIGHT HUNDRED SEVENTY EIGHT DOLLARS AND 00/100 (\$2,855,878.00)	CONTRACT NO. C010DOET20 (CB)	DATE OF CONTRACT
--	--	------------------

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL and SURETY above named, are held and firmly bound unto the Government of the Virgin Islands, hereinafter called the government, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the principal entered into a certain contract with the Government, numbered and dated as shown above and hereto attached:


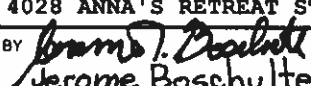
NOW THEREFORE, if the principal shall promptly make payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the surety being hereby waived, then this obligation to be void; otherwise to remain in full force and virtue.


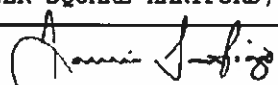
IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

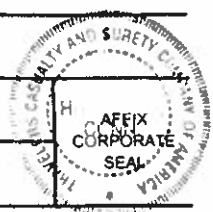
In Presence of:

	WITNESS	as to	INDIVIDUAL PRINCIPAL	
1	_____	_____	_____	[SEAL]
2	_____	_____	_____	[SEAL]
3	_____	_____	_____	[SEAL]
4	_____	_____	_____	[SEAL]

	WITNESS	as to	INDIVIDUAL PRINCIPAL	
1	_____	_____	_____	[SEAL]
2	_____	_____	_____	[SEAL]

Attest 	CORPORATE PRINCIPAL PROFESSIONAL DESIGN/BUILDERS INC DBA CUSTOM BUILDERS
	BUSINESS ADDRESS 4028 ANNA'S RETREAT ST THOMAS, VI 00802
	BY  Jerome Boschulte TITLE President
	AFFIX CORPORATE SEAL

Attest 	CORPORATE SURETY TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
	BUSINESS ADDRESS 1 TOWER SQUARE HARTFORD, CT 06813
	BY  JAVIER SANTIAGO RIVERA TITLE ATTORNEY IN FACT
	AFFIX CORPORATE SEAL



The rate of premium on this bond is	<u>\$13.90</u>	per thousand.
Total amount of premium charged, \$	<u>\$32,349.00</u>	

(The above must be filled in by corporate surety)

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Ghanique Boschulte, certify that I am the _____ secretary
of the corporation named as principal in the within bond, that Jerome Boschulte
who signed the said bond on behalf of the principal, was then President of said
corporation; that I know his/her signature, and his/her signature thereto is genuine; and that said bond was duly signed,
sealed, and attested for and in behalf of said corporation by authority of its governing body.

 [CORPORATE]
SEAL]

INSTRUCTIONS

1 This form, for the protection of persons supplying labor and material, shall be used whenever a payment bond is required. It may also be used in any other case in which a payment bond is to be required. There shall be no deviation from this form except as authorization by the Government of the Virgin Islands.

2 The surety on the bond may be any corporation authorized under the laws of the Government of the Virgin Islands any State or possession of the United States, or by the Secretary of the Treasury to act as surety, or two responsible individual sureties. Where individual sureties are used, this bond must be accompanied by a complete Affidavit of Individual Surety for each individual surety (Standard Form.)

3 The name, including full Christian name, and business or residence address of each individual party to the bond shall be inserted in the space provided therefor, and each such party shall sign the bond with his usual signature on the line opposite the scroll seal, and if signed in Maine or New Hampshire, an adhesive seal shall be affixed opposite the signature.

4 If the principals are partners, their individual names shall appear in the space provided therefor, with the recital that they are partners composing a firm, naming it, and all the members of the firm shall execute the bond as individuals.

5 If the principal or surety is a corporation, the name of the State in which incorporated shall be inserted in the space provided therefore, and said instrument shall be executed and attested under the corporate seal as indicated in the form. If the corporation has no corporate seal the fact shall be stated, in which case a scroll or adhesive seal shall appear following the corporate name.

