

GEC's PROPOSAL (2013)





*Building the Virgin Islands
with Virgin Islanders!!!*



Proposal - Development of the Paul E. Joseph Stadium and Sports Complex

Prepared for the Department of Sports, Parks, and Recreation

Submitted by GEC, LLC with Steven E. Hutchins Architects and Populous in response to
RFP-006-2013(P)

March 13, 2013 at 4 p.m.



Proposal - Development of the Paul E. Joseph Stadium and Sports Complex



Executive Summary

Development and project experience deem GEC, LLC as the most qualified Developer/Contractor for the Paul E. Joseph Stadium and Sports Complex. This proposal relates that experience to the proposed project, describes GEC's Design/Build project approach and details the means by which the development will be completed.

Project Approach

GEC plans on a Design/Build approach that is rooted in GEC's vast construction logistics and value engineering experience in the Virgin Islands. GEC will efficiently and effectively manage the entire development process - pre-construction through close out - to ensure that the GVI is delivered a product that satisfies all the requirements of the RFP and exceeds expectations. This approach will afford relatively quick completion and occupancy.

Project Experience

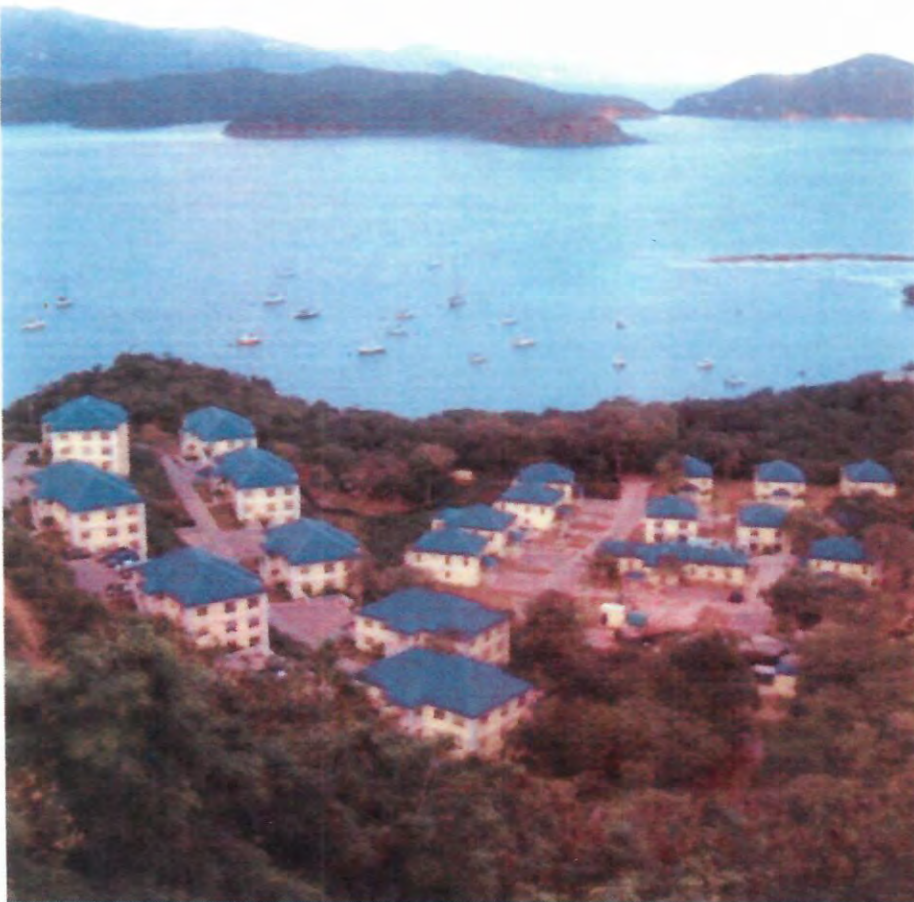
The GEC team is comprised of extremely qualified GEC executive and management staff who have built projects such as the UVI Student Residence Facility, Lovenlund Apartments, Calabash Boom Apartments, and the Louis E. Brown Apartments. Experience with projects of those sizes and types are easily transferable to the Paul E. Joseph development and will readily benefit the development process. The design team includes local design group Steven A. Hutchins Architects who has a vast resume of projects in the Virgin Islands, and Populous who have designed ballparks and sport facilities across the United States.

Proposed Development

The proposed development encompasses the demolition of the existing baseball stadium; the construction of a 3,500 seat Triple A baseball stadium, the reconstruction of the Terrence Martin Little League field, the renovation and/or relocation of the Midre Cummings Park and the Emile Henderson tennis and basketball courts; and also includes the build out of a permanent Crucian Christmas Festival Village. Re-siting of the playground and courts as shown in the renderings could allow for two distinct facilities - one dedicated sports complex and the other a culturally centered Festival Village adjacent to Fort Frederik. Construction financing for the baseball fields and festival village is anticipated to be provided by the GVI, however, several alternatives for additional financing of other venues are offered.



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Calabash Boom, Coral Bay, St. John

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1 Introductory Letter

March 13, 2013

Honorable Lynn A. Millin-Maduro
Commissioner
Department of Property and Procurement
#3274 Estate Richmond
Christiansted, USVI 00820-4200

RE: RFP-006-2013(P) Development of the Paul E. Joseph Stadium and Sports Complex,
St. Croix, U.S. Virgin Islands

Dear Commissioner Millin-Maduro,

GEC, LLC (GEC) herein submits this proposal in response to the Government of the Virgin Islands' (GVI) Request for Proposal RFP-006-2013(P) for the Development of the Paul E. Joseph Stadium and Sports Complex. As requested, this proposal provides information about GEC's organization, outside consultants, project experience, project references, and the project approach. Please note that GEC's cost proposal is provided in a sealed envelope as required.

Type of Service for which Firm is Qualified

With a vast portfolio of successful projects, St. Croix based GEC inherently understands local culture, building practices, and the unique logistical challenges faced by developers and contractors in the USVI. GEC is a full service general contractor with development and construction experience ranging from pre-engineered buildings, complex structural steel, masonry, underground utilities, cast in place concrete, wood frame construction, and utility installation. GEC has the manpower and equipment to undertake major construction and development projects, and a proven record of delivery.

Specifically, GEC is well versed and qualified in:

Design Build Construction - GEC's most recent design/build example is the University of the Virgin Islands Student Residence completed in 10 months (this project is highlighted in the Project Experience section of the proposal).

General Construction - GEC has a proven record building commercial, educational, industrial, residential, utility infrastructure, and hotel/resort such as the UVI Student Resident Facility, Louis E. Brown Apartments, Calabash Boom Apartments, Grandview Apartments and a comprehensive list of others.

Construction Management - GEC personnel have a wide range of expertise and experience as owner's representatives, developers, contractors, construction managers, and project superintendents; this experience is readily utilized in any construction management context.

Real Estate Development - GEC's company resume spans over 40 years of real estate development, and entitlement of real property for many major developments.

Facilities Management - GEC's facilities management experience includes 20 years as a primary maintenance contractor for infrastructure and utilities and site maintenance.

When selected to negotiate GEC has a 100% success rate of meeting product, budget and completion requirements. We look forward to working with the GVI to make the Paul E. Joseph Stadium and Sports Complex a successful development and invite the selection team to tour any of GEC's projects to witness firsthand the embodiment of GEC's motto of "*Building the Virgin Islands with Virgin Islanders!!!*"

Sincerely,



John R. Wessel
Managing Member



Firm Information

GEC, LLC

Physical Address:

The Vitex Building
Plot 13F Estate Bethlehem
East Airport Road
St. Croix, USVI 00850



*Cruzan Rum Barrel Warehouse
Estate Diamond, St. Croix*

Mailing Address:

P.O. Box 1656
Kingshill, USVI 00851



*Photovoltaic Array
Grandview Apartments, St. Thomas*

Phone: 340.778.0200

Fax: 340.778.2545

Email: info@gecusvi.com

Web Address: www.gecusvi.com



*Louis E. Brown Apartments,
Estate Paradise, St. Croix*



2 Organization

PRINCIPALS OF THE FIRM

John R. Wessel
Managing Member
PO Box 1656
Kingshill, USVI 00851

Karen Lustig
Co-Secretary
PO Box 1656
Kingshill, USVI 00851

Janis Persaud
Co-Secretary
PO Box 1656
Kingshill, USVI 00851



Virgin Islands Supreme Court, Subbase, St. Thomas



Key Personnel

GEC's success is attributed to the people hired and retained. Through the ranks, our personnel are typically long tenured. Our high retention lends to an inherent understanding of the quality of work expected. The company's employees are Virgin Islands residents. GEC brings this local knowledge, manifested in its people, to all projects.

John R. Wessel (Managing Member) has constructed and overseen a wide variety of major projects in the Virgin Islands since 1984 including the Melvin Evans Highway, multiple 1.5+ million gallon steel tanks and foundations, reconstructed VI Rum after Hurricane Hugo, VI WAPA generator foundations, boiler repairs, and structural steel erection. He has also built over 500,000 square feet of industrial/commercial steel buildings and over 1 million square feet of commercial/multi-story residential buildings in the Virgin Islands.



Laurence J. Richards, P.E. (Senior Project Manager), a Frederiksted native who grew up playing baseball on the Terrence Martin and Paul E. Joseph fields, is a former naval officer who has managed projects ranging from small-scale residential renovations to large-scale industrial new construction as an owner's representative, including the development of multi-family residential complexes in California. His education includes a Bachelor of Civil Engineering, a Master of Science, and a Master of Business Administration; he holds Professional Engineers licenses in California and the USVI.



Carlos Tesitor (Senior Project Manager/LEED AP/Safety Officer / Storm water Inspector) was a licensed General Contractor in Colorado prior to relocating to the Virgin Islands 24 years ago, and is now the lead estimator for GEC. His project experience includes fast track for the TYCO cable landing station, constructing over 1,000 HUD homes, industrial facilities and design build coordination. He was the Project Manager on the UVI Sports and Fitness Center and recently managed the design/build of the St. Croix Waste Transfer Station.



Brian Erhardt (Project Manager) has 40 years experience in the Virgin Islands where he began construction during initial construction of the Hess Oil refinery installing underground electrical and communication, and sandblasting and painting tanks. Brian has strong experience in concrete installation including tank, industrial and heavy civil foundations plus cast in place walls for building construction. His projects include the 25,000 square foot Virgin Islands Department of Finance building; Louis E. Brown Apartments with cast in place concrete foundations, walls and floors; and the construction of tank foundations for Virgin Islands WAPA fuel, oil and water tanks. *He has built over 250 affordable housing multi-family units for GEC.*



Joe Lee (Project Manager) Mr. Lee's experience includes oversight of concrete construction at the Calabash Boom project on St. John, and Grandview Apartments on St. Thomas. He has extensive experience with water and sewer, and site work for new communities, shopping centers as well as roadways. *Mr. Lee has managed the construction of nearly 100 affordable housing multi-family units for GEC.*



Lonnie Hartman (Utility Project Manager) specializes in underground utilities, lifting operations and industrial civil work. He has completed miles of underground public utilities including water, sewer, and electrical duct banks throughout the territory. Mr. Hartman worked in Texas before bringing his knowledge and experience to the Virgin Islands almost 20 years ago, and has managed the GEC public utility construction division for ten years.



Keith Batts (Project Manager) has an extensive background in steel tank construction and conveying systems as well as structural steel work. He has constructed coal handling facility and conveying systems, constructed the bauxite shed, and rebuilt the oil and coal fired boilers under GEC's "R" stamp. He oversaw the installation of 96,000 square foot cast in place concrete Lovenlund II apartments and the \$40 million 72,000 square foot Calabash Boom apartments. *Mr. Batts has constructed of nearly 100 housing units for GEC as well as completing the largest steel structure in the USVI at Martin Marietta on St. Croix.*



