

Change Orders Nos. 1 – 13, 15-20, & 22-26: Contract No. C003SPRC15 (4.14.2026)

Change Order No.	Time/Work & Money	Project Completion Time/New Project Value
One (1)	Additional Time of 316 calendar days & Revision of Terms	April 17, 2018
Two (2)	Revision to Scope (no adjustment in price)	April 17, 2018
Three (3)	Revision to the Scope for additional geotechnical work (no adjustment in price)	April 17, 2018
Four (4)	Close out of the NTP for the 60% design completion and the establishment of criteria for 90% designs (no adjustment in price)	April 17, 2018
Five (5)	Revisions to add Phase 3 Earthwork and Testing & revision to the Schedule of Amounts for Contract Payments to incorporate additional Geotechnical work (no adjustment in price)	April 17, 2018
Six (6)	Modifications to include repairs and revisions to the scope for earthwork following Hurricanes Irma & Maria (no adjustment in price)	April 17, 2018
Seven (7)	Modifications to establish the scope of work for the location of existing utilities and signage (no adjustment in price)	April 17, 2018
Eight (8)	Modifications to establish the scope of work for post surcharge testing, site preparations, test piles, pile foundation design, and the addition of 352 calendar days	October 31, 2019
Nine (9)	Commencement of Phase II archaeological research (no adjustment in price)	October 31, 2019



Change Order No.	Time/Work & Money	Project Completion Time/New Project Value
Ten (10)	Revision of scope to include Phase 8 "pile and Mat Foundation work and revisions to the 90% design and budget (no adjustment in price)	October 31, 2019
Eleven (11)	Revision of scope to include Phase 10 – revisions to the Schematic Design and Budget (no adjustment in price)	October 31, 2019
Twelve (12)	Clarification on the timing for the placement of builder's risk and the addition of 427 calendar days to the project completion time	December 31, 2020
Thirteen (13)	Increase in contract sum by \$2,900,000.00 and the addition of 365 calendar days to the project completion time. Acceptance of construction documents dated 5/8/2020 and contract specifications dated 6/20/2020	December 31, 2021/ \$22,900,000.00
Fourteen (14)	Supplemental Contract No. C003ASPRC15	Supplemental Contract No. C003ASPRC15
Fifteen (15)	Additional 442 calendar days	March 18, 2023
Sixteen (16)	Additional 90 days only	June 16, 2023
Seventeen (17)	Additional 135 calendar days only	October 30, 2023
Eighteen (18)	Additional 60 calendar days only	December 30, 2023
Nineteen (19)	Additional 60 calendar days only	February 29, 2024
Twenty (20)	Additional 284 days only	December 10, 2024
Twenty-One (21)	Supplemental No. 2	Supplemental No. 2
Twenty-Two (22)	Additional 90 calendar days only	March 11, 2025
Twenty-Three (23)	Additional 120 calendar days only	July 10, 2025
Twenty – Four (24)	Additional 169 calendar days only	December 25, 2025
Twenty-Five (25)	Additional 96 calendar days only	April 1, 2026
Twenty-Six (26)	Additional 91 calendar days	July 2, 2026





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

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



October 16, 2015

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

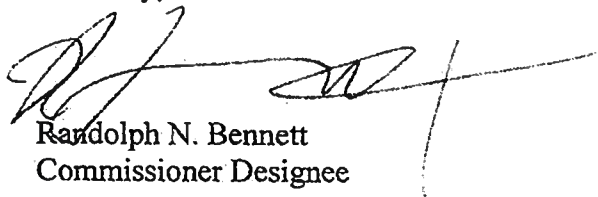
RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number One (1), dated October 14, 2015 with an approved Letter of Justification, dated October 14, 2015 and received October 16, 2015, relative to the above referenced contract.

The change order **modifies** the contract to incorporate the following, Item Nos. One (1) and Two (2), into the Service Contract, each replacing its original version, and extends the contract time by **Thirty (316)** calendar days. Therefore, the new contract completion date is April 17, 2018.

Sincerely,



Randolph N. Bennett
Commissioner Designee

RNB/ltb/tc

*xc: Virgin Islands Public Finance Authority
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)
Fixed Assets*



**GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES**

PUBLIC WORKS DEPARTMENT
6002 Estate Anna's Hope
Christiansted, St. Croix, V.I. 00820-4428

OFFICE OF THE COMMISSIONER

TELEPHONE: (340) 773-1789
FAX: (340) 773-0670

October 14, 2015

Honorable Randolph N. Bennett
Commissioner Designee
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

RE: Justification for Change Order 1
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Bennett:

Please find attached for your approval five copies of Change Order 1. The contract is being modified to:

- Provide for a Lump Sum Contract price, as opposed to the original Cost Plus with a Guaranteed Maximum Price;
- eliminate shared savings clauses;
- create phasing with revised budgets and schedules at each phase's 60% design completion;
- include demolition of outfield wall and existing ball field lights at no additional cost to GVI (these were to remain in place per original Contract);
- provide, as a part of the already approved design/build process, for the relocation of the stadium, raising the playing field and eliminating permanent Carnival Village booths via a future Change Order;
- add an Owner's Representative at request of the Government;
- revise payment procedures from cost plus to lump sum type;
- establish amounts due to Contractor through suspension of work and re-commencement of work, and approve payment therefore;
- provide a Notice to Proceed to resume work or each subsequent Phase thereof;
- Delete Attachments 2-4 to Appendix B since the Contract is no longer Cost Plus
- Extend Contract period by 316 days

Page 2

Justification for Change Order 1 – Design-Build of Paul E. Joseph Stadium and Sports Complex
October 14, 2015

Additionally, Change Order 1 is intended to:

- Lift the Suspension of Contract issued on March 18, 2015
- Authorize issuance of a Notice to proceed for the following items:
 1. Design to 60% completion for the following:
 - a. Schedule of Amounts Lines
 1. 2a – Design, Permits and Approvals for the Stadium
 2. 2b – Architectural and Engineering Services (Structures and Master Plan) for the Stadium
 3. 2c – Civil Engineering, Consultants and management for the Stadium
 4. 3a – Design, Permits and Approvals for the Little League Field
 5. 4a – Design, Permits and Approvals for the Crucian Christmas Carnival Village
 6. 5a – Design, Permits and Approvals for the Site Improvements
 2. Schedule of Amounts Line 6 – Demolition incl. Wall, Lights

The scheduled completion date for these items will be:

- 120 days from the Notice to Proceed for the Demolition Work as stated in Attachment 1 to Appendix A, at Line 1.5.14; and
- 180 days from the Notice to Proceed for the 60% Design Work as stated in Attachment 1 to Appendix A, at Line 1.5.14

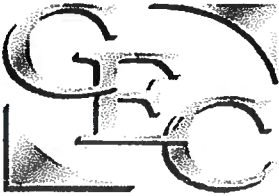
If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,



Gustav James
Commissioner

xc: Lloyd Bough, Chief of Contracting, DPP



Honorable Gustav James
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope
Christiansted, VI 00820

October 14, 2015

Subject: Change Order 1 Letter of Justification
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner James,

Justification for Change Order 1 amending the Service Contract for Design/Build of Paul E. Joseph Stadium and Sports Complex is detailed herein.

1. The Government issued a suspension of Contract Letter dated March 18, 2015 which was received by the Contractor on March 26, 2015; and
2. The Government desires that the Service Contract be changed from Cost Plus a Fee with Guaranteed Maximum Price with shared savings to a not to exceed Lump Sum Contract Price with no savings; and
3. The Government and Contractor desire to establish a method for the Design/Build Work to proceed in phases after review of the design documents when such documents are 60% complete; and
4. The Government and Contractor desire to add an Owner's Representative to the Project and define the Owner's Representative's role and responsibilities in the Service Contract; and
5. The Government and Contractor desire that the Design/Build Work be resumed as provided herein;

Change Order 1 makes changes that address the vision of Governor Mapp's administration. Accordingly, the project and contract is being modified to:

- Provide for a Lump Sum Contract price, as opposed to the original Cost Plus with a Guaranteed Maximum Price;
- eliminate shared savings clauses;
- create phasing with revised budgets and schedules at each phase's 60% design completion;
- include demolition of outfield wall and existing ball field lights at no additional cost to GVI (these were to remain in place per original Contract);

Subject: Change Order 1 Letter of Justification
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

- provide, as a part of the already approved design/build process, for the relocation of the stadium, raising the playing field and eliminating permanent Carnival Village booths via a future Change Order;
- add an Owner's Representative at request of the Government;
- revise payment procedures from cost plus to lump sum type;
- establish amounts due to Contractor through suspension of work and re-commencement of work, and approve payment therefore;
- provide a Notice to Proceed to resume work or each subsequent Phase thereof;
- Delete Attachments 2-4 to Appendix B since the Contract is no longer Cost Plus
- Extends Contract period by 316 days, assuming re-Commencement date of 10/14/15 – after 10/14/15 each day prior to re-Commencement will increase completion by one day

The following documents are attached to Change Order 1 and thereby added to the Service Contract in revised form:

1. Service Contract with revised Sections
2. Appendix A – Scope of Work
3. Attachment 1 to Appendix A – Government's Program Description, Project Approach, Milestone Dates and Construction Activities
4. Appendix B – Lump Sum Contract Price Terms
5. Attachment 1 to Appendix B – Schedule of Amounts (originally Owner's Program Budget)
6. Appendix C – Insurance Requirements
7. Attachments 1 to 6 to Appendix C – Certificates of Insurance
8. Appendix G – Schedule
9. Periodic Estimate for Partial Payment 2 - revised for Change Order 1
10. Conditional Waiver for Periodic Estimate for Partial Payment 2 – revised for Change Order 1
11. Change Order 1 Letter of Justification
12. Notice to Proceed (NTP) for:
 - a. Design to 60% completion per NTP
 - b. Demolition incl. wall, lights

The following documents are being deleted from the Service Contract upon execution of Change Order 1:

1. Attachment 1 to Appendix B – Owner's Program Budget – The original Attachment 1 to Appendix B is deleted to allow for inclusion of the Schedule of Amounts
2. Attachment 2 to Appendix B – Contractor Owned Equipment Rates – Deleted because this clause addressed costs which were to be used on a cost plus basis
3. Attachment 3 to Appendix B – Material Pricing – Deleted because this clause addressed costs which were to be used on a cost plus basis

**Subject: Change Order 1 Letter of Justification
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

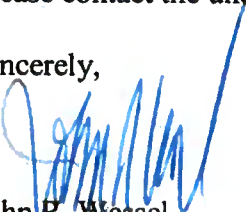
4. Attachment 4 to Appendix B – Salary and Wage Rates for Contractor Employees – Deleted because this clause addressed costs which were to be used on a cost plus basis
5. Appendix G – Project Schedule – The original Appendix G is deleted to allow for inclusion of the revised Project Schedule

All other Contract documents remain unchanged.

These changes will permit the Government to implement its vision of this Project into the overall concept for the future development of Frederiksted.

Please contact the undersigned for further clarification if necessary.

Sincerely,



John R. Wessel
Managing Member

Copy to:

Randolph Bennett, Commissioner, VI Department of Property and Procurement
Marie Thomas Griffith, Counsel for the Virgin Islands Public Finance Authority
Lloyd Bough, Chief of Contracting, VI Department of Property and Procurement

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 1 - page 2
 TO: (CONTRACTOR) GEC, LLC
PO Box 1656, Kingshill,

DATE: 10/14/15
 PROJECT NO. _____
 LOCATION: _____

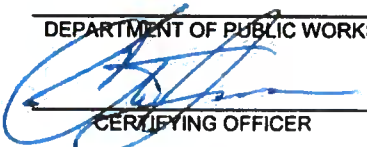
DIRECTED TO THE SERVICE CONTRACT
 YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS:

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1 cont	4. Revised Appendix B to the Service Contract 5. Revised Attachment 1 to Appendix B to the Service Contract 6. Revised Appendix C to the Service Contract 7. Revised Attachments 1-6 to Appendix C to the Service Contract. CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE	0	0
	TOTAL DECREASE	0	0
	TOTAL INCREASE	0	0
	DIFFERENCE BETWEEN COL. (3) AND (4)	0	0
	NET (INCREASE)(DECREASE) CONTRACT PRICE	0	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000.00. The time provided for completion in the contract is (increased) (decreased) by 316 calendar days. The document shall become an amendment to the contract and all provisions of the contract will apply hereto. not to exceed Lump Sum Contract Price

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 20,000,000.00
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ 20,000,000.00

DEPARTMENT OF PUBLIC WORKS

 CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)



GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 1 - page 3
 TO: (CONTRACTOR) GEC, LLC
PO Box 1656, Kingshill,

DATE: 10/14/15
 PROJECT NO. _____
 LOCATION: _____

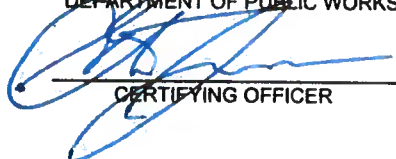
DIRECTED TO THE SERVICE CONTRACT
 YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES - QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1 cont	8. Revised Appendix G to the Service Contract 9. Periodic Estimate for Partial Payment 2 - Revised for Change Order 1 10. Conditional Waiver and release for Periodic Estimate for Partial Payment 2 - Revised for Change Order 1	0	0
	CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE		
	TOTAL DECREASE	0	0
	TOTAL INCREASE	0	0
	DIFFERENCE BETWEEN COL. (3) AND (4)	0	0
	NET (INCREASE)(DECREASE) CONTRACT PRICE	0	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000.00. The time provided for completion in the contract is (increased) (decreased) by 316 calendar days. The document shall become an amendment to the contract and all provisions of the contract will apply hereto. not to exceed Lump Sum Contract Price

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 20,000,000.00
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ 20,000,000.00

DEPARTMENT OF PUBLIC WORKS

 CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)
 CHECKED BY _____ VERIFIED BY _____ (REQUIRED SIGNATURES ON REVERSE)
 VOUCHER EXAMINER REVIEWING OFFICER

W

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 1 - page 4
 TO: (CONTRACTOR) GEC, LLC
PO Box 1656, Kingshill,

DATE: 10/14/15
 PROJECT NO. _____
 LOCATION: _____

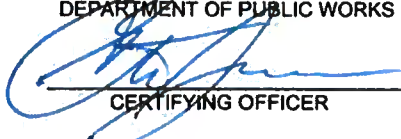
DIRECTED TO THE SERVICE CONTRACT
 YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1 cont	11. Change Order 1 Letter of Justification 12. Notice to Proceed (NTP) for: a. Design to 60% Completion per NTP b. Demolition incl. wall, lights	0	0
	CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE		
	TOTAL DECREASE	0	0
	TOTAL INCREASE	0	0
	DIFFERENCE BETWEEN COL. (3) AND (4)	0	0
	NET (INCREASE)(DECREASE) CONTRACT PRICE	0	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000.00. The time provided for completion in the contract is (increased) (decreased) by 316 calendar days. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 20,000,000.00
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ 20,000,000.00

DEPARTMENT OF PUBLIC WORKS

 CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)
 CHECKED BY _____ VERIFIED BY _____ (REQUIRED SIGNATURES ON REVERSE)
 VOUCHER EXAMINER REVIEWING OFFICER



GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 1 - page 6
 TO: (CONTRACTOR) GEC, LLC
PO Box 1656, Kingshill,

DATE: 10/14/15
 PROJECT NO. _____
 LOCATION: _____


DIRECTED TO THE SERVICE CONTRACT
 YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS:

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
2	3. Attachment 3 to Appendix B (not replaced) 4. Attachment 4 to Appendix B (not replaced) 5. Appendix G (original version is deleted in it's entirety and replaced)	0	0
	CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE		
	TOTAL DECREASE	0	0
	TOTAL INCREASE	0	0
	DIFFERENCE BETWEEN COL. (3) AND (4)	0	0
	NET (INCREASE)(DECREASE) CONTRACT PRICE	0	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000.00. The time provided for completion in the contract is (increased) (decreased) by 316 calendar days. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 20,000,000.00
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ 20,000,000.00

DEPARTMENT OF PUBLIC WORKS

 CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)
 CHECKED BY _____ VERIFIED BY _____ (REQUIRED SIGNATURES ON REVERSE)
 VOUCHER EXAMINER REVIEWING OFFICER

Handwritten initials

PROJECT NO.

CONTRACT NO. C003SPRC1

CHANGE ORDER NO. 1

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: See letter of _____

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors:

5. Has consent of surety been obtained? _____ Yes No

6. Will this change affect expiration or extent of insurance coverage? _____ Yes No

If "Yes", will the policies be extended? _____ Yes No

7. Effect on operation and maintenance costs: None

Paul C.
OWNER - AGENCY

10-14-15
DATE

Accepted By: [Signature]
CONTRACTOR John R. Wessel

10.14.15
Date

Recommended By: [Signature]
ARCHITECT-ENGINEER

10/14/2015
Date

Approved By: [Signature]
COMMISSIONER OF DPW

10/14/2015
Date

Federal Agency: N/A

Contracting Officer: [Signature]
A.C. 10/16/15
[Signature]

10/16/15
Date



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

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



March 9, 2016

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Two (2), dated January 22, 2016 with an approved Letter of Justification, dated January 22, 2016 and received March 8, 2016, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price but only modifies the scope of work of the contract, with **no** extension in the contract time.

Sincerely,

Randolph N. Bennett
Commissioner

RNB/ltb/tc

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)



GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES



DEPARTMENT OF SPORTS, PARKS & RECREATION
William D. Roebuck Industrial Park, Bldg. 1 Ste. 1
Frederiksted, St. Croix, VI 00840
Telephone: (340) 773-0160 / (340) 773-0271

March 8, 2016

Honorable Randolph Bennett
Commissioner
Department of Property & Procurement
Christiansted, VI 00820

**Re: Change Order Request No.1
C003SPRC15(GEC)- Design –Build of Paul E. Joseph Stadium and Sports Complex,
Frederiksted, St. Croix, Virgin Islands**

Dear Commissioner Bennett:

Transmitted herewith for your review and further approval is a no monetary increase Change Order Request No. 1, submitted by contractor, GEC, LLC, covering the above referenced project. The change order request is for Archeological Testing and Evaluation at the project site.

Sincerely,

A handwritten signature in black ink, appearing to read "Pedro Cruz".

Pedro Cruz
Commissioner



Honorable Gustav James
 Commissioner, Virgin Islands Department of Public Works
 Government of the United States Virgin Islands
 Estate Anna's Hope, Christiansted VI 00820

January 22, 2016

Subject: Justification for Change Order 2
 Design-Build of Paul E. Joseph Stadium and Sports Complex
 Contract No. C003SPRC15

Dear Commissioner James,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 2, which Changes the Work in the following manner:

- Undertake Stage 1 Field Work and Reporting for the Phase II Archaeological Testing and Evaluation Studies by the University of Alabama, Office of Archaeological Research (OAR) required by the Virgin Islands State Historic Preservation Officer (VISHPO). See the attached OAR and VISHPO documents. This Field Work and Reporting consists of the documentation of the historic structure located in the northwest part of the PEJ, which will be documented by archival research, measured line drawings and photography of existing elevations, plan and intrusive components. Price for this change is \$9,800.
- Incorporate a cost multiplier of 137% for subcontract work in Change Order 2 item 1, which includes Gross Receipt Taxes (GRT), overheads, and other indirect costs as depicted in the following table:

Description	
Percentages of total:	
Gross Receipts Tax	5%
Excise Tax on materials	2%
Percentage of total	7%
Mark-ups:	
Home Office Costs (per Independently Audited Financial Statements)	11%
Site Overhead Costs	12%
Equipment allocation costs	4%
Total cost mark-up	27%
Cost Multiplier	137%

Subject: Justification for Change Order 2
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

The subtotal of these costs related to the Phase II archaeological study (item 1) is \$3,583. This 137% cost multiplier is applicable up to the \$150,000 Owner's Contingency; any cost multipliers applied to Changes in Work in excess of the Owner's Contingency will include applicable percentages for bonds and insurance.

3. Assign \$13,383 of the Owner's Contingency (Schedule of Amounts Item G) to pay for the Stage 1 Field Work and Reporting of the Phase II Archaeological Study and ancillary costs. \$13,383 will be billed to the Government against the Owner's Contingency.

The net price of the Changes in Work detailed in Change Order 2 is zero (0); therefore, the Contract price remains \$20,000,000.

Sincerely,



John R. Wessel
Managing Member

Copy to:

Honorable Pedro Cruz, Commissioner, Sports, Parks and Recreation
Lloyd Bough, Chief of Contracting, VI Department of Property and Procurement
Vance Pinney, Capital Improvement Projects Engineering Administrator, Dept. of Public Works
Tim Dempsey, Director of Operations, Coastal Systems - USVI
John R. Wessel, Managing Member, GEC LLC

University of Alabama Museums
Office of Archaeological Research

January 13, 2016



Mr. John Wessel
GEC, LLC
1656 Kingshill, St. Croix
U.S. Virgin Islands 00851

Re: Revised Proposal to perform Phase II Archaeological Testing and Evaluation Studies for the Paul E. Joseph Stadium and the Midre Almeric Cummings Recreational Facility, Frederiksted, St. Croix, USVI.

Dear Mr. Wessel,

The University of Alabama Museums, Office of Archaeological Research (OAR) is pleased to submit to GEC, LLC (GEC), the following revised proposal to perform a Phase II Archaeological Testing and Evaluation Study for the Paul E. Joseph Stadium (PEJ) and the Midre Almeric Cummings Recreational Facility (MAC), Frederiksted, St. Croix, USVI. The revisions contained herein are made at GEC's request to perform the services in two stages. Stage I would consist of the documentation of a building located in the northwest corner of the PEJ. Stage II would consist of test excavations for the various archaeological deposits identified for the PEJ in previous studies.

We understand that the Government of the Virgin Islands (GVI) proposes to construct a new baseball stadium at the site of the existing PEJ and to enhance immediately adjacent areas.

The site of the existing PEJ and MAC were the subject of a recent (2015) Phase I Archaeological Survey by Soltec International Inc., although more limited archaeological studies have been conducted in other parts of the general area.

Regulatory Framework

Because of the potential project impacts, this study is required to comply with Title 29, Chapter 17, Section 959, of the Virgin Islands Code, also known as the Virgin Islands Antiquities and Cultural Properties Act. Additionally, OAR will adhere to the guidelines set forth by the Virgin Islands State Historic Preservation Office (VISHPO) for Phase II Studies.



Figure 1: Proposed PEJ and MAC project areas.

Background

A number of archaeological sites and historic properties have been documented within and in the vicinity of the PEJ and MAC. The most prominent of these are the Town of Frederiksted, a Historic District listed in the National Register of Historic Places (NRHP), and Fort Frederick, an NRHP-listed 18th century Danish fortification and National Historic Landmark. The archaeological sites 12VAm1-255, also known as the Old Frederiksted Landfill, lies within the PEJ, while the multicomponent archaeological site 12VAm1-73 Fort Frederik is in very close proximity. Moreover, human burials were exposed by floodwaters within 12VAm1-73 in 2010 and additional burials are suspected of being present in the same general vicinity.

The 2015 Soltec study indicates that dense subsurface concentrations of cultural materials extend from the ground surface and up to 2 m below surface at the PEJ. Recovered cultural materials within the PEJ primarily dated to the 1930s, when the US Naval administration systematically filled what were previously wetlands with municipal refuse and beach sand. However, precolonial and colonial artifacts were also recovered at the PEJ, suggesting a more longstanding use of the area. Artifact bearing matrices at the MAC were found to be much shallower, and the cultural materials recovered were dated to the 18th and 19th centuries.

The contextual integrity of the precolonial and colonial materials remains undetermined, and therefore Soltec recommended that Phase II Archaeological Evaluation and Testing studies be performed to determine the disposition and research potential of the archaeological deposits at both the PEJ and the MAC. The VISHPO concurred with Soltec's recommendation for additional testing.

Should human remains be encountered during the course of these studies, all Federal laws concerning archaeological sites and treatment of human remains will be adhered to in consultation with the VISHPO.

Scope of Work

The Scope of Work (SOW) for the Phase II Study will be performed through the execution of the tasks enumerated and described below.

- Task 1 - Preparation of Research Design**
- Task 2 - Review of Research Design by the VISHPO**
- Task 3 - Stage I Field Work and Reporting**
- Task 4 - Stage II Subsurface Testing for the PEJ**
- Task 5 - Stage II Laboratory Analysis**
- Task 6 - Stage II Reporting**
- Task 7 - Meetings and Consultations**
- Task 8 - Curation of Artifacts**

Task 1: Preparation of Research Design

As required under the VISHPO guidelines, OAR will prepare the research design for the Phase II Study for the VISHPO's review and comment. Please note that no excavation activities may be performed prior to the VISHPO's approval of the research design.

Task 2: VISHPO Review of OAR's Research Design

The VISHPO will review the proposed research design and issue comments, if any, along with their concurrence and/or conditions for the Phase II Archaeological Testing and Evaluation Study. The VISHPO ordinarily requires 15 to 30 days to complete their review and issue comments.

Task 3: Stage I Field Work and Reporting

The fieldwork for Stage I will consist of the documentation of a historic structure located in the northwest part of the PEJ. The structure will be documented by archival research, measured line drawings and photography of existing elevations, plan and intrusive components.

OAR understands that the building will be mechanically disarticulated following its documentation and subsequent approval by the VISHPO. OAR also understands that no intrusive activities are currently planned within the footprint and immediately adjacent areas of the building.

Task 4: Stage II Subsurface Testing for the PEJ

The fieldwork for Stage II will consist of excavations of test units in three areas of concern for the PEJ including Areas A, B, and C, as shown in Figure 2 below. Phase II testing is also proposed for the MAC (Figure 3).