6 The official character and authority of the person or persons executing the bond for the principal, if a corporation shall be certified by the secretary or assistant secretary, according to the form herein provided. In lieu of such certificate there may be attached to the bond copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies

7 The date of this bond must not be prior to the date of the instrument in connection with which it is given.

FORM - P&P-PB-20-73
 APPROVED 3-26-73
 REVISED 3-18-08
 COMM. OF PROP. & PROC.

**GOVERNMENT OF THE VIRGIN ISLANDS
 PERFORMANCE BOND**

DATE BOND EXECUTED
APRIL 29, 2020

(See Instructions on Reverse)

PRINCIPAL **PROFESSIONAL DESIGN/BUILDERS INC DBA CUSTOM BUILDERS
 4028 ANNA'S RETREAT
 ST THOMAS, VI 00802**

SURETY **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
 1 TOWER SQUARE
 HARTFORD, CT 06813**

PENAL SUM OF BOND (Express in words and figures)

**TWO MILLION EIGHT HUNDRED FIFTY FIVE THOUSAND EIGHT
 HUNDRED SEVENTY EIGHT DOLLARS AND 00/100 (\$2,855,878.00)**

CONTRACT NO.

C010DOET20 (CB)

DATE OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL and SURETY above named, are held and firmly bound unto the Government of the Virgin Islands, hereinafter called the government, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the principal entered into a certain contract with the Government, numbered and dated as shown above and hereto attached:

NOW THEREFORE, if the principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term of said contract and any extensions thereof that may be granted by the Government, with or without notice to the surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the surety being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

In Presence of:

WITNESS

INDIVIDUAL PRINCIPAL

1 _____	as to	_____	[SEAL]
2 _____	as to	_____	[SEAL]
3 _____	as to	_____	[SEAL]
4 _____	as to	_____	[SEAL]

WITNESS

INDIVIDUAL PRINCIPAL

1 _____	as to	_____	[SEAL]
2 _____	as to	_____	[SEAL]

Attest

CORPORATE PRINCIPAL
PROFESSIONAL DESIGN/BUILDERS INC DBA CUSTOM BUILDERS

BUSINESS ADDRESS
4028 ANNA'S RETREAT ST THOMAS, VI 00802

BY *Jerome Boschulte*
Jerome Boschulte
 TITLE **President**

AFFIX
 CORPORATE
 SEAL

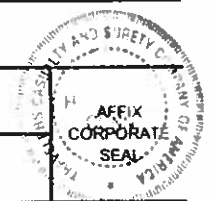
Kim Lahr

Attest

CORPORATE SURETY
TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

BUSINESS ADDRESS
1 TOWER SQUARE HARTFORD, CT 06813

BY *Javier Santiago Rivera*
JAVIER SANTIAGO RIVERA
 TITLE **ATTORNEY IN FACT**



R.H. Oliver

The rate of premium on this bond is \$13.90 per thousand.

Total amount of premium charged, \$ \$32,349.00

(The above must be filled in by corporate surety)

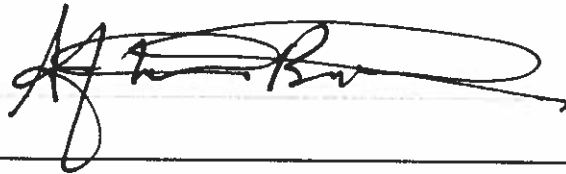
CERTIFICATE AS TO CORPORATE PRINCIPAL

Shanique Boschulte, certify that I am the _____ secretary

of the corporation named as principal in the within bond, that

Jerome Boschulte
President

who signed the said bond on behalf of the principal, was then _____ of said corporation; that I know his/her signature, and his/her signature thereto is genuine; and that said bond was duly signed, sealed, and attested for and in behalf of said corporation by authority of its governing body.



