

**Changes Order Nos. 1 – 8: Contract No. C003ASPRC15 & Change Order No. 1
– Contract No. PO-24-810-8102-688**

Change Order No.	Time/Work & Money	New Project Completion Time/New Project Value
One (1)	Additional 90 calendar days only	August 20, 2023
Two (2)	Additional 70 calendar days only	October 30, 2023
Three (3)	Additional 60 calendar days only	December 30, 2023
Four (4)	Additional 60 calendar days only	February 29, 2024
Five (5)	Additional 284 calendar days only	December 10, 2024
Six (6)	Additional 90 calendar days only	March 11, 2025
Seven (7)	Additional 120 calendar days only & scope changes with no adjustment in cost.	July 10, 2025
Eight (8)	Additional 169 calendar days only	December 25, 2025
One (1) – Contract No. PO-24-810-8102- 688	Additional 180 calendar days only	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 15, 2022

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

RE: APPROVED CONTRACT CHANGE ORDER NO. ONE (1)
C003ASPRC15(GEC) – Additional Work to the Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, U.S. Virgin Islands

Dear Mr. Wessel:

Transmitted herewith approved is Contract Change Order Number One (1), dated November 28, 2022 relative to the above referenced contract.

Change Order Number One (1) 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 Terrence Martin Field. The new contract completion date is **August 20, 2023**.

This Change Order does not affect the total contract amount of ***Four Million, One Hundred Thousand Dollars and Zero Cents (\$4,100,000.00)***.

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

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



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



NOTICE TO PROCEED

REVISED

March 7, 2022

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

RE: C003ASPRC15(GEC) – Additional Work to the Design/Build for 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 ***Monday, March 7, 2022***, and fully complete work within ***four hundred forty-two (442)*** calendar days. Your contract completion date is therefore ***Monday, May 22, 2023***.

The contract provides for an assessment of liquidated damages in the sum of ***four hundred dollars and zero cents (\$400.00)*** for each calendar day after the above established contract completion date that the work remains incomplete.

A pre-construction meeting has been scheduled for ***Monday, March 7, 2022, at 11:30 a.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,

Anthony D. Thomas
Commissioner

ADT/klp/tc

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



December 13, 2022

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

RE: CHANGE ORDER NO. 1
C003ASPRC15(GEC)—Additional Work to the 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. 1 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 Terrence Martin Field. The change order does not affect the cost of the contract. Note that this change order was recently submitted erroneously at change order number 2.

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 blue ink signature of Derek Gabriel, written in a cursive style. Below the signature, the name 'Derek Gabriel' and the title 'Commissioner' are printed in black text.

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. C003ASPRC15(GEC)

DATE: 11/28/2022

CHANGE ORDER NO. 1

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 without backs. No finishes for the added space under the concrete steps and risers are included in Change Order 1.		
	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 \$ 4,100,000.00. The time provided for completion in the contract is (unchanged) (**increased**) (decreased) by 90 calendar days. Therefore the contract completion date is **August 20, 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 \$ 4,100,000.00

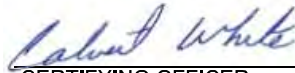
NET (**INCREASE**) (DECREASE) \$ 0.00

NET ENCUMBRANCE \$ 4,100,000.00

DEPARTMENT OF FINANCE

(PUNCH)

DSPR
DEPARTMENT OR AGENCY



CERTIFYING OFFICER
COMMISSIONER OF DSPR – Calvert White

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 12/13/2022
COMMISSIONER OF DPW - Derek A. Gabriel Date

Federal Agency: N/A _____
Date

Contracting Officer: Anthony D. Thomas 12/15/2022
COMMISSIONER OF DPP -- Anthony D. Thomas Date
F.C. 12/15/2022

PROJECT NO.. _____

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 ~~2~~¹
Change from aluminum bleachers to concrete steps/risers with bolt-on aluminum benches without backs
Supplemental Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003ASPRC15

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 ~~2~~¹ for GVI requested changes to the Terrence Martin Field bleachers.

The Owner has asked that storage areas be made available under the bleacher seating area at the Terrence Martin Field. Revised Drawings stamped by Paul Ferreras, P.E., and associated Contract Drawings will be submitted for approval and be deemed contract drawings once they are approved. The new concrete steps, risers, benches without backs, and roofs will be in the same design as shown on the contract drawings A11.01, A11.02, and A11.03.

The work described herein is to change the aluminum bleachers to concrete steps and risers and associated concrete supports underneath. Aluminum benches without backs in clear anodized finish will be bolted to concrete steps.

No finishes for the added space under the concrete steps and risers are included in Change Order ~~2~~¹.

Access doors will be provided to the newly created spaces below the benches. Finishes may be added via future change order.

There is no additional cost for this Change Order.

