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## CONTRACT FOR PROFESSIONAL SERVICES

**THIS AGREEMENT** is made this 14th day of January, 2022, in the Territory of the Virgin Islands, by and between the Government of the Virgin Islands, Department of Property and Procurement, (hereinafter referred to as "Government") and Duane Morris LLP (hereinafter referred to as "Contractor").

### WITNESSETH:

**WHEREAS**, the Government is in need of the legal services of a Contractor to provide lease drafting and negotiation, and associated document review services for the re-development of Protestant Cay, St. Croix U.S. Virgin Islands which services are more particularly described in Addendum I (Scope of Services) attached hereto; and

**WHEREAS**, the Contractor was selected in accordance with 31 V.I.C. § 239(a)(8); and

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

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

### 1. SERVICES

The Contractor will provide the services described in Addendum I (Scope of Services) attached hereto and made a part of this contract.

### 2. TERM AND EFFECTIVE DATE

The term of this Contract shall be from December 3, 2021, to December 2, 2022. Upon the date of execution by the Commissioner of the Department of Property and Procurement, this Contract shall be effective for the term set out herein. Subject to Paragraph 16, the Government in its sole discretion, shall have the option to extend this Contract for two (2) additional periods of one (1) year each subject to the same terms noted herein, by providing the Contractor, at least sixty (60) days prior to the end of the then applicable term, written notice of the Government's election to extend.

### 3. COMPENSATION

The Government, in consideration of the satisfactory performance of the services described in Addendum I (Scope of Services), agrees to pay Contractor a sum not to exceed Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) in accordance with the provisions and



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assumptions set forth in Addendum II (Compensation) attached hereto and made a part of this contract.

**4. TRAVEL EXPENSES**

Inclusive of the compensation for services as specified in Paragraph 3 (Compensation) above, the Government agrees to pay documented transportation, subsistence, lodging and other travel expenses, while in travel status, for trips which have been authorized in writing, in advance, by the Government. These costs shall be advanced or reimbursed on the same basis as is applicable to non-contract employees of the Government, or as agreed to by an addendum to this Contract, however, said costs and expenses shall not exceed N/A (\$ N/A).

**5. RECORDS**

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

**6. PROFESSIONAL STANDARDS**

The Contractor agrees to maintain the professional standards applicable to the practice of law in the United States Virgin Islands. The Contractor affirms that all attorneys who will perform work under this Contract duly admitted and in good standing as a Member of the Virgin Islands Bar and is duly licensed to practice law before the Supreme Court of the Virgin Islands. The Contractor further affirms that it will abide by all applicable rules of professional responsibility, including all applicable provisions of confidentiality, during the term of this Contract. Contractor shall provide a Certificate of Good Standing to practice law in the U.S. Virgin Islands.

**7. DOCUMENTS, PRINTOUTS, ETC.**

All documents, books, records, instructional materials, programs, printouts and memoranda of every description derived therefrom and pertaining to this Contract shall become the property of the Government and, at the written request of the Government, shall be turned over to it at the termination of this Contract (but Contractor shall have the right to retain copies for its files). The above described materials shall not be used by Contractor or by any other person or entity except upon the written permission of the Government.

**8. LIABILITY OF OTHERS**

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



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insurance, gross receipt, excise, and social security taxes for Contractor, its servants, agents or independent contractors.

**9. ASSIGNMENT**

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

10. [Intentionally omitted]

**10. INDEPENDENT CONTRACTOR**

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

**11. GOVERNING LAW**

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

**12. WAIVERS AND AMENDMENTS**

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

**13. ENTIRE AGREEMENT**

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

**14. RIGHT TO WITHHOLD**

If work under this Contract is not performed in accordance with the terms hereof and such non-performance is not cured by Contractor within a reasonable time (not to exceed 30 days) after Government gives Contractor written notice specifying the non-performance, Government will





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have the right to withhold out of any payment due to Contractor, such sums as Government may deem ample to protect it against loss or to assure payment of claims arising therefrom, and, at its option, Government may apply such sums in such manner as Government may deem proper to secure itself or to satisfy such claims. Government will immediately notify the Contractor in writing in the event that it elects to exercise its right to withhold.

No such withholding or application shall be made by Government if and while Contractor gives satisfactory assurance to Government that such claims will be paid by Contractor or its insurance carrier, if applicable in the event that such contest is not successful.

**15. CONDITION PRECEDENT**

This Contract shall be subject to the availability and appropriation of funds and to the approval of the Commissioner of the Department of Property and Procurement. The Government confirms that by execution of this Contract, adequate funds have been appropriated, are available and approved by the Commissioner of the Department of Property and Procurement.