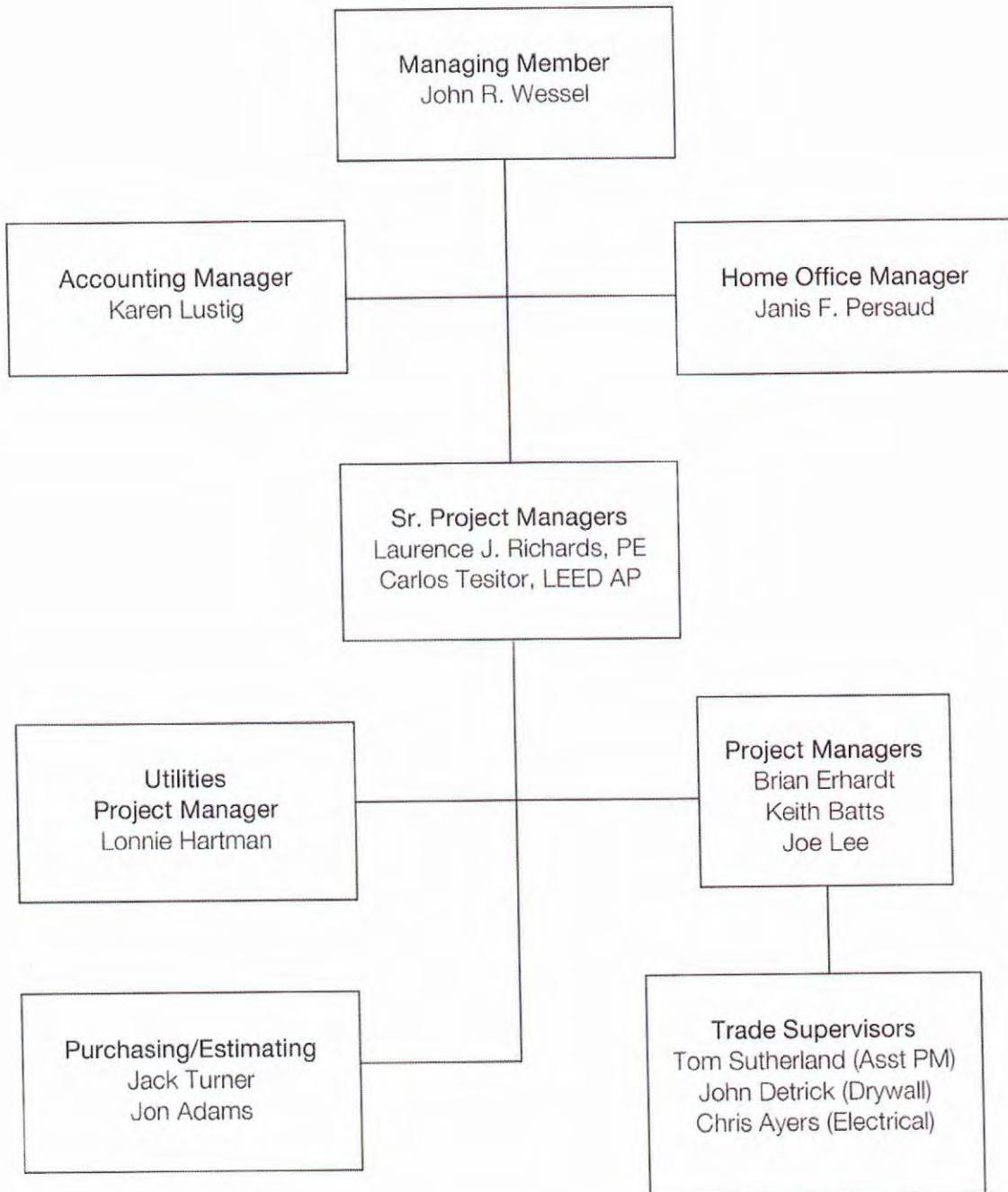


Staff Available

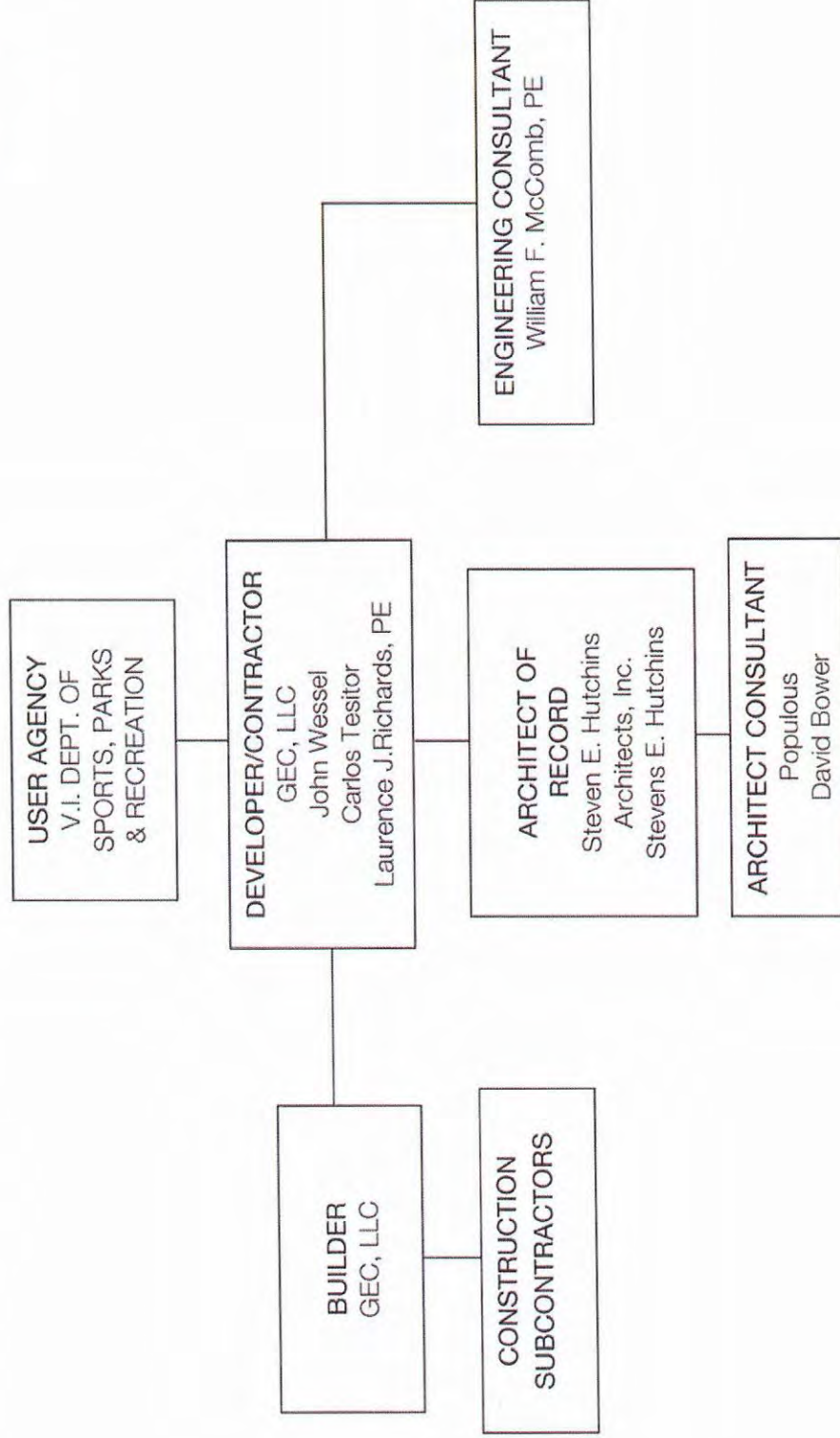
Position	Number Available
Project Managers	5
Project Superintendents	11
Contract Administrators	4
Staff Engineer	2
Staff CPA	1
Field Construction Staff	127
Total Staff Available	150



GEC, LLC Organization



Development Organization



OFFICE
11:49

ARTICLES OF ORGANIZATION

GEC, LLC

A Virgin Islands Limited Liability Company

1. **Name.** The name of the Company is **GEC, LLC**.
2. **Address.** The physical and mailing addresses of the Designated Office of the Company are as follows:
 - A. **Physical address:**

The Vitex Building
Plot 14F Estate Bethlehem
East Airport Road
St. Croix, U.S. Virgin Islands
 - B. **Mailing Address:**

P.O. Box 1656
Kingshill, St. Croix
U.S. Virgin Islands 00851
3. **Registered Agent.** The registered agent of the Company shall be **John R. Wessel**, the Vitex Building, Plot 14F Estate Bethlehem, East Airport Road, St. Croix, U.S. Virgin Islands.
4. **Organizers.** The organizers of the Company are:

John R. Wessel	The Vitex Building Plot 14F Estate Bethelhem East Airport Road St. Croix, U.S. Virgin Islands
Maritime Electronics, Inc.	The Vitex Building Plot 14F Estate Bethlehem East Airport Road St. Croix, U.S. Virgin Islands
5. **Minimum Capital.** The minimum amount of capital with which the company will commence business shall be the statutory minimum, \$1,000.00.

ARTICLES OF ORGANIZATION
GEC, LLC
A Virgin Islands Limited Liability Company

6. **Duration.** The company shall have a duration of fifty (50) years. No Member may withdraw during the term of duration without the unanimous consent of all other Members.

7. **Management.** The management of the Company shall be vested in its Members in proportion to their contributions to the capital of the Company, as adjusted from time to time to properly reflect any additional contributions or withdrawals by the Members.

8. **No Liability.** Neither the Members of the Company nor the managers, officers, employees or agents of the Company shall be liable under a Judgment, Decree or Order of a Court, or in any other manner, for a debt, obligation or liability of the Company.

9. **Purpose and Powers.** The purpose of the Company shall be to transact any lawful business agreed to by the Members. The Company shall have and exercise all powers necessary or convenient to effect its purposes.

10. **Acquisition, Mortgage or Disposition of Property.** Instruments and documents providing for the acquisition, mortgage or disposition of property of the Company shall be valid and binding upon the Company if they are executed by a Member of the Company.

11. **Transferability of Members' Interest.** An interest of a Member in the Company may be transferred or assigned. However, if such transferee or assignee is not admitted as a Member by a unanimous vote of all other Members of the Company prior to the transfer or assignment, the transferee of the interest of the Member will be considered an assignee only, and will have no right to participate in the management of the business and affairs of the Company or to become a Member. In such instance, the transferee will be entitled to receive only the share of profits or other compensation by way of income and the return of contributions to which that Member otherwise would be entitled.

12. **Additional Members.** The Company may admit additional Members by majority vote of the entire membership.

13. **Dissolution.** The Company shall be dissolved upon the occurrence of any of the following events: (1) By the unanimous written consent of all Members; or (2) Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or

ARTICLES OF ORGANIZATION
GEC, LLC
A Virgin Islands Limited Liability Company

upon the occurrence of any other event which terminates the continued membership of a Member in the Company, unless the business of the Company is continued by the consent of all remaining Members.

14. **Priority of Distribution Upon Dissolution.** In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order of priority:

- (1) Those liabilities to creditors, in the order of priority as provided by law, except those liabilities to Members of the Company on account of their contributions;
- (2) Those liabilities to Members of the Company in respect of their shares of the profits and other compensation by way of income on their contributions; and
- (3) Those liabilities to Members of the Company in respect of their Capital Accounts.

Subject to any statement in the Bylaws, Members shall share in the Company assets in respect to their claims for capital and in respect to their claims for profits or for compensation by way of income on their contributions, respectively, in proportion to the respective amounts of the claims.

15. **Meetings of Members.** Meetings of Members may be held in such place, within the Virgin Islands, as may be stated in or fixed in accordance with the Bylaws. If no other place is stated or so fixed, all meetings shall be held at the registered office of the Company.

An annual meeting of the Members shall be held at such time as may be stated or fixed in accordance with the Bylaws. Failure to hold the annual meeting at the designated time shall not work a forfeiture or dissolution of the Company.

Special meetings of the Members may be called as may be stated in the Bylaws.

16. **Action by Members without a Meeting.** Unless the Bylaws provide otherwise, action required or permitted by these Articles to be taken at a meeting of the Members may be taken without a meeting if the action is evidenced by one or more written consents describing the action taken and signed by each Member entitled to vote.

ARTICLES OF ORGANIZATION
GEC, LLC
A Virgin Islands Limited Liability Company

Action taken under this section is effective when all members entitled to vote have signed the consent, unless the consent specifies a different effective date. Written consent of the Members entitled to vote has the same force and effect as a unanimous vote of such members and may be stated as such in any document.

17. **Distributions of Capital.** A Member shall not receive out of company property any part of his or her contribution to capital until: (1) All liabilities of the Company, except liabilities to Members on account of their contributions to capital, have been paid or sufficient property of the Company remains to pay them; and (2) The consent of all Members has been given, unless the return of the contribution to capital may be rightfully demanded as provided in this Article.

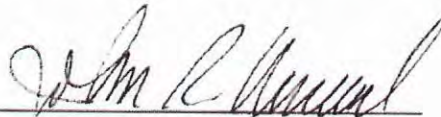
A Member may rightfully demand the return of his or her contribution upon the dissolution of the Company.

18. **Capital Accounts.** Capital Accounts will be maintained for each Member. "Capital Account" shall mean the Capital Account to be maintained for each of the Members, which shall be accounted for in accordance with Section 704 of the Internal Revenue Code of 1986, as amended and the corresponding Treasury Regulations.

19. **Allocation of Income and Losses.** Taxable income, income exempt from federal income tax, losses and expenditures not deductible in computing federal income, for each fiscal year of the Company shall be allocated for all purposes to the Members in accordance with their relative Capital Accounts.

WHEREFORE, the Organizers have executed these Articles this 28th day of Dec., 1999.

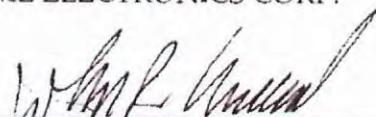
DATE: 12/28/99



JOHN R. WESSEL

MARITIME ELECTRONICS CORP.

DATE: 12/28/99

By: 

JOHN R. WESSEL, President

ARTICLES OF ORGANIZATION
GEC, LLC
A Virgin Islands Limited Liability Company

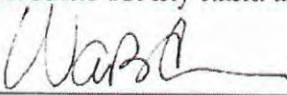
ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. CROIX) ss:

On this the 28th day of December, 1999, before me, the undersigned Notary Public, personally came and appeared JOHN R. WESSEL, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument; and he acknowledged that he has executed the same for the uses and purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Warren B. Cole
LNP-34-97
My Commission Expires 07/27/2001



Notary Public

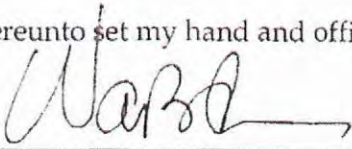
ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. CROIX) SS:

On the 28th day of December, 1999, before me personally came and appeared JOHN R. WESSEL, who acknowledged himself to be President of MARITIME ELECTRONIC CORP., a corporation, and that he, as such officer being authorized to do so, executed the foregoing instrument for the purposes contained herein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Warren B. Cole
LNP-34-97
My Commission Expires 07/27/2001



Notary Public

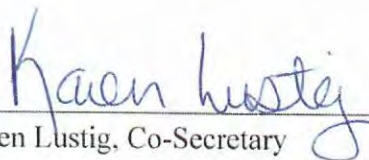
CERTIFICATE OF RESOLUTION
GEC, LLC
A U.S. Virgin Islands Company

The undersigned, Karen Lustig, Co-Secretary of GEC, LLC, a U.S. Virgin Islands Limited Liability Company (the "Limited Liability Company"), does hereby certify to the Government of the Virgin Islands ("GVI") that the Limited Liability Company is and at all times herein relevant was duly qualified and in good standing under the laws of the Territory of the Virgin Islands and that the following resolution was duly adopted by the Board of Directors of the Limited Liability Company on December 29, 1999, and that said actions therein described are permitted by the Articles and By-laws of the Limited Liability Company,

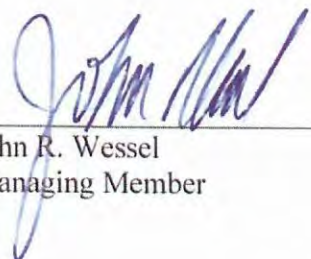
RESOLVED, that the Limited Liability Company be authorized to execute and deliver a contract agreement between the Limited Liability Company and Government of the Virgin Islands or any other entity for construction supplies and or services as described in the Contract (hereinafter called the "Contract).