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,

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



September 6, 2023

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

**RE: *Approved Change Order No. Two (2) in favor of GEC, LLC-C003ASPRC15(GEC)-
Additional work to the 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	New Contract Completion Date	Contract Value
Two (2)	Increase in contract time by (70) calendar days to complete the project scope of work	August 21, 2023	October 30, 2023	Remains \$4,100,000.00

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 and Recreation
Department of Public Works
Department of Property and Procurement Contract File



July 12, 2023

Mrs. Lisa M. Alejandro
Commissioner Nominee
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 2
C003ASPRC15(GEC)—Additional Work to the 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. 2 submitted by GEC, LLC, for the above referenced project. The change order increases the contract term by an additional **seventy (70)** calendar days. 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,



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. C003ASPRC15(GEC)

DATE: 6/30/2023

CHANGE ORDER NO. 2

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 \$ 4,100,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 70 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 \$ 4,100,000.00

NET **(INCREASE)** (DECREASE) \$ - 0 -

NET ENCUMBRANCE \$ 4,100,000.00

DEPARTMENT OF FINANCE

(PUNCH)

DSPR
DEPARTMENT OR AGENCY


CERTIFYING OFFICER
COMMISSIONER OF DSPR – Calvert White

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 7/10/2023
OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White DATE

Accepted By: John R. Wessel July 7, 2023
CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member Date

Recommended By: Tawana Nicholas 07-10-2023
ENGINEER Date

Approved By: Derek A. Gabriel 7/12/2023
COMMISSIONER OF DPW - Derek A. Gabriel Date

Federal Agency: N/A _____
Date

Contracting Officer: Lisa Alejandro 9/06/2023
COMMISSIONER OF DPP – Lisa Alejandro Date

PROJECT NO..

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

July 7, 2023

Subject: Letter of Justification for Change Order 2
Change all interior walls to block with wall design attached to Change Order 2
Design-Build of Paul E. Joseph Stadium and Sports Complex
Contract No. C003ASPRC15(GEC) Supplemental Contract

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 3 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.