[CORPORATE]
SEAL]

INSTRUCTIONS

1 This form shall be used for construction work or the furnishing of supplies or services, whenever a performance bond is required. There shall be no deviation from this form except as authorized by the Department of Property and Procurement.

2 The surety on the bond may be any corporation authorized under the laws of the Government of the Virgin Islands any State or possession of the United States, or by the Secretary of the Treasury to act as surety, or two responsible individual sureties. Where individual sureties are used, this bond must be accompanied by a complete Affidavit of Individual Surety for each individual surety (Standard Form.)

3 The name, including full Christian name, and business or residence address of each individual party to the bond shall be inserted in the space provided therefor, and each such party shall sign the bond with his usual signature on the line opposite the scroll seal, and if signed in Maine or New Hampshire, an adhesive seal shall be affixed opposite the signature.

4 If the principals are partners, their individual names shall appear in the space provided therefor, with the recital that they are partners composing a firm, naming it, and all the members of the firm shall execute the bond as individuals.

5 If the principal or surety is a corporation, the name of the State in which incorporated shall be inserted in the space provided therefore, and said instrument shall be executed and attested under the corporate seal as indicated in the form. If the corporation has no corporate seal the fact shall be stated, in which case a scroll or adhesive seal shall appear following the corporate name.

6 The official character and authority of the person or persons executing the bond for the principal, if a corporation shall be certified by the secretary or assistant secretary, according to the form herein provided. In lieu of such certificate there may be attached to the bond copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

7 The date of this bond must not be prior to the date of the instrument in connection with which it is given.



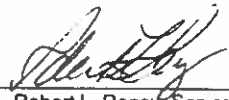
**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **JAVIER E SANTIAGO RIVERA** of **SAN JUAN Puerto Rico** their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law. **IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 17th day of January, 2019.

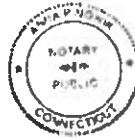


State of Connecticut
City of Hartford ss.

By 
Robert L. Raney, Senior Vice President

On this the 17th day of January, 2019, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her, and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary, and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary, or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority, and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 29TH day of APRIL, 2020




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.**

JAVIER ERNESTO SANTIAGO RIVERA
 PO BOX 2111
 SAN JUAN PR 00922-2111

United States Virgin Islands

License No. 3000000220 Insurance License NPN 6878834

JAVIER ERNESTO SANTIAGO RIVERA
 TORRE SANTANDER SUITE 1201
 B7 CALLE TABONUCO
 GUAYNABO PR 00968-3342

LICENSE TYPE	FIRST ACTIVE DATE	LICENSE EXPIRATION DATE	LINES OF AUTHORITY	LOA EFFECTIVE DATE
Insurance Producer	03/22/2016	12/31/2020	Property Casualty	03/22/2016 03/22/2016

By virtue of the authority vested in the undersigned Commissioner of Insurance, this is to certify that the above entity has complied with the requirements of the Office of the Lieutenant Governor, Division of Banking, Insurance, and Financial Regulation.

This license is valid until the expiration date, subject to suspension or revocation and must be renewed annually upon expiration.

For questions regarding a license, contact:
 Office of the Lieutenant Governor
 Division of Banking, Insurance, and Financial Regulation
 St. Thomas: (340) 774-7166
 St. Croix: (340) 773-6459

United States Virgin Islands

License No: 3000000220 Insurance License NPN: 6878834


JAVIER ERNESTO SANTIAGO RIVERA
 TORRE SANTANDER SUITE 1201
 B7 CALLE TABONUCO
 GUAYNABO PR 00968-3342
 NON-RESIDENT

LICENSE TYPE	FIRST ACTIVE DATE	LICENSE EXPIRATION DATE	LINES OF AUTHORITY	LOA EFFECTIVE DATE
Insurance Producer	03/22/2016	12/31/2020	Property Casualty	03/22/2016 03/22/2016

By virtue of the authority vested in the undersigned Commissioner of Insurance, this is to certify that the above entity has complied with the requirements of the Office of the Lieutenant Governor, Division of Banking, Insurance, and Financial Regulation.