Area A

This area was found to contain deep deposits, and at two test locations excavated by Soltec (E100 N130 and E100 N160), the deposits extended to 1.5 and 2.0 meters (m) below surface respectively. As a result, we propose to excavate two, 1 by 2 m test units in this area to evaluate the contextual integrity and research potential for the landfill deposits. We propose to excavate the test units using 10 cm arbitrary levels within natural stratigraphy to affect vertical controls. Because of water table issues, a dewatering system will be required for excavations in this part of the PEJ. We also propose to use water screens with 0.25 inch (6.25 mm) mesh to enable artifact recovery and rapid processing of recovered cultural materials.

Area B

Two griddle fragments and two undecorated precolonial sherds were recovered from Soltec's trench PF 6. Additional testing is necessary to determine whether the precolonial materials are fortuitous inclusions in the landfill materials or whether a pre-colonial site exists in this area. If so, we will assess its contextual integrity. OAR proposes to excavate one, 1 by 2 m test unit in Area B.

Area C

The archaeological contexts identified in Soltec's test trenches (East and South Bleacher) are composed of materials ordinarily associated with historic domestic contexts. The deposits were found to be contained in the upper 50 cm of the soil column. OAR proposes to define the limits of the midden deposit through close order shovel testing at 10 cm intervals followed by the excavation of at least two, 1 by 1 m test units to evaluate the contextual integrity of the deposits and their research potential.

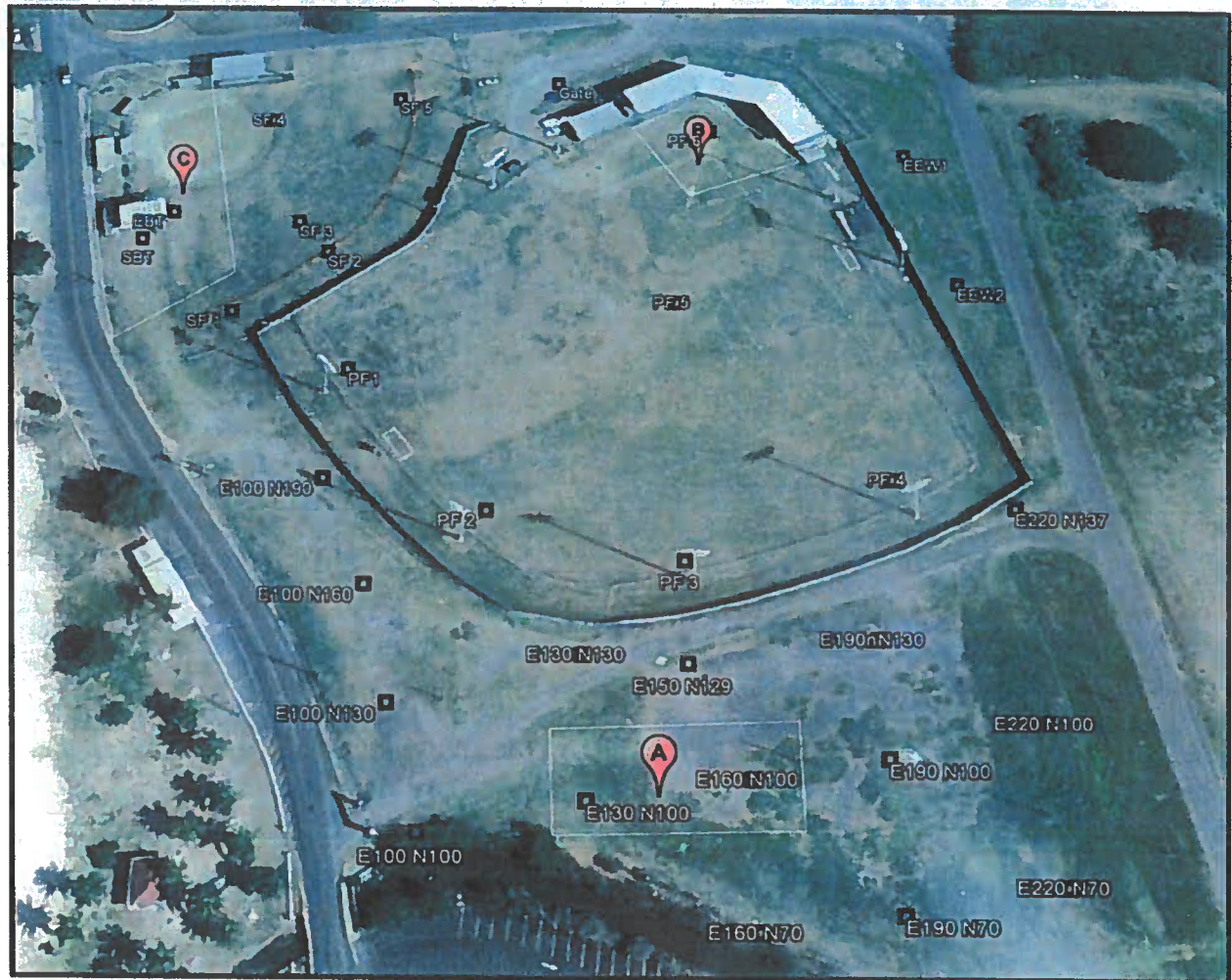


Figure 2: Locations for the proposed Phase II Testing and Evaluation Studies in the PEJ.

Proposed Testing for the MAC

The MAC (Figure 3) was found to contain materials dating primarily to the 18th and 19th centuries. The southeast corner of the MAC was found to contain deep deposits (>1 m), while the rest of the MAC was found to contain deposits in the upper 40 cm of soil. OAR proposes to test the MAC using a combination of shovel tests and formal test units. The MAC will be shovel tested at 5 m intervals to gain an initial understanding of the general distribution of cultural materials and their contexts. Using the results of the shovel testing, OAR will select three areas to test using 1 m by 1 m test units. Additionally, one, 1 m by 2 m test unit will be excavated to test the deeper deposits in the southeast corner of the MAC.

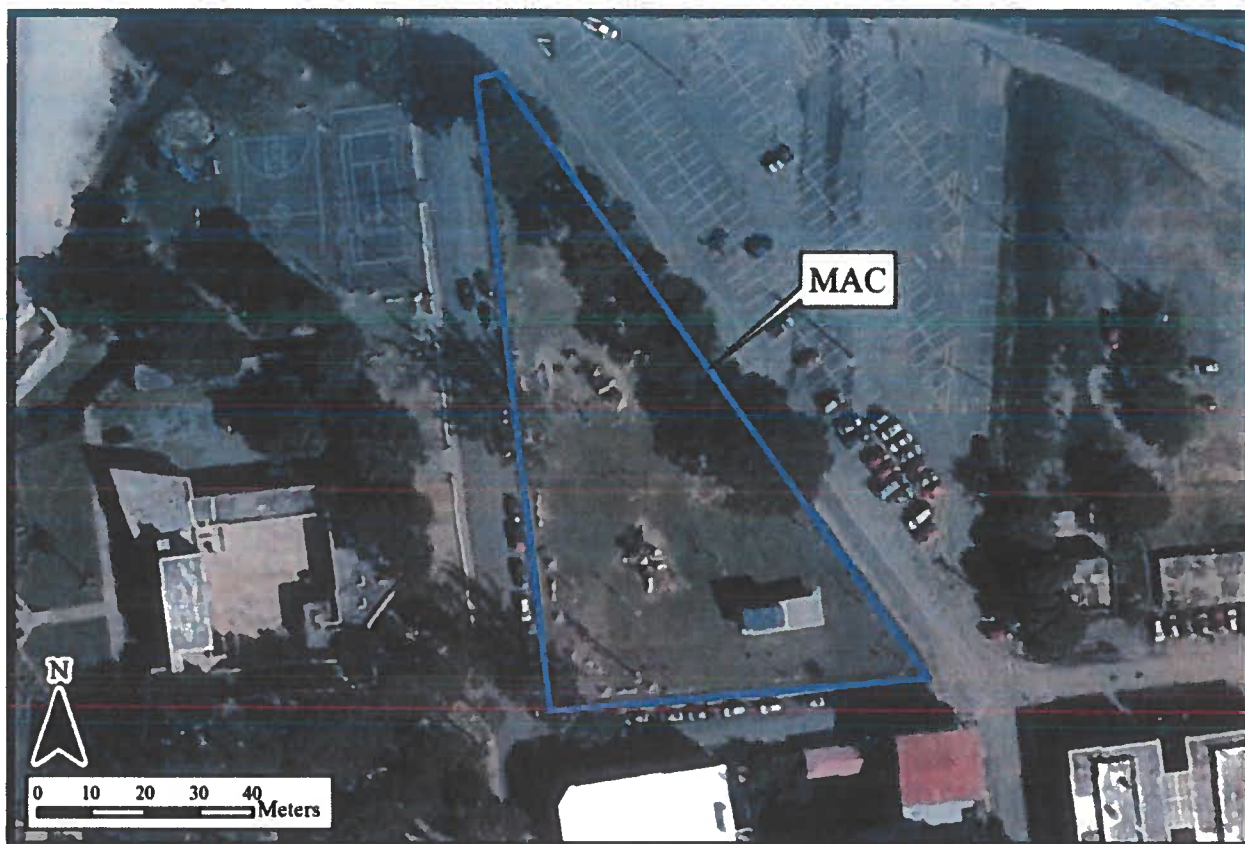


Figure 3: Proposed MAC project area.

Task 5: Stage II Laboratory Analysis

Artifacts recovered during the course of the Study will be treated and analyzed in a manner consistent with current practices for Phase II Archaeological Studies in the U.S. Virgin Islands. The artifacts will be washed and air-dried. Once dry, the artifacts will be sorted into broad artifact classes (e.g. ceramics, glass, metal, etc.) then labeled and re-bagged according to provenience and artifact categories. Classification of materials will proceed within a comparative framework. Existing classificatory systems will be used to categorize artifacts. In cases where particular types cannot be assigned, descriptive taxa will be used.

Task 6: Stage II Reporting

A report of the investigations will be prepared for review and comment, first by GEC and then the VISHPO. The report will be illustrated with maps, line drawings, and photographs as necessary. Artifact counts will be provided in tabular format. An electronic and four hard copies of the report will be submitted to you; two of the hard copies should be submitted to the VISHPO for their review. If authorized, OAR will submit an electronic and two hard copies of the report to the VISHPO and provide follow up during the review and comment period.

In the event that you and/or the VISHPO have comments that require changes to the text, OAR will address those comments, make appropriate revisions, and issue revision pages or a revised report if required.

Task 7: Meetings and Consultations

We have budgeted two hours for meetings and consultations with the client, the client's representatives, and government agency representatives. No expenses such as travel and lodging are included in the budget for meetings and consultations as it is anticipated that such meetings can be scheduled during the OAR's presence on St. Croix. In the event that additional travel for meetings, public hearings, etc., is required, OAR will submit a change order request and cost estimate for your authorization.

Task 8: Curation of Artifacts

At the conclusion of the project, the artifacts recovered and records generated during the course of this work will be prepared for curation and delivered to the VISHPO for their permanent curation once the VISHPO can accept the materials. OAR has budgeted \$3,750.00 to pay VISHPO the curation fee and transportation of materials. In the event that the volume of materials exceeds 4 cubic ft, OAR will inform GEC and request authorization for additional curation costs. Please note that previous studies performed at the PEJ and MAC generated considerable quantities of artifacts.

Schedule

OAR will start work immediately following receipt of written authorization by GEC by preparing and issuing the proposed Stage I and II research designs to the VISHPO for their review, comment and approval (**Task 1**). We estimate that the VISHPO will require two to four weeks to review OAR's proposed research designs (**Task 2**) and to issue their comments. OAR will mobilize to the field within 7 days of receipt of VISHPO's approval of the research design (s).

Task 3 (Stage I) will require one week of field effort followed by two weeks of report and graphics preparation. OAR will deliver the Stage I report and graphics to GEC within three weeks following the start of field activities. We estimate that **Task 4 (Stage II)** will require six weeks of field effort followed by four weeks of laboratory activities (**Task 5**) and reporting activities (**Task 6**), OAR will deliver the Report to GEC within ten weeks following start of field activities.

Cost and Payment Schedule

We propose to provide the services described above on a lump sum basis as follows:

Stage I: OAR proposes to perform the Stage I services for the amount of \$9,800.00. The University of Alabama will invoice GEC for the Stage I services at the time the deliverables (report and graphics) are made, payment is due upon receipt of invoice, but in no event later than 30 days.

Stage II: OAR proposes to perform the Stage II services for the amount of \$119,000.00. The University of Alabama will invoice GEC for 70% of the proposed cost at the time that we inform GEC of the completion of field activities. The University of Alabama will invoice GEC for 30 % (\$35,700.00) of proposed project costs at the time that we submit the report to GEC, payments are due upon receipt but in no event later than 30 days.

Authorization

To authorize the services described above, please execute the Memorandum of Agreement attached to this proposal and return to us.

Closing

The University of Alabama Museums, Office of Archaeological Research appreciates your consideration to provide you with our services. Please contact the undersigned or Carlos Solís at 954-817-7236 for any other information that we may be able to provide.

Sincerely,

A handwritten signature in cursive script that reads "Eugene Zabat" followed by a small flourish.

Matthew D. Gage RPA
Director
Office of Archaeological Research
The University of Alabama Museums

MEMORANDUM OF AGREEMENT FOR PERSONAL SERVICES

THIS AGREEMENT, made and entered into on this the _____, 2015, by and between The Board of Trustees of The University of Alabama, for and on behalf of its constituent institution, The University of Alabama, hereinafter called "University", and _____, hereinafter called "Agency" for the purpose of providing archaeological services.

WHEREAS, University agrees to provide professional personnel and facilities as appropriate to accomplish the requested services stipulated in Attachment A, attached hereto and incorporated herein, and

WHEREAS, Agency agrees to pay to the University a lump sum amount of \$9,800.00 thousand dollars for the Stage I services and \$119,000.00 thousand dollars for the Stage II services performed, Stage I and Stage II may include F&A rates as required, and

WHEREAS, the period of this AGREEMENT will commence on or before the stated date as set out in Attachment A, and end with the completion of the requested services, and

WHEREAS, this AGREEMENT may be terminated by either party by notice in writing or may be amended by mutual consent in writing by both parties, and

WHEREAS, the parties to this agreement are independent contractors and not partners, joint ventures, or principal and agent, and

WHEREAS, the parties hereto agree neither party will use the name, service mark, trademark, or abbreviation thereof of the other party in any publicity, advertising, or news release without the prior written approval of the authorized representative of the other party, and

WHEREAS, The University of Alabama maintains Comprehensive General Liability Insurance through The University of Alabama GCL Trust Fund, to provide coverage to the Board of Trustees of the University of Alabama, its affiliates, and employees for which the insured become legally obligated to pay as damages because of legal liability arising from bodily injury, as stated in the declarations and subject to the policy and trust fund terms, conditions and exclusions, and

WHEREAS the parties agree this AGREEMENT is non-assignable and non-transferrable. Any legal proceeding instituted by Agency shall be in the courts of the state of Alabama. This Agreement shall be governed by the laws of the State of Alabama. Agency certifies that the signatory below is duly authorized to enter into this Agreement and that this Agreement is binding upon Agency.

NOW THEREFORE, in consideration of the promises set forth above, and attached hereto in Attachment A, the parties agree the terms and conditions of this MEMORANDUM OF AGREEMENT shall become effective by signature of both parties.

THE UNIVERSITY OF ALABAMA

Cynthia Hope
Assistant Vice President for Research
University of Alabama

AGREED:

Matthew D. Gage
Director
Office of Archaeological Research
The University of Alabama Museums

(Agency)
by: _____
Title: _____
Address: _____

Phone: _____
Fax No.: _____



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

-----0-----

DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Virgin Islands State Historic Preservation Office

Strand Street 198, Fort Frederik Museum
Frederiksted
St. Croix, Virgin Islands 00840

Telephone: (340) 719-7089

Facsimile: (340) 719-8343

November 19, 2015

Carlos Solís, President
Soltec International Inc.
P.O. Box 267011
Weston, FL 33326

Re: Phase I Archaeological Survey for the Existing Paul E. Joseph Stadium and Midre Almeric Cummings Recreational Facility, Frederiksted, St. Croix, U.S. Virgin Islands, prepared for GEC. LLC by Soltec International Inc., March 2015.

Dear Mr. Solís:

The Virgin Islands State Historic Preservation Office (VISHPO) is in receipt of the above-referenced report concerning a Phase I Archaeological Survey for approximately 11 acres of land contained in two areas consisting of the existing Paul E. Joseph Stadium and the Midre Almeric Cummings (MARC) Recreational Facility located in the northwest part of the Town of Frederiksted, St. Croix, U.S. Virgin Islands. We understand that the *Survey* was performed under a subcontract agreement with GEC, LLC of St. Croix, USVI, who is the general contractor selected by the Government of the Virgin Islands (GVI) for the Design-Build of Paul E. Joseph Stadium and Sports Complex (PEJ).

The *Study* resulted in the determination that the PEJ and the northern part of the MAC are listed as archaeological sites 12VAm1- 255 and 12VAm1-73, respectively, in the Archaeological Site Files of the U.S. Virgin Islands, where the PEJ is described as containing the remains of a historic landfill and the northern part of the MAC is included with archaeological contexts identified for the north esplanade of Fort Frederik.

The landfill site (12VAm1-255) appears to represent over two centuries of refuse disposal activities in what was once a lagoon adjacent to La Grange Gut and the ocean. Artifacts recovered included artifacts dating from the mid eighteenth to the mid twentieth centuries, and a few prehistoric ceramics were also recovered in these same contexts. The landfill deposits were found to extend to depths of as much as 2 meters below ground surface and were underlain by a

thick deposit of fine, blue grey clay, whereas the contextual integrity of the archaeological deposits remains to be determined.

We also noted a description of the remains of what appears to be a nineteenth century structure identified in the northwest part of the PEJ. It presently appears that the north and south stone walls of the structure were incorporated into the existing bleachers. Tests performed adjacent to the historic structure resulted in the recovery of primarily nineteenth century artifacts that appear to contain contextual integrity.

The MAC, associated with Fort Frederik (12VAm1-73) was found to contain materials dating primarily to the eighteenth and nineteenth centuries. The artifact-bearing matrices of the MAC are significantly shallower and are underlain by calcareous rock and *caliche*. However, the southeast part of the MAC was found to contain deeper deposits that are similar to those of the PEJ, and the archaeological contexts present in the MAC appear to contain contextual integrity.

We concur with the assessment that a Phase II Archaeological Testing and Evaluation Study is recommended for parts of the PEJ to evaluate the contextual integrity and research potential for the general landfill archaeological contexts and the contexts adjacent to the historic structure. These contexts are presently considered to contain the potential to contribute significant information regarding the transition period between the Danish and American colonial periods. Soltec also recommends evaluation and documentation of the historic structure. Therefore, the VISHPO has no objection to the proposed demolition, construction, and development based on the recommendations given. Should further investigations become necessary, either as a result of the Phase II Test findings, or should other areas be included within the project's planning, we look forward to offering our cooperation and oversight.

Thank you for the opportunity to review this matter.

Sincerely,



Sean L. Krigger

Acting Director/Deputy State Historic Preservation Officer

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 2
 TO: (CONTRACTOR) GEC, LLC

DATE: January 22, 2016
 PROJECT NO. _____
 LOCATION: _____

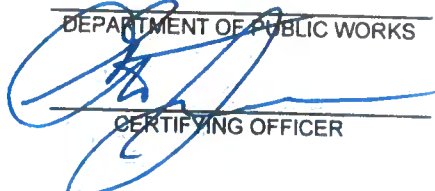
YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Stage I Fieldwork of the Phase II Archaeological Testing and Evaluation and Studies as required by VISHPO.	---	\$ 9,800
2	Subtotal of the 0.37 multiplier for Gross Receipt Taxes (GRT), overheads, and other indirect costs.	---	\$ 3,583
3	Assign \$13,383 of the Owner's Contingency (Schedule of Amounts Item G) to pay for the Stage I Fieldwork of the Phase II Archaeological Study. \$13,383 will be billed to the Government against the Owner's Contingency.	\$ 13,383	---
CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE			
TOTAL DECREASE		\$ 13,383	---
TOTAL INCREASE		---	\$ 13,383
DIFFERENCE BETWEEN COL. (3) AND (4)		---	0
NET (INCREASE)(DECREASE) CONTRACT PRICE		---	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000. The time provided for completion in the contract is (increased) (decreased) by 0 calendar days. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ _____
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ _____

DEPARTMENT OF PUBLIC WORKS

 CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VOUCHER EXAMINER
 VERIFIED BY _____ REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: See justification attached.

2. Is proposed change an alternate bid? Yes No

3. Will proposed change alter the size of the project? Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors:

5. Has consent of surety been obtained? Yes No

6. Will this change affect expiration or extent of insurance coverage? Yes No

If "Yes", will the policies be extended? Yes No

7. Effect on operation and maintenance costs: NONE

Paul G
OWNER/ AGENCY

3-8-16
DATE

Accepted By: [Signature]
CONTRACTOR

1-27-16
Date

Recommended By: [Signature]
ARCHITECT-ENGINEER

Date

Approved By: [Signature]
COMMISSIONER OF DPW

3/1/2016
Date

Federal Agency: _____

Date

Contracting Officer: [Signature]
3/9/16

3/10/16
Date



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

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



April 20, 2016

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Three (3), dated March 30, 2016 with an approved Letter of Justification, dated April 18, 2016 and received April 19, 2016, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price. Therefore, **no** monetary adjustments or time extensions will be made to the contract.

Sincerely,

Randolph N. Bennett
Commissioner

RNB/ltb/tc
ltb

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
✓ *Contract (File)*
Fixed Assets



OFFICE OF
THE COMMISSIONER

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT
6002 Estate Anna's Hope
Christiansted, St. Croix, V.I. 00820-4428

Tel: (340) 773-1290
Fax: (340) 773-0670

April 18, 2016,

Randolph N. Bennett
Commissioner
Property and Procurement
No. 3274 Estate Richmond
Christiansted, St. Croix, V.I. 00820

**RE: Change Order No. 3
C003SPEC15 (GEC) – Design/Build of Paul E. Joseph Stadium and Sports
Complex, Frederiksted, St. Croix, Virgin Islands.**

Dear Commissioner Bennett:

Transmitted herewith for your review and further approval is a no monetary increase Change Order Request No.3 submitted by contractor, GEC, LLC covering the above referenced project. The change order request is for additional geotechnical investigation at the project site.

If you have any questions or concerns, please contact Eran Flemming, Civil Engineer III at (340) 773-1290 Ext. 2286.

Sincerely,


Gustav James, P.E.
Commissioner

GJ/ef 

cc: *Lloyd Bough, Chief of Procurement, P&P*



Honorable Gustav James
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

March 30, 2016

**Subject: Justification for Change Order 3
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

Dear Commissioner James,

As requested by the Owner's Representative Change Order 3 is submitted in accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex. Detailed herein is the justification for Change Order 3, which Changes the Work in the following manner:

1. Undertake additional geotechnical investigation to explore the subsurface soil and groundwater conditions, and provide recommendations for foundation support, site preparation activities and pavement design as described in the attached VITEST proposal. Price for this change to the work is \$64,110.
2. Incorporate a cost mark up of 15% for VITEST subcontract work in Change Order 3 item 1 for general contractor coordination and Gross Receipt Taxes (GRT; the subtotal of which is \$9,617.
3. Assign \$73,727 of the Owner's Contingency (Schedule of Amounts Item G) to pay for the additional geotechnical investigation and cost multiplier. \$73,727 will be billed to the Government against the Owner's Contingency.

The net price of the Changes in Work detailed in Change Order 3 is zero (0); therefore, the Contract price remains \$20,000,000.

Sincerely,

John R. Wessel
Managing Member

Subject: Justification for Change Order 3
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Copy to:

Honorable Pedro Cruz, Commissioner, Sports, Parks and Recreation
Lloyd Bough, Chief of Contracting, VI Department of Property and Procurement
Vance Pinney, Capital Improvement Projects Engineering Administrator, Dept. of Public Works
Tim Dempsey, Director of Operations, Coastal Systems - USVI
John R. Wessel, Managing Member, GEC LLC

Enclosure





VITEST ENGINEERS

*Civil Engineering, Geotechnical Engineering
Materials Testing, Environmental Services*

email: info@vitestengineers.com

Phone: 340-514-3500

Fax: 866-267-1882

November 12, 2015

Coastal Systems Development
464 South Dixie Highway
Coral Gables, Florida 33146

Attention: Mr. Tim Dempsey

Subject: PROPOSAL, ADDITIONAL GEOTECHNICAL INVESTIGATION, PAUL E. JOSEPH STADIUM AND AREA REVITALIZATION, FREDERIKSTED, VIRGIN ISLANDS (VTE15-10043)

Dear Mr. Dempsey,

VITEST Engineers is pleased to submit this cost proposal for conducting additional subsurface soil investigation for the proposed Paul E. Joseph Stadium Complex in Frederiksted, St Croix. This proposal presents our scope of work and associated cost for providing our services.

PROJECT DESCRIPTION

Based upon the conceptual design provided, it is planned to develop additional properties around the existing Paul E Joseph Stadium near 40D La Grange and #3 Lagoon Street in Frederiksted. In addition to the new stadium, the development will include a Hotel and a open air theater facility. There will be a waterway along the south side of the development area. This waterway will be used as part of the compensating storage design as well as for boat slips and will include two vehicular bridges. Proposed Stadium height or structural loads were not available at the time of this proposal.