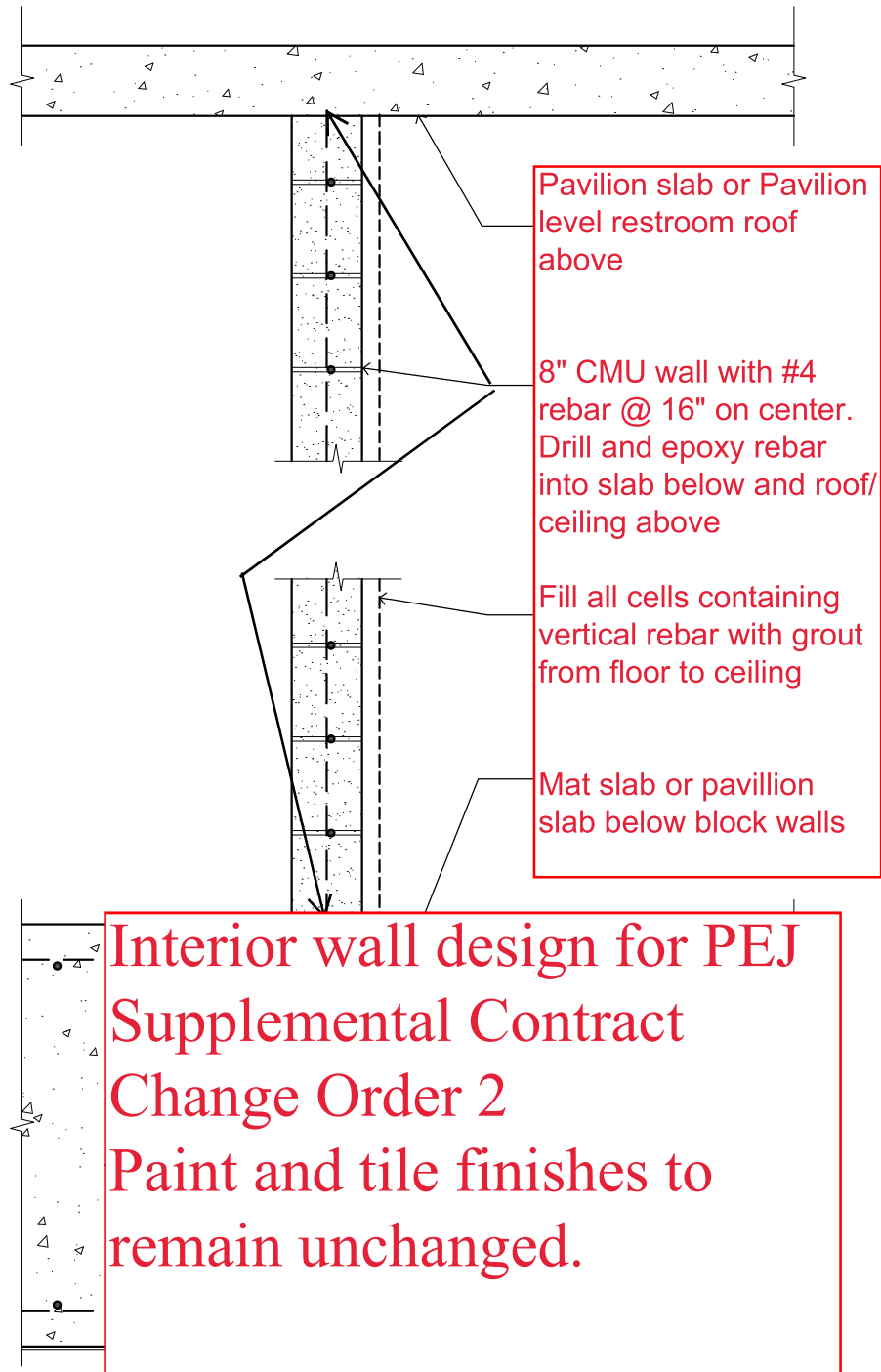
Sincerely,

A handwritten signature in blue ink, appearing to read 'John R. Wessel', written over a light blue horizontal line.

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





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 30, 2023

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

RE: Approved Change Order No. Three (3)- C003ASPRC15(GEC)-Additional work to the 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	New Contract Completion Date	Contract Value
Three (3)	<i>Increase</i> in contract time by 60 calendar days to complete the project scope of work	October 31, 2023	December 30, 2023	<i>Remains</i> \$4,100,000.00

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/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. 3
C003ASPRC15(GEC)—Additional Work to the 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. 3 submitted by GEC, LLC, for the above referenced project. The change order increases the contract term by an additional **sixty (60)** calendar days. 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 circular stamp or seal.

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. C003ASPRC15(GEC) DATE: 10/28/2023

CHANGE ORDER NO. 3
4 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 \$ 4,100,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 60 calendar days.

CPH 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

DEPARTMENT OF FINANCE (PUNCH)

DSPR
DEPARTMENT OR AGENCY

Calvert White
CERTIFYING OFFICER
COMMISSIONER OF DSPR – Calvert White

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: Nicholas 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 Alejandro 10/30/2023
COMMISSIONER OF DPP – Lisa Alejandro Date

PROJECT NO.. _____

REQUEST AND JUSTIFICATION FOR CHANGE



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 ^{3*}~~4~~
Time only

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 3 is to change all interior walls from metal studs to concrete block in order to provide more durable interior finishes all interior walls..

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 29, 2023}~~December 28, 2024~~ to accommodate these issues.

Sincerely,

A handwritten signature in blue ink, appearing to read '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 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



January 22, 2024

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

RE: APPROVED CONTRACT CHANGE ORDER NO. FOUR (4)
C003ASPRC15(GEC) Additional work to the Design/Build for Paul E. Joseph Stadium and Sports Complex

Dear Mr. Wessel,

Transmitted herewith, received on December 19, 2023 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	New Contract Completion Date	Contract Value
Four (4)	Increase in contract time of (60) calendar days to complete the project	December 31, 2023	February 29, 2024	Remains \$4,100,000.00

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 & Recreation and the Department of Public Works for retention.

Respectfully,


Lisa M. Alejandro
Commissioner

LMA/drp

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



December 19, 2023

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 4
C003ASPRC15(GEC)—Additional Work to the 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. 4 submitted by GEC, LLC, for the above referenced project. The change order increases the contract term by an additional **sixty (60)** calendar days. 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,



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. C003ASPRC15(GEC)

DATE: 12/12/2023

CHANGE ORDER NO. 4

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 \$ 4,100,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 60 calendar days.
Therefore the contract completion date is February 28, 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 \$ 4,100,000.00

NET **(INCREASE)** (DECREASE) \$ - 0 -

NET ENCUMBRANCE \$ 4,100,000.00

DEPARTMENT OF FINANCE

(PUNCH)

DSPR
DEPARTMENT OR AGENCY


CERTIFYING OFFICER
COMMISSIONER OF DSPR – Calvert White

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 12/15/2023
OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White DATE

Accepted By: John R. Wessel 12.12.2023
CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member Date

Recommended By: Nicholas 12/14/2023
ENGINEER Date

Approved By: Derek Gabriel 12/19/2023
COMMISSIONER OF DPW - Derek Gabriel Date

Federal Agency: N/A _____
Date

Contracting Officer: Lisa Alejandro 1/22/2024
COMMISSIONER OF DPP – Lisa Alejandro Date

PROJECT NO..

REQUEST AND JUSTIFICATION FOR CHANGE



Honorable Derek A. Gabriel Commissioner
Virgin Islands Department of Public Works
Government of the United States Virgin Islands
6002 Estate Anna's Hope
Christiansted, VI 00820

December 12, 2023

Subject: Letter of Justification for Change Order #4 - Time only
Design-Build of Paul E. Joseph Stadium and Sports Complex Contract
No. C003ASPRC15(GEC)

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 #4 is to give GVI time to receive and review the requested project schedule as well as to receive and review the new scope and its change order related to the recently funded a la carte menu.

Due to changes in the construction and site improvements, 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 February 28, 2024 to accommodate these issues.