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For questions regarding a license, contact:
 Office of the Lieutenant Governor
 Division of Banking, Insurance, and Financial Regulation
 St. Thomas: (340) 774-7166
 St. Croix: (340) 773-6459


TREGENZA A. RIACH ESQ.
 Lieutenant Governor / Insurance Commissioner

**GOVERNMENT OF THE VIRGIN ISLANDS
OF THE UNITED STATES
OFFICE OF THE LIEUTENANT GOVERNOR
Division of Banking, Insurance, and Financial Regulation**

Certificate of Authority

This is to certify that in accordance with the Virgin Islands Code, which provides for the regulation of the business of Insurance in the Virgin Islands,

Travelers Casualty and Surety Company of America

One Tower Square Hartford CT 06183


having filed all the documents required by law and having otherwise complied with the applicable insurance laws of the U.S. Virgin Islands is hereby authorized to transact the type(s) of insurance listed below:

Property
Casualty
Surety

NOW, THEREFORE, I **Tregenza A. Roach Esq.** Lieutenant Governor and Commissioner of Insurance, pursuant to the authority vested in me in Section 209 of the Title 22 Virgin Islands Code, hereby issue this Certificate Of Authority which authorizes said Company to transact the type(s) of insurance set forth above.

This certificate is valid from January 01, 2020 to December 31, 2020. Renewal of this Certificate is required annually upon expiration on the 31st day of December, and it may be suspended or revoked as provided in Section 212 of Title 22 Virgin Islands Code.

Given under the Seal of the Government of the Virgin Islands
of the United States, at Charlotte Amalie, St. Thomas.



TREGENZA A. ROACH ESQ.
Lieutenant Governor / Insurance Commissioner



CORPORATE DOCUMENTS

- Business License** **Expires: 10/31/2021**
- Insurance**
 - Commercial General Liability with Endorsement** **Expires: 2/16/2021**
 - Worker's Compensation** **Expires: 12/31/2020**
- Certificate of Good Standing** **Expires: 6/30/2021**
- Tradename Registration** **Expires: 12/20/2021**
- Sam.Gov** **Expires 3/27/2021**
- Resolution**
- Articles/ Equivalent**
 - Incorporation**
 - Organization**
 - Limited Partnership/ Limited Liability Partnership/ Limited Liability Limited Partnership**



THE GOVERNMENT OF THE VIRGIN ISLANDS
DEPARTMENT OF LICENSING AND CONSUMER AFFAIRS
PROFESSIONAL LICENSE

KNOW ALL BY THIS PRESENT

That, in accordance with the applicable provisions of Title 3 Chapter 16 and Title 27 V.I.C. relating to the licensing of businesses and occupations, and compliance having been made with the provisions of 10 V.I.C. Sec. 41 relating to the Civil Rights Act of the Virgin Islands, the following license is hereby granted.

Licensee:	PROFESSIONAL DESIGN BUILDERS INC		
Trade Name:	CUSTOM BUILDERS		
Mailing Address			Physical Address
4028 ANNA'S RETREAT ST THOMAS ST. THOMAS VI 00802			4028 ANNA'S RETREAT ST THOMAS ST. THOMAS VI 00802
Business No:	9204	License No:	1-9204-1B
Types of License(s) General Construction Co.			

As provided by law, the authorized licensing authority shall have the power to revoke or suspend any License issued hereunder, upon finding, after notice and adequate hearing, that such revocation or suspension is in the public interest; provided, that any persons aggrieved by any such decision of this office shall be entitled to a review of the same by the Territorial Court upon appeal made within (30) days from the date of the decision; provided, further, that all decisions of this office hereunder shall be final except upon specific findings by the Court that the same was arrived at by fraud or illegal means.