PURPOSE AND SCOPE OF WORK

The purpose of performing the geotechnical investigation will be to explore the subsurface soil and ground water table conditions and provide recommendations for foundation support, site preparation activities and pavement design. The scope of work was developed using the data collected on the initial geotechnical investigation completed in February 2015

Prior to any drilling we will apply for and obtain the soil drilling permit from the DPNR before mobilizing to the site. Utility clearance will be assumed to be provided by others. We will identify the boring locations prior to utility clearance.

Based upon our understanding of the project, we propose to conduct a total of thirty five (32) Standard Penetration Test borings across the project area. The boring distribution is as shown on the following table.

Boring Depth	Number of Borings	Location
15	8	Exploratory
30	16	General Site
40	3	Building
50	3	Bridge
75	2	Stadium

The exploratory borings will be to determine the interface between the caliche subgrade and the marine silt encountered in the previous borings. The borings will be conducted in accordance with ASTM D-1586 using rotary drilling equipment. The soil layers will be sampled at frequent intervals and packaged in air-tight containers and delivered to our laboratory for further classification and testing.

Samples obtained from the field will be subjected to engineering index property testing. They will be classified in accordance with the USCS Soil Classification – ASTM D2487. In order to classify the soils, Particle Size Determination – ASTM D422, natural Moisture Content – ASTM D2216 and Atterberg Limits – ASTM D4318 tests will be conducted on selected samples.

The data collected from the field and laboratory programs will be evaluated by a geotechnical engineer. We will formulate recommendations for foundation design and foundation related site preparation. We will prepare an engineering report that will present the data, evaluations and recommendations, together with exhibits.

COMPENSATION

We estimate that the cost for this investigation and engineering analysis will be as follows.

Field Work	\$52,500.00
Laboratory testing	\$ 6,250.00
Engineering	<u>\$ 5,360.00</u>
Total	\$64,110.00

We understand that time is of the essence on this project due to the upcoming holiday activities in the area. As a result, we will require the following payment schedule.

Fifty percent (50%) deposit - **\$32,000.00** prior to mobilization.

Twenty Five Percent (25%) - **\$16,000.00** When the south borings are complete (390 LF)

Twenty Five Percent (25%) - **\$16,110.00** when the remainder of the borings are complete and the report is submitted.

We anticipate that the field work will take 3 to 4 weeks, barring any weather delays and unforeseen circumstances. The laboratory tests will take about 5 days. The engineering report should be available within 2 to 3 weeks after the completion of the field work.

CLOSURE

We appreciate the opportunity to present this proposal and trust that it meets with your approval. Please sign and return a copy of that attached agreement as you authorization to proceed. If you have any questions or require additional information, please contact the undersigned.

Very truly yours

VITEST Engineers

Donald S. Law

Donald S. Law, P.E., MBA
Mng Member



VITEST ENGINEERS
Civil & Geotechnical Engineering
Construction Materials Testing

A handwritten signature in blue ink, appearing to be 'DL' or similar initials.

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 3
 TO: (CONTRACTOR) GEC, LLC

DATE: March 30, 2016
 PROJECT NO. _____
 LOCATION: _____

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Additional geotechnical investigation to explore the subsurface soil and groundwater conditions and provide recommendations for foundation support, site preparation activities and pavement design as described in the attached VITEST proposal.	---	\$ 64,110
2	General contractor 15% mark up for coordination and Gross Receipt Taxes (GRT).	---	\$ 9,617
3	Assign \$73,727 of the Owner's Contingency (Schedule of Amounts Item G). \$73,727 will be billed against the Owner's Contingency.	\$ 73,727	---
CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE			
TOTAL DECREASE		\$ 73,727	---
TOTAL INCREASE		---	\$ 73,727
DIFFERENCE BETWEEN COL. (3) AND (4)		---	0
NET (INCREASE)(DECREASE) CONTRACT PRICE		---	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000. The time provided for completion in the contract is (increased) (decreased) by 0 calendar days. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 20,000,000
 NET INCREASE (DECREASE) \$ 0
 NET ENCUMBRANCE \$ 20,000,000

SPORTS, PARKS & RECREATION
DEPARTMENT OR USER AGENCY

 CERTIFYING OFFICER

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: See justification attached.

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors:

5. Has consent of surety been obtained? _____ Yes No

6. Will this change affect expiration or extent of insurance coverage? _____ Yes No
If "Yes", will the policies be extended? _____ Yes No

7. Effect on operation and maintenance costs: NONE

[Signature]
OWNER AGENCY

4-18-16
DATE

Accepted By: [Signature]
CONTRACTOR

3-30-16
Date

Recommended By: _____
ARCHITECT-ENGINEER

Date

Approved By: [Signature]
COMMISSIONER OF DPW

4/14/2016
Date

Federal Agency: _____

Date

Contracting Officer: [Signature]
4/20/16

4/21/16
Date



Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



June 23, 2017

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith is approved Contract Change Order Number Four (4), dated June 21, 2017 with an approved Letter of Justification from the Department of Public Works, dated June 21, 2017 and received June 23, 2017, relative to the above referenced contract.

Change Order No. Four (4) **neither increases nor decreases** the contract price. Contract time remains the same.

Sincerely,

Lloyd T. Bough, Jr.
Commissioner

LTB/lb/tc

*xc: Virgin Islands Public Finance Authority
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)*



OFFICE OF
THE COMMISSIONER

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PUBLIC WORKS
8244 Sub Base
ST. THOMAS, U.S. VIRGIN ISLANDS 00802-5805

Tel: (340) 776-4844
(340) 774-1301
Fax: (340) 715-8136

June 23, 2017

Honorable Lloyd T. Bough, Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

RE: Justification for Change Order 4
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15 (GEC)

Dear Commissioner Bough,

Please find attached for your approval five copies of Change Order 4.

The contract is being modified to:

1. Define and close out the NTP dated October 16, 2015 that was authorized by Change Order 1 to the Contract. This Work is now complete as described in Exhibit 1 to Change Order 4 including:
 - a. The 60% CD (Construction Drawings) Progress Set has been created, was reviewed and approved by the Government and the Government Representative and is being incorporated in the Contract by Change Order 4 as Exhibit 1a to Change Order 4; and
 - b. A 60% Design Budget Estimate has been created, was reviewed and approved by the Government and the Government Representative and is being incorporated in the Contract by Change Order 4 as Exhibit 1b to Change Order 4; and
 - c. A Schedule of Amounts for Design has been created and modified for the 60% Design portion of the work, was reviewed and approved by the Government and is being incorporated in the Contract by Change Order 4 as Exhibit 1c to Change Order 4.
2. Establish criteria for and begin 90% Design – The Government wishes the Contractor to continue with the Design to a point where it is 90% complete and thereafter create a final Budget Estimate.
 - a. A description of the Work being authorized is included as Exhibit 2 to Change Order 4.
 - b. A Notice to Proceed for the 90% Design Phase is included as Exhibit 2a to Change Order 4.

3. Include an Insurance and Bonds update as described in detail at Exhibit 3 to Change Order 4. All insurances were reviewed by the Contractor and the Owner's Representative as described in Exhibit 3 and it was determined that:
 1. Some insurances are no longer needed as described in Exhibit 3; and
 2. Builder's Risk insurance needed to be extended as described in Exhibit 3; and
 3. There was a need to define and limit future costs of insurance from the Contractor to the Government as described in Exhibit 3; and
 4. All of the insurance now required is updated with current dates and certificates at Exhibit 3a to Change Order 4.
4. Revise the Schedule of Amounts for Contract Payments (SOA). Changes to the Design, Owner's Program and Budget Estimate resulted in the need to revise the SOA as described in Exhibit 4 to Change Order 4.
5. Suspend the Milestone Dates, Contract Schedule and Contract time as described in Exhibit 5 to Change Order 4. The Government and the Contractor have agreed that the revisions shown in the 60% Design, the requirements for a 90% Design, changes in the structure due to geotechnical considerations and relocation of the PEJ Stadium make it impractical to establish accurate Milestone Dates or a Contract Schedule and have agreed to suspend these dates, without additional cost, as described in Exhibit 5 to Change Order 4.
6. Review and finalize Pay Estimate # 8. In order to quantify and pay the Contractor for the 60% Design portion of the Work that has been completed and described at Exhibit 6 to Change Order 4, Pay Estimate 8 was created and is included as Exhibit 6a to Change Order 4.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,


Gustav James, P.E., Commissioner, VI Department of Public Works

xc: Pedro M. Cruz, Commissioner – Sports, Parks and Recreation
Tim Dempsey, Coastal Systems USVI – Owner's Representative
Jon Adams, Janis Persaud, Amiyra Paris – GEC, LLC

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
CHANGE ORDER NO. 4
TO: (CONTRACTOR) GEC, LLC

DATE: 6-21-17
PROJECT NO. _____
LOCATION: _____

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES - QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
Exhibit	This Change Order 4 revises the following per the attached Exhibits all in accordance with the attached Change Order 4 Letter of Justification from GEC, LLC to Commissioner Gustav James of the Virgin Islands Department of Public Works:		
1	Clarifying and closing out the NTP dated October 16, 2015		
2	Phase 2 - 90% Design		
3	Insurance and Bonds update		
4	Revising the Schedule of Amounts for Contract Payments		
5	Milestone Dates, Contract Schedule Contract time modifications		
6	Pay Estimate # 8		

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the price to date thereby is \$ 20,000,000.00 The time provided for completion in the contract is (increased) (decreased) by 0 calendar days, therefore the Contract Completion Date is April 17, 2018. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APPN	OBJ			L.ORG	ACCT	TAS	OPT	CC

ORIGINAL ENCUMBRANCE \$ _____
NET INCREASE (DECREASE) \$ _____
NET ENCUMBRANCE \$ _____

DEPARTMENT OF PUBLIC WORKS


CERTIFYING OFFICER

DEPARTMENT OF FINANCE

(PUNCH)

CHECKED BY _____ VOUCHER EXAMINER
VERIFIED BY _____ REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)





PROJECT NO.

CONTRACT NO.

CHANGE ORDER NO.

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: To revise the Contract according to the 60% Design – Budget Estimate and other issues

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors: _____

5. Has consent of surety been obtained? Yes No

6. Will this change affect expiration or extent of insurance coverage? _____ Yes No

If "Yes", will the policies be extended? _____ Yes No

7. Effect on operation and maintenance costs: _____


OWNER - AGENCY

6-22-17
DATE

Accepted By: 
CONTRACTOR

6-22-17
Date

Recommended By: _____
ARCHITECT-ENGINEER

Date

Approved By: 
COMMISSIONER OF DPW

6/23/2017
Date

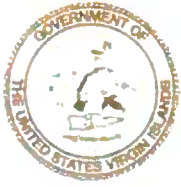
Federal Agency: _____

Date

Contracting Officer: 
Commissioner of Property & Procurement

26 Jan 17
Date





Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPR.VI.GOV



June 23, 2017

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Five (5), dated June 23, 2017 with an approved Letter of Justification from the Department of Public Works, dated June 23, 2017 and received June 23, 2017, relative to the above referenced contract.

Change Order No. Five (5) **neither increases nor decreases** the contract price. Contract time remains the same.

Sincerely,

 26 Jan 17

Lloyd T. Bough, Jr.
Commissioner

LTB/lb/tc

*xc: Virgin Islands Public Finance Authority
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)*



OFFICE OF
THE COMMISSIONER

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PUBLIC WORKS
8244 Sub Base
ST. THOMAS, U.S. VIRGIN ISLANDS 00802-5805

Tel: (340) 776-4844
(340) 774-1301
Fax: (340) 715-8136

June 23, 2017

Honorable Lloyd T. Bough, Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

RE: Justification for Change Order 5
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15 (GEC)

Dear Commissioner Bough,

Please find attached for your approval five copies of Change Order 5.

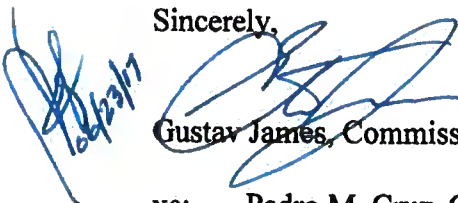
During the 60% Design Phase it was determined that relocation of the PEJ Stadium was needed based on geotechnical reports. This resulted in the need for a different foundation. A thickened mat under the entire Stadium was needed instead of the spread footings called for in the original Contract.

In order to assure long term functionality of this different foundation the geotechnical engineers determined that additional surcharge earthwork testing of the PEJ Stadium was needed to assure the mat foundation was properly engineered.

Therefore the Contract is being modified to add the additional costs for the additional surcharge earthwork and testing as described in the Letter of Justification from GEC to the Commissioner of Public Works along with its Exhibits.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,


Gustav James, Commissioner, VI Department of Public Works

xc: Pedro M. Cruz, Commissioner – Sports, Parks and Recreation
Tim Dempsey, Coastal Systems USVI – Owner’s Representative
Jon Adams, Janis Persaud, Amiy’a Paris – GEC, LLC



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

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340 774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340 777.9587

HTTP://DPP.VI GOV



NOTICE TO PROCEED

October 16, 2015

John R. Wessel
Managing Member
GEC, LLC
P. O. Box 1656
Kingshill, VI 00851

Re: C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC

Dear Mr. Wessel:

You are hereby notified to re-commence work on the above referenced contract on Monday, October 19, 2015 in accordance with the above referenced Service Contract and complete these items within one hundred twenty (120) calendar days from the Notice to Proceed for the Demolition Work as stated in Attachment 1 to Appendix A, at Line 1.5.14; and complete these items within one hundred eighty (180) calendar days from the Notice to Proceed for the 60% Design Work as stated in Attachment 1 to Appendix A, at Line 1.5.14. Your contract completion dates are therefore Friday, February 15, 2016 and Monday, April 15, 2016, respectively.

The Notice to Proceed approves the following Design/Build work:

1. Design to 60% completion for the following:
 - a. Schedule of Amounts Lines
 1. 2a – Design, Permits and Approvals for the Stadium
 2. 2b – Architectural and Engineering Services (Structures and Master Plan) for the Stadium
 3. 2c – Civil Engineering, Consultants and Management for the Stadium
 4. 3a – Design, Permits and Approvals for the Little League Field
 5. 4a – Design, Permits and Approvals for the Crucian Christmas Carnival Village
 6. 5a – Design, Permits and Approvals for the Site Improvements
2. Schedule of Amounts Line 6 – Demolition including Wall, Lights

The Contractor is to submit to the Government within five (5) calendar days of the re-commencement date a revised Contract Schedule for Government Engineer's and/or the Owner's Representative's review and approval.

If you have any questions or need any clarification, please do not hesitate to contact me at 340-773-1561 ext. 5229.

Sincerely,

A handwritten signature in black ink, appearing to read 'RNB', followed by a horizontal line and a stylized flourish.

Randolph N. Bennett
Commissioner Designee

RNB/tb/xxj

Enclosure

*XC: Sports, Parks & Recreation
Department of Public Works
Property & Procurement Project File*

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
CHANGE ORDER NO. 5
TO: (CONTRACTOR) GEC, LLC

DATE: 6-23-17
PROJECT NO. _____
LOCATION: _____

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

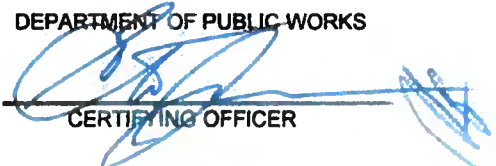
ITEM NO. (1)	DESCRIPTIONS OF CHANGES - QUANTITIES, UNITS, UNIT PRICES. CHANGE IN COMPLETION SCH EDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
Exhibit	For the purpose of adding Phase 3 - Surcharge Earthwork and Testing to the Contract the following documents are added to the Contract as Exhibits to Change Order 5 as described in the Letter of Justification for Change Order 5 from GEC, LLC to Commissioner Gustav James of the Virgin Islands Department of Public Works		
1	VITEST Surcharge Letter		
2	Building loading data		
3	Surcharge Testing and Work Description along with the Surcharge cross section and site plan		
4	Schedule of Amounts for Contract Payments revised for Change Order 5		
5	Notice to Proceed for Surcharge Earthwork and Testing		

The sum of \$ -0- is hereby (added to) (deducted from) the total contract price and the price to date thereby is \$ 20,000,000.00 The time provided for completion in the contract is (increased) (decreased) by 0 calendar days, therefore the Contract Completion Date is April 17, 2018. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC

ORIGINAL ENCUMBRANCE \$ _____
NET INCREASE (DECREASE) \$ _____
NET ENCUMBRANCE \$ _____

DEPARTMENT OF PUBLIC WORKS


CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)

PROJECT NO.

CONTRACT NO.

CHANGE ORDER NO.

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: To revise the Contract to add Surcharge earthwork and testing

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors: _____

5. Has consent of surety been obtained? Yes No

6. Will this change affect expiration or extent of insurance coverage? _____ Yes No

If "Yes", will the policies be extended? _____ Yes No

7. Effect on operation and maintenance costs: _____



OWNER - AGENCY

6-23-17

DATE

Accepted By: 

CONTRACTOR

6-23-17

Date

Recommended By: _____
ARCHITECT-ENGINEER

Date

Approved By: 

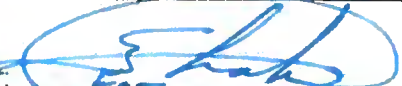
COMMISSIONER OF DPW

6/23/2017

Date

Federal Agency: _____

Date

Contracting Officer: 

Commissioner of Property & Procurement

26 June 17

Date





Department of Property & Procurement

Government of the United States Virgin Islands

3274 ESTATE RICHMOND, CHRISTIANSTED, U. S. VIRGIN ISLANDS 00820
8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802
ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828
ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPR.VI.GOV



February 16, 2018

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Six (6), dated February 7, 2018, with an approved Letter of Justification, dated February 15, 2018 and received February 15, 2018, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price, with **no** extension of contract time. But will modify the contract by:

- A. Officially cancel the Contract Dates and Times for Change Order #5; and
- B. Establish the Scope of Work for the repairs and design changes as a result of fill material density and the hurricanes; and
- C. Establish new Contract dates and Times for the Change Order #5 and Change Order #6 Scopes of Work; and
- D. Establish that the Contract price will not be adjusted as a result of the hurricanes and the Scopes of Work for Change Order #5 and Change Order #6; and
- E. Establish that the Surcharge Earthwork will achieve a load of 3,500 pounds per square foot (psf) regardless of the height and width of the Surcharge Earthwork. GEC will provide sufficient Surcharge Earthwork to achieve 3,500 psf at no additional cost to the Government.

Sincerely,

Lloyd T. Bough, Jr.
Commissioner

LTB/drw/tc

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)



OFFICE OF
THE COMMISSIONER

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT

8244 Sub Base
St. Thomas, U.S.V.I. 00802-5805

Tel: (340) 774-1301
Fax: (340) 715-8135

February 15, 2018

Honorable Lloyd T. Bough Jr., Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

FEB 9 2018 PM 3:25
C:\PROPERTY&PROCUR

RE: Justification for Change Order 6
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

Dear Commissioner Bough,

Please find attached for your approval one copy of Change Order 6.

Hurricanes Irma on September 6, 2017 and Maria on September 19, 2017 affected the Project Site and Work. The hurricanes damaged the Earthwork Surcharge Work and Test area that was approved via Change Order 5 and caused the Project Work to be placed on hold. Additionally, during the Work on the Surcharge Earthwork it was determined that the fill material did not have the anticipated density and would require and change in the design and Scope of Work for Change Order 5.

The attached Change Order 6 will modify the Contract by:

- A. Officially cancel the Contract Dates and Times for Change Order 5; and
- B. Establish the Scope of Work for the repairs and design changes as a result fill material density and the hurricanes; and
- C. Establish new Contract Dates and Times for the Change Order 5 and Change Order 6 Scopes of Work; and
- D. Establish that the Contract Price will not be adjusted as a result of the hurricanes and the Scopes of Work for Change Order 5 and Change Order 6.
- E. Establish that the Surcharge Earthwork will achieve a load of 3,500 pounds per square foot (psf) regardless of the height and width of the Surcharge Earthwork. GEC will provide sufficient Surcharge Earthwork to achieve 3,500 psf at no additional cost to the Government.

A. Cancel the Contract Dates and Times for Change Order 5

Due to the effects of the hurricanes, the Work was stopped as local resources and GEC itself were occupied by immediate need hurricane recovery efforts. Immediately following the hurricanes GEC was verbally advised that the Contract Dates and Times for Change Order 5 were suspended. Therefore, the Contract is being modified, via Change Order 6, to officially cancel the Change Order 5 Contract Dates and Times.

B. Establish the Scope of Work for the Fill Material Density Changes and Hurricane Repairs

The Earthwork Surcharge and Test area that as approved by Change Order 5 requires changes in the design as a result of the fill material density and significant erosion as a result of the hurricanes. The attached Exhibit 2 - Scope of Work to Change Order 6 details these changes. The Contract is being modified, via Change Order 6, to change and add to the Earthwork Surcharge and Testing Scope of Work according to Change Order 6, Exhibit 2 - Scope of Work.

C. Establish new Contract Dates and Times for the Change Order 5 and Change Order 6

The Contract is being modified, via Change Order 6, to establish the Contract Dates and Times for the completion of the Scope of Work for Change Order 5 and the additional work for Change Order 6. The new Contract Dates and Times for Change Order 5 and the additional work for Change Order 6 for the Earthwork Surcharge and Testing Scope of Work will be 210 days from the issuance of the Notice to Proceed. The post-Earthwork Surcharge Testing Scope of Work will be an additional 90 days from Final Completion of the Earthwork Surcharge Scope of Work.

D. Establish that the Contract Price will not be adjusted

The Contract is not being modified, via Change Order 6, for an adjustment in the Contract Price. GEC made a settlement under its Builder's Risk Policy that covers all the costs of any hurricane preparation, hurricane recovery, other hurricane related issues, delays, Scope of Work changes for Change Order 5, Scope of Work additions and/or changes for Change Order 6 or other costs.

E. Establish that the Surcharge Earthwork will achieve a loading of 3,500 psf

The Surcharge Earthwork and Testing according to Change Order 5 contained descriptions of the Surcharge Earthwork and Testing using two different criteria.

- a. Surcharge Earthwork height and width.
- b. Surcharge Earthwork pounds per square foot loading in the Surcharge area.
- c. Change Order 6 establishes that the Contractor will provide sufficient Surcharge Earthwork to achieve 3,500 pounds per square foot loading in the Surcharge Area regardless of the Surcharge Earthwork height and width at no additional cost to the Government.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,



Nelson M. Petty, Jr., P.E.
Commissioner, VI Department of Public Works

xc: Pedro M. Cruz, Commissioner – VI Department of Sports, Parks and Recreation
James Grum, P.E., Engineering Administrator – VI Department of Public Works
Tim Dempsey, Owner's Representative – Coastal Systems USVI, INC.
Jon Adams, Janis Persaud, Amiyra Paris – GEC, LLC

c JH

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15 CHANGE ORDER NO. 6

TO: (CONTRACTOR) GEC, LLC

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCH EDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
Exhibit	This Change order 6 will add Phase 4; Additional Surcharge Earthwork and Testing to; cancel the Contract Dates and Times for Change Order 5; and establish new Scope of Work for repairs and design changes; and establish new Contract Dates and Times for Change Order 5 and Change Order 6; and establish that the Contract Price will not be adjusted for Change Order 6; and establish that the criteria for Surcharge Earthwork and testing is 3,500 pounds per square foot (psf); accordingly the following documents are added to the Contract as Exhibits to Change Order 6 as described in the Letter of Justification for Change Order 6 from GEC, LLC to Commissioner Nelson Petty of the Virgin Islands Department of Public Works		
1	VITEST Surcharge recovery email thread		
2	Additional Surcharge and Earthwork and Testing Work description		
3	Additional Surcharge and Earthwork Testing cross section and site plan		
4	Notice to Proceed for Surcharge Earthwork and Testing	\$ 0.00	\$0.00

The sum of \$0.00 is hereby (added to) (deducted from) the total contract price and the price to date thereby is \$20,000,000.00 The time provided for completion in the contract is increased by 210 calendar days, therefore the Contract Completion Date is November 13, 2018. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APPN	OBJ			L. ORG	ACCT	TAS	OPT	CC

ORIGINAL ENCUMBRANCE \$ _____
NET INCREASE (DECREASE) \$ _____
NET ENCUMBRANCE \$ _____

DEPARTMENT OF PUBLIC WORKS

[Signature] 2/8/18
CERTIFYING OFFICER

DEPARTMENT OF FINANCE

(PUNCH)

CHECKED BY _____ VERIFIED BY _____

(REQUIRED SIGNATURES ON REVERSE)

[Handwritten initials]

PROJECT NO, 522-214

CONTRACT NO C003SPRC15

CHANGE ORDER NO. 6

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: Revise the Contract Surcharge earthwork and testing due to Hurricanes Irma and Maria

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors: _____

5. Has consent of surety been obtained? _____ Yes No


6. Will this change affect expiration or extent of insurance coverage? _____ Yes No


If "Yes", will the policies be extended? _____ Yes No


7. Effect on operation and maintenance costs: _____



OWNER - AGENCY
COMMISSIONER OF DSPR - Pedro Cruz

2/7/18
DATE

Accepted By:  _____ 2-7-18
CONTRACTOR - John Wessel Date

Recommended By:  _____ 2-1-18
OWNER'S REPRESENTATIVE - CSVI - Tim Dempsey Date

Recommended By:  _____ 2-8-18
ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E. Date

Approved By:  _____ 2/8/18
COMMISSIONER OF DPW - Nelson Petty, P.E. Date

Contracting Officer:  _____ 2/20/18
COMMISSIONER OF DPP, Lloyd Bough Jr. Date
P.C. 2/16/18

JCY

CHANGE ORDER 6
to the
SERVICE CONTRACT FOR DESIGN-BUILD OF
PAUL E. JOSEPH STADIUM AND
SPORTS COMPLEX
Contract No. C003-SPR-C-15
(cover page)

FEB 9 2018 PM 3:25
REC'D PROPERTY&PROCUR



Index to Change Order 6
Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex

<u>Tab</u>	<u>Description</u>	<u># Pages</u>
1	Change Order 6	2
2	Change Order 6 Letter of Justification from DPW to DPP	2
3	Change Order 6 Letter of Justification from GEC to DPW	2
4	Exhibit 1 – VITEST additional surcharge earthwork and testing email	2
5	Exhibit 2 – Additional Surcharge and Earthwork Testing Work description 1	
6	Exhibit 3 - Surcharge Earthwork and Testing cross section and site plan	2
6	Exhibit 4 – Notice to Proceed for Surcharge Earthwork and Testing	1





February 15, 2018

Honorable Nelson Petty, P.E.
Commissioner
Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted, VI 00820

Re: Change Order 6: Letter of Justification and Exhibits for Phase 4 – Additional Surcharge Earthwork and Testing due to Hurricanes Irma and Maria Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Contract) Contract No. C003SPRC15

Dear Commissioner Petty,

In order to begin Phase 4 – Additional Surcharge Earthwork and Testing Change Order 6 addresses the following issues regarding Surcharge and Earthwork at Paul E. Joseph Stadium.