Sincerely,

A handwritten signature in blue ink, reading 'John R. Wessel'. The signature is fluid and cursive, with the first name 'John' being the most prominent part.

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 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 24, 2024

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

RE: APPROVED CONTRACT CHANGE ORDER NO. FIVE (5)
C003ASPRC15(GEC) — Additional Work to the Design/Build for Paul E. Joseph Stadium and Sports Complex, St. Croix, U.S. Virgin Islands

Dear Mr. Wessel:

Transmitted herewith, received on February 26, 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
Five (5)	Increase in contract time of (284) calendar days to complete the project	March 1, 2024	December 10, 2024	Remains \$4,100.00.00

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

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



February 26, 2024

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00820

RE: CHANGE ORDER NO. 5
C003ASPRC15(GEC)—Additional Work to the 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. 5 submitted by GEC, LLC, for the above referenced project. The change order increases the contract term by an additional **two hundred eighty-four (284)** calendar days. 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 blue ink signature of Derek Gabriel, written in a cursive style.

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. C003ASPRC15(GEC)

DATE: 2/13/2024

CHANGE ORDER NO. 5

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 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 \$ 4,100,000.00 The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 284 calendar days.
Therefore the contract completion date is December 9, 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 \$ 4,100,000.00

NET **(INCREASE)** (DECREASE) \$ -0-

NET ENCUMBRANCE \$ 4,100,000.00

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 White2/15/2024

OWNER — AGENCY COMMISSIONER OF DSPR – Calvert White

DATE

Accepted By: John R. Wessel2-13-2024

CONTRACTOR: GEC, LLC – John R. Wessel, Managing Member

Date

Recommended By: Nicholas02-15-2024

ENGINEER

Date

Approved By: Derek Gabriel

COMMISSIONER OF DPW - Derek Gabriel

2/26/2024

Date

Federal Agency: N/A

Date

Contracting Officer: Lisa M. Alejandro

COMMISSIONER OF DPP – Lisa M. Alejandro

4/24/2024

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. SIX (6)
C003ASPRC15(GEC) — Additional Work to the 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
Six (6)	Increase in contract time of 90 calendar days to complete the project	December 11, 2024	March 11, 2025	Remains \$4,100.000.00

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
drp

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.6
C003ASPRC15(GEC)—Additional Work to the 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. 6, 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 seal.

Derek Gabriel
Commissioner

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. C003ASPRC15(GEC)

DATE: 12/1/2024

CHANGE ORDER NO. 6

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 \$ 4,100,000.00 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 \$ 4,100,000.00

NET **(INCREASE)** (DECREASE) \$ -0-

NET ENCUMBRANCE \$ 4,100,000.00

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. SEVEN (7)
C003ASPRC15(GEC) — Additional Work to the 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
Seven (7)	Increase in contract time of 120 calendar days to complete the project	March 12, 2025	July 10, 2025	<i>Remains</i> \$4,100.000.00

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

drp

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. 7
C003ASPRC15(GEC)—Additional Work to the 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. 7, 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 also addresses scope changes that do not affect the contract compensation. 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 circular blue 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. C003ASPRC15(GEC) DATE: 2/10/2025

CHANGE ORDER NO. 7 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)
	(Partial deduction from SOV. See attached worksheet for details)		
C	TERRANCE MARTIN FIELD		
4	Seating and Amenities		
C.4(ia)	Concrete material for support walls under treads/risers	\$4,275.00	
C.4(ib)	Concrete labor support walls under treads/risers	\$5,225.00	
C.4(ic)	Concrete material treads/risers for bleacher seats	\$13,500.00	
C.4(id)	Concrete labor treads/risers for bleacher seats	\$16,000.00	
C.4(if)	Aluminum benches installation	\$10,500.00	
5	Fields		
C.5(iv)	Outfield Fence TM	\$42,000.00	
6	Mechanical, Electrical & Plumbing		
C.6(iii)	Plumbing stubouts at walls	\$5,000.00	
C.6(iv)	Plumbing fixtures	\$30,000.00	
C.6(vi)	Electrical in walls	\$10,000.00	
C.6(vii)	Electrical fixtures	\$14,000.00	
C.6(viii)	Exhaust fans	\$6,500.00	
9	New Restroom Structure		
C.9(ii)	Interior block walls	\$70,000.00	
C.9(iii)	Paint	\$17,500.00	
C.9(iv)	Doors – toilet partitions	\$47,500.00	
C.9(v)	Floor finishes	\$22,500.00	
E	SITE IMPROVEMENTS		
6	Roads, Parking & Pathways		
E.6(ii)	Parking area between PEJ and TM field	\$281,500.00	
E.6(iii)	Striping for parking area	\$10,000.00	
E.6(iv)	Signage for parking area	\$10,000.00	
6a	(New) Sidewalks & Walkways		

E.6a(ii)-1	Entry stairs PEJ Stadium - part 1(partial deduct)	\$16,500.00	
E.6a(iv)	Accessible ramp from parking to PEJ Stadium	\$6,500.00	
E.6a(v)	Sidewalk from parking to TM field	\$6,000.00	
E.6a(vi)	Sidewalk from entry stairs to Main roadway to West	\$15,000.00	
	6b (New) Landscaping		
E.6b(i)	Procure 8 Royal Palms	\$20,000.00	
E.6b(ii)	Install palms and landscaping	\$70,000.00	
I.1	I Add "DELAY CLAIM COST RELATED TO CLOMR" Delay Claim Deposit		\$750,000.00
TOTAL DECREASE		\$750,000.00	
TOTAL INCREASE			\$750,000.00
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) 120 calendar days.