2020

If a renewal is desired, the holder is responsible for making application for same without any notice from this office. It is the responsibility of the Licensee to notify the Department in writing within (30) days, when a license is to be cancelled or placed in inactive status. Failure to do so will result in the assessment of penalties as authorized by law.

Valid from 11/01/2020 until 10/31/2021
Printed on 10/29/2020
Issued at St. Thomas, V.I.
Fee 130.00

Commissioner, Department of Licensing and Consumer Affairs

THIS LICENSE MUST BE PROMINENTLY DISPLAYED AT PLACE OF BUSINESS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/08/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

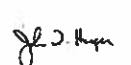
PRODUCER Marshall & Sterling St. Croix 2021 Anchor Way Sallows Bay Christiansted VI 00820		CONTACT NAME: Monica Robinson PHONE (A/C, No. Ext): (340) 773-2170 FAX (A/C, No.): (340) 773-9550 E-MAIL ADDRESS: mrobinson@marshallsterling.vi	
INSURED Professional Design/Builders, Inc. DBA Custom Builders 4028 Anna's Retreat St. Thomas VI 00802-2065		INSURER(S) AFFORDING COVERAGE INSURER A: Certain Underwriters at Lloyds CEU INSURER B: Certain Underwriters at Lloyds CPS INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL2021811083 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

SR	TYPE OF INSURANCE	ADD'L SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
TR		INDR		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	B1230PC024@1A20/B20	02/16/2020	02/16/2021	EACH OCCURRENCE \$ 6,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 6,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 6,000,000 GENERAL AGGREGATE \$ PRODUCTS - COM/PROP AGG \$ 6,000,000 Stopgap \$ 1,000,000
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		BAPCPS13215	05/07/2019	05/07/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> CED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Government of the Virgin Islands/Department of Education is provided Additional Insured status when required by written contract or agreement with respect to project - Renovation of the Wheatley Skill Center, St. Thomas V.I. Contract Number: IFB029DOET20(c)

CERTIFICATE HOLDER		CANCELLATION	
Government of the Virgin Islands Department of Education 1834 Kongens Gade St. Thomas VI 00802-6746		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	



CONTRACT ENDORSEMENT

Unique Market Reference: B1230PC02491A20
Endorsement Reference: 004
Original Insured: Professional Design Builders, Inc. DBA Custom Builders

CONTRACT CHANGES

This contract is amended as follows -

ENDORSEMENT

EFFECTIVE DATE: 24th April 2020

CONDITIONS:

It is hereby understood and agreed that the 'Additional Insured by Contract Endorsement' is extended to include:

- Government of the Virgin Islands
Department of Education
1834 Kongens Gade
St Thomas VI 00802-6746

Project Name: Renovation of the Wheatley Skills Center
Contract No.: IFB029DOET20(C)
Location: St Thomas, U.S. Virgin Islands

It is further understood and agreed that the following Endorsement applies to the above contract

Notice of Cancellation to Third Parties (30 days)

PREMIUM: In consideration of the foregoing, there is due an additional premium of USD 10,000 in full for the period

All other terms and conditions remain unchanged.

Leading (re)insurer
Date:

Note: Where more than one (re)insurer participates in the contract, the contract terms may mean that it is not always necessary to obtain a record of agreement to the Contract Endorsement from all of those (re)insurers

INFORMATION

Additional Insured Questionnaire dated 24th April 2020

**ARTICLES OF INCORPORATION
OF
PROFESSIONAL DESIGN/BUILDERS, INC.**

The undersigned, natural persons of lawful age, do hereby unite by and through the following articles of incorporation in order to form a stock corporation pursuant to Title XIII of the Virgin Islands Code.

