



**DEPARTMENT OF PROPERTY AND PROCUREMENT**

**TESTIMONY OF  
LISA MARIA ALEJANDRO, COMMISSIONER**

**BEFORE  
THE 36<sup>TH</sup> LEGISLATURE OF THE VIRGIN ISLANDS**

**COMMITTEE ON CULTURE, YOUTH, AGING, SPORTS, AND PARKS**

**FRITS E. LAWAEZT CONFEREENCE ROOM**

**ST. CROIX, U.S. VIRGIN ISLANDS**

**APRIL 20, 2026**

**ON  
THE PAUL E. JOSEPH STADIUM PROJECT**

*Testimony  
of  
Lisa Maria Alejandro, Commissioner of the Department of Property and Procurement  
Before  
The Committee on Culture, Youth, Aging, Sports, and Parks of the 36<sup>th</sup> Legislature of  
the Virgin Islands of the United States  
on  
April 20, 2026*

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1 Good morning Honorable Angel Bolques, Jr., Chair of the Committee on Culture, Youth,  
2 Aging, Sports, and Parks, to Vice – Chair, the Honorable Carla J. Joseph, members of the  
3 Committee on Culture, Youth, Aging, Sports and Parks (“Committee”), non-committee members  
4 of the 36<sup>th</sup> Legislature, employees of the Department of Property and Procurement, fellow  
5 testifiers, Legislative Staff, and the viewing and listening audience.

6 I am Lisa Maria Alejandro, Commissioner of the Department of Property and  
7 Procurement, appearing before this Committee, to provide testimony on behalf of the  
8 Department of Property and Procurement regarding the Paul E. Joseph Stadium on St. Croix.  
9 Mr. Chair, your March 26, 2026, Subpoena, requests the following information from DPP:

- 10 1. All procurement records related to the project, including solicitation and bid  
11 documents;
- 12 2. Copy of the executed contract and all amendments;
- 13 3. Documentation on all change orders and supporting justification;
- 14 4. Documentation of contractor performance evaluations and any notices of concern or  
15 any default; and
- 16 5. Listing of all liquidated damages from the beginning of the project to date.

17 **1. Procurement Records**

18 The Department of Property and Procurement procured the design/build services for the  
19 development of the Paul E. Joseph Stadium, the Terrence Martin Little League Field, and a  
20 Festival Village on St. Croix as authorized in Act No. 7453, as amended by Act No. 7663. By way  
21 of background, the Department issued a formal Request for Proposal (“RFP”) No. RFP-006-  
22 2013(P) on January 28, 2013, under the then existing version of title 31, Section 239(a)(4) of the



23 Virgin Islands Code.<sup>1</sup> There were two (2) respondents to the RFP, which were both evaluated  
24 with GEC, LLC, being the highest-rated of the two (2) respondents and recommended for the  
25 commencement of negotiations and ultimately award.

26 The following documents were submitted simultaneously with the testimony for this  
27 Hearing:

- 28 (1) RFP-006-2013 (P);  
29 (2) Solicitation Documents (including the Evaluation Report and associated  
30 rating sheets); and  
31 (3) GEC's proposal.

### 32 33 (2) Executed Contracts and all Amendments

34 The Department submitted copies of all Contracts executed with GEC LLC for this Project. This  
35 includes:

- 36 (a) **Original Contract No. C003SPRC15** (executed November 19, 2014) in the amount of  
37 Twenty Million Dollars and Zero cents (\$20,000,000.00);  
38 (b) **Revised for Change Order No. 1 – Contract No. C003SPRC15** (which supersedes the  
39 above);  
40 (c) **Supplemental Contract<sup>2</sup> No. C003ASPRC15**(executed February 26, 2022) in the  
41 amount of Four Million One Hundred Thousand Dollars and Zero Cents (\$4,100,000.00)  
42 (Supplemental No. 1);  
43 (d) **Supplemental Contract No. PO-24-810-8102-688** (executed September 10, 2024) for  
44 Five Million One Hundred Twenty-Four Thousand Dollars and Zero Cents  
45 (\$5,124,000.00) (Supplemental No. 2); and  
46 (e) **Amendment No. 1 (executed December 24, 2025)** – to change payment terms and  
47 conditions to provide the Government with the option to make direct payments to  
48 suppliers.

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<sup>1</sup> Through revisions in Act No. 8436, approved December 30, 2020, 31 V.I.C. § 239(a)(4) was revised to create a micro-purchase threshold and the request for proposals requirements were moved to create a new section as 31 V.I.C. § 236 (j).

<sup>2</sup> Pursuant to 31 title, Section 242-32(a)(3) and (4) of the Virgin Islands Rules and Regulations, a Supplemental Construction Contract is required when the change in costs under the Contract will exceed twenty-five percent (25%) of the original contract price.



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**(3) Change Orders and Supporting Documentation**

The Department submitted all issued change orders for this project. The Change Order process is a collaborative effort between the user agency and the Department of Public Works, in reviewing the need for any changes and making recommendations for either the approval or disapproval of Change Orders. Change Orders are modifications to the contractual documents and, therefore, DPP must also approve the Change Order in line with the recommendations of the Government’s engineer. Accordingly, the project completion time is currently July 2, 2026, and each set of Change Orders includes a cover sheet with a summary table for ease of review.

**(4) Documentation on Contractor Performance Evaluations and Notices of any Concern/Default**

As it relates to the request for documentation on contractor performance evaluations and notices of concern/default, the Department defers to the testimony of the Department of Public Works, as DPW maintains statutory oversight of the project while it is under construction.

**(5) Listing of Liquidated Damages from the beginning of the Project to date.**

With respect to the request for a listing of liquidated damages from the beginning of the Project to date, liquidated damages do not accrue unless the project remains incomplete beyond the project completion time, and there are no approved time extensions. In line with the last set of approved Change Orders, the project completion time has been extended to July 2, 2026. Under these circumstances, liquidated damages are not yet assessable.

**Conclusion**

In conclusion, Mr. Chair, the Department is keen to see this long-awaited project realized. We acknowledge the substantial financial, social, and physical benefits it will provide to the community and reaffirm our commitment to supporting DPW, Sports, Parks, and Recreation, and all stakeholders through to its completion. Mr. Chair, this concludes my testimony and I remain available to answer any questions the Committee may have.