Therefore the contract completion date is July 9, 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 \$ 4,100,000.00

NET (INCREASE) (DECREASE) \$ -0-

NET ENCUMBRANCE \$ 4,100,000.00

DSPR
DEPARTMENT OR AGENCY

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

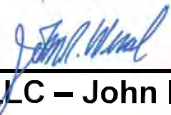
5. Has consent of surety been obtained? Yes [] No [X]
(Not necessary).
6. Will this change affect expiration or extent of insurance coverage? Yes [] No [X]
If "Yes," will the policies be extended? Yes [] No [X]
7. Effect on operation and maintenance costs:
None

Vincent Roberts

OWNER — ACTING AGENCY COMMISSIONER OF DSPR – Vincent Roberts


2/12/2025

Date

Accepted By: 
CONTRACTOR: GEC, LLC – John R. Wessel,
Managing Member

2-11-2025

Date

Recommended By: 
Architect / Engineer

02-13-2025

Date

Approved By: 
COMMISSIONER OF DPW - Derek A. Gabriel

2/12/2025

Date

Federal Agency: N/A

Date

Contracting Officer: 
COMMISSIONER OF DPP – Lisa M. Alejandro

02/27/2025

Date

REQUEST AND JUSTIFICATION FOR CHANGE ORDER 7

Remove line Item on the Schedule of Values per items highlighted green on the attached Worksheet and increase Contract Time to allow completion by 12/25/25.

This is a "no cost" Change Order and is required in order to compensate the Contractor for the agreed \$750,000.00 (Seven hundred fifty thousand dollars and no cents) down payment towards the \$1,500,000.00 (One Million five hundred thousand dollars and no cents) agreed delay costs associated with obtaining a CLOMR as required by FEMA. See attached letter from the Government of the Virgin Islands, Department of Public Works dated October 18, 2024 and the GEC, LLC response letter dated October 28, 2024.

In the event the Government elects not to proceed with a my portion of milestones 2 – 7 included in the attached letters that are referenced above, a revised milestone payment schedule will be reasonably agreed upon by the Government and Contractor so that, in ay event, the total \$1,500,000.00 (one million five hundred thousand dollars and no cents) of agreed delay claim costs are paid to Contractor no later than the date of substantial completion of the entire Project,

"Substantial Completion" means that the Design/Build Work is completed in accordance with the Plans and Specifications and other Contract Documents, except for items on the Punch List, so as to be fit for the safe, reliable and continuous beneficial occupancy and operation by Government for the use for which it is intended, and without interference from Contractor and without replacing, repairing or in any way completing the Design/Build Work, all equipment and systems are operational in accordance with the Contract Documents, all special tools required to operate and maintain the Project as provided herein have been acquired by Contractor and delivered to Government, and Government has received all certificates of occupancy and any other permits, approvals, licenses, and other documents from any Governmental Authority having jurisdiction thereof necessary for the beneficial use and occupancy of the Project for the purposes for which it is intended.