1. NAME. The name of the corporation is Professional Design/Builders, Inc.

2. PURPOSES. The purposes for which the corporation is being formed are:

To engage in the business of design and construction of residential and commercial buildings, and the like, as well as to possess and exercise all the powers and privileges granted by the General Corporation Law of the Virgin Islands or by any other law of the Virgin Islands or by these articles of incorporation together with any powers incidental thereto, so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the business or purposes of the corporation.

The foregoing clauses shall be construed as objects, purposes and powers, and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of the corporation which shall be deemed co-extensive with the full scope of the law.

3. CAPITAL STOCK. The corporation shall be authorized to issue 1000 shares of common stock without par value.

Without action by the stockholders, the shares of stock may be issued by the corporation from time to time by the Board of Directors, and any and all shares so issued, the full consideration for which has been paid or delivered, shall be deemed fully paid stock and the holder of such shares shall not be liable for any further call or assessment or for any further payment thereof.

4. MINIMUM CAPITAL. The corporation will commence business with a paid in capital of \$1,000.00.

5. PRINCIPAL OFFICE AND RESIDENT AGENT. The principal office of the corporation shall be located at 11 Estate Coakley Bay, Christiansted, St. Croix, U. S. Virgin Islands. Its mailing address is P. O. Box 3673, Christiansted, St. Croix, U. S. Virgin Islands 00820. The Resident Agent shall be Stephen B. Lammens at 11 Estate Coakley Bay, Christiansted, St. Croix, U. S. Virgin Islands 00820.

6. PERPETUAL EXISTENCE. The corporation shall have perpetual existence.

7. DIRECTORS. The corporation shall have such number of directors as shall be set in the bylaws, but the number shall not be less than three. The initial directors shall be elected at the organizational meeting.

8. CUMULATIVE VOTING. Each share of stock shall be entitled to one vote, which vote shall be cumulative in the election of directors of the corporation.

9. INCORPORATORS. The natural persons of lawful age forming this corporation and their places of residences are: Stephen B. Lammens, 11 Estate Coakley Bay, Christiansted, St. Croix,

U. S. Virgin Islands 00820, Douglas A. Brady, Six Company Street, Christiansted, St. Croix, and Patricia A. Brown, Six Company Street, Christiansted, St. Croix, U.S. Virgin Islands, 00820.

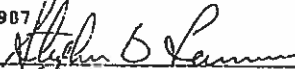
10. PREEMPTIVE RIGHTS. The stockholders of the corporation shall have preemptive rights to subscribe to additional issues of stock of the corporation.

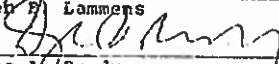
11. ANNUAL MEETING. The annual meeting of the stockholders of the corporation shall be held at its principal office in Christiansted, St. Croix, U.S. Virgin Islands, or at such other place, at such time as shall be provided by the bylaws.

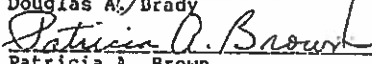
12. DIRECTORS' CONTACTS WITH CORPORATION. A director of the corporation shall not be disqualified by virtue of his office from dealing or contracting with the corporation either as a vendor, purchaser, or otherwise, nor shall any transaction or contract of the corporation be void or voidable by reason of the fact that any officer or director is in any way interested in such transaction or contract, ratified or approved, either by a vote of a majority quorum of the Board of Directors or by the written consent of the holders of record of a majority of all the outstanding shares of stock of the corporation entitled to vote; nor shall any director be liable to account to the corporation for any profits realized by or from or through any such transaction or contract of the corporation, authorized, ratified or approved as aforesaid by reason of the fact that he, or any firm of which he is a member or any corporation of which he is a shareholder, officer or director, was interested in such transaction or contract. Nothing herein contained shall create liability in the events above described or prevent the authorization, ratification or approval of such transaction or contracts in any other manner permitted by law.