- A. Officially cancel the Contract Dates and Times for Change Order 5; and
- B. Establish the Scope of Work for the repairs and design changes as a result fill material density and the hurricanes; and
- C. Establish new Contract Dates and Times for the Change Order 5 and Change Order 6 Scopes of Work; and
- D. Establish that the Contract Price will not be adjusted as a result of the hurricanes and the Scopes of Work for Change Order 5 and Change Order 6.
- E. Establish that the Surcharge Earthwork will achieve a load of 3,500 pounds per square foot (psf) regardless of the height and width of the Surcharge Earthwork. GEC will provide sufficient Surcharge Earthwork to achieve 3,500 psf at no additional cost to the Government.

A. Cancel the Contract Dates and Times for Change Order 5

Due to the effects of the hurricanes, the Work was stopped as local resources and GEC itself were occupied by immediate need hurricane recovery efforts. Immediately following the hurricanes GEC was verbally advised that the Contract Dates and Times for Change Order 5 were suspended. Therefore, the Contract is being modified, via Change Order 6, to officially cancel the Change Order 5 Contract Dates and Times.

B. Establish the Scope of Work for the Fill Material Density Changes and Hurricane Repairs

The Earthwork Surcharge and Test area that as approved by Change Order 5 requires changes in the design as a result of the fill material density and significant erosion as a result of the hurricanes. The attached Exhibit 2 - Scope of Work to Change Order 6 details these changes. The Contract is being

A handwritten signature in blue ink, appearing to be 'N. Petty', is located in the bottom right corner of the page. The signature is written in a cursive style and is partially enclosed by a blue circular mark.

modified, via Change Order 6, to change and add to the Earthwork Surcharge and Testing Scope of Work according to Change Order 6, Exhibit 2 - Scope of Work.

C. Establish new Contract Dates and Times for the Change Order 5 and Change Order 6

The Contract is being modified, via Change Order 6, to establish the Contract Dates and Times for the completion of the Scope of Work for Change Order 5 and the additional work for Change Order 6. The new Contract Dates and Times for Change Order 5 and the additional work for Change Order 6 for the Earthwork Surcharge and Testing Scope of Work will be 210 days from the issuance of the Notice to Proceed. The post Earthwork Surcharge Testing Scope of Work will be an additional 90 days from Final Completion of the Earthwork Surcharge Scope of Work.

D. Establish that the Contract Price will not be adjusted

The Contract is not being modified, via Change Order 6, for an adjustment in the Contract Price. GEC made a settlement under its Builder's Risk Policy that covers all the costs of any hurricane preparation, hurricane recovery, other hurricane related issues, delays, Scope of Work changes for Change Order 5, Scope of Work additions and/or changes for Change Order 6 or other costs.

E. Establish that the Surcharge Earthwork will achieve a loading of 3,500 psf

The Surcharge Earthwork and Testing according to Change Order 5 contained descriptions of the Surcharge Earthwork and Testing using two different criteria.

- a. Surcharge Earthwork height and width.
- b. Surcharge Earthwork pounds per square foot loading in the Surcharge area.
- c. Change Order 6 establishes that the Contractor will provide sufficient Surcharge Earthwork to achieve 3,500 pounds per square foot loading in the Surcharge Area regardless of the Surcharge Earthwork height and width at no additional cost to the Government.

See Notice to Proceed for Additional Surcharge Earthwork and Testing

Items capitalized in this Change Order and its Exhibits are defined terms according to the Construction Contract.

Sincerely,



John R. Wessel, Managing Member

xc: Lloyd T. Bough Jr., Commissioner – VI Department of Property and Procurement
Pedro M. Cruz, Commissioner – VI Department of Sports, Parks and Recreation
James Grum, P.E., Engineering Administrator – VI Department of Public Works
Tim Dempsey, Owner's Representative – Coastal Systems USVI, Inc.
Jon Adams, Janis Persaud, Amiyra Parris, Carlos Tesitor, GEC, LLC



Additional Surcharge Earthwork and Testing due to Hurricanes Irma and Maria

Work Description

Change Order 6 – Exhibit 2

Paul E. Joseph Stadium

Contract No. C003SPRC15

The Contractor will perform the following additional Surcharge Earthwork and Testing due to erosion and delays caused by Hurricanes Irma and Maria in association with observation and testing by VITEST Engineers at the Paul E. Joseph Stadium:

1. Provide pre-hurricane preparations and recovery.
2. Remove all post hurricane vegetation on the existing Surcharge Earthwork.
3. Add non-structural fill at the entire perimeter to obtain a slope of 1 vertical to 1.5 horizontal so long as the perimeter slopes remain stable.
4. In the event the 1 vertical to 1.5 horizontal slope becomes unstable for any reason the Contractor will change the vertical to horizontal ratio as needed to provide a stable slope to the satisfaction of VITEST Engineers.
5. The Contractor will record and provide daily to VITEST Engineers such data as VITEST Engineers determines is necessary to monitor the settling of the Surcharge Earthwork.
6. This Work is in addition to the Surcharge Earthwork and Testing required under Change Order 5 of the Contract and does not alleviate any Contractor responsibilities, other than time of performance, required by Change Order 5.
7. Incorporate VITEST's proposal and cost for VITEST's additional Change Order 6 Work into a Subcontract between GEC and VITEST wherein GEC will be responsible for paying VITEST for all surcharge testing work performed in association with Change Order 6.
8. Supply and install all erosion control measures required by DPNR and best practices.
9. Provide copies of VITEST's Report to the Government of the Virgin Islands, the Owner's Representative (Coastal Systems USVI) and the Architect.
10. No additional cost will be incurred by the Government for this Work.





Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



May 21, 2018

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Seven (7), dated May 18, 2018, with an approved Letter of Justification, dated May 18, 2018 and received May 21, 2018, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price, with **no** extension of contract time. Change Order No. 7 is needed in order to add Phase 5 – Locate Existing Utilities and Signage by addressing the following issues:

- A. Establish the Scope of Work to the Locate the Existing Utilities; and
- B. Establish the Scope of Work for the Signage; and
- C. Establish that the cost for location of the existing utilities will be billed by the Contractor under the Schedule of Amounts for Contract Payments line G “Owner’s Contingency”; and
- D. Establish that there is no change in the Contract Dates and Times for Change Order No. 7.; and
- E. Establish that there is no change in Contract Price for Change Order No. 7.

Sincerely,

Lloyd T. Bough, Jr.
Commissioner

LTB/drw/tc

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)



GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT
8244 Sub Base
St. Thomas, U.S.V.I. 00802-5805

Tel: (340) 774-1301
Fax: (340) 715-8135

OFFICE OF
THE COMMISSIONER

May 18, 2018

Honorable Lloyd T. Bough Jr., Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

RE: Justification for Change Order 7
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

Dear Commissioner Bough,

Please find attached for your approval one copy of Change Order 7.

Recent site visits by Owner's Representative CSVI's Tim Dempsey and DPW's James Grum have resulted in observations that several existing utilities may need to be relocated. In order to accomplish this, a review of and an assessment of existing utilities is needed including conducting of meetings with each utilities' representative, whether a private or public entity, and creating an as-built drawing of all utilities.

The Owner's Representative and DPW representative James Grum have determined that the Contractor, GEC, LLC, will perform this work as part of the Owner's Contingency from the Schedule of Values and, therefore, there will be no Change in the Contract Amount.

Since the utility assessment will take place at the same time as the earthwork surcharge and testing that is currently under way, no change in Contract time or completion will be needed.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,

Nelson M. Petty, Jr., P.E., Commissioner
VI Department of Public Works

xc: Pedro M. Cruz, Commissioner – VI Department of Sports, Parks and Recreation
James Grum, P.E., C.I.P. Engineering Administrator – VI Department of Public Works
Tim Dempsey, Owner's Representative – Coastal Systems USVI, INC.
Jon Adams, Janis Persaud, Amiyra Paris – GEC, LLC



May 18, 2018

Honorable Nelson M. Petty, Jr., P.E., Commissioner
Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted, VI 00820

Re: Change Order 7: Letter of Justification and Exhibits for Phase 5 – Locate Existing Utilities and Signage regarding the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Contract) Contract No. C003SPRC15

Dear Commissioner Petty,

In order to add Phase 5 – Locate Existing Utilities and Signage – Change Order #7 addresses the following issues regarding locate of existing utilities and signage.

- A. Establish the Scope of Work to the Locate the Existing Utilities; and**
- B. Establish the Scope of Work for the Signage; and**
- C. Establish that the cost for location of the existing utilities will be billed by the Contractor under the Schedule of Amounts for Contract Payments line G “Owner’s Contingency”; and**
- D. Establish that there is no change in the Contract Dates and Times for Change Order #7; and**
- E. Establish that there is no change in the Contract Price for Change Order #7.**

A. Establish the Scope of Work to Locate the Existing Utilities

It had been determined that existing utilities in the area of the Project may be affected given the change in location for the PEJ Stadium. For design and construction purposes the existing utilities will be located and identified as explained in the Change Order #7 - Exhibit #1 - Scope of Work.

B. Establish the Scope of Work for the Signage.

Project signage was destroyed by the hurricanes. Additionally, incremental signage was requested. Replacement and incremental signage is further explained in the Change Order #7 - Exhibit #6.

A handwritten signature in blue ink, located in the bottom right corner of the page. The signature is cursive and appears to be the name of the sender.

C. Schedule of Amounts for Contract Payments

The \$ 29,850.00 (twenty nine thousand eight hundred fifty dollars and no cents) cost for locating the existing utilities will be billed by the Contractor under the Schedule of Amounts for Contract Payments line G "Owner's Contingency", which currently has a Value of Uncompleted Work (Column 9 on Schedule of Amounts) of \$62,890.50 (sixty two thousand eight hundred ninety dollars and fifty cents). After work and billing for Change Order 7 is completed the Owner's Contingency will have a Value of Uncompleted Work of \$ 33,040.50.

D. Establish that there is no change in the Contract Dates and Times for Change Order #7;

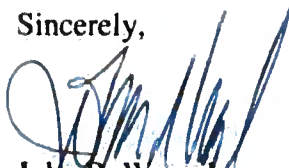
The Contract is not being modified, via Change Order 6, for any adjustments in the Contract Dates and Times. As this Scope of Work will be executed in conjunction with the ongoing Earthwork Surcharge not time extension is required. This Scope of Work will be completed in thirty (30) calendar days from the Notice to Proceed.

E. Establish that there is no change in the Contract Price for Change Order #7.

The Contract is not being modified, via Change Order 7, for an adjustment in the Contract Price.

Items capitalized in the Change Order, Letters of Justification and Exhibits to this Change Order are defined terms according to the Construction Contract.

Sincerely,



John R. Wessel
Managing Member

xc: Lloyd T. Bough Jr., Commissioner – VI Department of Property and Procurement
Pedro M. Cruz, Commissioner – VI Department of Sports, Parks and Recreation
James Grum, P.E., C.I.P. Engineering Administrator – VI Department of Public Works
Tim Dempsey, Owner's Representative – Coastal Systems USVI, Inc.
Jon Adams, Janis Persaud, Amiyra Parris, Carlos Tesitor, GEC, LLC

Index for
Change Order #7 - Locate Existing Utilities & Signage
to the Service Contract for the
Paul E. Joseph Stadium and Sports Complex

<u>Tab</u>	<u>Description</u>	<u># Pages</u>
1	Change Order #7	2
2	Change Order #7 - Letter of Justification from DPW to DPP	1
3	Change Order #7 - Letter of Justification from GEC to DPW	2
4	DTM Memorandum DPW to DPP	1
5	Exhibit 1 – Scope of Work Description	1
6	Exhibit 2 – Drawing - Areas of Work	1
7	Exhibit 3 – Budget	1
8	Exhibit 4 – Utility Entities to be Contacted	1
9	Exhibit 5 – Replacement and Incremental Signage	1
10	Exhibit 6 – Notice to Proceed for Change Order #7	1



Paul E. Joseph Stadium and Sports Complex
Change Order #7 - Locate Existing Utilities & Signage
Exhibit #1

Scope of Work Description

1 . 0 Area of the Work

- 1 . 1 The surface utility location the area of the Work will be bordered on the North by the Northern most edge of the LaGrange Road utility easement, on the South by the Gut, on the West by the Western edge of King Street and on the East by the Eastern most edge of the Prince Street utility easement.
- 1 . 2 The sub-surface excavation and investigation for area A will be as indicated on Change Order #7 -Exhibit #2 - Drawing.
- 1 . 3 The sub-surface excavation and investigation for area B will be as indicated on Change Order #7 -Exhibit #2 - Drawing.
- 1 . 4 The sub-surface excavation and investigation for area C will be as indicated on Change Order #7 -Exhibit #2 - Drawing.
- 1 . 5 GEC will not disturb and/or perform any work in the areas known to be subject to a Phase 2 Archeological review.

2 . 0 Utility Location Work

- 2 . 1 GEC will coordinate with all utility companies to best determine existing utilities.
- 2 . 2 GEC will obtain proper Permits, Approvals and permissions for this Scope of Work.
- 2 . 3 GEC will locate surface utility items including, but not limited to, power poles, manholes, junction boxes, meters and valves.
- 2 . 4 GEC will excavate in the areas listed in 1.2, 1.3 and 1.4 to locate and identify utilities in these areas.
- 2 . 5 GEC will fill and compact areas excavated back to elevations and conditions prior to excavation.
- 2 . 6 If required, GEC may excavate portions of Prince Street, within the boundaries of this Scope of Work, to locate utilities. In the event this occurs GEC is not required to replace the asphalt but must fill and compact those areas.
- 2 . 7 In the event that GEC determines it needs to excavate portions of LaGrange Street, as part of this Scope of Work, GEC will notify and obtain approval from the Government engineer prior to commencement of this work.

4 . 0 Post Location Work

- 4 . 1 GEC will process all data and create as-built drawing(s) of all found conditions.
- 4 . 2 GEC will create a report with narrative and photos listing the utilities affected and found conditions.

5 . 0 Deliverables

- 5 . 1 GEC will provide two (2) hard copies, 24" x 36" of the drawing(s) referenced in paragraph 4.1.
- 5 . 2 GEC will provide two (2) hard copies, 8.5" x 11" of the report referenced in paragraph 4.2.
- 5 . 3 GEC will provide PDF electronic files of the drawings and the report.
- 5 . 4 GEC will provide JPEG electronic files of the photos related to this Scope of Work.



**Paul E. Joseph Stadium and Sports Complex
Change Order #7 - Locate Existing Utilities & Signage
Exhibit #3
Budget**

Description	Qty.	UOM	Cost	Total
Field Supervisor to coordinate with Utility Owners	80	hours	90.00	7,200
Surveyor to record utility locations	80	hours	90.00	7,200
Surveyor office time to prepare drawings	15	hours	90.00	1,350
2 helpers for Surveyor	160	hours	26.50	4,240
580 Case Backhoe to excavate for utility locations	40	hours	50.00	2,000
Equipment Operator for backhoe	40	hours	47.50	1,900
Small truck to transport survey equipment and crew	80	hours	20.00	1,600
One ton truck to carry tools to open manholes, etc	80	hours	25.00	2,000
15 ton trailer to transport backhoe to and from site	16	hours	25.00	400
Tractor head to pull trailer	16	hours	75.00	1,200
Equipment operator to drive tractor head	16	hours	47.50	760
Project Sign - 4' x 8'	2	each	0.00	0
Ariel View Sign - 4' x 6'	2	each	0.00	0
PEJ Entrance Sign - 4' x 6'	2	each	0.00	0
			Total Cost	29,850



**Paul E. Joseph Stadium and Sports Complex
Change Order #7 - Locate Existing Utilities & Signage
Exhibit #5
Replacement and Incremental Signage**

Signage replacement of three signs due to the hurricane at the entrance to the PEJ worksite off of LaGrange at previous location. Incremental Signage to be installed at the South West corner of the PEJ worksite adjacent to the bridge and beach. Includes signs, base material and installation.

Frederiksted Economic Revitalization Project - Phase II

**Design & Construction of the
Paul E. Joseph Stadium · Terrence Martin Softball Field · Festival Village**

CONTRACT NUMBER	C083SPRC18
CONTRACTOR	GEC, LLC.
FUNDED BY	PUBLIC FINANCE AUTHORITY

And Now The Building Begins!

HON. KENNETH E. MAPP	GOVERNOR
HON. OSBERT E. POTTER	LT. GOVERNOR
HON. PEDRO CRUZ	COMMISSIONER, D.S.P.R.
HON. LLOYD BOUGH, JR.	COMMISSIONER, PROP. & PROC.

Project Sign
2 each

4' x 8'
Project Sign



Ariel View Sign
2 each

4' x 6'
PEJ Site



PEJ Entrance Sign
2 each

4' x 6'
PEJ Entrance

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
CHANGE ORDER NO. 7
TO: (CONTRACTOR) GEC, LLC

DATE: 5/18/18
PROJECT NO. 522-214
LOCATION: Frederiksted

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES. CHANGE IN COMPLETION SCH EDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
Exhibit	This Change order 7 will add Phase 5; Establish new Scope of Work for location of existing site utilities per the attached Exhibit 1 drawing. Contract Dates and Times will not be adjusted for Change Order 7 because location of site utilities will occur simultaneously with surcharge earthwork and testing. Cost of \$ 29,850.00, as detailed in the attached Letter of Justification for Change Order 7 from GEC to Commissioner Nelson Petty, will be billed by Contractor as part of the Owner's Contingency Line Item on the Schedule of Values and, therefore, no change in Contract Price will occur		
1	Existing Site Utility Location per Change Order 7 – Drawing and Scope		
2	Letter of Justification from GEC to Commissioner Nelson M. Petty, Jr. for Change Order 7		
3	Letter of Justification from Commissioner Nelson Petty to Commissioner Lloyd T. Bough, Jr. for Change Order 7		
4	Notice to Proceed for Change Order 7		
	Total Change In Contract Price	\$ 0.00	\$0.00

The sum of \$0.00 is hereby (added to) (deducted from) the total contract price and the price to date thereby is \$20,000,000.00 The time provided for completion in the contract is ~~unchanged~~, therefore the Contract Completion Date is November 13, 2018. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE							ACCOUNT CODE					
		F.Y.	FUND	DEPT	DIV.	APP'N	GBJ			L. ORG	ACCT	TAS	OPT	CC

ORIGINAL ENCUMBRANCE \$ _____
NET INCREASE (DECREASE) \$ _____
NET ENCUMBRANCE \$ _____

DEPARTMENT OF PUBLIC WORKS

CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: Survey to relocate Utilities out of ballpark envelope.

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors: none

5. Has consent of surety been obtained? _____ Yes No

6. Will this change affect expiration or extent of insurance coverage? _____ Yes No

If "Yes", will the policies be extended? _____ Yes No

7. Effect on operation and maintenance costs: none



OWNER - AGENCY
COMMISSIONER OF DSPR - Pedro Cruz

5/11/18

DATE

Accepted By: 

CONTRACTOR - GEC, LLC by John R. Wessel

5-11-18

Date

Recommended By: 

OWNER'S REPRESENTATIVE - CSVI - Tim Dempsey

5-3-18

Date

Recommended By: 

ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

5-14-18

Date


Approved By: 

COMMISSIONER OF DPW - Nelson M. Petty, Jr. P.E.

5-14-18

Date

Contracting Officer: 

COMMISSIONER OF DPP, Lloyd T. Bough Jr.

5/25/18

Date

5/21/18

Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1581 | ST. THOMAS MAIN OFFICE: 340.774.0522

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.8587

[HTTP://OPPRVI.GOV](http://OPPRVI.GOV)

October 24, 2018

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Eight (8), dated October 12, 2018, with an approved Letter of Justification, dated October 15, 2018 and received October 22, 2018, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price. Change Order No. 8 is needed in order to begin Phase 6 – Post Surcharge Testing Site Preparation, Test Piles and Pile Foundation by addressing the following issues:

- A. Establish the Scope of Work for the Post Surcharge Testing Earthwork Relocation and Hydro seeding;
- B. Establish the Scope of Work for Test Piles for the Paul E. Joseph Stadium;
- C. Establish the Scope of Work for Pile Foundation Design for the Paul E. Joseph Stadium;
- D. Amend the Contract Time by 352 days and Completion Date to October 31, 2019;
- E. Establish that the Contract Price will not be adjusted as a result of the Scope of Work for Change Order No. 8; and
- F. Establish the Commencement Date and Date of Completion for the Change Order No. 8 Scope of Work.

Sincerely,



Lloyd T. Bough, Jr.
Commissioner

LTB/drw/tc

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)



GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

PUBLIC WORKS DEPARTMENT
8244 Sub Base
St. Thomas, U.S.V.I. 00802-5805

Tel: (340) 774-1301
Fax: (340) 715-8135

OFFICE OF
THE COMMISSIONER

Honorable Lloyd T. Bough Jr., Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

October 15, 2018

RE: Justification for Change Order 8 – Pile Foundation for Paul E. Joseph Stadium
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

Dear Commissioner Bough,

Please find attached for your approval one copy of Change Order 8.

Results from the Surcharge Earthwork Testing show that a pile foundation is the best choice for the Paul E. Joseph Stadium. The Architect will design this foundation.

In order to design the most efficient foundation test piles will be driven by the Contractor and test pile analysis will be performed by a separate engineering firm. Results will be provided to the Architect for use in designing the pile foundation.

In order to facilitate driving test piles the non-structural portion of the Surcharge Earthwork approved in Change Order 5 must be relocated and the area hydro seeded per direction from the Department of Planning and Natural Resources.

The Scope of Work and associated costs for these items are defined in the Letter of Justification from the Contractor to me in my capacity as the Commissioner of Public Works and attached to Change Order 8.

Contract time will be extended until October 31, 2019 by Change Order 8.

The Contract amount will not be revised by Change Order 8.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,

Nelson M. Petty, Jr., P.E., Commissioner
VI Department of Public Works

xc: Pedro M. Cruz, Commissioner – VI Department of Sports, Parks and Recreation
James Grum, P.E., C.I.P. Engineering Administrator – VI Department of Public Works
Tim Dempsey, Owner’s Representative – Coastal Systems USVI, INC.
Jon Adams, Janis Persaud, Amiyra Paris – GEC, LLC



October 12, 2018

Honorable Nelson M. Petty, Jr., P.E., Commissioner
Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted, VI 00820

Re: Change Order 8: Letter of Justification for Phase 6 - Pile Foundation for Paul E. Joseph Stadium
Service Contract for the Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Petty,

In order to begin Phase 6 – Post Surcharge Testing Site Preparation, Test Piles and Pile
Foundation Design Change Order #8 addresses the following issues:

- A. Establish the Scope of Work for the Post Surcharge Testing Earthwork Relocation and Hydroseeding;**
 - B. Establish the Scope of Work for Test Piles for the Paul E. Joseph Stadium;**
 - C. Establish the Scope of Work for Pile Foundation Design for the Paul E. Joseph Stadium;**
 - D. Amend the Contract Time and Completion Date;**
 - E. Establish that the Contract Price will not be adjusted as a result of the Scope of Work for Change Order 8.**
 - F. Establish the Commencement Date and Date of Completion for the Change Order #8 Scope of Work.**
-
- A. Post Surcharge Testing Site Earthwork Relocation and Hydroseeding;**
 - 1. The Surcharge Earthwork Testing is complete. In preparation for driving test piles and the permanent construction of the PEJ stadium, the surcharge earthwork pile non-structural fill needs to be relocated and the area hydroseeded. Attachment A to Exhibit 1 of Change Order #8 “Grading Plan” shows the soil disbursement and hydroseeding locations, structural fill elevation, and Scope of Work.
 - 2. The Contractor provided an additional 17,500 cubic yards of non-structural fill for the surcharge pile beyond what was required by Change Order 5. This additional fill was

required to achieve the loading capacities required but was not contemplated in the original fill calculations of the material the Government had purchased under Change Order 5. The Government will purchase the additional 17,500 cubic yards from the Contractor at a cost of \$5.00 per cubic yard.