RESOLVED FURTHER, that the President/Managing Member of the Limited Liability Company, acting singly, is hereby authorized and directed on behalf of the Limited Liability Company to execute and deliver to the authorized agent of GVI or other entity the Contract and any other related document which may be required or requested by GVI or other entity. There is no dollar limit on this authorization.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the Limited Liability Company this 20th day of February 2013.



Karen Lustig, Co-Secretary

ATTEST: 

John R. Wessel
Managing Member



THE GOVERNMENT OF THE VIRGIN ISLANDS
DEPARTMENT OF LICENSING AND CONSUMER AFFAIRS
PROFESSIONAL LICENSE

KNOW ALL BY THIS PRESENT

That, in accordance with the applicable provisions of Title 3 Chapter 16 and Title 27 V.I.C. relating to the licensing of businesses and occupations, and compliance having been made with the provisions of 10 V.I.C. Sec. 41 relating to the Civil Rights Act of the Virgin Islands, the following license is hereby granted.

Licensee:	GEC, LLC
Trade Name:	GEC, LLC
Mailing Address	Physical Address
P. O. BOX 1656 KINGSHILL ST. CROIX VI 00851	13F ESTATE BETHLEHEM FREDERIKSTED ST. CROIX VI 00840
Business No: 2922	License No: 2-2922-1B
Types of License(s) Construction Contractor	

As provided by law, the authorized licensing authority shall have the power to revoke or suspend any License issued hereunder, upon finding, after notice and adequate hearing, that such revocation or suspension is in the public interest; provided, that any persons aggrieved by any such decision of this office shall be entitled to a review of the same by the Territorial Court upon appeal made within (30) days from the date of the decision; provided, further, that all decisions of this office hereunder shall be final except upon specific findings by the Court that the same was arrived at by fraud or illegal means.

2013

If a renewal is desired, the holder is responsible for making application for same without any notice from this office. It is the responsibility of the Licensee to notify the Department in writing within (30) days, when a license is to be cancelled or placed in inactive status. Failure to do so will result in the assessment of penalties as authorized by law.

Valid from 02/01/2013 until 02/02/2014
Printed on 01/09/2013
Issued at St. Croix, V.I.
Fee 260.00

Commissioner, Department of Licensing and Consumer Affairs

THIS LICENSE MUST BE PROMINENTLY DISPLAYED AT PLACE OF BUSINESS

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

-0-

CHARLOTTE AMALIE, ST. THOMAS, VI 00802

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF EXISTENCE

To Whom These Presents Shall Come:

I, GREGORY R. FRANCIS, Lieutenant Governor of the Virgin Islands, do hereby certify:

That GEC, LLC filed Articles of Organization with the Office of the Lieutenant Governor on **December 29, 1999** and the Company is duly organized under the laws of the United States Virgin Islands;

That the duration of this Limited Liability Company is for a specified term and the company's existence shall terminate on December 29, 2049;

That the company has paid all applicable fees to date; and

That Articles of Termination have not been filed by the company.

In Witness Whereof, I have hereunto set my hand and affix the seal of the Government of the United States Virgin Islands, at Charlotte Amalie, this 19th day of October, A.D. 2012.


GREGORY R. FRANCIS

Lieutenant Governor of the Virgin Islands



AIA[®] Document A305[™] – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

| **SUBMITTED TO:** Department of Property and Procurement

| **ADDRESS:** 3274 Estate Richmond, St. Croix, VI 00820

| **SUBMITTED BY:** John R. Wessel

| **NAME:** GEC, LLC

| **ADDRESS:** P.O. Box 1656 Kingshill, VI 00851

| **PRINCIPAL OFFICE:** Vitex Building East Airport Road,
13 F Estate Bethlehem, St. Croix, VI 00850

[] Corporation

[] Partnership

[] Individual

[] Joint Venture

| [X] Other Limited Liability Company

| **NAME OF PROJECT:** RFP-006-2013 (P) Development of the Paul E. Joseph Stadium and Sports Complex, St. Croix, VI

TYPE OF WORK: *(file separate form for each Classification of Work)*

| [X] General Construction

[] HVAC

[] Electrical

[] Plumbing

[] Other: *(Specify)*

§ 1 ORGANIZATION

| § 1.1 How many years has your organization been in business as a Contractor? 44
Developer - 25 years

| § 1.2 How many years has your organization been in business under its present business name? 13

§ 1.2.1 Under what other or former names has your organization operated?

Reed, Wible & Brown, Inc.
CDM Industrial Group
General engineering corp.
GEC, Inc.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

| § 1.3 If your organization is a corporation, answer the following: N/A

§ 1.3.1 Date of incorporation:

§ 1.3.2 State of incorporation:

§ 1.3.3 President's name:

§ 1.3.4 Vice-president's name(s)

§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

| § 1.4 If your organization is a partnership, answer the following: N/A

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

| § 1.5 If your organization is individually owned, answer the following: N/A

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

Limited Liability Company

Date of Organization: Dec. 29, 1999

State of Organization: U.S. Virgin Islands Date qualified in U.S.V.I.: 2000

Managing Member: John R. Wessel

Secretary's Name: Janis F. Persaud, Co-Secretary & Karen Lustig, Co-Secretary

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

USVI

General Contracting License: 2-222922-1B

Qualifies as a Preferred Bidder under the Preferred Bidders Act

Certified as an EDC Supplier

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

| USVI

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

| Earthwork, Site Utilities, Concrete, Masonry, Metals incl. Fabrication & Erection, Pipe Fitting, Welding, Thermal Protection & Electrical.

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

Yes, Two vehicle accidents and one worker injured on job

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

See attached

§ 3.4.1 State total worth of work in progress and under contract:

\$22,076,400

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See attached

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$21,451,046

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See Attached

§ 4 REFERENCES

§ 4.1 Trade References:

Robert Jackson, President (954) 927-4545 ext #221
Reliance Housing Foundation
805 E. Broward Blvd., Ste. 200
Ft. Lauderdale, FL 33301

Adrienne L. Williams (340) 772-3180 off
VI Housing Finance Authority
3202 Demarara #3 Frenchtown Plaza, suite 200
St. Thomas, USVI 00802

Robert deJongh 340 774-8035
The deJongh Group, PC
2200 Estate Staabi, St. Thomas, VI

Jerryn J. McCray, Architect (443) 889-5975
5500 Harford Road, Suite 206
Baltimore, MD 21214

§ 4.2 Bank References:

Banco Popular de Puerto Rico, Altona Regional Office
Mr. John Kennedy, Commercial Loans Officer (3400 693-2723)

§ 4.3 Surety: Continental Insurance Company

§ 4.3.1 Name of bonding company:

Continental Insurance Company Millenium Park
Plaza Suite 440 15 Second St.
Guaynabo, PR 00968

§ 4.3.2 Name and address of agent:

Lizbeth Graxirena, CISR 787-993-0714
RR Core Insurance Group corp.
103 Isabel Andreu Aguilar, Ste. 301
Hato Rey, PR 00968

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items: Available on request.

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Rivera Colon & Co. .
Centro Internacional de Mercade, Torre 1, suite 701
Guaynabo, PR 00908

(787) 620-6787

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

N/A

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6 SIGNATURE

§ 6.1 Dated at this 27th day of February 2013

Name of Organization: GEC, LLC

By:

John R. Wessel

Title: Managing Member

§ 6.2

M being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 27th day of February 2013

Notary Public:

My Commission Expires: 4-22-14



3 Outside Consultants

The successful development of the Paul E. Joseph Stadium and Sports Complex depends on the selected design team and the coordination between the designer and the Developer-Contractor. GEC, LLC and Steven E. Hutchins Architects have a long standing relationship developed over many years on developments such as Lovenlund, Grandview, Calabash Boom and others. SEHA has brought in Populous as a design consultant who has significant experience with the design and development of baseball stadiums throughout the United States.

**ARCHITECT OF RECORD
STEVEN E. HUTCHINS ARCHITECTS, INC.**

a. FIRM DATA

Steven E. Hutchins, AIA, LEED AP - Principal in charge

Mailing Address:

P.O. Box 223493
Christiansted, VI 00822
Phone (340) 778-8898 Fax (340) 778-7754
Email: stx@seharchitects.com

Physical Address:

109-113 Castle Coakley
Christiansted, VI 00820

Architectural Registration 458A
Architectural Business License No. 503083
General Contractor Business License No. 503995
Year established 1986

Florida Address

9143 Philips Highway Suite 140
Jacksonville, Fl. 32256
Phone (904) 538-9615 Fax (904) 538-9617
Email: seh@seharchitects.com
Florida Architectural Registration AR 0015093
Year established 1994

**ARCHITECT OF RECORD
STEVEN E. HUTCHINS ARCHITECTS, INC.**

b. ARCHITECTURAL- ENGINEERING SERVICE QUALIFICATIONS

Steven E. Hutchins Architects, Inc. is a St. Croix based full service architectural and planning practice. Steven E. Hutchins, Principal in charge founded the practice in 1986 on St. Croix and has maintained a continuous and active practice since that time. In 1994 the firm established a branch office in Jacksonville, Florida. The Jacksonville office operates autonomously but serves as a collaboration partner with the St. Croix Office.

The firm's qualifications that are most relevant to this project are its diversity and its design orientation. This is a highly diversified firm relative to its size and to other firms. The two offices undertake highly visible projects in both the Caribbean and Florida markets. Projects have been completed in virtually every market sector. The firm's size allows us to be responsive to exacting design requirements of our projects. Our agility as a firm enables us to commit extra resources to design refinement. This in turn becomes the owner's advantage in terms of promotional value as well as our benefit in its potential publication opportunities. Our work has been published in Architectural Digest, Florida-Caribbean Architect, Coastal Living, Water's Edge, San Juan Star and others.

Two other factors that elevate this firm's qualification relative to this project are as follows.

Design Build – Steven E. Hutchins Architects, Inc. has completed numerous projects in the Virgin Islands in the Design-Build mode of delivery. The firm's familiarity with this type of project enables the project team to capitalize on the advantages of Design-Build as they relate to cost savings, schedule reduction and overall efficiency. The following Design-Build projects have been completed for various VI Government agencies.

- Head Start District Office
- GERS Headquarters
- Head Start Food Storage Depot
- Anna's Hope Pre-Release Center
- Casino Control Commission Building
- Aldershvile Senior Center (underway)

Public Projects – Steven E. Hutchins Architects, Inc. has evolved into one of the leading Architectural service vendors for the Virgin Islands. The majority of our work at present is for various agencies of the GVI. We have provided services for the following departments/agencies:

- VI Housing Authority
- Department of Human Services
- VI Housing Finance Authority
- VI Port Authority
- VI Water & Power Authority
- Department of Education
- Government Employees Retirement System
- VI Police Department
- VI Department of Election

This experience enables the firm to operate with efficiency and sensitivity in the development environment of public projects in the USVI.

**ARCHITECT OF RECORD
STEVEN E. HUTCHINS ARCHITECTS, INC.**

c. LIST OF PROJECTS

MULTI-UNIT RESIDENTIAL PROJECTS

Flagler Point Apartments- 176 unit affordable housing complex	\$35,000,000
Calabash Boom- 72 Unit affordable housing complex	\$33,000,000
Lovenlund Apartments - 96 units affordable housing community- Phase II	\$19,000,000
Grandview Apartments-84 unit apartment community	\$19,000,000
Bellevue Village - 72 unit housing community (Construction Drawing)	\$15,000,000
Lovenlund Apartments - 99 units affordable housing community- Phase I	\$15,000,000
St. Thomas Veterans Housing –162 unit affordable housing community	\$15,000,000
Club St. Croix - 309 unit timeshare/condominium	\$12,000,000
Grapetree Shores - 142 unit beachfront condominium/hotel	\$9,000,000
Louis E. Brown Villas - 438 unit housing complex – rehab	\$5,500,000
Concordia Manor Apartments - 64 unit apartment complex	\$4,800,000
Orange Grove Condominiums - 60 unit middle income project	\$3,600,000
Ralph Dechabert Place - 264 unit housing complex – rehab	\$2,300,000
Altona Aprtments-8 unit affordable housing community	\$2,199,000
Kirkegade Hus Condominiums - 8 unit luxury condominiums	\$2,000,000
Amalie Terrace-new 60 unit housing community	\$2,000,000
Coakley Bay Condominiums - 100 unit coastal complex – rehab	\$1,500,000
W.I.M. Hodge Pavilion - 250 unit housing complex – rehab	\$1,350,000
Candido Guadelupe - 90 unit housing complex – rehab	\$1,100,000
Breezewood Villas 1 - 12-Units – Contract Administration	\$1,000,000
Breezewood Villas 11- 12 Units – Contract Administration	\$1,000,000
Orange Grove Villas 1- 12 units - Contract Administration	\$1,000,000
Orange Grove Villas II - 12 Units - Contract Administration	\$1,000,000
John F. Kennedy Terrace - 200 unit housing complex – rehab	\$990,000
Clearview Apartments - 44 FmHA funded apartment complex – rehab	\$800,000
Aureo Diaz Heights - 100 unit housing complex – rehab	\$675,000
D. Hamilton Jackson Terrace - 115 unit housing complex – rehab	\$580,000
Whim Gardens - 100 unit elderly housing complex – modernization	\$560,000
Sunrise Cove - 22 unit FmHA funded apartment complex – rehab	\$400,000
Mount Pleasant - 44 unit housing complex – rehab	\$290,000
Joseph James Terrace - 34 unit housing complex – rehab	\$240,000

COMMERCIAL PROJECTS

Kingshill Dialysis Center	\$3,000,000
Tyco St. Croix Terminal – trans-oceanic cable terminal and signal distribution building	\$2,200,000
O'Neale's Holdings – 3 story commercial office building	\$2,100,000
Southside Business Center – campus of two flex-space, commercial buildings	\$1,200,000
Wong Commercial Building – 3 storey mixed use, commercial building	\$1,200,000
St. Croix Avis Building – newspaper printery and headquarters	\$900,000
Head Start District Office – 7000 sq ft headquarters for Head Start	\$844,000
Dept of Human Services, Head Start Division District Office – administrative Hdqtrs	\$800,000
Central High School – Library, cafeteria, gymnasium and offices – rehab	\$650,000
St. Croix Education Complex – comprehensive campus rehabilitation	\$650,000
Virgin Islands Water and Power Authority – multi-building power plant rehab	\$600,000
Casino Control Commission Building – hdqtrs for St. Croix gaming commission	\$500,000
Anna's Hope Child Care Center – 50 client day care center	\$480,000
V.I. Water and Power Authority – auxiliary battery and generator building	\$465,000
Dept of Human Services – Central Food Storage building and depot	\$433,000
Juanita Gardine School – comprehensive campus rehabilitation	\$400,000
Alexander Henderson School – comprehensive campus rehabilitation	\$350,000
Government Employees Retirement System – administrative headquarters	\$340,000
Jan Mitchell Studio – two storey urban office, production and retail outlet	\$300,000
Schuster Building – two storey urban office building	\$293,000

