

**Contract No. PO-24-810-8102-688**  
**(Supplemental Contract No. 2)**





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](http://www.dpp.vi.gov)



**NOTICE TO PROCEED**

September 23, 2024

John R. Wessel  
Managing Member  
GEC, LLC  
13F Estate Bethlehem  
P.O. Box 1656  
Kingshill, VI 00851

**RE: Supplemental Construction Contract No. PO-24-810-8102-688 - Supplemental Construction Contract No. 2 to the Design/Build of Paul E. Joseph Stadium & Sports Complex, St. Croix, U.S. Virgin Islands**

Dear Mr. Wessel:


You are hereby notified to commence work on the above referenced contract on **Friday, October 4, 2024**, and fully complete work within **Two Hundred Sixty-Eight (268)** calendar days. Your contract completion date is therefore **Saturday, June 28, 2025**.

The contract provides for an assessment of liquidated damages in the sum of **Four Hundred Fifty Dollars and Zero cents (\$450.00)** for each calendar day after the above established contract completion date that the work remains incomplete.

A pre-construction meeting has been scheduled for **Thursday, September 26, 2024, at 3:00 p.m.** via video conference on Microsoft Teams.

Attached, please find the executed contract for your records. If GEC, LLC, fails to comply with the terms of the enclosed Contract, the Government of the Virgin Islands will exercise all rights and remedies available to it in law and equity.

Respectfully,

  
Lisa M. Alejandro  
Commissioner

LMA/drp/tc  
*dye*

XC: Department of Sports, Parks & Recreation  
Department of Public Works  
Virgin Islands Public Finance Authority  
Department of Property and Procurement Project File









OPCMR

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

**GOVERNMENT OF THE VIRGIN ISLANDS**

*Calvert White*

Date: 07/02/2024

**Calvert White**  
**Commissioner**  
Department of Sports, Parks and Recreation

*Lisa M. Alejandro*

Date: 8/1/2024

**Lisa M. Alejandro**  
**Commissioner**  
Department of Property and Procurement

**CONTRACTOR**

*John R. Wessel*

Date: 07/01/2024

**John R. Wessel**  
**Managing Member**  
GEC, LLC

*(Corporate seal, if Contractor is a corporation)*

APPROVED AS TO LEGAL SUFFICIENCY  
AT THE DEPARTMENT OF JUSTICE BY:

*Sean P. Bailey, AAG*

Date: 9/3/2024

Purchase Order No.

APPROVED:

*Albert Bryan Jr.*

Date: 9/3/24

**Albert Bryan Jr.**  
**GOVERNOR OF THE U.S. VIRGIN ISLANDS**

Contract No. PO-24-810-8102-688

Contractor's Initials: *JW*



OPCMR

**Appendix A.2**  
*2<sup>nd</sup> Supplemental Scope of Work*

**Supplemental Contract No. 2 to the Design/Build of Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands**

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	QTY.	UNIT PRICE	COST
B-7(iii)	Construction of a Press Box/Announcer's Booth				
B-7(iii)-1	Construction	LS.	1	\$350,000.00	\$350,000.00
B-7(iii)-2	Design, Engineering, Permitting	LS.	1	\$35,000.00	\$35,000.00
B-4(iig)	Construction for Backs on Bleachers	LS.	1	\$150,000.00	\$150,000.00
B-7(iv)	Construction of Four Additional Camera Locations for the Media	LS.	1	\$60,000.00	\$60,000.00
B-26(g)	Installation of a 750kw Site Generator				
B-26(g)-1	Construction	LS.	1	\$870,000.00	\$870,000.00
B-26(g)-2	Design, Engineering, Permitting	LS.	1	\$35,000.00	\$35,000.00
B-7(v)	Addition of a Camera Platform at Outfield for Camera, incl. Roof, Railings & Secure Stairs				
B-7(v)-1	Construction	LS.	1	\$54,000.00	\$54,000.00
B-7(v)-2	Design, Engineering, Permitting	LS.	1	\$10,000.00	\$10,000.00
ALL-1	Installation of Field & Concession Equipment Allowance	LS.	1	\$500,000.00	\$500,000.00
E-5(v)-1	Change the Outfield Perimeter Wall to Concrete with Padding				
E-5(v)-1a	Construction	LS.	1	\$1,240,000.00	\$1,240,000.00
E-5(v)-1b	Design, Engineering, Permitting	LS.	1	\$25,000.00	\$25,000.00
E-5(ii)-1	Change Site Lighting to Solar				
E-5(ii)-1a	Construction	LS.	1	\$250,000.00	\$250,000.00
E-5(ii)-1b	Design, Engineering, Permitting	LS.	1	\$6,000.00	\$6,000.00
C-4(iig)	Addition of a Lawn Equipment Storage under the Terrance Martin Softball Field Bleachers				
C-4(iig)-1	Construction	LS.	1	\$75,000.00	\$75,000.00
C-4(iig)-2	Design, Engineering, Permitting	LS.	1	\$15,000.00	\$15,000.00
E-8	Addition of a Perimeter Fence to Enclose Project Site	LS.	1	\$375,000.00	\$375,000.00





OPCMR

**Attachment 1.2 to Appendix B**  
*2<sup>nd</sup> Supplemental Compensation*

The Government, in consideration of the satisfactory performance of the services described in Appendix A.2 (2<sup>nd</sup> Supplemental Scope of Work), agrees to make progress payments based on the Schedule of Values and invoices submitted by the Contractor, **GEC, LLC**, in accordance with this Attachment 1.2 to Appendix B.

The Parties agree that the sum to be paid under this Contract is **Five Million, One Hundred Twenty-Four Thousand Dollars and Zero Cents (\$5,124,000.00)**. The parties further agree that payments will be made in accordance with services rendered.

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

Handwritten initials in blue ink, appearing to be "JW".