GOVERNMENT OF THE VIRGIN ISLANDS					
Schedule of Values for Pay Estimates Revised Per CO 7					
Item No.	Description of Item	Revised per CO 7			
		Quantity	Unit of Measure	Cost Per Unit	Value
(1)	(2)	(3)	(4)	(5)	(6)
B	PAUL E. JOSEPH STADIUM				
4	Fixed Seating	1	LS	\$ 555,000.00	\$ 555,000.00
7	Press Boxes, A/V Booths, Club Area	1	LS	\$ 15,000.00	\$ 15,000.00
11	Concession Areas	1	LS	\$ 75,000.00	\$ 75,000.00
13	Admin, Maintenance Offices & Storage	1	LS	\$ 38,500.00	\$ 38,500.00
16	Elevator	1	LS	\$ 195,000.00	\$ 195,000.00
17	Ticketing and Gate Control	1	LS	\$ 20,000.00	\$ 20,000.00
18	Building Storage Area	1	LS	\$ 20,000.00	\$ 20,000.00
21	Field - Grading, Drainage, Field Markings				
21a	Move Surcharge Materials to Field, Grading, Drainage	1	LS	\$ 280,000.00	\$ 280,000.00
21b	(New) Field Lights	1	LS	\$ 890,000.00	\$ 890,000.00
23	Bull Pens, Backstop & Pads	1	LS	\$ 54,000.00	\$ 54,000.00
C	TERRENCE MARTIN FIELD				
2	Foundations - Spread Footing Type	1	LS	\$ 92,500.00	\$ 92,500.00
2a	(New) Excavation Backfill & Grading	1	LS	\$ 115,000.00	\$ 115,000.00
4	Seating & Amenities	1	LS	\$ 35,500.00	\$ 35,500.00
5	Fields	1	LS	\$ 188,000.00	\$ 188,000.00
6	Mechanical, Electrical & Plumbing	1	LS	\$ 29,500.00	\$ 29,500.00
8	(New) Field Lights	1	LS	\$ 270,000.00	\$ 270,000.00
9	(New) Rest Room Structure	1	LS	\$ 17,500.00	\$ 17,500.00
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE				
	No Scope				
E	SITE IMPROVEMENTS				
3	Site Infrastructure - Water	1	LS	\$ 77,000.00	\$ 77,000.00
4	Site Infrastructure - Electrical	1	LS	\$ 193,000.00	\$ 193,000.00
5	Site Infrastructure - Lighting	1	LS	\$ 95,000.00	\$ 95,000.00
6	Roads, Parking & Pathways:	1	LS	\$ 33,500.00	\$ 33,500.00
6a	(New) Sidewalks & Walkways	1	LS	\$ 51,000.00	\$ 51,000.00
6b	(New) Landscaping	1	LS	\$ 10,000.00	\$ 10,000.00
I	DELAY CLAIM COST RELATED TO CLOMR	1	LS	\$ 750,000.00	\$ 750,000.00
I.1	Delay claim deposit				
	Totals			\$ 4,100,000.00	\$ 4,100,000.00

GOVERNMENT OF THE VIRGIN ISLANDS			
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT - WORKSHEET REVISED PER CO 7			
Item No.	Description of Item	Value	Sub Value
B	PAUL E. JOSEPH STADIUM		
4	Fixed Seating	\$ 555,000.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 55,500.00
4(ii)	Detailed SOV for fixed seating		
4(iia1)	Concrete materials for support walls under treads/risers A section		\$ 17,500.00
4(iia2)	Concrete materials for support walls under treads/risers C section		\$ 17,500.00
4(iib1)	Concrete labor support walls under treads/risers A Section		\$ 27,500.00
4(iib2)	Concrete labor support walls under treads/risers C section		\$ 27,500.00
4(iic1)	Concrete material treads/risers for bleacher seats A Section		\$ 45,000.00
4(iic2)	Concrete material treads/risers for bleacher seats C Section		\$ 45,000.00
4(iid1)	Concrete labor treads/risers for bleacher seats Section A (7 pours)		
	Pour 1		\$ 10,000.00
	Pour 2		\$ 10,000.00
	Pour 3		\$ 10,000.00
	Pour 4		\$ 10,000.00
	Pour 5		\$ 10,000.00
	Pour 6		\$ 10,000.00
	Pour 7		\$ 10,000.00
4(iid2)	Concrete labor treads/risers for bleacher seats Section C (7 pours)		
	Pour 1		\$ 10,000.00
	Pour 2		\$ 10,000.00
	Pour 3		\$ 10,000.00
	Pour 4		\$ 10,000.00
	Pour 5		\$ 10,000.00
	Pour 6		\$ 10,000.00
	Pour 7		\$ 10,000.00
4(iie)	Aluminum benches with backs material - A Section		\$ 139,200.00
4(iif)	Aluminum benches with backs installation		\$ 40,300.00
7	Camera stands at dugouts	\$ 15,000.00	
7(i)	Contract Execution, Bonds, Insurance		\$ 1,500.00
7(ii)	Pour dugout camera stand walls		\$ 13,500.00
11	Concession Areas	\$ 75,000.00	
11(i)	Contract Execution, Bonds, Insurance		\$ 7,500.00
11(ii)	Interior block walls		\$ 30,000.00
11(iii)	Paint - ceiling only		\$ 800.00
11(iv)	Door and rolling shutter		\$ 22,500.00
11(v)	Floor finishes - sealed concrete		\$ 1,600.00
11(vi)	Wall tile floor to ceiling		\$ 12,600.00
13	Admin, Maintenance Offices & Storage (first aid, merchant souvenir)	\$ 38,500.00	
13(i)	Contract Execution, Bonds, Insurance		\$ 3,850.00
13(ii)	First Aid and Souvenir Shop		
13(iia)	Interior block walls		\$ 30,000.00
13(iib)	Paint - ceiling only		\$ 650.00
13(iic)	Doors		\$ 3,000.00
13(iid)	Floor finishes - sealed concrete		\$ 1,000.00
16	Elevator	\$ 195,000.00	
16(i)	Contract Execution, Bonds, Insurance		\$ 19,500.00
	Subcontractor Otis Elevator		
16(ii)	Supply elevator		\$ 160,500.00
(16iii)	Install elevator		\$ 15,000.00
17	Ticketing, Security and Gates Control	\$ 20,000.00	
17(i)	Contract Execution, Bonds, Insurance		\$ 2,000.00
17(ii)	Interior block walls		\$ 9,000.00
17(iii)	Paint		\$ 2,000.00
17(iv)	Doors		\$ 5,000.00
17(v)	Floor finishes - sealed concrete		\$ 2,000.00