INDUSTRIAL AND INSTITUTIONAL PROJECTS

Head Start District Office – 7000 sq ft headquarters for Head Start	\$844,000
Central High School – Library, cafeteria, gymnasium and offices – rehab	\$650,000
St. Croix Education Complex – comprehensive campus rehabilitation	\$650,000
Virgin Islands Water and Power Authority – multi-building power plant rehab	\$600,000
Anna's Hope Child Care Center – 50 client day care center	\$480,000
V.I. Water and Power Authority – auxiliary battery and generator building	\$465,000
Aldersville Senior Center	\$450,000
Dept of Human Services – Central Food Storage building and depot	\$433,000
Juanita Gardine School – comprehensive campus rehabilitation	\$400,000
Charlotte Amalie High School	\$390,000
Alexander Henderson School – comprehensive campus rehabilitation	\$350,000
Anna's Hope Pre-release Center – minimum security youth detention facility	\$260,000
Richmond Senior Citizen Center – rehab of multi purpose building	\$170,000
Dept. of Human Services – vehicle fleet maintenance facility and storage	\$97,000

ARCHITECT OF RECORD
STEVEN E. HUTCHINS ARCHITECTS, INC.

d. RESUMES OF KEY PERSONNEL



Steven E. Hutchins
AIA, LEED AP
Principal

Education

Pratt Institute - Brooklyn, New York
Bachelor of Architecture - 1983

Licensing and Accreditation

NCARB Registration
Florida Architect License # AR 0015093
Virgin Islands Architect License #458A
Texas Architect License #20908
Georgia Architect License #RA012567
Virgin Islands Licensed General Contractor
LEED Accredited Professional

Membership and Associations

American Institute of Architects (AIA)
National Trust for Historic Preservation
Our Town Frederiksted
St. Croix Chamber of Commerce

Prior Experience

6/83 - 1/85 Jay A. Airmour AIA, PA
New York, New York
Project Architect

1/85 - 10/86 JPI Architects
Dallas, Texas
Project Architect

Steven founded the firm in St. Croix, U.S. Virgin Islands in 1986 and established the Jacksonville, Florida office in 1995 and presently oversees management of both offices. He currently is responsible for design oversight, senior project management, master planning, feasibility studies, business development and application of LEED requirements for building certification.

Sample Projects

- Flagler Point Apartments, Ft. Lauderdale, Florida
- Club St. Croix, St. Croix, U.S.V.I.
- 520 Hogan Street, Historic Rehabilitation, Jacksonville, Florida
- Columbian Apartments, St. Petersburg, Florida
- St. Croix Avis Building and Printery, St. Croix, U.S.V.I.
- Holmes Block, Historic Rehabilitation, Jacksonville, Florida
- Lovelund Apartments, St. Thomas, U.S.V.I.
- Palencia Plaza, St. Augustine, Florida
- Kirkegade Hus Condominiums, St. Croix, U.S.V.I.
- South Lane Distribution Center, Jacksonville, Florida
- Tyco Trans Oceanic Cable Terminal, St. Croix, U.S.V.I.
- Calabash Boom Apartments and Townhouses, St. John, U.S.V.I.
- Beachwood Commerce Center, Jacksonville, Florida
- Southside Business Center, St. Croix, U.S.V.I.
- Glen St. Johns Community Center, Jacksonville, Florida
- Head Start District Office, St. Croix, U.S.V.I.
- Hendricks Place, Jacksonville, Florida
- Casino Control Commission Building, St. Croix, U.S.V.I.
- San Marco Railroad Station, Jacksonville, Florida
- Schuster Building, Historic Rehabilitation, St. Croix, U.S.V.I.
- Holy Cross Catholic Church, Historic Rehabilitation, St. Croix, U.S.V.I.
- Aldersville Senior Center, St. Croix, U.S.V.I.
- Bethlehem Sugar Factory, Historic Restoration, St. Croix, U.S.V.I.
- Whim Gardens Home for the Elderly, St. Croix, U.S.V.I.
- Virgin Islands Housing Authority, 14 Community Rehab, St. Croix, U.S.V.I.



Kenneth C. Spaulding
Project Manager

Ken joined Steven E. Hutchins Architects, Inc. in 1996 and is now a project manager for most of the projects performed through the St. Croix Office. His responsibilities include complete vertical management, production of contract documents, consultant coordination, conducting owner meetings and complete construction administration.

Education

Phoenix College, Phoenix, AZ
CAD 1 - AutoCAD Release 13/Windows, 1996
Rio Salado Community College, Phoenix, AZ
CAD 1 - Intergraph MS, Release 4, 1993
Arizona State University, Tempe, AZ
BS - Design - 1985
Mesa Community College, Mesa, AZ
General studies/mathematics
Prerequisites for College of Architecture -
1980/82

Prior Experience

8/85 - 2/86 J. Barry Moffit & Associates
Phoenix, AZ
Draftsman

2/86 - 7/88 Ahern, MacVittie & Hofmann, LTD.
Tempe, AZ
Draftsman

7/88 - 2/89 Michael Wilson Kelly, Architect
Tempe, AZ
Draftsman

4/89 - 5/91 Young/Lumsden, Arch. Planners
Oceanside, CA
Project Manager

4/89 - 4/96 Salt River Project/CDI Corp.
Tempe, AZ
Checker/Draftsman/CAD Operator

Sample Projects

- Head Start District Office, St. Croix, U.S.V.I.
- Schuster Building, Historic Rehabilitation, St. Croix, U.S.V.I.
- Virgin Islands Housing Authority, 14 Community Rehab, St. Croix, U.S.V.I.
- Lovenlund Apartments, St. Thomas, U.S.V.I.
- Calabash Boom Apartments and Townhouses, St. John, U.S.V.I.
- Bellevue Village, St. John, U.S.V.I.
- Holy Cross Catholic Church, Historic Rehabilitation, St. Croix, U.S.V.I.
- Grapetree Shores, St. Croix, U.S.V.I.
- Whim Gardens Home for the Elderly, St. Croix, U.S.V.I.
- Anna's Hope Pre Release Center, St. Croix, U.S.V.I.
- Aldersville Senior Center, St. Croix, U.S.V.I.
- Bethlehem Sugar Factory, Historic Restoration, St. Croix, U.S.V.I.



Ramilito Alipio
Project Manager

Education

Mapua Inst. of Tech., Manila, Philippines
Bachelor of Science in Architecture

Prior Experience

4/87 – 12/91 Grogun Incorporated
Manila, Philippines
Draftsman

12/91 – 7/93 Saudi Butec
Dammam, Saudi Arabia
Architect/Draftsman

10/93 – 4/00 Chesuyan Design & Decoration
Singapore
Senior Designer

Ramil joined Steven E. Hutchins Architects, Inc. in 2001. He is presently performing very diverse responsibilities that range from the production and coordination of construction drawings to the preparation of specifications. He also performs construction management tasks like attending site meetings and inspections followed by preparation of progress and field reports.

Sample Projects

- Lovenlund Apartments St. Thomas, U.S.V.I.
- Lovenlund Apartments Phase II, St. Thomas, U.S.V.I.
- New Housing Community for Veterans, St. Thomas, U.S.V.I.
- Bellevue Village, St. John, U.S.V.I.
- Calabash Boom Apartments, St. John, U.S.V.I.
- Flagler Point Apartments, Ft. Lauderdale, Florida
- SandalGrove Apartments, Ft. Lauderdale, Florida
- Cross Creek Apartments, Jacksonville, Florida
- Deerfoot Point Triplex, Jacksonville, Florida
- Kernan Forest, Jacksonville, Florida
- Northbridge Apartments, Jacksonville, Florida
- Timothy's Landing, Jacksonville, Florida
- Melbourne Apartments, Melbourne, Florida
- Turquoise Bay, St. Croix, U.S.V.I.
- Palencia Plaza, St. Augustine, Florida
- Holmes Block Historic Rehabilitation, Jacksonville, Florida
- 520 Hogan Street Historic Rehabilitation, Jacksonville, Florida
- Columbian Apartments, St. Petersburg, Florida
- Bethlehem Sugar Factory, St. Croix, U.S.V.I.
- Beachwood Commerce Center, Jacksonville Florida
- Magnolia Park, Jacksonville, Florida
- Aldershvile Senior Center, St. Croix, U.S.V.I.
- Emack Residence, Crescent Beach, Florida
- World Gym, Jacksonville, Florida
- Royal Palms, St. Croix, U.S.V.I.
- Wildrew Gerinson Building, St. Augustine, Florida
- Hovensa, LLC, St. Croix, U.S.V.I.
- Ash Residence, Jacksonville, Florida
- Duval Horne New Offices, Green Cove Springs, Florida
- No. 1 Rendezvous Point, St. John, U.S.V.I.



Henry D. See
Project Architect

Education

Univ. of Santo Thomas, Manila, Philippines
Bachelor of Science Degree in Architecture

Licensing and Accreditation

Registered Architect - Philippines

Prior Experience

10/88 - 10/89 Gilbert Yu & Partners
Manila, Philippines
Job Captain

10/89 - 10/90 Francisco Manosa & Partners
Manila, Philippines
Job Captain

10/90 - 10/92 Architects Pacific
Manila, Philippines
Job Capitan

10/92 - 10/93 Martin Cristobal & Laguana
Manila, Philippines
Production Manager

10/93 - 10/96 Moisson Private Limited
Republic of Singapore
Job Captain, Computer Manager

10/96 - 10/02 Smallwood Reynolds Stewart
Atlanta, Georgia
Job Capitan (Presentation & Production)

10/02 - 05/08 BKM Design-Build Inc.
Jacksonville, Florida
Project Manager -
Architecture/Construction

06/08 - Present WATG
Orlando, Florida
Senior Technical

Henry has recently joined the firm and has been assigned management responsibilities for the firm's hospitality sector due to his extensive background in this area. He will be responsible for project management, design, and production of construction documents as well as construction phase administration work and marketing the firm for hospitality projects.

Sample Projects

- Grand Hyatt Hotel and Luxury Residences, Victoria Island, Lagos Nigeria
- Emerald Point, Grace Bay, Turks & Caicos Islands
- Marriott Public Spaces, Biscayne Bay, Miami, Florida
- Orlando World Center Phase 2 Renovation, Orlando, Florida
- The Ritz-Carlton Lodge at Reynolds Plantation, Lake Oconee, Georgia
- Western Grand Bohemian Hotel, Orlando, Florida
- Cebu City Shangri-La Hotel, Republic of the Philippines
- Cebu City Casino Hotel, Republic of the Philippines
- B1555 Expand Flight Simulator Facility - Naval Station Mayport, Florida
- RSSF Cargo Battalion Handling Facility, Blount Island, Florida
- Renovate B135 Freezer Storage to Office Space, Naval Air Station Jacksonville, Florida
- Marine Corp Reserve Center, Savannah, Georgia
- SOF Rowe Training Facility Phase IV, Fort Bragg, North Carolina
- EOD addition, Submarine Base, Kings Bay, Georgia
- NADEP Engine Shop Facility, Naval Air Station, Jacksonville, Florida
- Renovate HVAC/Plumbing/Electrical B118, Naval Air Station, Jacksonville, Florida
- Joint Harbor Operations Center SCIF Facility, Naval Air Station, Jacksonville, Florida
- Aquarius by the Park, 720 unit Condominium, Republic of Singapore
- Stratford Court Condominium, Republic of Singapore
- Life Enrichment Center, Jacksonville, Florida
- AmSouth Bank Operations Center, Hoover, Alabama
- One Alliance Center, Atlanta, Georgia
- Migas Centre, Indonesia
- West Bay Complex, Doha, Qatar

**ARCHITECT OF RECORD
STEVEN E. HUTCHINS ARCHITECTS, INC.**

e. CURRENT PROJECTS

The firm's current workload is relatively light. We recently completed the construction drawings for the Anna's Hope Apartments project for VI Housing Management. This has freed up additional staff for the Paul E. Joseph Stadium and Sports Complex.

The current projects and respective stages are as follows:

PROJECT	SCOPE	PERCENTAGE COMPLETED	COST
Anna's Hope	Multi-Family	99%	\$17,000,000
Oakland Terrace	Multi-Family	95%	\$ 4,500,000

STAFF AVAILABLE

1. Steven E. Hutchins, AIA, LEED AP – Steven E. Hutchins Architects, Inc. - 26 years with firm is a Registered Architect, licensed General Contractor, and Owner of Steven E. Hutchins Architects, Inc. is the principal-in-charge with diverse experience in Government Public Housing, Commercial, Institutional, and Construction projects.
2. Kenneth Spaulding – 14 years with the firm is a project architect and has been the Project Manager for numerous Department of Human Services and the Virgin Islands Government Public Housing and Institutional projects including the recent Lovenlund Apartment project in St. Thomas.
3. Ramilito Alipio- 10 years with the firm is an architectural draftsman experienced in residential and commercial projects who also was involved in the Lovenlund Apartments project.
4. Henry See- Mr. See joined Steven E. Hutchins Architects, Inc. in 2009. He has extensive hospitality, historical rehabilitation and multi-family housing experience.
5. Vibha Hutchins, ASID - 15 years with firm is an internationally renowned interior designer with experience in interior finishes and handicapped accessible design for children, elderly and disabled persons.
6. David Bower – POPULOUS– 20 years with the firm and is now principal and senior project manager with responsibilities including design, production of contract documents, consultant coordination, project and construction administration and feasibility studies.
7. Sean Mongey – Project Architect – 4 years with firm and experienced in design, documentation and construction.
8. Rich Smith – 23 years experience in mechanical engineering.
9. Mike Fiser – 22 years experience in electrical engineering.
10. W. Steven Hofmeister – 25 years experience in structural engineering.
11. HB Warner III – 34 years experience in structural engineering.