**16. TERMINATION**

Either party will have the right to terminate this Contract with or without cause on thirty (30) days written notice to the other party specifying the date of termination. The Contractor shall be entitled to receive payment for services provided (and expenses incurred) to the date of termination, including payment for the period of the thirty (30) day notice.

**17. PARTIAL TERMINATION**

The performance of work under this Contract may be terminated by the Government, in part, whenever the Government shall deem such termination advisable by providing thirty (30) days written notice to the Contractor. This partial termination shall be effected by delivering to the Contractor a Notice of Partial Termination specifying the extent to which the term and/or duties under this Contract are terminated and the date upon which such termination becomes effective. The Contractor shall be entitled to receive payment for services provided (and expenses incurred) to the date of termination, including payment for the period of the thirty (30) day notice.

**18. NON-DISCRIMINATION**

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



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**19. CONFLICT OF INTEREST**

- (a) Contractor covenants that it has no interest and will not acquire any interest direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract.
- (b) Contractor further covenants that it is:
  - (1) not a territorial officer or employee (i.e., the Governor, Lieutenant Governor, member of the Legislature, or any other elected territorial official; or an officer or employee of the legislative, executive or judicial branch of the Government or any agency, board, commission or independent instrumentality of the Government, whether compensated on a salary, fee or contractual basis); or
  - (2) a territorial officer or employee and, as such, has:
    - (i) familiarized itself with the provisions of Title 3, Chapter 37 of the Virgin Islands Code, pertaining to conflicts of interest, including the penalties provision set forth in section 1108 thereof;
    - (ii) not made, negotiated or influenced this Contract, in its official capacity; and
    - (iii) no financial interest in the Contract as that term is defined in section 1101(1) of said Code chapter.

**20. NOTICE**

Any notice required to be given by the Terms of this Contract shall be deemed to have been given when the same is sent by certified mail, postage prepaid or when deposited with a nationally recognized express courier service that provides a receipt of delivery, addressed to the parties as follows (or such other persons as the parties may designate in writing):

**GOVERNMENT**

Anthony D. Thomas  
Commissioner  
Department of Property and Procurement  
8201 Sub Base, Suite 4  
St. Thomas Virgin Islands 00802

**CONTRACTOR**

Miles L. Plaskett, Esq.  
Partner  
Duane Morris LLP  
201 S. Biscayne Boulevard, Suite 3400  
Miami FL, 33131-2318

**21. LICENSURE**

The Contractor covenants that it has:



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

## 22. OTHER PROVISIONS

Addendum I (Scope of Services), Addendum II (Compensation) and Exhibit A (Schedule of Rates) attached hereto are a part of this Contract and are incorporated herein by reference.

## 23. DEBARMENT CERTIFICATION

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

## 24. FALSE CLAIMS

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

## 25. INSURANCE

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

- (a) **PROFESSIONAL LIABILITY:** Professional liability insurance, in a form acceptable to the Government, which covers the services being performed under this Contract, with policy limits of not less than one million dollars (\$1,000,000.00) per claim. .





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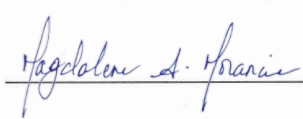
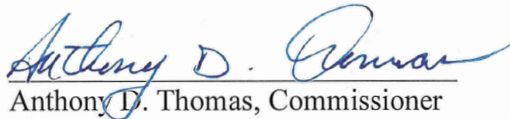
**26. FACSIMILE, ELECTRONIC & DIGITAL SIGNATURES**

A facsimile, electronic or digital signature on this Contract shall be deemed an original and binding upon the Parties hereto.

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


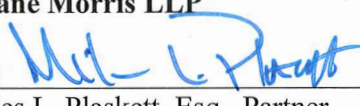
**WITNESSES:**

**GOVERNMENT OF THE VIRGIN ISLANDS**

		<u>1/14/2022</u>
	Anthony D. Thomas, Commissioner Department of Property and Procurement	Date

**CONTRACTOR**

**Duane Morris LLP**

	By: 	<u>12/7/2021</u>
	Miles L. Plaskett, Esq., Partner	Date

(Corporate seal, if Contractor is a corporation)

APPROVED AS TO LEGAL SUFFICIENCY  
 DEPARTMENT OF JUSTICE BY:  Date 1/13/2022  
 Assistant Attorney General

PURCHASE ORDER NO. \_\_\_\_\_