18	Building Storage Area (under Bleachers)	\$	20,000.00	
18(i)	Contract Execution, Bonds, Insurance			\$ 2,000.00
18(ii)	Interior block walls			\$ 9,000.00
18(iii)	Paint			\$ 2,000.00
18(iv)	Doors			\$ 5,000.00
18(v)	Floor finishes			\$ 2,000.00
	Note: This area is the storage closet next to the electrical room			
21	Field - Grading, Drainage, Field Markings			
21a	Move Surcharge Materials to Field, Grading, Drainage	\$	280,000.00	
21a(i)	Contract Execution, Bonds, Insurance			\$ 28,000.00
21a(ii)	Move surcharge Materials to field			\$ 140,000.00
21a(iii)	Finish grading, Drainage			\$ 100,000.00
21a(iv)	Field Markings			\$ 12,000.00
21b	(New) Field Lights	\$	890,000.00	
21b(i)	Contract Execution, Bonds, Insurance			\$ 89,000.00
21b(ii)	Field lighting material purchase PEJ Stadium			\$ 741,000.00
21b(iii)	Field lighting installation PEJ Stadium			\$ 60,000.00
23	Bull Pens, Backstop & Pads	\$	54,000.00	
23(i)	Contract Execution, Bonds, Insurance			\$ 5,400.00
23(ii)	Bull pen fencing			\$ 40,000.00
23(iii)	Bull pen markings			\$ 2,000.00
23(iv)	Backstop netting & Pads			\$ 6,600.00
C	TERRENCE MARTIN FIELD			
2	Foundations - Spread Footing Type	\$	92,500.00	
2(i)	Contract Execution, Bonds, Insurance			\$ 9,250.00
2(ii)	Structural fill under slab on grade			\$ 23,250.00
2(iii)	Slab on grade			\$ 60,000.00
2a	(New) Excavation Backfill & Grading	\$	115,000.00	
2a(i)	Contract Execution, Bonds, Insurance			\$ 11,500.00
2a(ii)	Rough grading for field/drainage at TM			\$ 103,500.00
4	Seating & Amenities	\$	35,500.00	
4(i)	Contract Execution, Bonds, Insurance			\$ 8,500.00
4(iia)	Concrete materials for support walls under treads/risers			Deducted CO 7
4(iib)	Concrete labor support walls under treads/risers			Deducted CO 7
4(iic)	Concrete materials treads/risers for bleacher seats			Deducted CO 7
4(iid)	Concrete labor treads/risers for bleacher seats			Deducted CO 7
4(iie)	Aluminum benches material 900 lf of benches			\$ 27,000.00
4(iif)	Aluminum benches installation			Deducted CO 7
5	Fields	\$	188,000.00	
5(i)	Contract Execution, Bonds, Insurance			\$ 23,000.00
5(ii)	Finish grading, Drainage			\$ 81,000.00
5(iii)	Field Markings			\$ 12,000.00
5(iv)	Outfield fence TM			Deducted CO 7
5(v)	Outfield fence PEJ			\$ 72,000.00
6	Mechanical, Electrical & Plumbing	\$	29,500.00	
6(i)	Contract Execution, Bonds, Insurance			\$ 9,500.00
6(ii)	Plumbing Slab rough-in			\$ 10,000.00
6(iii)	Plumbing stub outs at walls			Deducted CO 7
6(iv)	Plumbing fixtures			Deducted CO 7
6(v)	Electrical slab rough-in			Deducted CO 7
6(vi)	Electrical in walls			\$ 10,000.00
6(vii)	Electrical fixtures			Deducted CO 7
6(viii)	Exhaust fans			Deducted CO 7
8	(New) Field Lights	\$	270,000.00	
8(i)	Contract Execution, Bonds, Insurance			\$ 27,000.00
8(ii)	Field lighting material purchase TM Stadium			\$ 203,000.00
8(iii)	Field lighting installation TM Stadium			\$ 40,000.00
9	(New) Rest Room Structure	\$	17,500.00	
9(i)	Contract Execution, Bonds, Insurance			\$ 17,500.00
9(ii)	Interior block walls			Deducted CO 7
9(iii)	Paint			Deducted CO 7
9(iv)	Doors - toilet partitions			Deducted CO 7
9(v)	Floor finishes			Deducted CO 7