NUMBER OF STAFF AVAILABLE

Registered Architects	4
Project Manager	2
Architectural Draftsmen	6
Professional Engineer	1
Interior Designer	2
General Contractor	1
Engineers	
• Structural	4
• Civil	2
• Engineering Draftsmen	
	<u>4</u>
Total Staff Available	26



CALABASH BOOM APARTMENTS AND TOWNHOMES

STEVEN E. HUTCHINS ARCHITECTS, INC. provided complete architectural and project management services for the design of this Affordable Housing Community located in St. John, United States Virgin Islands. Calabash Boom is a seventy-two unit housing community composed in two sections; One section is Affordable Housing Apartments housed in eight and six unit buildings, the second is twenty-four units of market rate townhomes housed in twelve duplex units. This project was developed using the design and construction team of Steven E. Hutchins Architects, Inc. and GEC, LLC.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





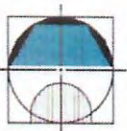
GRANDVIEW APARTMENTS

STEVEN E. HUTCHINS ARCHITECTS, INC. provided complete architectural services in the design of this new 84 unit apartment community located in St. Thomas, U.S. Virgin Islands. The property includes a new Community Center, recreation areas and a 10 building campus of residential buildings on steep hillsides on the north side of St. Thomas. This project was developed using the design and construction team of Steven E. Hutchins Architects, Inc. and GEC, LLC.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





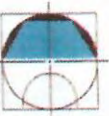
FLAGLER POINT APARTMENTS

STEVEN E. HUTCHINS ARCHITECTS, INC. provided complete architectural and project management services for the design of this Affordable Housing, Mixed Use High-Rise complex located just outside of downtown Ft. Lauderdale, Florida. Flagler Point Apartments includes ten stories of high-rise loft style apartments, three stories of low-rise loft style apartments, two stories of market rate "townhouse" style apartments on street level, street level retail space, a four story parking garage, and a roof top swimming pool terrace.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





LOVENLUND APARTMENTS

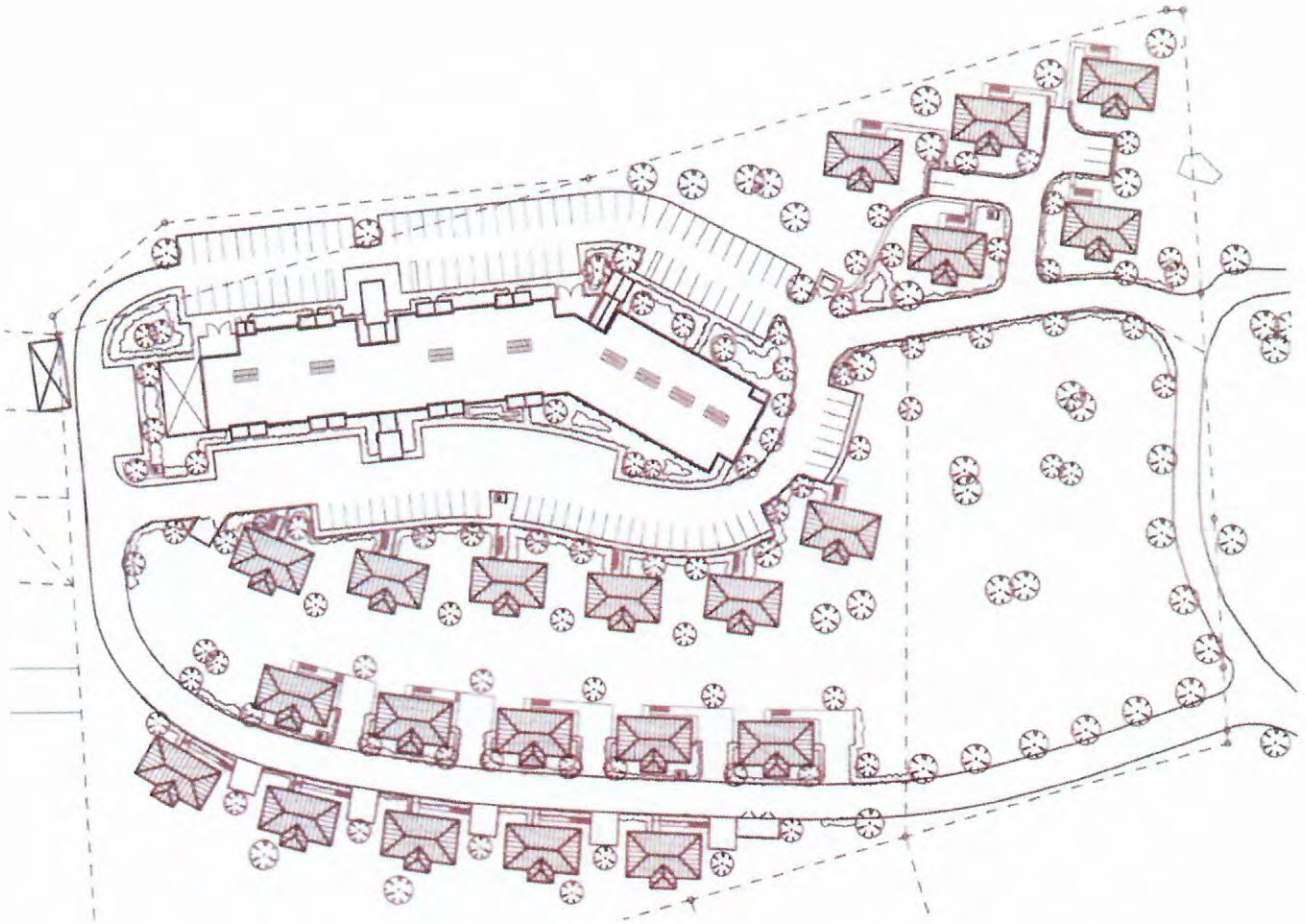
STEVEN E. HUTCHINS ARCHITECTS, INC. provided complete architectural services for this one hundred ninety-six unit affordable housing, multi-family community located in St. Thomas, United States Virgin Islands. The project consists of twelve detached multi-unit buildings of two, three and four bedroom units, common structures consisting of a pavilion and recreation areas. This project was developed using the design and construction team of Steven E. Hutchins Architects, Inc. and GEC, LLC.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





PATRIOT MANOR

STEVEN E. HUTCHINS ARCHITECTS, INC. provided complete architectural services for the design of this new 164 unit complex on a hilltop overlooking the Caribbean Sea in St. Thomas, U.S. Virgin Islands. Work included Master Planning of the site, preparation of complete construction documents and providing construction contract administration. The project consisted of 122 units at the hotel core building and 42 villa units, fitness center, entertainment and dining areas, offices, maintenance areas and all utilities, support and circulation areas.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





CLUB ST. CROIX

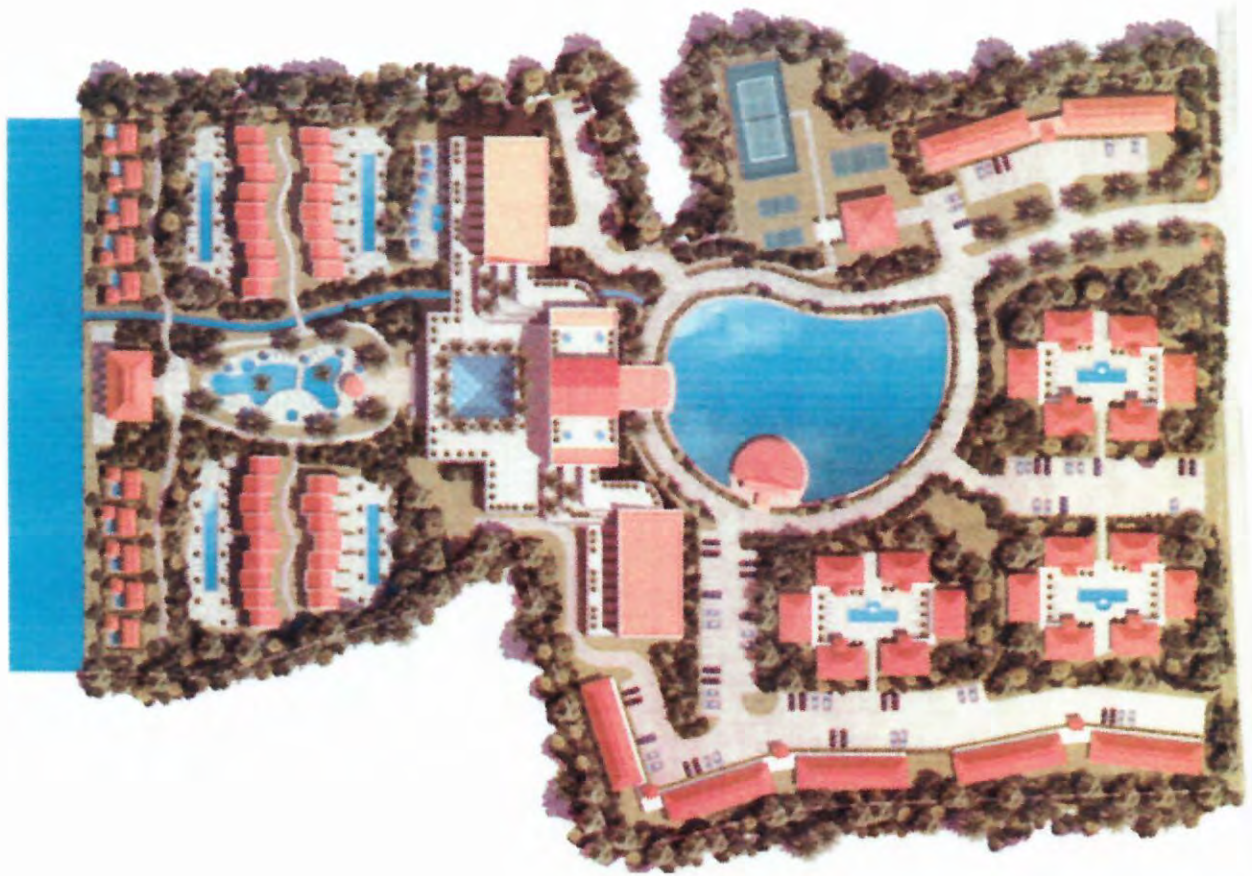
STEVEN E. HUTCHINS ARCHITECTS, INC. provided Master Planning, Zoning and Design work for this three hundred nine unit resort complex and complete architectural services on its first two phases to date. This project is a hotel type operation of all units which range from efficiency apartments to two bedroom units sold as condominiums. The resort features a health club, two restaurants, three swimming pools, day care center, charger boat docks and convention facilities. The site is an unbroken scratch of white sand beach located west of the Town of Christiansted, St. Croix, United States Virgin Islands.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





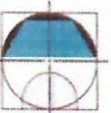
Kumarakom Lake Resort

STEVEN E. HUTCHINS ARCHITECTS, INC. provided architectural design services in the design of this new 375 room resort hotel near the city of Kumarakom in the state of Kerala, India. This project included a main hotel core and 185 units distributed in exclusive lakefront villas, clustered timeshare units and exclusive villas placed in a lush, natural setting. The hotel also included convention facilities, conference rooms, a business center, spa and ayurvedic treatment rooms, fitness center, and outdoor recreation areas, bar and lounge and a specialty restaurant as well a grand ballroom facility.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





KIRKEGADE HUS CONDOMINIUMS

STEVEN E. HUTCHINS ARCHITECTS, INC. provided complete architectural services for this luxury condominium project. The project is situated in the Town of Christiansted, St. Croix, United States Virgin Islands and features a 250 year-old Danish townhouse incorporated as two condominium units. The new structure, housing six units, derives its prominence to that building. This project won a 1993 AIA Chapter Design Award for its sensitivity to the urban and historical context of the site.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





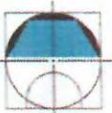
ST. CROIX AVIS BUILDING

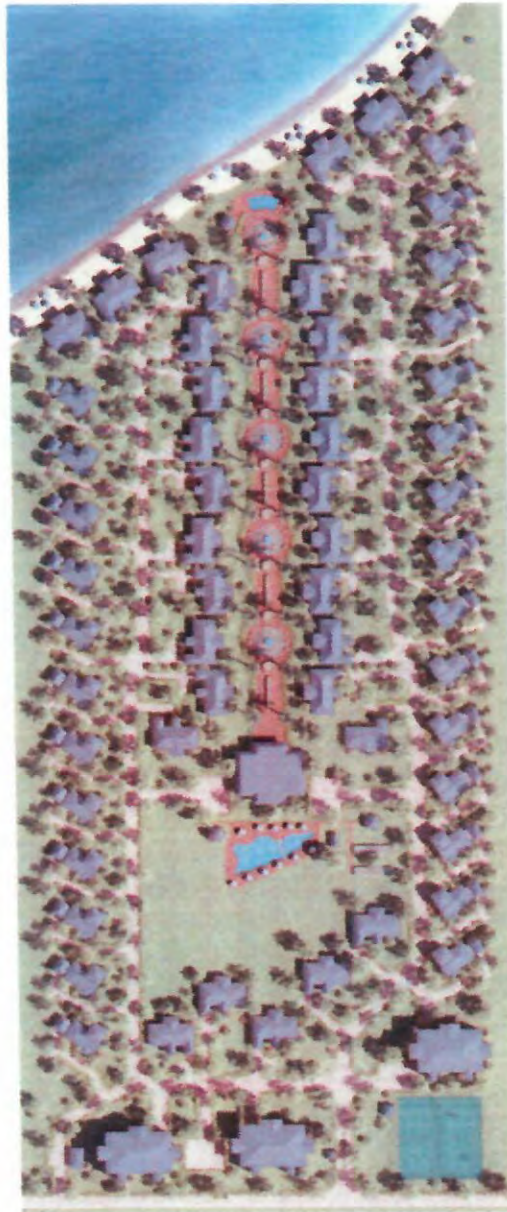
STEVEN E. HUTCHINS ARCHITECTS, INC. provided design and construction drawings for this new headquarters building for the Islands' newspaper, *The St. Croix Avis*. The building houses all of the newspaper operations including printing and production. The design incorporates specific features of the original Avis printery in a modern, larger scale interpretation.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**





TURQUOISE BAY

STEVEN E. HUTCHINS ARCHITECTS, INC. provided complete architectural services for the design of this new 100 unit beachfront resort on the north side of St. Croix, U.S. Virgin Islands. Work included Master Planning and Design for the site and all structures. The project consisted of detached villas along the waterfront and perimeter, clustered villas along the palm lined pedestrian promenade, three midrise condominium buildings with enhanced ocean views, clubhouse, fitness center, two restaurants, swimming pools, tennis and croquet courts, along with all utilities support and circulation areas.