B. Test Piles for the Paul E. Joseph Stadium

To aid the design team for the final design of a pile supported foundation a series of fifteen (15) test piles will be driven to obtain additional information. These test piles will be incorporated into the final work. Attachment B to Exhibit 1 to Change Order #8 - "Test Pile Locations" shows the locations and Scope of Work.

1. Test piles installations will monitored by an independent testing agency in order to provide structural values of bearing piles for use in creating pile foundation design. The parties agree that GRL Engineers will be the testing agency.
2. Attachment C to Exhibit 1 to Change Order #8 "Pile Testing Services" provides the pile testing services and Scope of Work.

C. Pile Foundation Design for the Paul E. Joseph Stadium:

1. The 90% Design of the PEJ stadium assumed a mat concrete foundation on grade. Results from the surcharge pile testing indicate that a pile-supported foundation will be required. Additional design will be needed for the pile foundation design.
2. Independent analyses from the Geotechnical Engineer and Walter Tomy, PE, MSCE concluded that a pile foundation is needed.
3. Attachment D Exhibit 1 of Change Order #8 "Pile Foundation Design" provides the pile foundation design services and Description of Work to be performed by the Architect along with the Engineer's recommendations.

D. Amend the Contract Time and Completion Date

1. The Contract is amended, via Change Order #8, for an adjustment in the Contract Time and Date of Completion. The current Contract Time and Date of Completion, as established by Change Order 6, is November 13, 2018. The Scope of Work for Phase 6 included in Change Order #8 will extend beyond that date.
2. The parties agree to amend the Contract Time and the Date of Completion by this Change Order #8 adding 352 days to the Contract Time. The amended Date of Completion, for the Project and all approved Phases, will be October 31, 2019.

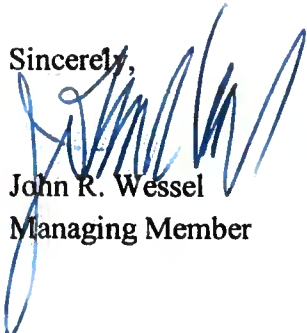
E. Contract Price - No Change

1. The Contract Price is not being modified via Change Order #8. The Work approved by Change Order #8 will be incorporated into the final Project and will be allocated against existing Schedule of Amounts line items.
2. Attachment E to Exhibit 1 to Change Order #8 "Schedule of Amounts Cost and Line Item Allocations" provides the Cost detail for each Scope of Work and how it will be billed on the Schedule of Amounts for Contract Payments..

F. Commencement and Completion of the Work for Change Order #8

1. Upon Contractor's receipt of the Notice to Proceed for the Work authorized by Change Order #8 the Contractor will commence the onsite Work within two (2) Working Days.
2. The Contractor will complete the Change Order #8 Work within sixteen (16) weeks of the date of the Notice to Proceed.

Sincerely,



John R. Wessel
Managing Member

xc: Lloyd T. Bough Jr., Commissioner – VI Department of Property and Procurement
Pedro M. Cruz, Commissioner – VI Department of Sports, Parks and Recreation
James Grum, P.E., C.I.P. Engineering Administrator – VI Department of Public Works
Tim Dempsey, Owner's Representative – Coastal Systems USVI, Inc.
Jon Adams, Janis Persaud, Amiyra Parris, Carlos Tesitor, GEC, LLC

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
CHANGE ORDER NO. 8
TO:(CONTRACTOR) GEC,LLC

DATE: 10/12/18
PROJECT NO. 522-214
LOCATION: Frederiksted

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES. CHANGE IN COMPLETION SCH EDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
Exhibit 1	This Change order 8 will add Phase 6;		
	A. Establish the Scope of Work for the Post Surcharge Testing Earthwork Relocation and Hydroseeding;		
	B. Establish the Scope of Work for Test Piles for the Paul E. Joseph Stadium;		
	C. Establish the Scope of Work for Pile Foundation Design for the Paul E. Joseph Stadium;		
	D. Amend the Contract Time and Completion Date;		
2	E. Establish that the Contract Price will not be adjusted as a result of the Scope of Work for Change Order 8.		
	F. Establish the Commencement Date and Date of Completion for the Change Order #8 Scope of Work.		
3	Letter of Justification from GEC to Commissioner Nelson M. Petty, Jr. for Change Order 8		
	Letter of Justification from Commissioner Nelson Petty to Commissioner Lloyd T. Bough, Jr. for Change Order 8		
	Notice to Proceed for Change Order 8		
	Total Change In Contract Price	\$ 0.00	\$0.00

The sum of \$0.00 is hereby (added to) (deducted from) the total contract price and the price to date thereby is \$20,000,000.00 The time provided for completion in the contract is ~~increased~~ by 352 days, therefore the Contract Completion Date is October 31, 2019. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNTCODE					
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ				L. ORG	ACCT	TAS	OPT	CC

ORIGINAL ENCUMBRANCE \$ _____
NET INCREASE (DECREASE) \$ _____
NET ENCUMBRANCE \$ _____

DEPARTMENT OF PUBLIC WORKS

CERTIFYING OFFICER

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: Survey to relocate Utilities out of ballpark envelope.

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors: none

5. Has consent of surety been obtained? _____ Yes No

6. Will this change affect expiration or extent of insurance coverage? _____ Yes No

If "Yes", will the policies be extended? _____ Yes No

7. Effect on operation and maintenance costs: none

Pedro Cruz
OWNER - AGENCY
COMMISSIONER OF DSPR - Pedro Cruz

10-12-18
DATE

Accepted By: [Signature]
CONTRACTOR - GEC, LLC by John R. Wessel

10-12-18
Date

Recommended By: [Signature]
OWNER'S REPRESENTATIVE - CSVI - Tim Dempsey

10-12-18
Date

Recommended By: [Signature]
ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

10-12-18
Date

Approved By: [Signature]
COMMISSIONER OF DPW - Nelson M. Petty, Jr. P.E.

10/16/18
Date

Contracting Officer: [Signature]
COMMISSIONER OF DPP, Lloyd T. Bough Jr.

10/25/18
Date

Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0988 | ST. THOMAS FAX: 340.777.9587

HTTP://DPRVI.GOV

January 10, 2019

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

**RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Nine (9), dated October 12, 2018, with an approved Letter of Justification, dated October 15, 2018 and received October 22, 2018, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price, with **no** extension of contract time. Change Order No. 9 is needed in order to begin Phase II Archeological Survey per University of Alabama Quote for areas Soltec A, Soltec B and Soltec C for the Paul E. Joseph Stadium Site. The work will be changed in the following manner:

1. At the request of the Government of the Virgin Islands, undertake Field Work and Reporting for the Phase II Archaeological Testing and Evaluation Studies by the University of Alabama, Office of Archaeological Research (OAR) for the Soltec area A, B & C per the attached quotation dated November 30, 2018. Price for this is \$115,584 per the attached quote.
2. Incorporate an agreed cost multiplier of 125% for subcontract work in Change Order 9 which includes Gross Receipt Taxes (GRT), overheads, other indirect costs and profit. The markup costs related to the Phase II archaeological study is therefore \$28,896.
3. This work, totaling \$144,480.00, shall be billed on the Schedule of Amounts for Contract payments Line Item E&, Site Improvements as follows:
 - a. \$41,556.25 on execution of Change Order 9 to facilitate mobilization payment to University of Alabama as required by their quote. (\$33,245 per quote x 1.25 markup);
 - b. \$75,437.50 on completion of field work (\$60,350 per quote x 1.25);
 - c. 418,861.25 on completion of report and filing with VISHPO (\$15,089 x 1.25);
 - d. \$8,625 on completion of curation (\$6,900 x 1.25); and
 - e. \$144,480.00 total to be billed for Change Order 9.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lloyd T. Bough, Jr.", with a long horizontal flourish extending to the right.

Lloyd T. Bough, Jr.
Acting Commissioner

LTB/drw/tc

*xc: Virgin Islands Public Finance Authority
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)*



Government of the U.S. Virgin Islands
DEPARTMENT OF PUBLIC WORKS

Honorable Lloyd T. Bough Jr., Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

December 21, 2018

RE: Justification for Change Order 9 – Pile Foundation for Paul E. Joseph Stadium
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

DEC 21 2018 PM 3:29
PROPERTY & PROCUREMENT

Dear Commissioner Bough,

Please find attached for your approval one copy of Change Order 9.

The Virgin Islands State Historic Preservation Office requires a Phase II Archeological Survey for the portions of the Paul E. Joseph Stadium site that are marked Soltec A, Soltec B and Soltec C on the University of Alabama's quote dated November 30, 2018 – attached Change Order 9 Exhibit A.

The Government of the Virgin Islands wants the Contractor to perform this work.

The work will be performed under existing Line Item E7 of the Schedule of Amounts for Contract Payments without changing the Line Item amount. Therefore, there will be no change in the Contract Amount.

The Scope of Work and associated costs for these items are defined in the Letter of Justification from the Contractor to me in my capacity as the Commissioner of Public Works and attached to Change Order 9.

The Contract amount will not be revised by Change Order 9.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,

Nelson M. Petty Jr., P.E.
Commissioner

- xc: Pedro M. Cruz, Commissioner – VI Department of Sports, Parks and Recreation
- James Grum, P.E., C.I.P. Engineering Administrator – VI Department of Public Works
- Tim Dempsey, Owner's Representative – Coastal Systems USVI, INC.
- Jon Adams, Janis Persaud, Amiyra Paris – GEC, LLC

6009 Anna's Hope
St. Croix, VI 00820
(340) 773-1200

6 Suomalery
St. John, VI 00830
(340) 776-6346

8744 Subbaus
St. Thomas, VI 00802
(340) 776-0344



Honorable Nelson Petty, PE
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

December 15, 2018

Subject: Justification for Change Order 9
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Petty,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 9, which Changes the Work in the following manner:

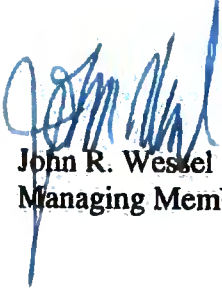
1. At the request of the Government of the Virgin Islands, undertake Field Work and Reporting for the Phase II Archaeological Testing and Evaluation Studies by the University of Alabama, Office of Archaeological Research (OAR) for the Soltec Areas A, B, and C per the attached quotation dated November 30, 2018. Price for this change is \$115,584 per the attached quote.
2. Incorporate an agreed cost multiplier of 125% for subcontract work in Change Order 9 which includes Gross Receipt Taxes (GRT), overheads, other indirect costs, and profit. The markup costs related to the Phase II archaeological study is therefore \$28,896.
3. This work, totaling \$ 144,480.00, shall be billed on the Schedule of Amounts for Contract Payments Line Item E7, Site Improvements as follows:
 - a. \$ 41,556.25 on execution of Change Order 9 to facilitate mobilization payment to University of Alabama as required by their quote. (\$33,245 per quote x 1.25 markup)
 - b. \$ 75,437.50 on completion of field work (\$ 60,350 per quote x 1.25)
 - c. \$ 18,861.25 on completion of report and filing with VISHPO (\$ 15,089 x 1.25)
 - d. \$ 8,625 on completion of curation (\$ 6,900 x 1.25)
 - e. \$ 144,480.00 total to be billed for Change Order 9

The Changes in Work detailed in Change Order 9 are being billed under an existing Line Item on the Schedule of Amounts for Contract Payments without increasing that Line Item, therefore, the Contract price remains \$20,000,000.

A handwritten signature in blue ink, appearing to be 'J. Petty', is located in the bottom right corner of the page.

**Subject: Justification for Change Order 9
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

Sincerely,



**John R. Wessel
Managing Member**

Copy to:

**Pedro M. Cruz, Commissioner of VI Department of Sports, Parks and Recreation
Lloyd Bough T. Bough, Jr., Commissioner of VI Department of Property and Procurement
James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Tim Dempsey, Owner's Representative - CSVI
John R. Wessel, Managing Member - GEC LLC**



Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPPVI.GOV](http://DPPVI.GOV)



February 21, 2019

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Ten (10), dated February 15, 2019, with an approved Letter of Justification, dated February 15, 2019 and received February 15, 2019, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price, with **no** extension of contract time. Change Order No. 10 revises the Work by adding Phase 8 "Pile and Mat Foundation Work" and Phase 9 "Revisions to 90% Design and Budget" as described in GEC's attached letter. The work will be changed in the following manner:

- A. Phase 8 – Pile and Mat Foundation Work
- B. Phase 9 – "Revision to 90% Design and Budget"

For additional information, please see attached detailed "Justification for Change Order 10" letter from GEC dated February 15, 2019.

Sincerely,

Anthony D. Thomas
Commissioner Nominee

ADT/ltb/tc

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)



Government of the U.S. Virgin Islands
DEPARTMENT OF PUBLIC WORKS

Anthony Thomas, Commissioner Nominee
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

February 15, 2019

RE: Justification for Change Order 10
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

Dear Commissioner Nominee Thomas:

Handwritten note: WITH APPROVAL OF THE BOARD OF PUBLIC WORKS

Please see attached one copy of Change Order 10.

Change Order 10 revises the Work by adding Phase 8 "Pile and Mat Foundation Work" and Phase 9 "Revisions to 90% Design and Budget" as described in GEC's attached Letter of Justification to the Virgin Islands Department of Public Works for Change Order 10.

This Change Order does not revise the Contract Amount.

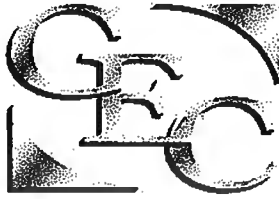
All Work under Change Order 10 is to be completed within eight months of the Contractor receiving a Notice to Proceed for the Work authorized by Change Order 10, and therefore no Change in the Contract Completion date is required.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,

Nelson M. Petty, Jr., P.E., Commissioner
VI Department of Public Works

Copy to:
Calvert White, Acting Commissioner of VI Department of Sports, Parks and Recreation
James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Tim Dempsey, Owner's Representative - CSVI
Jon Adams, Janis Persaud, Amiyra Paris - GEC, LLC



Honorable Nelson Petty, PE
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

February 15, 2019

Subject: Justification for Change Order 10
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Petty,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 10, which Changes the Work by adding Phase 8 "Pile and Mat Foundation Work" and Phase 9 "Revisions to 90% Design and Budget" in the following manner:

A. Phase 8 - Pile and Mat Foundation Work

1. At the request of the Government of the Virgin Islands the Contractor is to construct Phase 8, the pile and mat slab foundation for the Paul E. Joseph Stadium with associated plumbing and electrical work in the mat slab, in accordance with the 100% foundation set of design drawings dated 01.18.19. These drawings are accepted by the Government via Change Order 10 only as they relate to the pile and mat slab foundation and are Attachment 1 to Change Order 10. Revisions to the Structural Drawings to accommodate changes made in Phase 9 will be made as described in Section B.2 of this letter of justification.
2. In order to avoid a Change in the Contract Amount the following Changes will be made to the Schedule of Amounts for Contract Payments (SOA) via Change Order 10. The revised SOA is Attachment 2 to Change Order 10 and will be used for Periodic Estimate No. 16 (PE 16) and subsequent PEs. Changes to the SOA are as follows:
 - a. Change the amount for Item No. 2 from "Foundation" with a value of \$350,000.00 to "Foundation (Test Piles and pile design)" with a value of \$167,500.00 which is the amount approved for Item No. 2 per Change Order 8. This work is complete, will be billed in PE 16, and have retainage released in PE 16.
 - b. Add Item No. 2c "Pile Foundation" with a value of \$ 3,702,300.00. In the event pile testing is required the Contractor will provide a pile testing protocol approved by the Soils Engineer. Any testing work required by the Soils Engineer or Structural Engineer is included in this price. Notice to Proceed for this work will be issued on execution of Change Order 10 and 5% mobilization will be billed for

Subject: Justification for Change Order 10
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

- this Item No. in PE 16 as allowed by Section 24(a) of the Contract. Retainage will be held on the mobilization.
- c. Add Item No. 2d "Mat Slab Foundation" with a value of \$ 3,466,650.00. Notice to Proceed for this work will be issued on execution of Change Order 10 and 5% mobilization will be billed for this Item No. in PE 16 as allowed by Section 24(a) of the Contract. Retainage will be held on the mobilization.
 - d. Change the amount for Item No. 26 "Electrical" to \$ 73,500.00 which is value of work required for installation of 3,000 lineal feet of empty 4" pvc conduit in the slab at \$24.50/lf, in locations per electrical drawings as revised in Phase 9, to be used for future installation of electrical and communications wiring as needed. Notice to Proceed for this work will be issued on execution of Change Order 10 and 5% mobilization will be billed for this Item No. in PE 16 as allowed by Section 24(a) of the Contract. Retainage will be held on the mobilization. If the quantity of conduit changes, per Phase 9, the Schedule of amounts will be adjusted accordingly in a future Change Order.
 - e. Change the amount for Item No. 28 "Plumbing" to \$215,000. Installation of 40 floor drains with trap primers at \$1,250 each and 100 plumbing fixture slab rough-ins at \$1,650 each are estimated to be required in the mat slab. Notice to Proceed for this work will be issued on execution of Change Order 10 and 5% mobilization will be billed for this Item No. in PE 16 as allowed by Section 24(a) of the Contract. Retainage will be held on the mobilization. If the quantity of floor drains, or plumbing fixture slab rough-ins, changes per Phase 9 the Schedule of amounts will be adjusted accordingly in a future Change Order.
 - f. Change the amount for Item No. 3 "Structural Steel and Concrete Superstructure" to \$ 900,050.00 and Item Nos. 4-25, 27, & 29 (seating and finishes) to \$ 0.00 each. These numbers are being used as place holders while the final design and budget are determined in Phase 9. The total amount for the PEJ Stadium is therefore the same as it was prior to Change Order 10 and the Contract amount is not increased by Change Order 10. These amounts will be revised on completion of Phase 9 and establishment by the Government of a final Budget for the Contract.
 - g. The resultant Total on the revised SOA "Value" Column 6 remains \$20,000,000.00 and, therefore, there will be no Change in the Contract Amount.
3. The time of completion for Phase 8 Work is not to exceed eight months from the date of the Notice to Proceed.
 4. By this letter GEC is requesting, as described above, 5% mobilization for Line Items 2c, 2d, 26 & 28 as allowed at the discretion of the Government by Contract Section 24(a). By execution of Change Order 10 this request will be deemed to have been granted.



**Subject: Justification for Change Order 10
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

B. Phase 9 - "Revisions to 90% Design and Budget"

1. The Government has determined that revisions to the 90% Budget, and therefore the 90% Design, are required to meet the Government's needs.
2. A general concept for revisions to the PEJ Stadium is shown in Attachment 3 to Change Order 10 "PEJ Stadium Perspective Views".
 - a. The perspective views are conceptual. The Government and the Contractor agree the PEJ Stadium design will be revised as needed to fit the Government's final Budget and program needs during Phase 9. Costs for re-design work will be included in the final Budget.
 - b. The program elements that will be included in the revised PEJ Stadium will include as a minimum, subject to finalization during Phase 9, the following:
 - a. 700 stadium seats with canopy cover as shown in the renderings;
 - b. Restrooms and concessions at the top of each seating area as required by code and the Government's program/budget needs as determined during Phase 9;
 - c. Restrooms, concessions, and public facilities at the central pavilion area as required by code and the Government's program/budget needs as determined during Phase 9;
 - d. Lockers, showers and other sports support facilities in the area under the seating/concourses of each seating area as required by code and the Government's program/budget needs as determined during Phase 9;
 - e. Utility and service areas under the seating/concourses of each seating area as required by code and the Government's program/budget needs as determined during Phase 9;
 - f. Other elements as required by code and the Government's program/budget needs as determined during Phase 9.
3. Revisions to the Terrence Martin Little League Field, Site Improvements and Festival Village will be made as required by code and the Government's program/budget needs as determined during Phase 9.
4. Work for Phase 9 will begin immediately on receipt of a Notice to Proceed (NTP) for Phase 9 and progress according to the following schedule:
 - a. Schematic revisions to PEJ Stadium within two months of NTP;
 - b. Establish a final Budget by the Government within two months of NTP;
 - c. Approval by Government of Schematic revisions within three months of NTP;
 - d. Construction drawing revisions to PEJ Stadium within four months of NTP which shall be required prior to pouring the concrete mat slab in order to finalize plumbing and electrical locations in the mat slab;
 - e. Schematic revision to Terrence Martin Little League Field and Seating, Site Improvements and Festival Village within five months of NTP;
 - f. Construction drawing revisions to Terrence Martin Little League Field and Seating, Site Improvements and Festival Village within 8 months of NTP;

Sincerely,


John R. Wessel, Managing Member



Subject: Justification for Change Order 10
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Copy to:

Calvert White, Commissioner Nominee of VI Department of Sports, Parks and Recreation
Anthony Thomas, Commissioner Nominee of VI Department of Property and Procurement
James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Tim Dempsey, Owner's Representative - CSVI
John R. Wessel, Managing Member - GEC, LLC

A handwritten signature in black ink, appearing to be the initials 'JL' or similar, located in the bottom right corner of the page.

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15 DATE: February 15, 2019
 CHANGE ORDER NO. 10 PROJECT NO. _____
 TO: (CONTRACTOR) GEC, LLC LOCATION: _____

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Authorize Phase 8 -- "Pile and Mat Foundation Work" and		
2	Phase 9 "Revisions to 90% Design and Budget		
3	All work to be in accordance with the attached Letter of		
4	Justification from GEC to Commissioner Petty of DPW		
	The Change Order does not Change the Contract Price		
	The Change Order does not Change the Contract Time		
	CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE		
	TOTAL DECREASE	\$ 0	---
	TOTAL INCREASE	---	\$ 0
	DIFFERENCE BETWEEN COL. (3) AND (4)	---	0
	NET (INCREASE)(DECREASE) CONTRACT PRICE	---	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000. The time provided for completion in the contract is (increased) (decreased) by 0 calendar days and therefore the date of completion remains October 31, 2019. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE							ACCOUNT CODE					
		F.Y.	FUND	DEPT.	DIV.	APPN	OBJ			L.ORG	ACCT	TAS	OPT	CC

ORIGINAL ENCUMBRANCE \$ _____
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ _____

DEPARTMENT OF PUBLIC WORKS

 CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VOUCHER EXAMINER
 VERIFIED BY _____ REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

PROJECT NO.

CONTRACT NO. C003SPRC15

CHANGE ORDER NO. 10

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: See justification attached.
2. Is proposed change an alternate bid? _____ Yes No
3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:
4. Effect of this change on other prime contractors:
5. Has consent of surety been obtained? _____ Yes No
6. Will this change affect expiration or extent of insurance coverage? _____ Yes No
If "Yes", will the policies be extended? _____ Yes No
7. Effect on operation and maintenance costs: NONE

Calvert White
OWNER - AGENCY
COMMISSIONER NOMINEE OF DSPR - Calvert White

2/15/19
DATE

Accepted By: [Signature]
CONTRACTOR - GEC, LLC by John R. Wessel

2-14-19
Date

Recommended By: [Signature]
OWNER'S REPRESENTATIVE - CSV1 - Tim Dempsey

2-15-19
Date

Recommended By: [Signature]
ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

2-15-19
Date

Approved By: [Signature]
COMMISSIONER OF DPW - Nelson M. Petty, Jr. P.E.

2-15-19
Date

Contracting Officer: [Signature]
COMMISSIONER NOMINEE OF DPP, Anthony Thomas

2.26.19
Date

J.C. 2/21/19
[Signature]



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

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.774.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



August 30, 2019

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

**RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI**

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Eleven (11), dated July 31, 2019, with an approved Letter of Justification dated July 31, 2019, and received July 31, 2019, relative to the above referenced contract.

The change order **neither increases nor decreases** the contract price, with **no** extension of contract time. Change Order No. 11 changes the Work by adding Phase 10 – “Revisions to Schematic Design and Budget” to the PEJ Stadium and site in the following manner:


- A. Change Order 10 approved a Schematic Design intended to reduce cost of building per the 90% Design Drawings.
 1. Design sketches accompanying Change Order 10 resulted in a schematic design that exceeded the Government’s budget needs.
 2. This was unacceptable to the Government.
- B. Therefore, the Government has determined that revisions to the Change Order 10 Schematic Design and Design Budget are required to meet the Government’s needs.
 1. Attached as Exhibit A to Change Order 11 are sketches that show the revised design concept.
 2. These have been reviewed by the Government and Contractor and will be used to create a new Schematic Design and a new Design Budget.
 3. The design requirements are more fully described at Point G in this letter.
- C. The Contract amount will not be changed by Change Order 11.