13. AMENDMENTS TO ARTICLES. These Articles of Incorporation may be amended when authorized by a vote of a majority of the stock given at a regular meeting of the stockholders. Such amended articles shall be executed and acknowledged by the Board of Directors or a majority of them, and shall be filed and recorded in the same place and manner as these original articles. These articles may also be amended by an affirmative vote of a three-fourths majority of stock given at any special meeting of stockholders held for such purposes as by law made and provided.

Dated this 23 day of March, 1987



Stephen B. Lammens


Douglas A. Brady


Patricia A. Brown

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. CROIX) ss:

On this 23 day of March, 1987, before me, personally, came and appeared STEPHEN B. LAMMENS, DOUGLAS A. BRADY, and PATRICIA A. BROWN, to me known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to me that they executed the said instrument freely and voluntarily for the uses and purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

CERTIFICATION
to be a true and correct copy
Joseph W. Hodge
JOSEPH W. HODGE
Lieutenant Governor

in accordance with Title 11, Chap. 21, V.I. Code

RECEIVED
APR 20 1989
S.A. B.S.D.

Know All Men By These Presents

THIS IS TO CERTIFY THAT ...Professional Design/Builders, Inc.

a corporation, the principal office of which is located at11 Estate Coakley Bay..
Christiansted, St. Croix, U.S. Virgin Islands

is doing or intends to do business in the Virgin Islands of the United States; that this business is
known or is to be known by the designation, name or style of ...Custom Builders

that said business is located at Plot 1A La Grande Princesse Christiansted, St. Croix

and that the kind of business to be transacted under said name is ...construction
.....of residential and commercial buildings

IN WITNESS WHEREOF, the said ...Professional Design/Builders, Inc.
Corporation

has to these presents affixed its corporate seal, and caused the same to be subscribed and acknowl-
edged by its President

and Secretaryat the city of Christiansted

in the state (district) ofSt. Croixon the day of April....., 1989.

Professional Design/Builders, Inc.
Corporation

(Corporate Seal)

Stephen B. Lammens
President
Stephen B. Lammens

Christine A. Christle
Secretary
Christine A. Christle

Acknowledgement

TERRITORY OF THE VIRGIN ISLANDS }
DISTRICT OF ST. CROIX } SS:

On this the ...17... day of ...April....., 1989, before me

..... Douglas Brady....., the undersigned officer, personally

appeared Stephen B. Lammens.. who acknowledged himself to be the (Vice) President of

..Professional Design/Builders, Inc....., a corporation, and that he as such

..... President being authorized



Government of
The United States Virgin Islands

-(0)-

Office of the Lieutenant Governor
Division of Corporations & Trademarks

RENEWAL TRADE NAME REGISTRATION

To Whom These Presents Shall Come:

I, the undersigned Lieutenant Governor of the United States Virgin Islands, do hereby certify that the Office of the Lieutenant Governor, Division of Corporations and Trademarks, has in its custody the applicable documents seeking for the of the following Trade Name.

Trade Name No.	TN0001879
Trade Name	CUSTOM BUILDERS
Nature of Business	CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDINGS
Registrants	PROFESSIONAL DESIGN/BUILDERS, INC.
Business Location	4028 Anna'S Retreat, Charlotte Amalie, United States Virgin Islands, 00802, United States
Mailing Address	Same as Physical Address
Original Registration Date	December 20, 1989
Renewal Date	December 20, 2021

Witness my hand and the seal of the Government of the United States Virgin Islands, on this 17th day of October, 2019.



Tregenza A. Roach
Tregenza A. Roach
Lieutenant Governor
United States Virgin Islands

CERTIFICATE OF CORPORATE RESOLUTION

PROFESSIONAL DESIGN BUILDERS, INC.
dba CUSTOM BUILDERS

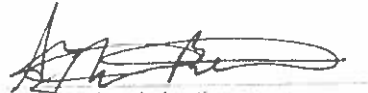
A United States Virgin Islands Corporation