**STEVEN
ARCHITECTS**

E.

**HUTCHINS
INC.**



KEY CONSULTANT POPULOUS

a. Proposed scope of consultation

Populous is proposing to design the Paul E. Joseph Stadium and Sports Complex in association with Steven E. Hutchins Architects, Inc. The following pages provide an overview of the unparalleled experience that Populous has with baseball facilities.

It is proposed that Populous will serve as the Design Architect for the project. They will take the lead from the beginning of the design phase. They will conduct site analysis, design analysis, consultation with local architect and specialist, creation of conceptual design concepts and development of design concept for the project through the completion of schematic design. Populous will also provide technical consultation regarding stadium design to the Architect of Record (SEHA) during the construction document phase.



FIRM PROFILE

Since inception in 1983, Populous has grown into the world's leading design firm dedicated exclusively to creating environments that draw people and communities together for unforgettable experiences.

The firm has completed more than 1,000 projects around the globe with construction value exceeding \$29 billion. Populous has worked with 24 Major League Baseball franchises, 30 NFL franchises, 80 professional and civic arena clients, 40 global soccer and rugby teams, 130 universities, 40 convention center clients, 29 equestrian clients and has planned more than 30 major worldwide events.

Our portfolio includes such icons as Yankee Stadium in New York; the 2012 London Summer Olympic Games main stadium; Nanjing Sports Park in China; ANZ Stadium in Australia; Phoenix Convention Center in Arizona; the new University of Minnesota football stadium and event planning for the Super Bowl and Major League Baseball All Star Game.

We have received nearly 200 design awards for our work, including three national American Institute of Architect awards and countless global design awards. In 2013 Populous was named one of *Fast Company* magazine's ten most innovative companies in architecture. In 2009, and again in 2010, Populous was named one of *Fast Company* magazine's ten most innovative companies in sports. Also in 2009, the firm was named the American Institute of Architects - Kansas City Chapter Firm of the Year.

We continue to offer comprehensive design services, including sports architecture, conference and exhibition center architecture, interior design, environmental graphics and wayfinding, event planning and overlay, master planning, sustainable design consulting and facility operations and analysis consulting.

As Populous, we enthusiastically embrace the expertise we uniquely claim – drawing people together around teams, athletes, events, places, commerce, industry and ideas they wholeheartedly embrace and adore.

populous.com

POPULOUS



Populous History

Populous was founded in 1983 on the premise of vision and innovation: never before had an architecture firm focused solely on the design of sports facilities. We saw a need and formed a group of architects who were determined to reinvent the experience of attending a sporting event. Of course, design was the heart of our practice, but we viewed our work as bigger than the buildings themselves and explored how our creations could help shape lasting memories for players, fans and communities.

Over the years, our experience in design and special event planning has spanned 1,000 projects in 34 countries – all of which, in some way, have defined the experience of modern sport. We recreated the urban ballpark experience with Oriole Park at Camden Yards in Baltimore; today it remains one of the most recognizable architectural icons in America. We introduced an entirely new revenue model, the club seating concept, at Sun Life Stadium in Miami where discerning fans could enjoy the game of football in a unique setting. Our eye for detail with regard to special event planning has turned the NFL Super Bowl into one of the world's largest events and one of the world's most respected brands. At ANZ Stadium in Sydney, we proved sport could be sustainable long before it was the norm. And we redefined the legacy role Olympic Games play in their communities by creating a strategic overlay plan and designing a main stadium structure that is temporary, yet permanent for the London 2012 Summer Games. With an eye to the future, we are looking at the way technology can change sport; how social media can change fan interactions and how brands are interwoven along the way. Our unrivaled knowledge, both technical and visionary, is once again helping to set the stage for the next generation of fans.

Today, Populous remains the most experienced design practice responsible for creating the most recognized sports stadia, convention centers and events in the world. We approach design from every angle, setting trends that create lasting social and economic returns and build strong communities. We are the people who create the places where fans unite. We are Populous.

POPULOUS

Populous by the Numbers

34

Number of countries with a Populous-designed venue

45

Number of Convention and Exhibition Center Clients

22

Percent of the Populous-designed Phoenix Convention Center built from recycled materials

3: Number of Olympic Games main stadium venues Populous has been selected to design (2000, 2012, 2014)

135,000: Number of convention delegates who attend the Populous-designed Phoenix Convention Center every year

26: Number of Super Bowls where Populous has provided event planning

1: Ranking of the fan experience at Populous-designed Target Field in 2010 by *ESPN the Magazine*, among all 122 U.S. major pro sports venues

6: Number of 50,000-seat, on-campus collegiate football stadiums opened in the past 50 years, including the Populous-designed TCF Bank Stadium at the University of Minnesota

75: Percent more tickets sold at Populous-designed The O in London than any other concert venue worldwide

Populous Rankings

#1 in sports

Engineering News Record Top 500 US-based Design Firms, 2010
(based on revenues)

#13 in design

Architectural Record ranking of top 250 US-based design firms, 2010
(based on revenues)

Populous Baseball Experience

Triple A Baseball

Cheney Stadium Renovation, Tacoma, Washington, 2011
Coca Cola Park, Allentown, Pennsylvania, 2008
Principal Park, Des Moines, Iowa, 1992, 1996, 2000, 2007
Coca Cola Field, Buffalo, New York, 1988, 2004
Isotopes Park Renovation, Albuquerque, New Mexico, 2003
Chukchansi Park, Fresno, California, 2002
AutoZone Park, Memphis, Tennessee, 2000
Chickasaw Bell Bricktown Ballpark, Oklahoma City, Oklahoma, 1998
Alliance Bank Stadium, Syracuse, New York, 1997
Victory Field, Indianapolis, Indiana, 1996
Durham Bulls Athletic Park, Durham, North Carolina, 1995
New Orleans Triple-A Ballpark, New Orleans, Louisiana, 1995
Franklin Covey Field, Salt Lake City, Utah, 1994
Harbor Park, Norfolk, Virginia, 1993
Greer Stadium Improvements, Nashville, Tennessee, 1988

Double A Baseball

Blue Wahoos Park, Pensacola, Florida, 2012
ONEOK Field, Tulsa, Oklahoma, 2010
Arvest Ballpark, Springdale, Arkansas, 2008
Hoover Metropolitan Stadium, Hoover, Alabama, 1988, 2007
Trustmark Park, Pearl, Mississippi, 2005
Montgomery Riverwalk Stadium, Montgomery, Alabama, 2004
Baseball Grounds of Jacksonville, Jacksonville, Florida, 2003
Citibank Ballpark at Scharbauer Sports Complex, Midland, Texas, 2002
Newark / Essex County Riverfront Stadium, Newark, New Jersey, 1999
Canal Park, Akron, Ohio, 1997
Springfield Ballpark, Springfield, Massachusetts, 1997
Senator Thomas J. Dodd Memorial Stadium, Norwich, Connecticut, 1996
Nelson Wolff Stadium, San Antonio, Texas, 1994
Lawrence Dumont Stadium Renovation, Wichita, Kansas, 1990

Single A Baseball

Parkview Field, Fort Wayne, Indiana, 2009
Dow Diamond, Midland, Michigan, 2007
Clinton Alliant Energy Field/Riverview Stadium Renovation, 2006
Evansville, Indiana Ballpark Master Plan, Evansville, Indiana, 2006
Bakersfield Stadium Concept, Bakersfield, California, 2006
Modern Woodmen Park Renovation, Davenport, Iowa, 1989, 1999, 2004
Bright House Field, Clearwater, Florida, 2003
Ballpark at St. George Station, Staten Island, New York, 2001
T.R. Hughes Ballpark, O'Fallon, Missouri, 1999
Edward A. Lelacheur Park, Lowell, Massachusetts, 1998
Roger Dean Stadium, Jupiter, Florida, 1998
Joseph P. Riley, Jr. Park, Charleston, South Carolina, 1997
Arrowhead Credit Union Park, San Bernardino, California, 1996
Lancaster Municipal Stadium, Lancaster, California, 1995
Philip B. Efstrom Stadium, Geneva, Illinois, 1991
Ed Smith Sports Complex, Sarasota, Florida, 1989
Stanley Coveleski Regional Stadium, South Bend, Indiana, 1987

Spring Training Facility Projects

Cubs Spring Training Facility, Mesa, Arizona, 2014
JetBlue Park, Fort Myers, Florida, 2011
Goodyear Spring Training Facility, Goodyear, Arizona, 2009
Charlotte Sports Park, Port Charlotte, Florida, 2009
Surprise Recreation Campus, Surprise, Arizona, 2003, 2007
San Diego Padres Dominican Academy, San Cristobal, Dominican Republic, 2007
Scottsdale Stadium, Scottsdale, Arizona, 1992, 2006
Dodgertown Renovation, Vero Beach, Florida, 2003
Bright House Field, Clearwater, Florida, 2004
Peoria Spring Training Facility, Peoria, Arizona, 1994, 2005
Jackie Robinson Stadium Study, Daytona Beach, Florida, 2001
Kino Veteran Memorial Stadium, Tucson, Arizona, 1998
Roger Dean Stadium, Jupiter, Florida, 1998
Phoenix Municipal Stadium Renovation Study, Phoenix, Arizona, 1998
HoHokam Stadium and Fitch Park Player Development Complex, Mesa, Arizona, 1997
Baltimore Orioles Spring Training Facility Master Plan, Ft. Lauderdale, Florida, 1996
Tempe Diablo Stadium, Tempe, Arizona, 1993

City of Palms Park, Fort Myers, Florida, 1993
Homesstead Sports Complex, Homesstead, Florida, 1991
West Palm Beach Stadium Complex Master Plan, West Palm Beach, Florida, 1990
Ed Smith Sports Complex, Sarasota, Florida, 1989
Boardwalk & Baseball, Hanes City, Florida, 1988
Port St. Lucie Sports Complex, Port St. Lucie, Florida, 1988

Major League Baseball

Marlins Park, Miami, Florida, 2012
Target Field, Minneapolis, Minnesota, 2010
Kauffman Stadium Renovation, Kansas City, Missouri, 1997, 2009
New Yankee Stadium, New York, New York, 2009
Citi Field, New York, New York, 2009
Coors Field, Denver, Colorado, 1995, 2009
Nationals Park, Washington, D.C., 2008
New Busch Stadium, St. Louis, Missouri, 2006
Wrigley Field Improvements, Chicago, Illinois, 1988, 2003, 2006
Citizens Bank Park, Philadelphia, Pennsylvania, 2004
PETCO Park, San Diego, California, 2004
Great American Ballpark, Cincinnati, Ohio, 2003
Shea Stadium Improvements, New York, New York, 2003
PNC Park, Pittsburgh, Pennsylvania, 2001
Minute Maid Park, Houston, Texas, 2000
AT&T Park, San Francisco, California, 2000
Comerica Park, Detroit, Michigan, 2000
Angel Stadium of Anaheim, Anaheim, California, 1998
Busch Stadium Improvements, St. Louis, Missouri, 1998
Fenway Park Improvements, Boston, Massachusetts, 1996
Progressive Field, Cleveland, Ohio, 1994
Dolphins Stadium/Baseball, Dade County, Florida, 1993
Oriole Park at Camden Yards, Baltimore, Maryland, 1992
U.S. Cellular Field, Chicago, Illinois, 1991
Tropicana Field, St. Petersburg, Florida, 1990

International Baseball

UNAM Diablos Baseball Study, Mexico City, Mexico
Estadio Foro Sol, Mexico City, Mexico
Puebla Baseball Renovation Study, Puebla, Mexico
Guadalajara Baseball Complex Study, Guadalajara, Mexico
Oriente Park Conceptual Design Study, Barcelona, Venezuela
Hiroshima Ballpark Design Competition, Hiroshima, Japan

Collegiate Baseball

TD Ameritrade Park, Omaha, Nebraska, 2011
Indiana University Baseball/Softball Complex, Bloomington, 2010
University of Miami Mark Light Field at Alex Rodriguez Park, Miami, Florida, 2009
University of South Carolina Baseball Stadium, Columbia, 2009
Louisiana State University Alex Box Stadium, Baton Rouge, 2008
Tulane University, Turchin Field Renovation, New Orleans, Louisiana, 2008
University of North Carolina Boshamer Stadium Renovations, 2008
University of Michigan Baseball Stadium, Ann Arbor, 2007
VMI Patchin Field Improvements, Lexington, Virginia, 2006
University of the Pacific Klein Family Field, Stockton, California, 2005
Case Western Reserve University Ballpark, Cleveland, Ohio, 2004
University of Maryland Shipley Field Improvements, College Park, 2004
Florida State University Dick Houser Stadium, Tallahassee, 2003
University of New Mexico, Isotopes Park, Albuquerque, 2003
University of West Florida Argonaut Ballpark Improvements, Pensacola, 2003
Clemson University Kingsmore Stadium, Clemson, South Carolina, 2003
Augustana College Baseball Stadium, Rock Island, Illinois, 2003
Kansas State University Tointon Family Stadium, Manhattan, 2002
Georgia Tech Russ Chandler Stadium, Atlanta, Georgia, 2002
College of William and Mary Plumeri Park, Williamsburg, Virginia, 1999
College of Staten Island Ballpark, Staten Island, New York, 1999
The Citadel, Joseph P. Riley Stadium, Charleston, South Carolina, 1997
San Diego State University Tony Gwynn Stadium, San Diego, 1997
IUPUI, Victory Field, Indianapolis, Indiana, 1996
University of Arkansas Baum Stadium, Fayetteville, Arkansas, 1996
University of Houston Cougar Field, Houston, Texas, 1995

POPULOUS



David Bower, AIA
Principal

Education

Bachelor of Architecture,
Kansas State University
Bachelor of Science,
Construction Science,
Kansas State University

Registrations

Registered Architect: Missouri

Memberships

American Institute of Architects

David has been with Populous since 1988 and has worked almost exclusively on baseball projects. As a Senior Project Manager and Market Leader he is directly responsible for client relations, project management and delivery of the firm's Minor League Baseball projects and Major League Baseball spring training facilities. Because of David's intimate knowledge of baseball standards and best practices in the industry, he efficiently leads clients and project teams through the design and construction process. David has been involved in more than 30 of the firm's nearly 90 professional ballpark projects, including most recently the award winning Tacoma Rainiers Ballpark Renovation, the Tulsa Drillers Ballpark in Tulsa, Oklahoma, the Goodyear, Arizona Spring Training Complex for the Cincinnati Reds and Cleveland Indians, and the Surprise Recreation Complex, home to the Kansas City Royals and Texas Rangers during spring training. David's most recent spring training project, JetBlue Park, opened in March 2012 and is home to the Boston Red Sox.