- D. Any Change in Contract amount as a result of Change Order 11 will be subject to approval of funding by the Government prior to commencement of Work beyond the current Contract Amount.
- E. In order to avoid a Change in the Contract Amount, and allow for billing of design Changes approved under Change Orders 10 and 11, the following Changes will be made to the Schedule of Amounts for Contract Payments (SOA) via Change Order 11.
1. The revised SOA is Exhibit B to Change Order 11 and will be used for subsequent Periodic Estimates for Payment.
 2. Changes to the SOA are as follows:
 - a. Add a new line B - 1b under PEJ Stadium "Design changes for CO 10 & 11)" with a value of \$ 190,000.00. This cost is broken down as follows:
 - i. \$94,800 for design work performed for Change Order 10
 - ii. \$95,200 for design work for Change Order 11.
 - b. Change the amount for Item No. B-3 under PEJ Stadium "Structural Steel and Concrete Superstructure" with a current value of \$900,050.00 to a value of \$710,050.00 to offset the increase for design and allow the Contract Amount to remain unchanged.
 - c. The resultant Total on the revised SOA "Value" Column 6 remains \$20,000,000.00 and, therefore, there will be no Change in the Contract Amount.
- F. The time of completion for Phase 10 Work is not to exceed three months from the date of the Notice to Proceed, therefore a Contract Time extension will not be required.
- G. PEJ Stadium program elements that will be included in the revised PEJ Stadium will include as a minimum, subject to finalization during Phase 10, the following:
- a. Playing field elevation of 10'-6" above sea level.
 - b. Mat slab elevation of 13 '-0" above sea level.
 - c. A central elevated open pavilion with elevation of 25 '-8" above sea level, or as determined during the Schematic Design work.
 - d. Restrooms, concessions, and public facilities primarily below the level of the central pavilion area as required by code and the Government's program/budget needs as determined during Phase 10;
 - e. Lockers, showers and other sports support facilities in the area under the central pavilion area as required by code and the Government's program/budget needs as determined during Phase 10;
 - f. Utility and service areas under the central pavilion area as required by code and the Government's program/budget needs as determined during Phase 9;
 - g. Other elements as required by code and the Government's program/budget needs as determined during Phase 10.
 - h. An exterior entry facade similar to that proposed in Change Order 10 drawings.
 - i. An elevator and stairways for access to the elevated central pavilion as required by code and the Government's program/budget needs as determined during Phase 10.
- H. Terrence Martin Little League Field program elements will include:
1. 500 seats on open aluminum bleachers on concrete slab

2. A restroom area adjacent to the stadium as required by code and the Government's program/budget needs as determined during Phase 10.
 3. Field elevation of 6'-0" above sea level.
- I. Site Improvements program elements will include
1. Parking as required by code and the Government's program/budget needs as determined during Phase 10.
 2. Hardscape, landscape and parking as required by code and the Government's program/budget needs as determined during Phase 10.
- J. Festival Village will program elements will include
1. Vendor area on mat slab adjacent to stadium in areas shown on Exhibit A.
 2. Provisions for water, power, and electric for vendors as required by code and the Government's program/budget needs as determined during Phase 10.
- K. Work for Phase 10 will begin immediately on receipt of a Notice to Proceed (NTP) for Phase 10 and progress according to the following schedule:
- a. Schematic revisions to PEJ Stadium, Terence Martin Little League field and Site within two months of NTP;
 - b. Establish a final Budget by the Government within three months of NTP;

All design Work under Change Order 11 is to be completed within three (3) months of receiving a Notice to Proceed for the Work authorized by Change Order 11. Therefore, the new contract completion date is Saturday, November 30, 2019.

Respectfully,



Anthony D. Thomas
Commissioner

LTB/drw/tc

xc: *Virgin Islands Public Finance Authority
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)*



Government of the U.S. Virgin Islands
DEPARTMENT OF PUBLIC WORKS

Anthony Thomas, Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

July 31, 2019

RE: Justification for Change Order 11
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

RECEIVED
2019 AUG 1 10 30 AM
U.S. VIRGIN ISLANDS

Dear Commissioner Thomas,

Please see attached one copy of Change Order 11.

Change Order 11 revises the Contract by a Phase 10 for Additional design work to create a schematic design that will provide a project that will meet a revised target budget of \$27,000,000.00.

The attached drawings as further described in GEC's attached Letter of Justification to the Virgin Islands Department of Public Works for Change Order 11 show, generally, the planned changes to the PEJ Stadium and site.

One notable Change is moving the Festival Village vendor area onto the mat slab adjacent to the stadium so the vendors who set up there can have access to power, water, and sewer.

This Change Order does not revise the Contract Amount, but establishes what could be built if the Government approves an increase in the Contract to \$27,000,000.00 from the current Contract Amount of \$20,000,000.00.

All design Work under Change Order 11 is to be completed within three months of the Contractor receiving a Notice to Proceed for the Work authorized by Change Order 11, and therefore no Change in the Contract Completion date is required.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,

JEB

Nelson M. Petty, Jr., P.E., Commissioner
VI Department of Public Works

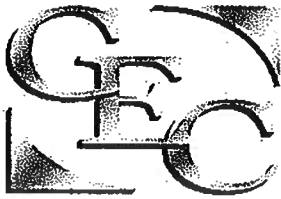
Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Jon Adams, Janis Persaud, Amiyra Paris - GEC, LLC

6002 Anna's Hope
St. Croix, V.I. 00820
(340) 773-1290

6 Susannahborg
St. John, V.I. 00830
(340) 776-6346

8244 Subbase
St. Thomas, V.I. 00802
(340) 776-4844



Honorable Nelson Petty, PE
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

July 31, 2019

Subject: Justification for Change Order 11
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Petty,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 11, which Changes the Work by adding Phase 10 "Revisions to Schematic Design and Budget" in the following manner:

- A. Change Order 10 approved a Schematic Design intended to reduce cost of building per the 90% Design Drawings.
 1. Design sketches accompanying Change Order 10 resulted in a schematic design that exceeded the Government's budget needs.
 2. This was unacceptable to the Government.
- B. Therefore, the Government has determined that revisions to the Change Order 10 Schematic Design and Design Budget are required to meet the Government's needs.
 1. Attached as Exhibit A to Change Order 11 are sketches that show the revised design concept.
 2. These have been reviewed by the Government and Contractor and will be used to create a new Schematic Design and a new Design Budget.
 3. The design requirements are more fully described at Point G in this Letter of Justification.
- C. The Contract amount will not be changed by Change Order 11.
- D. Any Change in Contract amount as a result of Change Order 11 will be subject to approval of funding by the Government prior to commencement of Work beyond the current Contract Amount.

Subject: Justification for Change Order 11
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

- E. In order to avoid a Change in the Contract Amount, and allow for billing of design Changes approved under Change Orders 10 and 11, the following Changes will be made to the Schedule of Amounts for Contract Payments (SOA) via Change Order 11.
1. The revised SOA is Exhibit B to Change Order 11 and will be used for subsequent Periodic Estimates for Payment.
 2. Changes to the SOA are as follows:
 - a. Add a new line B - 1b under PEJ Stadium "Design changes for CO 10 & 11)" with a value of \$ 190,000.00. This cost is broken down as follows:
 - i. \$ 94,800 for design work performed for Change Order 10
 - ii. \$ 95,200 for design work for Change Order 11.
 - b. Change the amount for Item No. B-3 under PEJ Stadium "Structural Steel and Concrete Superstructure" with a current value of \$900,050.00 to a value of \$710,050.00 to offset the increase for design and allow the Contract Amount to remain unchanged.
 - c. The resultant Total on the revised SOA "Value" Column 6 remains \$20,000,000.00 and, therefore, there will be no Change in the Contract Amount.
- F. The time of completion for Phase 10 Work is not to exceed three months from the date of the Notice to Proceed, therefore a Contract Time extension will not be required.
- G. PEJ Stadium program elements that will be included in the revised PEJ Stadium will include as a minimum, subject to finalization during Phase 10, the following:
- a. Playing field elevation of 10'-6" above sea level.
 - b. Mat slab elevation of 13'-0" above sea level.
 - c. A central elevated open pavilion with elevation of 25'-8" above sea level, or as determined during the Schematic Design work.
 - d. Restrooms, concessions, and public facilities primarily below the level of the central pavilion area as required by code and the Government's program/budget needs as determined during Phase 10;
 - e. Lockers, showers and other sports support facilities in the area under the central pavilion area as required by code and the Government's program/budget needs as determined during Phase 10;
 - f. Utility and service areas under the central pavilion area as required by code and the Government's program/budget needs as determined during Phase 9;
 - g. Other elements as required by code and the Government's program/budget needs as determined during Phase 10.
 - h. An exterior entry façade similar to that proposed in Change Order 10 drawings.
 - i. An elevator and stairways for access to the elevated central pavilion as required by code and the Government's program/budget needs as determined during Phase 10.
- H. Terrence Martin Little League Field program elements will include
1. 500 seats on open aluminum bleachers on concrete slab

**Subject: Justification for Change Order 11
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

2. A restroom area adjacent to the stadium as required by code and the Government's program/budget needs as determined during Phase 10.
 3. Field elevation of 6'-0" above sea level.
- I. Site Improvements program elements will include
1. Parking as required by code and the Government's program/budget needs as determined during Phase 10.
 2. Hardscape, landscape and parking as required by code and the Government's program/budget needs as determined during Phase 10.
- J. Festival Village will program elements will include
1. Vendor area on mat slab adjacent to stadium in areas shown on Exhibit A.
 2. Provisions for water, power, and electric for vendors as required by code and the Government's program/budget needs as determined during Phase 10.
- K. Work for Phase 10 will begin immediately on receipt of a Notice to Proceed (NTP) for Phase 10 and progress according to the following schedule:
- a. Schematic revisions to PEJ Stadium, Terence Martin Little League field and Site within two months of NTP;
 - b. Establish a final Budget by the Government within three months of NTP;

Sincerely,


John B. Wessel, Managing Member

Copy to:

Calvert White, Commissioner Nominee of VI Department of Sports, Parks and Recreation
Anthony Thomas, Commissioner of VI Department of Property and Procurement
James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Jon Adams, Project Manager, GEC
Janis Persaud, Project Administrator, GEC

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 11
 TO: (CONTRACTOR) GEC, LLC

DATE: July 31, 2019
 PROJECT NO. _____
 LOCATION: _____

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES - QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Authorize Phase 10 – “Revised Schematic Design and Budget”		
2	All work to be in accordance with the attached Letter of Justification from GEC to Commissioner Petty of DPW		
3	The Change Order does not Change the Contract Price		
4	The Change Order does not Change the Contract Time		
CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE			
TOTAL DECREASE		\$ 0	---
TOTAL INCREASE		---	\$ 0
DIFFERENCE BETWEEN COL. (3) AND (4)		---	0
NET (INCREASE)(DECREASE) CONTRACT PRICE		---	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000.00. The time provided for completion in the contract is (increased) (decreased) by 0 calendar days and therefore the date of completion remains October 31, 2019. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ _____
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ _____


 DEPARTMENT OF PUBLIC WORKS

 CERTIFYING OFFICER

2019/08/01 12:48:00 PM
 1/27/2019 10:15:00 AM

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VOUCHER EXAMINER VERIFIED BY _____ REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: See justification attached.

2. Is proposed change an alternate bid? Yes No

3. Will proposed change alter the size of the project? Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors:

5. Has consent of surety been obtained? Yes No

6. Will this change affect expiration or extent of insurance coverage? Yes No
If "Yes", will the policies be extended? Yes No

7. Effect on operation and maintenance costs: NONE

OWNER - AGENCY
COMMISSIONER NOMINEE OF DSPR - Calvert White

DATE

Accepted By:

CONTRACTOR - GEC, LLC by John R. Wessel

7-31-19

Date

Recommended By:

ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

7-30-19

Date

Approved By:

COMMISSIONER OF DPW - Nelson M. Petty, Jr. P.E.

7-30-19

Date

Contracting Officer:

COMMISSIONER DPP, Anthony Thomas

9/4/19

Date

F.C. 8/29/19



Department of Property & Procurement

Government of the United States Virgin Islands

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

8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

HTTP://DPP.VI.GOV



October 31, 2019

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Twelve (12), dated October 17, 2019, with an approved Letter of Justification dated October 25, 2019, and received October 31, 2019, relative to the above referenced contract.

The change order extends the contact time **Four Hundred Twenty-Seven (427)** calendar days. Therefore, the new contract completion time is Thursday, December 31, 2020. Change Order No. 12 is needed to extend the contract time until such time as the design and budget are finalized.

- A. Contractor shall not be required to purchase or maintain in force any policy of the Builder's Risk Insurance respecting the Paul E. Joseph Stadium and Sports Complex until such time as the design and budget are finalized; and the Government deems it necessary to have Builder's Risk Insurance in place giving written notice thereof to Contractor.
- B. The Government of the Virgin Islands agrees to hold the Contractor harmless from any and all claims, demands, losses, or liabilities of any kind resulting from the lack of Builder's Risk Insurance for the Paul E. Joseph Stadium and Sports Complex.
- C. Change Order #12 extends the Contract completion time to December 31, 2020 with no change in the Contract Amount.

Respectfully,

Anthony D. Thomas
Commissioner

ADT
ADT/drw/dd

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)



Government of the U.S. Virgin Islands
DEPARTMENT OF PUBLIC WORKS

Anthony Thomas, Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

October 25, 2019

RE: Justification for Change Order 12
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

Dear Commissioner Thomas,

Please see attached one copy of Change Order # 12.

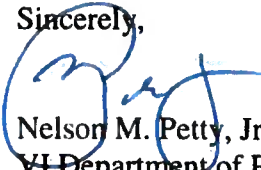
Change Order 12 revises the Contract time by extending the Contract completion to December 31, 2020 to allow the Government of the Virgin Islands time to finalize the budget/funding and provide for construction time.

The Government of the Virgin Islands has determined that Builder's Risk Insurance policy, now in effect to November 30, 2019 does not need to be renewed until such time as the design and budget are finalized. Therefore:

1. Contractor shall not be required to purchase or maintain in force any policy of Builder's Risk Insurance for the Paul E. Joseph Stadium and Sports Complex until such time as the design and budget are finalized and the Government deems it necessary to have Builder's Risk Insurance in place and gives written notice thereof to the Contractor.
2. The Government of the Virgin Islands agrees to hold the Contractor harmless from any and all claims, demands, losses, or liabilities of any kind resulting from the lack of Builder's Risk Insurance for the Paul E. Joseph Stadium and Sports Complex.
3. Change Order # 12 extends Contract Time Four Hundred Twenty-Seven (427) Calendar days, extending the completion date to December 31, 2020. CO #12 does not change the Contract Amount.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,


Nelson M. Petty, Jr., P.E., Commissioner
VI Department of Public Works

Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Jon Adams, Janis Persaud, Amiyra Paris - GEC, LLC

6002 Anna's Hope
St. Croix, V.I. 00820
(340) 773-1290

6 Susannaberg
St. John, V.I. 00830
(340) 776-6346

8244 Subbase
St. Thomas, V.I. 00802
(340) 776-4844

dpw.vi.gov



Honorable Nelson Petty, PE
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

October 17, 2019

**Subject: Justification for Change Order 12
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

Dear Commissioner Petty,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 12, which Changes the Work by extending the Contract Schedule and eliminating the requirement for Builder's Risk Insurance in the following manner:

- A. Extend the Contract completion to December 31, 2020 in order to allow the Government time to finalize the budget/funding, then for construction.
- B. The Government of the Virgin Islands has determined that Builder's Risk Insurance policy, now in effect through November 30, 2019, does not need to be renewed until such time as the design and budget are finalized.
 1. Contractor shall not be required to purchase or maintain in force any policy of Builder's Risk Insurance respecting the Paul E. Joseph Stadium and Sports Complex until such time as the design and budget are finalized and the Government deems it necessary to have Builder's Risk Insurance in place and gives written notice thereof to Contractor.
 2. The Government of the Virgin Islands agrees to hold the Contractor harmless from any and all claims, demands, losses, or liabilities of any kind resulting from the lack of Builder's Risk Insurance for the Paul E. Joseph Stadium and Sports Complex.
- C. This Change Order does not Change the Contract Amount.

Sincerely,


John R. Wessel, Managing Member

Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
Anthony Thomas, Commissioner of VI Department of Property and Procurement
James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Janis Persaud, Amiyra Parris, Jon Adams, GEC

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 12
 TO: (CONTRACTOR) GEC, LLC

DATE: October 17, 2019
 PROJECT NO. _____
 LOCATION: _____

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Extend Contract Completion until 12-31-2020 in order to allow the Government time to finalize the budget/funding, then for construction.		
2	The Government of the Virgin Islands has determined that Builder's Risk Insurance policy, now in effect through November 30, 2019, does not need to be renewed until such time as the design and budget are finalized. a. Contractor shall not be required to purchase or maintain in force any policy of Builder's Risk Insurance respecting the Paul E. Joseph Stadium and Sports Complex until such time as the design and budget are finalized and the Government deems it necessary to have Builder's Risk Insurance in place and gives written notice thereof to Contractor. b. The Government of the Virgin Islands agrees to hold the Contractor harmless from any and all claims, demands, losses, or liabilities of any kind resulting from the lack of Builder's Risk Insurance for the Paul E. Joseph Stadium and Sports Complex.		
3	This Change Order does not change the Contract Amount.		
CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE			
TOTAL DECREASE		\$ 0	--
TOTAL INCREASE		---	\$ 0
DIFFERENCE BETWEEN COL. (3) AND (4)		---	0
NET (INCREASE)(DECREASE) CONTRACT PRICE		---	0

The sum of \$ 0 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 20,000,000.00. The time provided for completion in the contract is (increased) (decreased) by 427 calendar days and therefore the date of completion remains December 31, 2020. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APPN	OBJ			L. ORG	ACCT	TAS	OPT	CC.

DEPARTMENT OF PUBLIC WORKS
 ORIGINAL ENCUMBRANCE \$ _____
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ _____

 CERTIFYING OFFICER

3. Will proposed change alter the size of the project? _____

Yes

No

If "Yes", explain:

4. Effect of this change on other prime contractors:

5. Has consent of surety been obtained? _____

Yes

No

6. Will this change affect expiration or extent of insurance coverage? _____

Yes

No

If "Yes", will the policies be extended? Yes, but when mutually agreed
See Change Order language

Yes

No

7. Effect on operation and maintenance costs: NONE

Calvert White
OWNER - AGENCY
COMMISSIONER OF DSPR - Calvert White

10/17/19
DATE

Accepted By: _____
CONTRACTOR - GEG, LLC by John R. Wessel

10/17/19
Date

Recommended By: _____
ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

10-24-19
Date

Approved By: _____
COMMISSIONER OF DPW - Nelson M. Petty, Jr., P.E.

10-24-19
Date

Contracting Officer: _____
COMMISSIONER DPP, Anthony Thomas

11/7/2019
Date

Anthony Thomas 10-31-19
or 10/31/19

not

2019 10 31 19

Vertical stamp or text on the right side of the page.



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

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.774.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



July 23, 2020

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Thirteen (13), dated July 6, 2020, with an approved Letter of Justification dated July 8, 2020, and received July 22, 2020, relative to the above referenced contract.

The change order **increases** the contract price by the sum of **Two Million Nine Hundred Thousand Dollars and Zero Cents (\$2,900,000.00)**, with an extension on the contract time of **Three Hundred Sixty-Five (365)** calendar days. Therefore, the new contract completion date is Friday, December 31, 2021.

For additional information, please see attached detailed "Letter of Justification for Change Order 13" from GEC dated July 6, 2020.

Respectfully,

Anthony D. Thomas
Commissioner
ADT

ADT/drw/tc

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
DPP Project File



Government of the U.S. Virgin Islands
DEPARTMENT OF PUBLIC WORKS

JUL 9 2020
RECEIVED
PROPERTY & PROCUREMENT
DIVISION

Anthony Thomas, Commissioner
Department of Property & Procurement
247 Estate Richmond
Christiansted, St. Croix
USVI 00820

July 8, 2020

RE: Justification for Change Order 13
Design-Build of Paul E. Joseph Stadium and Sports Complex,
Contract No. C003SPRC15

Dear Commissioner Thomas,

Please see attached one copy of Change Order 13.

Change Order 13 extends Contract Time Three Hundred Sixty-Five (365) Calendar days, extending the completion date to December 31, 2021. Change Order 13 also incorporates the increase funding of \$2,900,000 to the Contract Amount. This accounts for the \$1,200,000 of other expenses charged to the \$8,200,000 bond amount and leaves \$4,100,000 for a Supplemental Contract to complete the project.

If you have any questions or need any clarification please do not hesitate to contact me.

Sincerely,

Nelson M. Petty, Jr., P.E., Commissioner
VI Department of Public Works

Copy to:

- Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
- James Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
- John Wessell, Jon Adams, Janis Persaud, Amiyra Paris - GEC, LLC

6002 Anna's Hope
St. Croix, V.I. 00820
(340) 773-1290

6 Susannaberg
St. John, V.I. 00830
(340) 776-6346

8244 Subbase
St. Thomas, V.I. 00802
(340) 776-4844



Nelson Petty, PE
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

July 6, 2020

**Subject: Letter of Justification for Change Order 13
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

Dear Commissioner Petty,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 13, which Changes the Work adding a Final Construction Phase and accepting the following documents and incorporating them into the Construction Contract:

1. Construction Documents (drawings) dated 5-8-2020 which are attached hereto as Exhibit A to Change Order 13;
2. Contract Specifications dated 6-20-2020 which are attached hereto as Exhibit B to Change Order 13
3. Schedule of Amounts for Contract Payments as revised for Change Order 13 which is attached hereto as Exhibit C to Change Order 13. The revised Schedule of Amounts for Contract Payment will be utilized beginning with Pay Estimate 13 to be dated 6/30/2020.

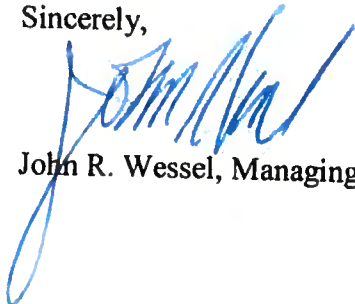
A. These revisions are required to facilitate:

1. Finalization of Design and Construction of the Paul E. Joseph Stadium in compliance with Exhibits A and B for line items shown to be constructed in the original Contract on Exhibit C;
2. Finalization of the design of the Terrence Martin Little League Field as shown on Exhibit A and in accordance with Exhibit B;
3. Finalization of the design of the Christmas Festival Village as shown on Exhibit A and in accordance with Exhibit B;
4. Finalization of Design and Construction of Site Improvements in compliance with Exhibits A and B for line items shown to be constructed in the original Contract per Exhibit C.

**Subject: Justification for Change Order 13
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

- B. It is acknowledged by the Government and the Contractor that the items shown on Exhibit C to be constructed under the Supplemental Contract will be performed under the Supplemental Contract and not as part of Change Order 13.
- C. The Contract amount will be changed by Change Order 13 to \$22,900,000.00 (twenty two million nine hundred thousand dollars and no cents) as shown on Exhibit C to Change Order 13.
- D. The Contract time will be extended until December 31, 2021.
- E. The Government and the Contractor agree that the Government shall not be liable to the Contractor for any additional costs or damages arising out of or in connection with any delays, and the Contractor will not be charged for Liquidated Damages or any additional costs or damages arising out of or in connection with, delays from the beginning of the Contract until the date of the execution of Change Order 13.