D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE		
	No Scope		
E	SITE IMPROVEMENTS		
3	Site Infrastructure - Water	\$ 77,000.00	
3(i)	Contract Execution, Bonds, Insurance		\$ 7,700.00
3(ii)	WAPA tap and meter installation		\$ 19,300.00
3(ii)	Water main from tap to building		\$ 30,000.00
3(iii)	Sewer tie-in to existing manhole		\$ 20,000.00
4	Site Infrastructure - Electrical	\$ 193,000.00	
4(i)	Contract Execution, Bonds, Insurance		\$ 19,300.00
4(ii)	Light Fixtures installation		\$ 53,700.00
4(iii)	Wire installation		\$ 45,000.00
4(iv)	Service Drop installation		\$ 45,000.00
4(v)	Conduit installation		\$ 30,000.00
5	Site Infrastructure - Lighting	\$ 95,000.00	
5(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00
5(ii)	Site lighting material		\$ 85,500.00
6	Roads, Parking & Pathways:	\$ 33,500.00	
6(i)	Contract Execution, Bonds, Insurance		\$ 33,500.00
6(ii)	Parking area between PEJ and TM field		Deducted CO 7
6(iii)	Striping for Parking area		Deducted CO 7
6(iv)	Signage for Parking area		Deducted CO 7
6a	(New) Sidewalks & Walkways	\$ 51,000.00	
6a(i)	Contract Execution, Bonds, Insurance		\$ 9,500.00
6a(ii)	Entry stairs PEJ Stadium - previously was \$18,000		\$ 1,500.00
6a(iii)	End stairs at PEJ stadium		\$ 40,000.00
6a(iv)	Accessible ramp from parking to PEJ stadium		Deducted CO 7
6a(v)	Sidewalk from parking to TM field		Deducted CO 7
6a(vi)	Sidewalk from entry stairs to Main roadway to West		Deducted CO 7
6b	(New) Landscaping	\$ 10,000.00	
6b(i)	Contract Execution, Bonds, Insurance		\$ 10,000.00
6b(iii)	Procure 8 Royal Palms		Deducted CO 7
6b(ii)	Install palms and landscaping		Deducted CO 7
I	DELAY CLAIM COSTS RELATED TO CLOMR	\$ 750,000.00	\$ 750,000.00
	Totals	\$ 4,100,000.00	\$ 4,100,000.00



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. EIGHT (8)
C003ASPRC15(GEC) — Additional Work to the 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
Eight (8)	Increase in contract time by 169 calendar days to allow for additional time to complete the project	July 11, 2025	December 25, 2025	Remains \$4,100,000.00

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. 8
C003ASPRC15(GEC)—Additional Work to the 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. 8, 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 also addresses scope changes that do not affect the contract compensation. 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,



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. C003ASPRC15(GEC)

DATE: 7/9/2025

CHANGE ORDER NO. 8

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) 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) 169 calendar days.
Therefore the contract completion date is December 25, 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 \$ 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)

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 Roberts7/9/2025

Date


Accepted By: _____
CONTRACTOR: GEC, LLC – John R. Wessel,
Managing Member7-9-2025

Date


Recommended By: _____
Architect / Engineer07-09-2025

Date


Approved By: _____
COMMISSIONER OF DPW - Derek A. Gabriel7/9/2025

Date

Federal Agency: N/A

Date


Contracting Officer: _____
COMMISSIONER OF DPP – Lisa M. Alejandro
F.C.7/15/2025

Date

REQUEST AND JUSTIFICATION FOR CHANGE ORDER 7

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



July 15, 2025

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

RE: APPROVED CONTRACT CHANGE ORDER NO. ONE (1)
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:

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
One (1)	Increase in contract time by 180 calendar days to allow for additional time to complete the project	June 29, 2025	December 25, 2025	Remains \$5,124,000.00

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



June 27, 2025

Honorable Lisa M. Alejandro
Commissioner
Department of Property and Procurement
3274 Estate Richmond
Christiansted, VI 00823

RE: CHANGE ORDER NO. 1
PO-24-810-8102-688—Additional Work to the 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. 1, submitted by GEC, LLC, for the above-mentioned project. The change order adds an additional **one hundred eighty (180)** calendar days to the contract term. The change order also addresses scope changes that do not affect the contract compensation. 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 the printed name 'Derek Gabriel'.

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. PO-24-810-8102-688

DATE: 6/27/2025

CHANGE ORDER NO. 1

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 \$ 5,124,000.00. The time provided for completion in the contract is (unchanged) **(increased)** (decreased) by 180 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 \$ 5,124,000.00
NET **(INCREASE)** (DECREASE) \$ 0
NET ENCUMBRANCE \$ 5,124,000.00

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


6/27/2025

Date


 Accepted By: _____
 CONTRACTOR: GEC, LLC – John R. Wessel,
 Managing Member

6-27-2025

Date


 Recommended By: _____
 Architect / Engineer

06-27-2025

Date


 Approved By: _____
 COMMISSIONER OF DPW - Derek A. Gabriel

6/27/2025

Date

Federal Agency: N/A

Date


 Contracting Officer: _____
 COMMISSIONER OF DPP – Lisa M. Alejandro
 F.C.

7/15/2025

Date

REQUEST AND JUSTIFICATION FOR CHANGE

This Change Order extends Contract time to agreed completion date of December 25, 2025