Relevant Project Experience

ONEOK Field, Tulsa, Oklahoma
Cheney Stadium Renovation, Tacoma, Washington
Baseball Grounds of Jacksonville, Florida
Chukchansi Park, Fresno, California
Franklin Covey Field Triple A Stadium, Salt Lake City, Utah
New Cubs Spring Training Complex, Mesa, Arizona
JetBlue Park, Fort Myers, Florida
Charlotte Sports Park, Fort Charlotte, Florida
Goodyear Spring Training Facility, Goodyear, Arizona
Bank One Ballpark Facility Assessment Study, Phoenix, Arizona
Surprise Recreation Complex, Surprise, Arizona
Scottsdale Spring Training Facility, Scottsdale, Arizona
Peoria Spring Training Facility, Peoria, Arizona
Dodgertown, Vero Beach, Florida
Bright House Field, Clearwater, Florida
Hohokam Stadium, Mesa, Arizona
Tempe Diablo Stadium, Tempe, Arizona
Homestead Spring Training Facility, Homestead, Florida
Kino Veteran Memorial Stadium, Tucson, Arizona
Guadalajara Baseball Complex, Guadalajara, Mexico
San Diego Padres Dominican Academy, San Cristobal, Dominican Republic
Boston Red Sox Dominican Republic Academy, Dominican Republic
Canal Park, Akron, Ohio
Roger Dean Stadium, Jupiter, Florida
Tampa Bay Rays Ballpark Master Plan, St. Petersburg, Florida
New Busch Stadium Study, St. Louis, Missouri
Florida State University Dick Howser Stadium, Tallahassee, Florida
University Of Miami Mark Light Stadium, Coral Gables, Florida
Kansas State University Jinton Family Stadium at Frank Myers Field, Manhattan, Kansas

POPULOUS



Michael W. Sabatini, AIA
Project Designer

Education

Master of Architecture, University of Illinois at Chicago
Bachelor of Architecture, University of Kansas
Bachelor of Environmental Design, University of Kansas

Registrations

NCARB Certified
Registered Architect: Missouri

Memberships

American Institute of Architects (AIA)

Awards

Design Excellence, People's Republic of China

Mike is a licensed architect with more than 20 years of professional experience. Mike served as senior project designer for the Citi Field ballpark project, home to the New York Mets. During his professional tenure prior to joining Populous, he provided design services for a number of facilities.

Mike's career has included such notable projects as Citi Field, TD Ameritrade Park, home of the Men's NCAA College World Series, 1996 Atlanta Olympic Stadium, Bank One Ballpark, Fenway Park Renovations, Olympic Stadium in Guangzhou, China and University of Notre Dame Stadium renovations. He has also been involved in revenue enhancement projects for several professional and collegiate clients.

Relevant Project Experience

JetBlue Park, Fort Myers, Florida
Fort Myers Hammond Stadium Improvements, Fort Myers, Florida
University of San Diego Ballpark, San Diego, California
Citi Field, New York, New York
TD Ameritrade Park, Omaha, Nebraska
Texas A&M University Kyle Field Stadium Renovation & Expansion Study, College Station, Texas
Las Vegas Arena Study, Las Vegas, Nevada
Boston Red Sox/Fenway Park Renovation, Boston, Massachusetts*
Rosenblatt Baseball Stadium Expansion, Omaha, Nebraska*
Progressive Field Addition/Renovation, Cleveland, Ohio*
Bank One Ballpark, Phoenix, Arizona*
Skysox Stadium, Colorado Springs, Colorado*
Tulsa Drillers Stadium Renovation, Tulsa, Oklahoma*
Talladega Super Speedway Expansion Study, Talladega, Alabama*
Daytona International Speedway, Winston Tower Expansion and Master Plan, Daytona Beach, Florida*
N.E.D. Speedway, New York Area*
1996 Olympic Stadium, Atlanta, Georgia*
2000 Olympic Stadium Competition, Sydney, New South Wales, Australia*
2002 World Cup Soccer Stadium Competition, Seoul, Korea*
Frontier Stadium, Rochester, New York*
Louisiana Superdome Redevelopment, New Orleans, Louisiana*
MGM Grand Garden Expansion Study, Las Vegas, Nevada*
Qwest Field, Exhibition Center and Parking Garage, Seattle, Washington*
Southern Methodist University, Gerald J. Ford Stadium and Paul B. Loyd, Jr. All Sports Center, Dallas, Texas*
University of Connecticut, Stadium at Rentschler Field, East Hartford, Connecticut*
University of Notre Dame Stadium, Expansion and Renovation, Notre Dame, Indiana*
University of Oregon, Autzen Stadium, Eugene, Oregon*
Citrus Bowl Renovation, Orlando, Florida*
Eastern Michigan University, Football Stadium Expansion, Ypsilanti, Michigan*
Los Angeles Coliseum Renovation, Los Angeles, California*
Guangzhou Olympic Stadium, Guangdong, China*
Onofre Carbailera Sports Complex, Bayamon, Puerto Rico*
Hiram Bithorn Stadium Renovation, Santurce, Puerto Rico*
Sports Venue Study, Cuahuacán, Mexico*

*Denotes previous professional experience

POPULOUS



The site plan design of the development complex supports the successful spring training operation of the Cleveland Indians and the Cincinnati Reds in their daily activities and also provides invaluable facilities for the City of Goodyear when the minor league practice areas are not being used by the Indians and Reds for spring training.

The aesthetic of the ballpark and development complex draws from the rich architectural history of the surrounding region and the emergence of an architectural language that displays a simple elegance utilizing raw materials and individual masses. The majority of the material palette consists of concrete with a variety of finishes, glazing, utility cmu, wood, and metal panels of different finishes.

The massing concept of both the ballpark and development complex creates individual masses that collectively form bigger masses. The "color" of the buildings capitalize on the inherent nature of the materials such as

the richness of the wood and the natural weathering of core tin. The detailing of the buildings play upon the nature of the materials themselves and how they interact with one another throughout the facades.

All of these design factors produce a spring training facility that establishes Goodyear as a mecca for the Cleveland Indians and Cincinnati Reds spring training, while providing the fan with a truly unique spring training experience.

PROJECT DETAILS

- 10,000 capacity
- 6 suites
- 500 seat party deck
- Kids Areas
- Completion: August 2008 (Player Development and Team Facilities), February 2009 (Ballpark)

Goodyear Spring Training Facility
Goodyear, Arizona, USA

"It's a great city, a great town, solid fans and a beautiful stadium."

-Reds Pitcher,
Kerry Wood

POPULOUS



Blue Wahoos Park
Pensacola, Florida, USA

The Pensacola Blue Wahoos, member of the South Division of the American Association of Independent Professional Baseball, recently moved into their new home at Blue Wahoos Park. The 3,200 fixed seat ballpark accommodates baseball, collegiate football and soccer, as well as concert seating for 7,000, festivals and other community events.

As a part of the Maritime Park Development, the ballpark is included in a mixed-use commercial development and multi-family residential area.

The stadium features a terraced picnic area along the first base line, grass berm seating along the third base line and the adaptability for future expansion that could include a second deck and expanded concourse around the outfield.

The exterior façade and architectural design details strives to incorporate the historical elements of the contemporary Pensacola Downtown area.

PROJECT DETAILS

- 3,200 fixed seats; concert seating for 7,000
- 1,600 sf retail store
- Completion: 2012

NOTEWORTHY

- 2012 Ballpark of the Year, Baseballparks.com

“New parks are usually appreciated by the local residents. But I’ve never seen a park have such a huge impact on its market. You can just feel the pride that Pensacola residents have about their fantastic new facility. What a success story this is.”

Joe Mock, baseballparks.com



**Charlotte Sports Park
Port Charlotte, Florida, USA**

PROJECT DETAILS

- 7,500 total capacity
- 5,028 fixed seats
- 1,800 new grass berm seats and group seating
- 5 suites with 12 fixed seats each
- 19,000 sf outfield boardwalk with tiki bar and group seating
- Completion: February 2009

Architecturally, the additions and renovations to the Charlotte Sports Park are a contemporary complement to the existing facility, blending the surrounding Floridian landscape with the existing structures of the site.

Seating is now closer to the playing field with the addition of berm seating down the left and right field lines, suites, and a wooden boardwalk complete with patio seating and grill stand make this stadium an unique and fan friendly ballpark.

The five home plate suites, clubhouse and team administrative level reception lobbies boast custom details. These areas were designed to echo a modern environment in which the qualities of craftsmanship, materials, function and aesthetics are harmonious.

POPULOUS



4 Project Experience

GEC is the premier general contractor in the US Virgin Islands having constructed over 2,000 multi-family, multi-story residential units (more than all other Virgin Islands based contractors combined!) and hundreds of commercial, industrial, civil and utility projects. GEC has vast experience in large scale commercial and residential development in its 40 year history and several of these developments are highlighted on the following pages.

Of the most recent GEC projects, the UVI Student Residence Facility, the Louis E. Brown Apartments, the East End Plaza, and the UVI Wellness Center are most relevant to demonstrate GEC's expertise and ability to undertake the Paul E. Joseph Development. Of particular significance these projects demonstrate GEC's design/build capability, construction capacity, on-time project delivery, no change order approach, and value engineering expertise.

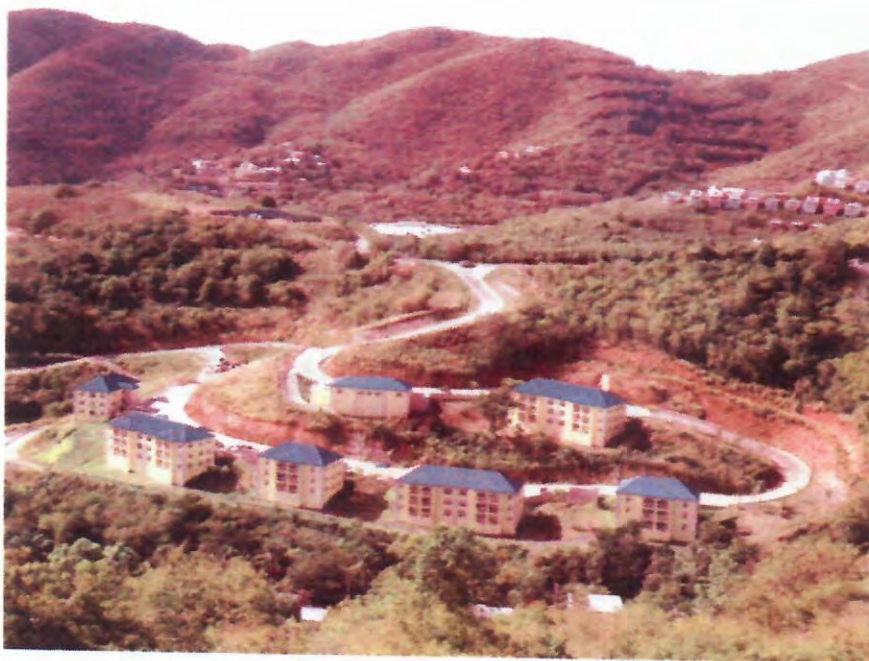


East End Plaza, Red Hook, St. Thomas



Current Projects Underway

PROJECT	OWNER ARCHITECT	DOLLAR VALUE	PERCENT COMPLETE	SCHEDULE COMPLETION
Hospital Ground Apartments St. Thomas, USVI	Reliance Housing Foundation Steven E Hutchins Architect	\$14,524,202	44%	12.31.13
Louis E. Brown Phase II St. Croix, USVI	Louis E. Brown II, LTD./VIHA Corwil Architects, LLC	\$8,250,000	31%	11.30.13
Trenching STX Segment A St. Croix, USVI	viNGN, Inc. AEG Services	\$4,299,400	25%	6.22.13
Trenching STX Segment B St. Croix, USVI	viNGN, Inc. AEG Services	\$4,299,707	5%	6.22.13