The undersigned, Shanique Boschulte, Secretary of Professional Design Builders, Inc., dba Custom Builders, (the "Corporation"), does hereby certify to the Government of the Virgin Islands (the "Government") that the Corporation is and at all times herein is duly qualified and in good standing under the laws of the Territory of the Virgin Islands and that the following resolution was duly adopted by the Board of Directors of the Corporation on May 4, 2020 and is still currently in effect, and that said actions herein described are permitted by the Articles and By-laws of the Corporation, true and correct copies of which are attached hereto:

RESOLVED, that the Corporation be authorized to execute and deliver a construction contract agreement for the Renovation of the Wheatley Skills Center on St. Thomas, Virgin Islands (hereinafter the "Contract").

RESOLVED FURTHER, that the President of the Corporation, acting singly, is hereby authorized and directed on behalf of the Corporation to execute and deliver to the authorized agent of the Government, the Contract, and other related documents which may be required or requested by the Government.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the Corporation on this 4th day of May, 2020.


Shanique Boschulte, Secretary

ATTEST: 
Jerome Boschulte, President


Kimberly Lahr, Director



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

Date : JANUARY 09, 2020

Office of the Custodian, Government Insurance Fund

DEPARTMENT OF FINANCE

Certificate of Government Insurance Coverage

*I certify that the employer **PROFESSIONAL DESIGN/BUILDERS, INC.***

*Has filed with the Custodian of the Government Insurance Fund, the Employer's Report to the Commissioner of Finance and paid the required premium in accordance with the provision of Title 24 Chapter 11, Section 273, of the Virgin Islands Code, and, accordingly is entitled to the rights And benefits of the insurance coverage established by law. The risk of this employer is covered By policy 4360 for the period from **JANUARY 01, 2020 TO DECEMBER 31, 2020***

NAME & ADDRESS OF EMPLOYER:

PROFESSIONAL DESIGN/BUILDERS, INC.

DBA CUSTOM BUILDERS

4028 ANNA'S RETREAT

ST THOMAS, VI 00802

A handwritten signature in black ink, appearing to read "Anthony Selkridge", written over a horizontal line.

Anthony Selkridge
Director Government Insurance Fund



Government of
The United States Virgin Islands

-O-

Office of the Lieutenant Governor
Division of Corporations & Trademarks

CERTIFICATE OF GOOD STANDING

To Whom These Presents Shall Come:

I, the undersigned Lieutenant Governor the United States Virgin Islands, do hereby certify that **PROFESSIONAL DESIGN/BUILDERS, INC.** has filed in the Office of the Lieutenant Governor the requisite annual reports and statements as required by the Virgin Islands Code, and the Rules and Regulations of this Office. In addition, the aforementioned entity has paid all applicable taxes and fees to date, and has a legal existence not having been cancelled or dissolved as far as the records of my office show.

Wherefore, the aforementioned entity is duly formed under the laws of the Virgin Islands of the United States, is duly authorized to transact business, and, is hereby declared to be in good standing as witnessed by my seal below. This certificate is valid through June 30th, 2021

Entity Type: Domestic Profit Corporation

Entity Status: Active/In Good Standing

Registration Date: 03/24/1987

Jurisdiction: United States Virgin Islands, United States

Witness my hand and the seal of the Government of
the United States Virgin Islands, on this 15th day
of July, 2020.



Handwritten signature of Tregenza A. Roach in cursive.

Tregenza A. Roach
Lieutenant Governor
United States Virgin Islands

SAM Search Results
List of records matching your search for :

Record Status: Active
DUNS Number: 621876028

ENTITY Professional Design/Builders, Inc.	Status: Active
DUNS: 621876028 +4:	CAGE Code: 1KVZ4 DoDAAC:
Expiration Date: 05/27/2021	Has Active Exclusion?: No Debt Subject to Offset?: No
Address: 4028 Anna's Retreat St	
City: St Thomas	State/Province: VIRGIN ISLANDS
ZIP Code: 00802-2221	Country: UNITED STATES