Sincerely,



John R. Wessel, Managing Member

Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
Anthony D. Thomas, Commissioner of VI Department of Property and Procurement
James A. Grum, P.E., C.I.P. Engineering Administrator - VI Department of Public Works
Jon Adams, Project Manager, GEC
Janis Persaud, Project Administrator, GEC

SPECIFICATION DIVISION INDEX

GOVERNMENT OF THE VIRGIN ISLANDS, DEPARTMENT OF PUBLIC WORKS

PAUL E. JOSEPH STADIUM

40d EST. LAGRANGE, FREDERIKSTED, ST. CROIX, U.S. Virgin Islands

DIVISION 1 - GENERAL REQUIREMENTS

<u>SECTION NUMBER</u>	<u>TITLE</u>
01000	SUMMARY
01039	COORDINATION AND MEETINGS
01045	CUTTING AND PATCHING
01095	REFERENCE STANDARDS AND DEFINITIONS
01200	PRICE AND PAYMENT PROCEDURES
01300	SUBMITTALS
01325	CONSTRUCTION PROGRESS SCHEDULE
01400	QUALITY CONTROL
01500	TEMPORARY FACILITIES AND CONTROLS
01600	MATERIAL AND EQUIPMENT HANDLING
01620	TRANSPORTATION AND HANDLING
01630	STORAGE AND PROTECTION
01700	CONTRACT CLOSEOUT
01710	CLEANUP
01730	GUARANTEES AND WARRANTIES
01780	CLOSEOUT

DIVISION 3 - CONCRETE

<u>SECTION NUMBER</u>	<u>TITLE</u>
03346	CAST IN PLACE CONCRETE
03410	PRECAST MANHOLE BASES, RISERS AND TOPS DESCRIPTION

DIVISION 5 - METALS

<u>SECTION NUMBER</u>	<u>TITLE</u>
05100	STRUCTURAL STEEL
05300	STEEL DECKING
05400	COLD FORMED METAL FRAMING
05500	MISCELLANEOUS METAL WORK
05600	MANHOLE FRAMES AND COVERS
05730	ALUMINUM HANDRAILS & RAILINGS

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

<u>SECTION NUMBER</u>	<u>TITLE</u>
07130	SELF-ADHESIVE WATERPROOFING MEMBRANE
07180	WATER REPELLENTS
07210	BUILDING INSULATION
07261	SHEATHING MEMBRANE
07410	MANUFACTURED ROOF AND WALL PANELS
07540	FLUID-APPLIED ROOFING
07542	THERMOPLASTIC POLYOLEFIN PLASTIC
07620	FLASHING AND SHEET METAL
07720	ROOF ACCESSORIES
07820	FIRE AND SMOKE STOPPING JOINT SEALERS
07900	JOINT SEALERS
07950	EXPANSION CONTROL



SPECIFICATION DIVISION INDEX
GOVERNMENT OF THE VIRGIN ISLANDS, DEPARTMENT OF PUBLIC WORKS
PAUL E. JOSEPH STADIUM
40d EST. LAGRANGE, FREDERIKSTED, ST. CROIX, U.S. Virgin Islands

DIVISION 8 - DOORS AND WINDOWS

SECTION NUMBER TITLE

08110	STEEL FRAMES
08111	STANDARD STEEL DOORS
08332	OVERHEAD COILING DOORS
08569	ALUMINUM PASS THROUGH WINDOW
08710	DOOR HARDWARE

DIVISION 9- FINISHES

SECTION NUMBER TITLE

09200	LATH AND PLASTER
09255	GYPSUM BOARD ASSEMBLIES
09300	TILE
09511	ACOUSTICAL PANEL CEILINGS
09704	EPOXY RESINOUS FLOORING
09900	PAINTING

DIVISION 10 - SPECIALTIES

SECTION NUMBER TITLE

101400	SIGNAGE
101800	TOILET PARTITION
102000	LOUVERS AND VENTS
104300	FIRST AID CABINETS
105120	PLASTIC LOCKERS AND BENCHES
107500	FLAGPOLES
108000	TOILET AND BATH ACCESSORIES

DIVISION 11 - EQUIPMENT

SECTION NUMBER TITLE

116634	EXTERIOR SCOREBOARDS
116665	WALL PADDING
116833	BASEBALL FIELD EQUIPMENT

DIVISION 13 - SPECIAL CONSTRUCTION

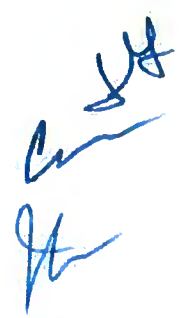
SECTION NUMBER TITLE

133416	GRANDSTAND SEATING SYSTEM
--------	---------------------------

DIVISION 14 - CONVEYING EQUIPMENT

SECTION NUMBER TITLE

142120	ELECTRIC TRACTION ELEVATORS
--------	-----------------------------



SPECIFICATION DIVISION INDEX

**GOVERNMENT OF THE VIRGIN ISLANDS, DEPARTMENT OF PUBLIC WORKS
PAUL E. JOSEPH STADIUM
40d EST. LAGRANGE, FREDERIKSTED, ST. CROIX, U.S. Virgin Islands**

DIVISION 22 - PLUMBING

SECTION NUMBER TITLE

220119	PLUMBING AND PIPING INSULATION
220517	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
220518	ESCUTCHEONS FOR PLUMBING PIPING
220523	GENERAL DUTY VALVES FOR PLUMBING PIPING
220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
220548	VIBRATION AND SEISMIC CONTROLS FOR PLUMBING, PIPING, AND EQUIPMENT
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
221119	POTABLE WATER PIPING SPECIALTIES
221123	PORTABLE WATER PUMPS
221316	SANITARY WATER AND VENT PIPING
221319	SANITARY WASTE PIPING SPECIALTIES
221323	SANITARY WATER INTERCEPTORS (OIL TRAPS)
222623	PVC PRESSURE PIPE
223300	DOMESTIC WATER HEATERS
224000	PLUMBING FIXTURES

DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING

SECTION NUMBER TITLE

230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT
230517	SLEEVES AND SLEEVE SEALS FOR HVAC PIPING
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
230548	VIBRATION CONTROLS FOR HVAC PIPING AND EQUIPMENT
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
230593	TEST, ADJUST, AND BALANCING HVAC
230713	DUCT INSULATION
233113	METAL DUCTS
233300	AIR DUCT ACCESSORIES
233416	CENTRIFUGAL HVAC FANS
233713	DIFFUSERS, REGISTERS, AND GRILLES
238126	SPLIT-SYSTEM AIR-CONDITIONERS

DIVISION 26 - ELECTRICAL

SECTION NUMBER TITLE

260500	BASIC ELECTRICAL MATERIALS AND METHODS
260510	COMMON WORK RESULTS FOR ELECTRICAL
260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
260533	RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS
260543	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS
260548	VIBRATION AND SEISMIC CONTROLS FOR ELECTRICAL SYSTEMS
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS
260923	LIGHTING CONTROL DEVICES
262416	PANELBOARDS
262713	ELECTRICITY METERING
262726	WIRING DEVICES



SPECIFICATION DIVISION INDEX

GOVERNMENT OF THE VIRGIN ISLANDS, DEPARTMENT OF PUBLIC WORKS

PAUL E. JOSEPH STADIUM

40d EST. LAGRANGE, FREDERIKSTED, ST. CROIX, U.S. Virgin Islands

262813	FUSES
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS
263213	ENGINE GENERATORS
263600	TRANSFER SWITCHES
264113	LIGHTNING PROTECTION FOR STRUCTURES
264313	TRANSIENT-VOLTAGE SUPPRESSION FOR LOW-VOLTAGE ELECTRICAL POWER
265150	INTERIOR LIGHTING
265600	EXTERIOR LIGHTING

DIVISION 27 - COMMUNICATION

SECTION NUMBER TITLE

270500	COMMON WORK RESULTS FOR COMMUNICATIONS
270528	PATHWAYS FOR COMMUNICATION SYSTEMS
271100	COMMUNICATIONS EQUIPMENT ROOM FITTINGS
271523	COMMUNICATIONS OPTICAL FIBER CABLING

DIVISION 31 - EARTHWORK

SECTION NUMBER TITLE

312110	CLEARING AND GRUBBING
312200	EARTHWORK
312270	EROSION CONTROL
312300	TRENCHING, BACKFILLING AND COMPACTION

DIVISION 32 - EXTERIOR IMPROVEMENTS

SECTION NUMBER TITLE

321823	NATIVE SOIL ATHLETIC FIELD SURFACING
323113	CHAIN LINK FENCING
329113	SOIL PREPARATION
329200	TURF AND GRASSES
329300	PLANTS

DIVISION 33 - UTILITIES

SECTION NUMBER TITLE

330500	COMMON WORK FOR UTILITIES
331110	WATER UTILITES
331300	CLEANING AND DISINFECTING OF WATER DISTRIBUTION SYSTEMS
333310	SANITARY SEWAGE PIPING
334100	STORM UTILITY PIPING

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15
 CHANGE ORDER NO. 13
 TO: (CONTRACTOR) GEC, LLC

DATE: July 6, 2020
 PROJECT NO. _____
 LOCATION: _____

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM NO. (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Accept Construction Documents (drawings) dated 5-8-2020 the Cover Sheet and Drawing List for which is attached hereto as Exhibit A to Change Order 13;		
2	Accept Contract Specifications dated 6-30-2020 the index for which is attached hereto as Exhibit B to Change Order 13		
3	Accept Schedule of Amounts for Contract Payments revised for Change Order 13 which is attached hereto as Exhibit C to Change Order 13.		
4	Increase Contract Amount to \$22,900,000.00 for work to be performed in original Contract per Exhibit C to Change Order 13.		
5	Agree that Contractor is not entitled to additional costs for delay and will not be charged Liquidated Damages or additional Costs for delays as described in Letter of Justification for Change Order 13 to Commissioner of DPW, attached hereto.		
CHANGE IN CONTRACT PRICE DUE TO THIS CHANGE			
TOTAL DECREASE		\$ 0	--
TOTAL INCREASE		--	\$ 2,900,000.00
DIFFERENCE BETWEEN COL. (3) AND (4)		--	\$ 2,900,000.00
NET ((INCREASE)(DECREASE) CONTRACT PRICE		--	\$ 2,900,000.00

The sum of \$ \$2,900,000.00 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00. The time provided for completion in the contract is (increased) (decreased) by 365 calendar days and therefore the date of completion remains December 31, 2021. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE							ACCOUNT CODE				
		P.Y.	FUND	DEPT	DIV.	APPN	OBJ	L. ORG	ACCT	TAS	OPT	CC.	

DEPARTMENT OF PUBLIC WORKS
 ORIGINAL ENCUMBRANCE \$ _____
 NET INCREASE (DECREASE) \$ _____
 NET ENCUMBRANCE \$ _____


 CERTIFYING OFFICER

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VOUCHER EXAMINER VERIFIED BY _____ REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

1. Necessity for change: See justification attached.

2. Is proposed change an alternate bid? _____ Yes No

3. Will proposed change alter the size of the project? _____ Yes No
If "Yes", explain:

4. Effect of this change on other prime contractors:

5. Has consent of surety been obtained? _____ Yes No

6. Will this change affect expiration or extent of insurance coverage? _____ Yes No
If "Yes", will the policies be extended? _____ Yes No

7. Effect on operation and maintenance costs: NONE

Calvert White
OWNER - AGENCY
COMMISSIONER OF DSPR - Calvert White

6/7/2020
DATE

Accepted By: [Signature]
CONTRACTOR - GEC, LLC by John R. Wessel

7-3-20
Date

Recommended By: [Signature]
ENGINEERING ADMINISTRATOR - DPW - James Grum, P.E.

7-7-20
Date

Approved By: [Signature]
COMMISSIONER OF DPW - Nelson M. Petty, Jr. P.E.

7/7/2020
Date

Contracting Officer: [Signature]
COMMISSIONER OF DPP, - Anthony D. Thomas
#C. 7-23-2020
Daw 7.24.2020

7/26/2020
Date



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
Main Office: (340) 774-0828
Fax: (340) 777-9587

St. Croix:
Main Office: (340) 773-1561
www.dpp.vi.gov



December 23, 2021

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851


RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number Fifteen (15), dated December 20, 2021, with an approved Letter of Justification dated December 21, 2021, and received December 22, 2021, relative to the above referenced contract.

The change order extends the contract time by **Four Hundred Forty-Two (442)** calendar days. Therefore, the new contract completion date is **Saturday, March 18, 2023**.

Respectfully,


Anthony D. Thomas
Commissioner


ADT/klp/tc

xc: *Department of Sports, Parks & Recreation*
Department of Public Works
Virgin Islands Public Finance Authority
Department of Property and Procurement Contract File



December 21, 2021

Honorable Anthony D. Thomas
Commissioner
Department of Property and Procurement
No. 3274 Estate Diamond
Christiansted, St. Croix V.I. 00820

RE: Paul E. Joseph Stadium Sports Complex Change Order No. 15 for Supplemental Contract C003SPRC15 (GEC)

Dear Commissioner Thomas,

Transmitted herewith for your review and further approval is Change Order No. 15 for the Paul E. Joseph Sports Complex for a time extension of Four Hundred Forty-Two (442) calendar days. The time extension is needed to complete construction after the stop work ordered for approval of the Conditional Letter of Map Request (CLOMR).

If you have any questions or concerns, please contact Tawana Nicholas, Chief Engineer at (340)773-1290, Extension 2260.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek A. Gabriel'. The signature is written in a cursive style with a horizontal line above the name.

Derek A. Gabriel
Commissioner
DAG/tan



Honorable Derek A. Gabriel
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

December 20, 2021

**Subject: Letter of Justification for Change Order 15, Contract Time Extension
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15**

Dear Commissioner Gabriel,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 15 is for Contract Time Extension only.

The Contract time will be extended until March 18, 2023 in order to allow for the time required to obtain FEMA approval on the CLOMR (Conditional Letter of Map Request) and no-rise certificate required by DPNR prior to continuing with the Work. GEC was notified on August 4, 2020 by DPNR to stop Work, in spite of having a valid flood permit, and was allowed to resume Work on October 20, 2021 after providing the No Rise Certificate to DPNR on October 19, 2021, a total of 442 days.

Sincerely,

A handwritten signature in black ink, appearing to read 'John R. Wessel', written in a cursive style.

John R. Wessel, Managing Member

Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
Anthony D. Thomas, Commissioner of VI Department of Property and Procurement
Tawana Nicholas, Chief Engineer - VI Department of Public Works
Jon Adams, Project Manager, GEC
Janis Persaud, Project Administrator, GEC

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15

DATE: 12/20/21

CHANGE ORDER NO. 15

PROJECT NO.: ---

TO: GEC, LLC

LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	Extend Contract time to March 18, 2023		
	TOTAL DECREASE	\$0.00	
	TOTAL INCREASE		\$0.00
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE)(DECREASE) CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby (**added to**) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00. The time provided for completion in the contract is (unchanged) (**increased**) (decreased) by 442 calendar days. Therefore the contract completion date is Saturday, March 18, 2023. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC

Department of Sports, Parks, and Recreation

DEPARTMENT OR AGENCY

Robert White
CERTIFYING OFFICER

ORIGINAL ENCUMBRANCE \$ _____

NET (**INCREASE**) (DECREASE) \$ _____

NET ENCUMBRANCE \$ _____

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VOUCHER EXAMINER
VERIFIED BY _____ REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

7. Necessity for change: Include additional scope to complete the complex

2. Is proposed change an alternate bid? Yes [] No [X]

3. Will proposed change alter the size of the project? Yes [X] No []
If "Yes," explain: _____

4. Effect of this change on other prime contracts:
_____ N/A _____

5. Has consent of surety been obtained? Yes [] No []
(Not necessary).

6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No []

7. Effect on operation and maintenance costs:
_____ None _____

Calvin White 12/21/2021
OWNER — AGENCY DATE

Accepted By: John Wood 12/20/2021
CONTRACTOR Date

Recommended By: Lucretia Brown Nicholas 12/21/21
ARCHITECT — ENGINEER Date

Approved By: Dave Sil 12/21/2021
COMMISSIONER OF DPW Date

Federal Agency: _____ N/A _____
Date

Contracting Officer: Anthony D. Roman 12/23/2021
Date
* 12/23/2021

PROJECT NO.. _____

REQUEST AND JUSTIFICATION FOR CHANGE



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
Main Office: (340) 774-0828
Fax: (340) 777-9587

St. Croix:
Main Office: (340) 773-1561
www.dpp.vi.gov



December 13, 2022

John R. Wessel
Managing Member
GEC, LLC
P.O. Box 1656
Kingshill, VI 00851

RE: APPROVED CHANGE ORDER NO. SIXTEEN (16)
C003SPRC15(GEC) - Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, U.S. Virgin Islands

Dear Mr. Wessel:

Transmitted herewith approved is Change Order Number Sixteen (16), dated November 28, 2022, relative to the above referenced contract.

Change Order Number Sixteen (16) is approved for additional contract time of **Ninety (90)** calendar days beginning *March 19, 2023*. This time extension will allow your company sufficient time for the completion of additional storage space areas under the bleachers on the Paul E. Joseph Stadium. The new contract completion date is **June 16, 2023**.

This Change Order does not affect the total contract amount of *Twenty-Two Million, Nine Hundred Thousand Dollars and Zero Cents (\$22,900,000.00)*.

A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation and the Department of Public Works for retention.

Respectfully,

Anthony D. Thomas
Commissioner

ADT/dp/tc
dp

xc: *Department of Sports, Parks and Recreation*
Department of Public Works
Department of Property and Procurement Contract File



December 8, 2022

Honorable Anthony D. Thomas
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 16
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Thomas:

Transmitted herewith for your review and further approval is Change Order No. 16 submitted by GEC, LLC, for the above referenced project. The change order increases the contract term by an additional **ninety (90)** calendar days. The change order is needed to allow the contractor to add storage areas under the bleachers on the Paul E. Joseph Stadium. The change order does not affect the cost of the contract.

If you have any questions or concerns, please contact Chief Engineer Tawana Nicholas, at 340.773.1290, extension 2260, or via email at tawana.nicholas@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a light blue circular stamp.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

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

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC) DATE: 11/28/2022

CHANGE ORDER NO. 16 PROJECT NO.: _____

TO: GEC, LLC LOCATION: St. Croix


YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	Change all aluminum bleachers to concrete steps, risers, and supports with aluminum benches with backs. No finishes for the added space under the concrete steps and risers are included in Change Order 16.		
	TOTAL DECREASE	\$0.00	
	TOTAL INCREASE		\$0.00
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE) (DECREASE) CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby **(added to)** (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 90 calendar days. Therefore the contract completion date is Saturday, June 16, 2023. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
 NET **(INCREASE)** (DECREASE) \$ 0.00
 NET ENCUMBRANCE \$ 22,900,000.00

DSPR
DEPARTMENT OR AGENCY

 CERTIFYING OFFICER
 COMMISSIONER OF DSPR – Calvert White

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See justification letter attached.
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts: _____
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs: _____
None

Calvert White 11/29/2022
 OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White DATE

Accepted By: John R. Wessel 11-28-22
 CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member Date

Recommended By: Tawana Albany Nicholas 11-29-2022
 ENGINEER Date

Approved By: Derek A. Gabriel 12/9/2022
 COMMISSIONER OF DPW - Derek A. Gabriel Date

Federal Agency: N/A _____
 Date

Contracting Officer: Anthony D. Thomas 12/13/2022
 COMMISSIONER OF DPP – Anthony D. Thomas Date
#C. 12/13/2022

REQUEST AND JUSTIFICATION FOR CHANGE

See Attached Letter



Honorable Derek A. Gabriel
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

November 28, 2022

Subject: Letter of Justification for Change Order 16, Contract Time Extension
And change from aluminum bleachers to concrete steps/risers with bolt-on
benches with backs
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Gabriel,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 16 is for GVI requested changes to the PEJ Stadium bleachers and an associated Contract Time Extension.

The Owner has asked that storage areas be made available under the bleacher seating area at the Paul E. Joseph Stadium. The attached sketches stamped by Paul Ferreras, P.E., and associated Contract Drawings are hereby incorporated in the Contract per Change Order 16.

The work described herein is to change the aluminum bleachers from aluminum to concrete steps and risers and associated concrete supports underneath. Benches with backs will be bolted to concrete steps. No finishes for the added space under the concrete steps and risers are included in Change Order 16. Finishes may be added via future change order.

There is no additional cost for this Change Order.

GVI to select bleacher colors from manufacturer's standard colors.

The Contract time will be extended 90 days required for the additional Contract Work. The new Contract Completion date will be June 16, 2023

Sincerely,

A handwritten signature in blue ink that reads "John R. Wessel". The signature is written in a cursive style and is positioned above the printed name of the signatory.

John R. Wessel, Managing Member

Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
Anthony D. Thomas, Commissioner of VI Department of Property and Procurement
Tawana Nicholas, Chief Engineer - VI Department of Public Works
Jon Adams, Project Manager, GEC
Janis Persaud, Project Administrator, GEC



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement



8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov

June 15, 2023

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: *Approved Change Order No. Seventeen (17) GEC, LLC: C003SPRC15(GEC) Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, U.S. Virgin Islands*

Dear Mr. Wessel:

Transmitted herewith is the following approved, relative to the above- referenced contract.

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion	Contract Value
Seventeen (17)	Increase in contract time (135 calendar days) to complete the project scope of work	June 17, 2023	October 30, 2023	Remains \$22,900,000.00

A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation for further processing.

Respectfully,

Lisa M. Alejandro
 Commissioner Designee

LMA/dp

xc: Department of Sports, Parks & Recreation
 Department of Public Works
 Department of Property and Procurement Contract File



June 15, 2023

Mrs. Lisa M. Alejandro
Commissioner Designee
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 17
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Designee Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 17 submitted by GEC, LLC, for the above referenced project. The change order adds an additional **one hundred thirty-five (135)** calendar to the days contract term. The change order is needed to allow the contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Engineer Tawana Nicholas, at 340.773.1290, extension 2260, or via email at tawana.nicholas@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a white background.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC) DATE: 6/15/2023

CHANGE ORDER NO. 17 PROJECT NO.:

TO: GEC, LLC LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	In order to provide more durable interior finishes all interior walls be constructed of 8" block with wall rub. No changes to the finish schedule for walls regarding paint or tile will be made. Walls will be installed per attached drawing.		
	TOTAL DECREASE	\$0.00	
	TOTAL INCREASE		\$0.00
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE)(DECREASE) CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby (**added to**) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00 The time provided for completion in the contract is (unchanged) (**increased**) (decreased) by 135 calendar days. Therefore the contract completion date is October 29 , 2023. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ ~~20,000,000.00~~ [#] \$22,900,000.00
NET (**INCREASE**) (DECREASE) \$ ~~2,900,000.00~~ [#] \$0.00
NET ENCUMBRANCE \$ 22,900,000.00

DSPR
DEPARTMENT OR AGENCY

Calvert White
CERTIFYING OFFICER
COMMISSIONER OF DSPR – Calvert White

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See justification letter attached.
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts: _____
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs: _____
None

Calvert White 6/15/2023
OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White DATE

Accepted By: John R. Wessel June 15, 2023
CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member Date

Recommended By: Nicholas 06-15-2023
ENGINEER Date

Approved By: Derek A. Gabriel 6/15/2023
COMMISSIONER OF DPW - Derek A. Gabriel Date

Federal Agency: N/A _____
Date

Contracting Officer: Lisa Alejandro 6/15/2023
COMMISSIONER OF DPP – Lisa Alejandro Date

REQUEST AND JUSTIFICATION FOR CHANGE

See Attached Letter



Honorable Derek A. Gabriel
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

June 15, 2023

Subject: Letter of Justification for Change Order 17

Change all interior walls to block with wall design attached to Change Order 17
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Gabriel,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 17 is to change all interior walls from metal studs to concrete block in order to provide more durable interior finishes all interior walls..

All interior walls will be constructed of 8" block with #4 rebar at 16" on centers vertically in grouted cells with ladder truss at each horizontal joint, with a cementitious wall rub finish prior to paint or tile per finish schedule.

No changes to the finish schedule for walls regarding paint or tile will be made.

There is no additional cost for the Changes to the interior walls.

The Contract time will be extended by this Change Order to October 29, 2023 to accommodate this Change and time only for CLOMR changes that delayed the start of the PEJ and TM foundations until 10/29/21 when the CLOMR was approved by FEMA.

The original Contract Milestones allowed two years after foundation start for completion, therefore the revised completion date is 10/29/23.

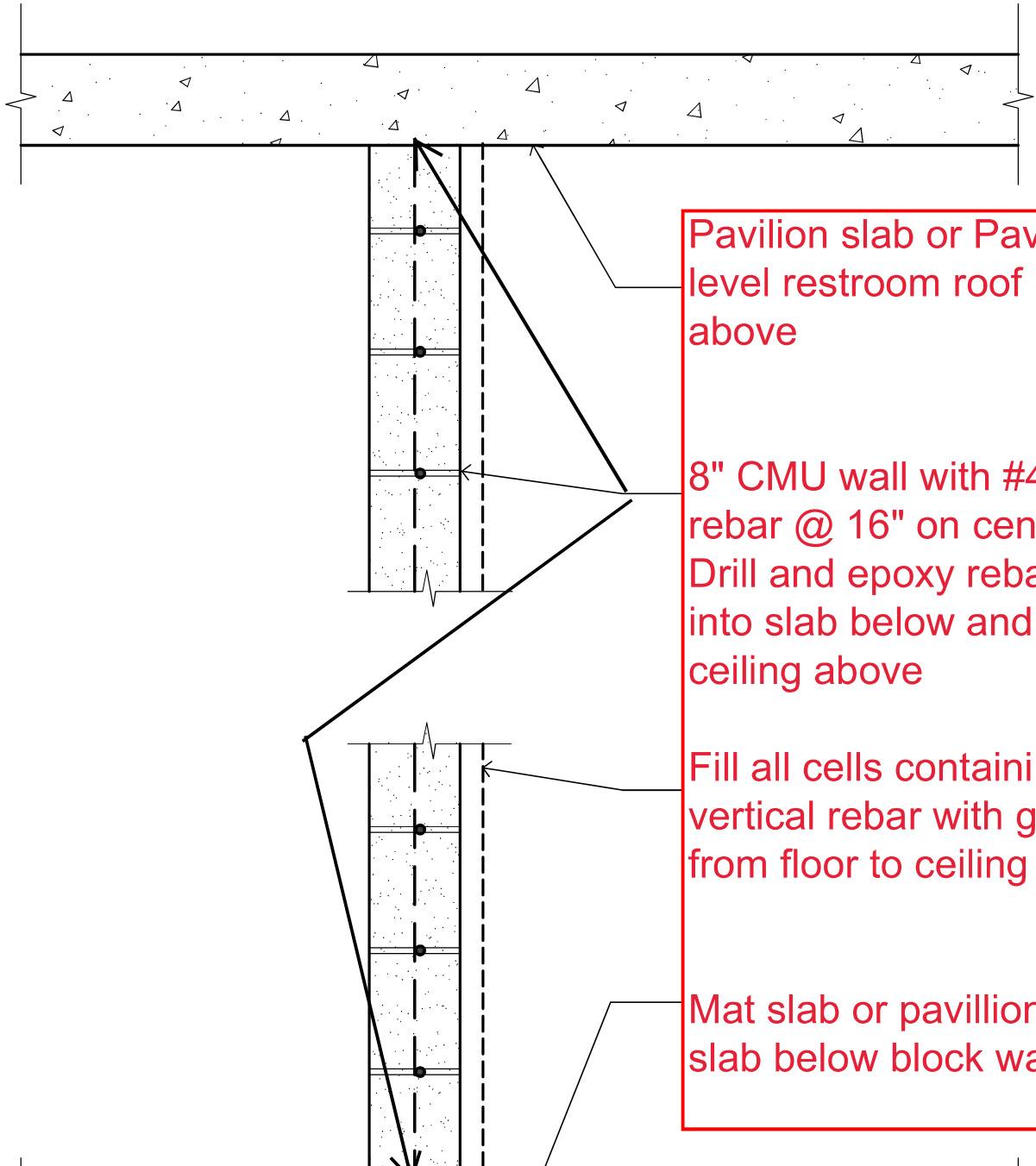
Sincerely,

A handwritten signature in blue ink that reads "John R. Wessel". The signature is written in a cursive, flowing style.

John R. Wessel, Managing Member

Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
Anthony D. Thomas, Commissioner of VI Department of Property and Procurement
Tawana Nicholas, Chief Engineer - VI Department of Public Works
Janis Persaud, Project Administrator, GEC



Pavilion slab or Pavilion level restroom roof above

8" CMU wall with #4 rebar @ 16" on center. Drill and epoxy rebar into slab below and roof/ceiling above

Fill all cells containing vertical rebar with grout from floor to ceiling

Mat slab or pavillion slab below block walls

**Interior wall design for PEJ
Contract Change Order 17
Paint and tile finishes to
remain unchanged.**



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov



October 31, 2023

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: *Approved Change Order No. Eighteen (18) GEC, LLC: C003SPRC15(GEC) Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, U.S.V.I*

Dear Mr. Wessel:

Transmitted herewith is the following approved, relative to the above- referenced contract.

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion	Contract Value
Eighteen (18)	Increase in contract time (60 calendar days) to complete the project scope of work	October 31, 2023	December 30, 2023	Remains \$22,900,000.00

A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation for further processing.

Respectfully,


 Lisa M. Alejandro
 Commissioner

LMA/dp

xc: Department of Sports, Parks & Recreation
 Department of Public Works
 Department of Property and Procurement Contract File



October 28, 2023

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 18
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 18 submitted by GEC, LLC, for the above referenced project. The change order adds an additional **sixty (60)** calendar to the days contract term. The change order is needed to allow the contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Engineer Tawana Nicholas, at 340.773.1290, extension 2260, or via email at tawana.nicholas@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a blue horizontal line.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW



Honorable Derek A. Gabriel
Commissioner, Virgin Islands Department of Public Works
Government of the United States Virgin Islands
Estate Anna's Hope, Christiansted VI 00820

October 28, 2023

Subject: Letter of Justification for Change Order 18
Change for time only
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003SPRC15

Dear Commissioner Gabriel,

In accordance with section 19(c) of the Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex detailed herein is the justification for Change Order 18 is for GVI requested changes to the PEJ Stadium bleachers and an associated Contract Time Extension.

Due to changes in the sewer routing to avoid the relocated Terrence Martin seating, and unexpected ground water found in the area of this relocation and seating, a time extension is required.

There is no additional cost for this Change Order.

The Contract time will be extended 60 days by this Change Order to December 28, 2023 to accommodate these issues.

Sincerely,

A handwritten signature in blue ink that reads "John R. Wessel".

John R. Wessel, Managing Member

Copy to:

Calvert White, Commissioner of VI Department of Sports, Parks and Recreation
Lisa M. Alejandro, Commissioner of VI Department of Property and Procurement
Tawana Nicholas, Chief Engineer - VI Department of Public Works
Janis Persaud, Project Administrator, GEC

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC) DATE: 10/28/2023

CHANGE ORDER NO. 18 PROJECT NO.: _____

TO: GEC, LLC LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	See attached letter of justification for time only There is no cost associated with this Change Order		
	TOTAL DECREASE	\$0.00	
	TOTAL INCREASE		\$0.00
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE)(DECREASE) CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby (**added to**) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00 The time provided for completion in the contract is (unchanged) (**increased**) (decreased) by 60 calendar days.

off The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
 NET (**INCREASE**) (DECREASE) \$ -0-
 NET ENCUMBRANCE \$ 22,900,000.00

DSPR
DEPARTMENT OR AGENCY

 CERTIFYING OFFICER
 COMMISSIONER OF DSPR – Calvert White

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See justification letter attached.
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts: _____
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs: _____
None

Calvert White 10/28/2023
 OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White DATE

Accepted By: John R. Wessel 10-28-23
 CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member Date

Recommended By: Michelle 10-28-2023
 ENGINEER Date

Approved By: Derek Gabriel 10/28/2023
 COMMISSIONER OF DPW - Derek Gabriel Date

Federal Agency: N/A _____
 Date

Contracting Officer: Lisa M. Alejandro 10/31/2023
 COMMISSIONER OF DPP – Lisa M. Alejandro Date

REQUEST AND JUSTIFICATION FOR CHANGE



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov



February 28, 2024

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: APPROVED CONTRACT CHANGE ORDER NO. TWENTY (20)
C003SPRC15(GEC) — Design/Build for Paul E. Joseph Stadium and Sports Complex, St. Croix, U.S. Virgin Islands

Dear Mr. Wessel:

Transmitted herewith, received on February 28, 2024 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above-referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Contract Value
Twenty (20)	Increase in contract time of (284) calendar days to complete the project	March 1, 2024	December 10, 2024	Remains \$22,900.00.00

This change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation and the Department of Public Works for retention.

Respectfully,


 Lisa M. Alejandro
 Commissioner

LMA/drp/tc
drp

xc: *Department of Sports, Parks and Recreation*
Department of Public Works
Department of Property and Procurement Contract File



February 27, 2024

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 20
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 20 submitted by GEC, LLC, for the above referenced project. The change order adds an additional **two hundred eighty-four (284)** calendar to the days contract term. The change order is needed to allow the contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Engineer Tawana Nicholas, at 340.773.1290, extension 2260, or via email at tawana.nicholas@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink that reads 'Derek Gabriel'. The signature is stylized and cursive.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC)

DATE: 2/13/2024

CHANGE ORDER NO. 20

PROJECT NO.: _____

TO: GEC, LLC

LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	See justification for time only There is no cost associated with this Change Order		
	TOTAL DECREASE	\$0.00	
	TOTAL INCREASE		\$0.00
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE) (DECREASE) CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby **(added to)** (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 284 calendar days. Therefore the contract completion date is December 8, 2024. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
 NET **(INCREASE)** (DECREASE) \$ -0-
 NET ENCUMBRANCE \$ 22,900,000.00

DSPR
DEPARTMENT OR AGENCY

 CERTIFYING OFFICER
 COMMISSIONER OF DSPR – Calvert White

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See justification letter attached.
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts: _____
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs: _____
None

Calvert White 2/15/2024
 OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White DATE

Accepted By: John R. Wessel 2-13-2024
 CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member Date

Recommended By: Nicholas 02-14-2024
 ENGINEER Date

Approved By: Derek Gabriel 2/27/2024
 COMMISSIONER OF DPW - Derek Gabriel Date

Federal Agency: N/A _____
Date

Contracting Officer: Lisa M. Alejandro 2/28/2024
 COMMISSIONER OF DPP – Lisa M. Alejandro Date

PROJECT NO..

REQUEST AND JUSTIFICATION FOR CHANGE

Increase Contract time to allow processing of Change Order for cost to incorporate the a la carte menu work approved per Bill 35-1080 and allow time to complete the associated Work.



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov



February 28, 2024

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: APPROVED CONTRACT CHANGE ORDER NO. TWENTY (20)
***C003SPRC15(GEC) — Design/Build for Paul E. Joseph Stadium and Sports Complex,
 St. Croix, U.S. Virgin Islands***

Dear Mr. Wessel:

Transmitted herewith, received on February 28, 2024 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above-referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Contract Value
Twenty (20)	Increase in contract time of (284) calendar days to complete the project	March 1, 2024	December 10, 2024	Remains \$22,900.00.00

This change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation and the Department of Public Works for retention.

Respectfully,


 Lisa M. Alejandro
 Commissioner

LMA/drp/tc
drp

xc: *Department of Sports, Parks and Recreation*
Department of Public Works
Department of Property and Procurement Contract File



February 27, 2024

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 20
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 20 submitted by GEC, LLC, for the above referenced project. The change order adds an additional **two hundred eighty-four (284)** calendar to the days contract term. The change order is needed to allow the contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Engineer Tawana Nicholas, at 340.773.1290, extension 2260, or via email at tawana.nicholas@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', is written over the printed name.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC)

DATE: 2/13/2024

CHANGE ORDER NO. 20

PROJECT NO.: _____

TO: GEC, LLC

LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	See justification for time only There is no cost associated with this Change Order		
	TOTAL DECREASE	\$0.00	
	TOTAL INCREASE		\$0.00
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE) (DECREASE) CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby **(added to)** (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 284 calendar days. Therefore the contract completion date is December 8, 2024. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
 NET **(INCREASE)** (DECREASE) \$ -0-
 NET ENCUMBRANCE \$ 22,900,000.00

DSPR
DEPARTMENT OR AGENCY

 CERTIFYING OFFICER
 COMMISSIONER OF DSPR – Calvert White

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See justification letter attached.
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts: _____
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs: _____
None

Calvert White 2/15/2024
OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White **DATE**

Accepted By: *John R. Wessel* 2-13-2024
CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member **Date**

Recommended By: *Nicholas* 02-14-2024
ENGINEER **Date**

Approved By: *Derek Gabriel* 2/27/2024
DPW **COMMISSIONER OF DPW - Derek Gabriel** **Date**

Federal Agency: N/A _____
Date

Contracting Officer: *Lisa M. Alejandro* 2/28/2024
DPD **COMMISSIONER OF DPP – Lisa M. Alejandro** **Date**

PROJECT NO..

REQUEST AND JUSTIFICATION FOR CHANGE

Increase Contract time to allow processing of Change Order for cost to incorporate the a la carte menu work approved per Bill 35-1080 and allow time to complete the associated Work.



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820



St. Thomas:
 Main Office: (340) 774-0820
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov

January 27, 2025

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: APPROVED CONTRACT CHANGE ORDER NO. TWENTY-TWO (22)
C003SPRC15(GEC) — Design/Build for Paul E. Joseph Stadium and Sports Complex, St. Croix, U.S. Virgin Islands

Dear Mr. Wessel:

Transmitted herewith, received on January 16, 2025 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above-referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Contract Value
Twenty-Two (22)	Increase in contract time of 90 calendar days to complete the project	December 11, 2024	March 11, 2025	Remains \$22,900.00.00

This change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation and the Department of Public Works for retention.

Respectfully,

Lisa M. Alejandro
 Commissioner

LMA/drp/tc
dyf

xc: *Department of Sports, Parks and Recreation*
Department of Public Works
Department of Property and Procurement Contract File



December 9, 2024

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted. St. Croix V.I. 00820

RE: CHANGE ORDER NO.22
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 22, submitted by GEC, LLC, for the above referenced project. The change order adds an additional **ninety (90)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at kizma.petersen@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a blue circular stamp or mark.

Derek Gabriel
Commissioner

^{DPW}
DG/klp/yb

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

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

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC)

DATE: 12/1/2024

CHANGE ORDER NO. 22

PROJECT NO.: _____

TO: GEC, LLC

LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	See request and justification for change page 3 of 3 There is no cost associated with this Change Order		
TOTAL DECREASE		\$0.00	
TOTAL INCREASE			\$0.00
DIFFERENCE BETWEEN COL. (3) AND (4)			
NET (INCREASE) (DECREASE) CONTRACT PRICE			\$0.00

The sum of \$ 0.00 is hereby **(added to)** (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 22,900,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 90 calendar days. Therefore the contract completion date is March 10, 2025. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
 NET **(INCREASE)** (DECREASE) \$ -0-
 NET ENCUMBRANCE \$ 22,900,000.00

DSPR
DEPARTMENT OR AGENCY

Calvert White
CERTIFYING OFFICER

COMMISSIONER OF DSPR – Calvert White

DEPARTMENT OF FINANCE (PUNCH)


CHECKED BY _____ VERIFIED BY _____
VOUCHER EXAMINER REVIEWING OFFICER


(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts: _____
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs: _____
None

Calvert White 12/9/2024
 OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White DATE

Accepted By:  12-1-2024
 CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member Date

Recommended By:  12/05/2024
 Tawana Nicholas Date

Approved By:  12/9/2024
 COMMISSIONER OF DPW - Derek Gabriel Date

Federal Agency: N/A _____
Date

Contracting Officer:  01/28/2025
 COMMISSIONER OF DPP – Lisa M. Alejandro Date



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820



St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov

February 26, 2025

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

**RE: APPROVED CONTRACT CHANGE ORDER NO. TWENTY-THREE (23)
 C003SPRC15(GEC) — Design/Build for Paul E. Joseph Stadium and Sports Complex, St. Croix, U.S. Virgin Islands**

Dear Mr. Wessel:

Transmitted herewith, received on February 19, 2025 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above-referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Contract Value
Twenty-Three (23)	Increase in contract time of 120 calendar days to complete the project	March 12, 2025	July 10, 2025	<i>Remains</i> \$22,900,000.00

This change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation and the Department of Public Works for retention.

Respectfully,

Lisa M. Alejandro
 Commissioner

LMA/drp/tc

xc: *Department of Sports, Parks and Recreation*
Department of Public Works
Department of Property and Procurement Contract File



February 17, 2025

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted. St. Croix V.I. 00820

RE: CHANGE ORDER NO. 23
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 23, submitted by GEC, LLC, for the above referenced project. The change order adds an additional **one hundred twenty (120)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at kizma.petersen@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a blue circular stamp or watermark.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC) DATE: 2/11/2025

CHANGE ORDER NO. 23 PROJECT NO.: _____

TO: GEC, LLC LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
	Increase Contract time associated with CLOMR delays. Costs associated with these delays are included at Supplemental contract 1 Change Order 7 This is a No Cost Change Order		
	TOTAL DECREASE	\$ 0	
	TOTAL INCREASE		
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE) (DECREASE) CONTRACT PRICE		\$ 0

The sum of \$ 0 is **(added to)** (deducted from) and the total adjusted contract price to date thereby is \$ 22,900,000.00. The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 120 calendar days. Therefore, the contract completion date is July 9, 2025. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
NET **(INCREASE)** (DECREASE) \$ 0
NET ENCUMBRANCE \$ 22,900,000.00

DEPARTMENT OR AGENCY: DSPR

Vincent Roberts
CERTIFYING OFFICER
ACTING COMMISSIONER OF DSPR
VINCENT ROBERTS

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____

- 4. Effect of this change on other prime contracts:
N/A

- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs:
None

Vincent Roberts 2/12/2025
OWNER — ACTING AGENCY COMMISSIONER OF DSPR – Vincent Roberts Date

Accepted By: *John R. Wessel* 2-11-2025
CONTRACTOR: GEC, LLC – John R. Wessel, Date
Managing Member

Recommended By: *Nicholas* 02-13-2025
Architect / Engineer Date

Approved By: *Derek A. Gabriel* 2/17/2025
COMMISSIONER OF DPW - Derek A. Gabriel Date

Federal Agency: N/A _____
Date

Contracting Officer: *Lisa M. Alejandro* 02/27/2025
COMMISSIONER OF DPP – Lisa M. Alejandro Date

REQUEST AND JUSTIFICATION FOR CHANGE

This Change Order is needed to increase Contract time associated with CLOMR delays and to coordinate completion dates among Contract C003SPRC15(GEC), Supplemental Contract # C003ASPRC15(GEC), and Supplemental Contract 2 # PO-24-810-8102-688, as agreed in a meeting between GVI and Contractor on 2/5/25 at Government House on St. Croix.

Costs associated with CLOMR delays are included at Supplemental Contract 1 Change Order 7.



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820



St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov

July 15, 2025

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: APPROVED CONTRACT CHANGE ORDER NO. TWENTY-FOUR (24)
C003SPRC15(GEC) — Design/Build for Paul E. Joseph Stadium and Sports Complex, St. Croix, U.S. Virgin Islands

Dear Mr. Wessel:

Transmitted herewith, received on July 14, 2025, is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above-referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Contract Value
Twenty-Four (24)	Increase in contract time by 169 calendar days to allow for additional time to complete the project	July 11, 2025	December 25, 2025	Remains \$22,900,000.00

This change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Sports, Parks and Recreation and the Department of Public Works for retention.

Respectfully,


 Lisa M. Alejandro
 Commissioner

LMA/mrt/tc

xc: *Department of Sports, Parks and Recreation*
Department of Public Works
Department of Property and Procurement Contract File



July 9, 2025

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00823

RE: CHANGE ORDER NO. 24
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 24, submitted by GEC, LLC, for the above-mentioned project. The change order adds an additional **one hundred sixty-nine (169)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at kizma.petersen@dpw.vi.gov.

Sincerely, ✓

A handwritten signature in blue ink, appearing to read 'D. Gabriel', written over a printed name.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC)

DATE: 7/9/2025

CHANGE ORDER NO. 24

PROJECT NO.: _____

TO: GEC, LLC

LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.


ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Increase Contract time to allow 12/25/25 completion per agreement		
TOTAL DECREASE		\$ 0	
TOTAL INCREASE			\$ 0
DIFFERENCE BETWEEN COL. (3) AND (4)			
NET (INCREASE) (DECREASE) CONTRACT PRICE			\$ 0

The sum of \$ 0 is **(added to)** (deducted from) and the total adjusted contract price to date thereby is \$ 22,900,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 169 calendar days. Therefore, the contract completion date is December 25, 2025. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE					
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ				L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
 NET **(INCREASE)** (DECREASE) \$ 0
 NET ENCUMBRANCE \$ 22,900,000.00

DEPARTMENT OR AGENCY: DSPR


 CERTIFYING OFFICER
 COMMISSIONER OF DSPR
 VINCENT ROBERTS

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

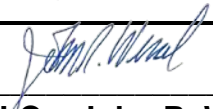
(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts:
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs:
None


 OWNER — AGENCY COMMISSIONER OF DSPR – Vincent Roberts

7/9/2025
 Date

Accepted By: 
 CONTRACTOR: GEC, LLC – John R. Wessel,
 Managing Member

7-9-2025
 Date

Recommended By: 
 Architect / Engineer


07-09-2025
 Date

Approved By: 
 COMMISSIONER OF DPW - Derek A. Gabriel

7/9/2025
 Date

Federal Agency: N/A

 Date

Contracting Officer: 
 COMMISSIONER OF DPP – Lisa M. Alejandro
 F.C.

7/15/2025
 Date

This Change Order extends Contract time to agreed completion date of December 25, 2025



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement



8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov

December 31, 2025

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: *Approved Change Order No. Twenty-Five (25) C003SPRC15(GEC)-Design/Build for Paul E. Joseph Stadium and Sports Complex, St. Croix, U.S. Virgin Islands*

Dear Mr. Wessel,

Transmitted herewith, received on December 23, 2025 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above- referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Adjusted Contract Value
Twenty-Five (25)	Increase in contract time by 96 calendar days to allow for additional time to complete the project	December 26, 2025	April 1, 2026	<i>Remains</i> \$22,900,000.00

The change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the Department of Public Works for further processing.

Respectfully,

Lisa M. Alejandro
 Commissioner

LMA/drp

xc: Department of Public Works
 Department of Property and Procurement Contract File



December 23, 2025

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00823

RE: CHANGE ORDER NO. 25
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 25, submitted by GEC, LLC, for the above-mentioned project. The change order adds an additional **ninety-six (96)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at kizma.petersen@dpw.vi.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel', written over a blue circular stamp or watermark.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC) DATE: 12/22/2025

CHANGE ORDER NO. 25 PROJECT NO.: _____

TO: GEC, LLC LOCATION: St. Croix

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Time only		
	TOTAL DECREASE	\$ 0	
	TOTAL INCREASE		\$ 0
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE) (DECREASE) CONTRACT PRICE		\$ 0

The sum of \$ 0 is **(added to)** (deducted from) and the total adjusted contract price to date thereby is \$ 22,900,000.00 in the contract is (unchanged) **(increased)** (decreased) **96 calendar days**. Therefore, the contract completion date is March 31, 2026. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE							ACCOUNT CODE					
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 22,900,000.00
 NET **(INCREASE)** (DECREASE) \$ 0
 NET ENCUMBRANCE \$ 22,900,000.00

DEPARTMENT OR AGENCY: DSPR


 CERTIFYING OFFICER
 COMMISSIONER OF DSPR
 VINCENT ROBERTS

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

REQUEST AND JUSTIFICATION FOR CHANGE


- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____

- 4. Effect of this change on other prime contracts:
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs:
None



OWNER — AGENCY COMMISSIONER OF DSPR – Vincent Roberts

12/23/25
Date

Accepted By: 
CONTRACTOR: GEC, LLC – John R. Wessel,
Managing Member

12-22-2025
Date

Recommended By: 
Architect / Engineer

12-22-2025
Date

Approved By: 
COMMISSIONER OF DPW - Derek Gabriel

12/23/2025
Date

Federal Agency: N/A

Date

Contracting Officer: 
COMMISSIONER OF DPP – Lisa M. Alejandro

12/31/2025
Date

REQUEST AND JUSTIFICATION FOR CHANGE

This change is needed to allow time for the Government and Contractor to amend the Schedule and process payments to Vendors.



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement



8201 Sub Base, 3rd Floor, St. Thomas, U.S. Virgin Islands 00802
 3274 Estate Richmond, Christiansted, U.S. Virgin Islands 00820

St. Thomas:
 Main Office: (340) 774-0828
 Fax: (340) 777-9587

St. Croix:
 Main Office: (340) 773-1561
www.dpp.vi.gov

April 14, 2026

John R. Wessel
 Managing Member
 GEC, LLC
 P.O. Box 1656
 Kingshill, VI 00851

RE: *Approved Change Order No. Twenty-Six (26) C003SPRC15(GEC) Design/Build for Paul E. Joseph Stadium and Sports Complex St. Croix, U.S. Virgin Islands*

Dear Mr. Wessel,

Transmitted herewith, received on April 7, 2026 is the following approved, in accordance with Paragraph 2, Term and Addendum II-General Provisions, of the above- referenced contract:

Change Order No.	Reason for Change Order	Change Order Commencement Date	Contract Completion Date	Adjusted Contract Value
Twenty-Six (26)	Increase in contract time by 91 calendar days to allow for additional time to complete the project	April 2, 2026	July 2, 2026	<i>Remains</i> \$22,900,000.00

The change order is effective upon the date of final signature for the term referenced above. A copy of the approved change order will be forwarded to the **Department of Sports, Parks & Recreation** and the Department of Public Works for further processing.

Respectfully,

Lisa M. Alejandro
 Commissioner

LMA/drp

xc: Department of Sports, Parks & Recreation
 Department of Public Works
 Department of Property and Procurement Contract File



March 31, 2026

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00823

RE: CHANGE ORDER NO. 26
C003SPRC15(GEC)—Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Commissioner Alejandro:

Transmitted herewith for your review and further approval is Change Order No. 26, submitted by GEC, LLC, for the above-mentioned project. The change order adds an additional **ninety-one (91)** calendar days to the contract term. The change order is needed to allow the Contractor additional time to complete the project.

If you have any questions or concerns, please contact Chief Procurement Officer Kizma L. Petersen, at 340.773.1290, extension 2208 or via email at kizma.petersen@dpw.vi.gov.

Sincerely, -

A handwritten signature in blue ink, appearing to read 'Derek Gabriel'. The signature is stylized and fluid.

Derek Gabriel
Commissioner

DG/klp

CC: Kizma L. Petersen, Chief Procurement Officer, DPW

DDP-OCO-77-96
(REVISED 3-18-08))

GOVERNMENT OF THE VIRGIN ISLANDS
ST. THOMAS, VIRGIN ISLANDS

CONTRACT CHANGE ORDER

CONTRACT NO. C003SPRC15(GEC) DATE: 3/31/2026

CHANGE ORDER NO. 26 PROJECT NO.: _____

TO: GEC, LLC LOCATION: St. Croix


YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS.

ITEM (1)	DESCRIPTIONS OF CHANGES -QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC.	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
1	Time only		
	TOTAL DECREASE	0	
	TOTAL INCREASE		0
	DIFFERENCE BETWEEN COL. (3) AND (4)		
	NET (INCREASE)(DECREASE) IN CONTRACT PRICE		\$0.00

The sum of \$ 0.00 is hereby (added to) (deducted from) the total contract price and the total adjusted contract price to date thereby is \$ 4,100,000.00 The time provided for completion in the contract is (unchanged) (**increased**) (decreased) 91 calendar days. Therefore, the contract completion date is June 30, 2026. The document shall become an amendment to the contract and all provisions of the contract will apply hereto.

T.C.	BANK ACCT	ACCOUNT CODE								ACCOUNT CODE				
		F.Y.	FUND	DEPT	DIV.	APP'N	OBJ			L. ORG	ACCT	TAS	OPT	CC.

ORIGINAL ENCUMBRANCE \$ 4,100,000.00
 NET (INCREASE) (DECREASE) \$ -0-
 NET ENCUMBRANCE \$ 4,100,000.00

DSPR
DEPARTMENT OR AGENCY

 CERTIFYING OFFICER
 COMMISSIONER OF DSPR
 Vincent Roberts

DEPARTMENT OF FINANCE (PUNCH)

CHECKED BY _____ VERIFIED BY _____
 VOUCHER EXAMINER REVIEWING OFFICER

(REQUIRED SIGNATURES ON REVERSE)

PROJECT NO.

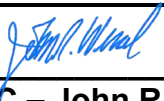
CONTRACT NO. C003SPRC15(GEC) CHANGE ORDER NO. 26

REQUEST AND JUSTIFICATION FOR CHANGE

- 1. Necessity for change: See request and justification for change page 3 of 3
- 2. Is proposed change an alternate bid? Yes [] No [X]
- 3. Will proposed change alter the size of the project? Yes [] No [X]
If "Yes," explain: _____
- 4. Effect of this change on other prime contracts: _____
N/A
- 5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
- 6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
- 7. Effect on operation and maintenance costs: _____
None


OWNER — AGENCY COMMISSIONER OF DSPR – Vincent Roberts

3/31/2026
Date

Accepted By: 
CONTRACTOR: GEC, LLC – John R. Wessel,
Managing Member

3-31-2026
Date

Recommended By: 
Architect / Engineer

03-31-2026
Date

Approved By: 
COMMISSIONER OF DPW - Derek A. Gabriel

3/31/2026
Date

Federal Agency: N/A

Date

Contracting Officer: 
COMMISSIONER OF DPP – Lisa M. Alejandro

4/14/2026
Date

REQUEST AND JUSTIFICATION FOR CHANGE

This change is needed to allow the Government time to pay Contractor's Subcontractors and/or Vendors via electronic payments made directly to Subcontractors and/or Vendors and provide additional time to perform the work associated with the materials purchased by these payments.

-