Grandview Apartments, St. Thomas



List of Completed Projects

2012

Grandview Apartments Ph. 2

Reliance Housing Foundation
Est. Donoe, St. Thomas

Louis E. Brown Apartments Ph. 1

Carlisle Development Group
Est. Paradise, St. Croix

St. Croix Transfer Station

Sanitas Partners VI, LLC
Est. Bethlehem, St. Croix

Enighed Pond

VI Port Authority
Cruz Bay, St. John

Mon Bijou Sewer Line Repairs

VI Waste Management Authority
Est. Mon Bijou, St. Croix

UVI Dorms

University of the Virgin Islands
Brewers Bay, St. Thomas, VI

Cruzan Rum Underground

VI Water & Power Authority
Est. Mount Pleasant, St. Croix

2011

Grandview Apartments Ph. 1

Reliance Housing Foundation
Est. Donoe, St. Thomas

Queen Mary Highway

Government of the VI, Dept. of Public Works
Anna's Hope, St. Croix

Altona Apartments

Reliance Housing Foundation
Est. Altona, St. Thomas

2010

Knolls at Contant

VI Housing Authority
Est. Contant, St. Thomas

24" H2O Line

VI Water & Power Authority
Charlotte Amalie, St. Thomas

Christiansted Underground Ph. 1

VI Water & Power Authority
Christiansted, St. Croix

UVI Wellness Center

University of the Virgin Islands
Brewers Bay, St. Thomas



*Heat Recovery Steam Gen. Foundation
Richmond, St. Croix*

UVI Sidewalk

Federal Highway Administration
Brewers Bay, St. Thomas

Supreme Court Renovation

Supreme Court of the VI
Subbase, St. Thomas

2009

Calabash Boom Ph. 2

Reliance Housing Foundation
Coral Bay, St. John

Superior Court Warehouse

Superior Court
Kingshill, St. Croix

Master Meters @ Richmond Plant

VI Water & Power Authority
Est. Richmond, St. Croix

Calabash Boom PH 1

Reliance Housing Foundation & VIHFA
Coral Bay, St. John

New Water Infrastructure

VI Water & Power Authority
Est. Williams Delight, St. Croix

Install New Water Lines

Ameresco & VIHA
St. Croix

Heat Recovery Steam Gen. Foundation

Islands Mechanical
Estate Richmond, St. Croix

Enfield Green Homes

KSB Properties
Enfield Green, St. Croix

2008

Resurface Historic Lane

National Parks Service
Christiansted, St. Croix

New Warehouse & Foundation

Cruzan Viril Limited
Est. Paradise, St. Croix



*Site electrical install at Louis E. Brown,
Est. Paradise, St. Croix*

Installation of Fire Suppression Line

VI Water & Power Authority
Est. Richmond, St. Croix

Site Water Main Extension

Stanford Financial Group
Est. Bethlehem, St. Croix

CT16 & CT20 Bypass Stack Foundation

Islands Mechanical & VIWAPA
Est. Richmond, St. Croix

121 Houses - Castle Burke

VI Housing, Parks & Recreation
Est. Castle Burke, St. Croix

East End Plaza

Charaf & Associates
Smith Bay, St. Thomas

Gov. Development Bank

VI Economic Development Authority
Frederiksted, St. Croix

Hurricane Omar Debris Removal
Government of the VI
St. Croix

2007

Misc. Concrete
Hovensa
Castle Coakley, St. Croix

Judith's Fancy Homes
Deepak Bansal
Est. Judith's Fancy, St. Croix

18 River Home
Pax North Star
Cane Bay, St. Croix

2006

Lovenlund Apts. Phase II
Reliance Housing/Steven E. Hutchins
Magens Bay, St. Thomas

Est. Carlton Homes
Pax/ North Star/VIHFA
Est. Carlton, St. Croix

HV Electric Feeder
VI Water & Power Authority
Frederiksted, St. Croix

2004

Emergency Sewer Repairs
V.I. Dept. of Public Works
St. Croix

2003

Lovenlund Apts. Phase I
Reliance Housing/Steven E. Hutchins
St. Thomas, VI



Calabash Boom, Coral Bay, St. John



UMI - Student Residence Facility

The University of the Virgin Islands University Student Residence Facility serves as the most significant example of GEC's Design/Build capability, the adaptability of project management staff and GEC's ability to deliver a project on time and on budget. The dormitory suites mimic multi-bedroom units with separate bath, living space and kitchenette areas; required site utilities and infrastructure; and were built on drastically sloped terrain.

From the Notice to Proceed in October 2011 to occupancy in August 2012 GEC completed the full design, procurement and construction of this state of the art facility in 10 months.



LOCATION:
Lindbergh Bay, St. Thomas

DEVELOPER:
University of the Virgin Islands

ARCHITECT:
Jerryn J. McCray Architects

CONTRACTOR:
GEC, LLC

CONSTRUCTION VALUE:
\$10,000,000



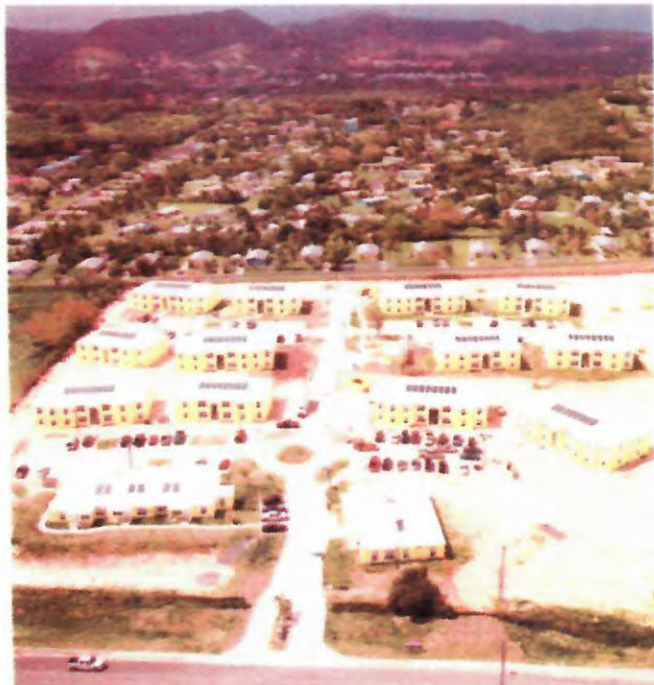
The GEC constructed University Student Residence Facility was featured on President Dr. David Hall's 2012 Christmas card.



Louis E. Brown Phase I

Louis E. Brown Phase I consisted of the build out of 102 one, two, and three bedroom residential units in twelve (12) two-story garden style buildings, and one single-story garden style building with a clubhouse, a laundry, parking and other amenities. The scope of work included site grading, cistern, site drainage, roads, sewer, water and underground electric distribution installation.

GEC's added value for the developer, Louis E. Brown Ltd. I, based on years of experience in the Virgin Islands was demonstrated throughout the project. Especially noteworthy is that all of LEB I's buildings were ready for occupancy 15 months after the Notice to Proceed.



LOCATION:
Estate Paradise, St. Croix

DEVELOPER:
Louis E. Brown I Ltd.

ARCHITECT:
FORUM Architects

CONTRACTOR:
GEC, LLC

CONSTRUCTION VALUE:
\$19,500,000



East End Plaza

LOCATION:
Red Hook, St. Thomas

DEVELOPER:
Charaf & Associates

ARCHITECT:
Springline Architects

CONTRACTOR:
GEC, LLC

CONSTRUCTION VALUE:
\$14,700,000



East End Plaza was the new construction of an approximately 60,000 sf mixed use commercial and retail mall complex with a 300-parking space controlled parking area. The Scope of Work consisted of site work, site utilities, retaining walls, structural poured in place concrete walls, extensive structural steel framing and roofing, electrical, plumbing and mechanical systems.

The project had been stalled for years because it was over budget in the planning stages. After seeing GEC build the Lovenlund Apartments the developer contacted GEC, who was able to value engineer the construction and allow the project to proceed.



UVI Wellness Center

LOCATION:
Lindbergh Bay, St. Thomas

DEVELOPER:
University of the Virgin Islands

ARCHITECT:
The DeJongh Group

CONTRACTOR:
GEC, LLC

CONSTRUCTION VALUE:
\$1,500,000



This sports related project is an adjunct to UVI's Sport and Fitness Center where athletes from all over the world visit and hosts the Annual Paradise Jam Basketball Tournament. The Wellness Center for sports training has received awards as the best training facility on St. Thomas.

The building includes exercise, dance, and locker rooms. Construction was completed in 2010 with poured in place concrete walls, slabs, a concrete cantilevered patio roof as well as a structural steel roofing package for future addition of the second floor. GEC's value engineering reduced the initial design costs by 32%.



Other Relevant Projects

Of GEC's completed residential and commercial projects, other developments of relevance are the Lovenlund Apartments in St. Thomas and Calabash Boom on St. John.

Lovenlund is a multi-family development of 195 apartment homes with a community center. Phase I construction of 99 units began July 2002 and was completed March 2003, and phase II was an additional 96 units started in November 2005 and completed in August 2006.

Similar to the Lovenlund, GEC constructed the Calabash Boom Apartments on St. John, which was a bit more challenging logistically. The build out of the 48 apartments and 24 townhomes demonstrates GEC's logistics expertise, but also demonstrates the relationship GEC developed with Steven E. Hutchins Architects.

The relevance of these projects to the Paul E. Joseph Stadium project is summarized as follows:

- Product was generally three story, cast-in-place concrete structures. GEC performed the earthwork, and installed the site utilities and infrastructure including roads, water, sewer, electrical, parking lots, and retaining walls.
- These projects were built using tax credit financing that pose a unique set of challenges including requirements such as an aggressive delivery schedule.



Calabash Boom, Coral Bay, St. John



Lovenlund Apartments, Magens Bay, St. Thomas

- GEC will be using many of the same suppliers and subcontractors that worked at Lovenlund and Calabash with great success, and has established relationships with the VI Department of Planning and Natural Resources (DPNR) inspectors and other agencies.
- Value engineering and the relationship with the architect is a GEC tenet that has had tremendous value for owners in cost savings.
- GEC's recent completion of Lovenlund (within the last five years) and other projects such as UVI's Wellness Center (2010), the Altona apartments (2011) and the Grandview apartment development lend to an accurate accounting of construction costs and the true costs of doing business in the Virgin Islands.
- GEC also adheres to a "no contractor generated changes" approach. The up front costs provided by GEC truly represent the costs for the project, and when coupled with the "no contractor generated changes" commitment the price the owner receives initially is the price the owner pays at the end.



Calabash Boom, Coral Bay, St. John



5 Project References

I, John R. Wessel, Managing Member of GEC, LLC give the Government of the Virgin Islands Department of Property and Procurement/Government of the Virgin Islands Department of Sports, Parks & Recreation consent to verify GEC's performance on past projects.

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

John R. Wessel
Managing Member

REFERENCES

Robert Jackson, President
Reliance Housing Foundation
805 E. Broward Blvd., Ste. 200
Ft. Lauderdale, FL 33301
(954) 927-4545 ext #221

Adrienne L. Williams
VI Housing Finance Authority
3202 Demarara #3 Frenchtown Plaza, suite 200
St. Thomas, USVI 00802
(340) 772-3180

Robert deJongh
The deJongh Group, PC
2200 Estate Staabi, St. Thomas, VI
(340) 774-8035

Jerryn J. McCray
Architect 5500 Harford Road, Suite 206
Baltimore, MD 21214
(443) 889-5975



6 Project Approach

As the selected Developer Contractor, GEC's goal is to accomplish the requirements outlined in the RFP, and work with GVI to develop a building program that satisfies the project requirements. GEC believes that a Design/Build methodology is the most effective means to efficiently accomplish those goals. To that end, the pre-construction process is essential to preemptively solve design, coordination and procurement challenges.



PRE-CONSTRUCTION

During pre-construction GEC personnel will provide direction to the design team and support GVI's pre-construction goals. GEC is experienced in design coordination, value engineering, document control, scheduling, and other Design/Build activities. The intent in pre-construction is to eliminate scope gaps through experienced value engineering efforts to assure the best value to the owner.

Design and Permitting The design team will provide all services as requested in the RFP. Specifically, the pre-construction team will oversee the design operation, with timely reviews, appropriate feedback from GVI and the Public, and coordinate the process of permitting and utility approvals.

Subcontractor Selection GEC intends to bring an established construction team to this project including previously vetted subcontractors, subject to GVI approval, that can perform the work within agreed budgets and an aggressive schedule. This approach benefits the project by saving costs and time related to an extended subcontractor bid process. GEC utilizes Virgin Islands based subcontractors and suppliers to the greatest extent they are available in keeping with company policy that is exemplified in GEC's motto - "*Building the Virgin Islands with Virgin Islanders!!!*"

Procurement Procurement will commence with GVI's approval during pre-construction. The goal is to purchase all materials early to secure the best possible pricing and minimize construction delays. GEC has established distributor relationships with hundreds of suppliers, and will use these suppliers and proven GEC procurement processes to purchase materials.

Specific Pre-Construction activities include:

- Obtain permits and demolish the existing Paul E. Joseph Stadium to include hazardous material testing. If Hazardous Material is found, present proposal for additional cost and time for abatement based on test results.
- Initiate design for the 3,500-seat Paul E. Joseph Baseball Stadium. The existing playing field footprint will remain, and existing lighting will be utilized in the new design, which shall include an entry plaza and ticket booths, shared public restrooms, locker room(s) and a maintenance building.
- Provide a design/build schedule and create a line item budget for GVI approval.
- Initiate design of a 750 -1000 seat Little League Baseball Facility including field lighting and the possibility of other amenities.
- Create an overall site development plan, overall budget, Schedule of Value (SoV) for Construction that will be the basis for payment.
- Verify infrastructure including sewer, potable water, electricity, communications including fiber-optic, off-site drainage improvements, road and sidewalk has adequate capacity for upgrades or expansion to support the proposed construction.
- Apply for and obtain permits for construction.
- Liaise with potential facility and sports venue managers. An example of GEC's preliminary work that is focused on baseball is included at Tab 8 of this proposal.

CONSTRUCTION

During construction GEC will self perform site work, concrete, steel erection, carpentry and casework; labor only subcontractors will perform the finish work with GEC supplying the materials. The MEP work will be subcontracted for the full scope of those activities. This model for construction allows greater flexibility and control over the flow and cost of materials as well as the construction schedule.

The construction management team will consist of staff members from the pre-construction phase for continuity, and other field personnel including the project superintendent and several foremen will be added. The main office, safety officer, an expeditor, and the entire GEC organization will support the field team.

Construction of the new Paul E. Joseph Baseball Stadium and a little league park and public shared space, in accordance with approved plans, schedule and Schedule of Values. At a minimum, construction shall include the following:

- Execute appropriate construction contracts and subcontractor construction contracts.
- Administer contract requirements as determined while establishing the budgets and SoV.
- Administer modifications to the construction contracts and subcontractor construction contracts as required to perform all work.
- Administer Applications for Payments to the GVI.
- Conduct project meetings, as required, to maintain adequate communications with the GVI. Provide minutes of meetings, as required.
- Produce all submittals required for GVI approval prior to construction or installation of any portion of work requiring such materials.
- Provide all necessary, temporary facilities and controls required to perform the Work, including all surveys, layout and staking on Site.
- Perform all required earthwork in preparation for the construction of the amenities.
- Supply and install all required Site utilities within the development property boundaries.

Preliminary Development Activities

<p>Pre-construction conference with representatives designated by the GVI for the purpose of establishing lines of communication, authority and methods of keeping the general public informed of the progress of the development. Hold a separate meeting with the Department of Planning and Natural Resources for the sole purpose of defining building and planning requirements.</p>
<p>Apply for demolition permit for existing Paul E. Joseph Stadium.</p>
<p>Provide Schedule of Values for demolition.</p>
<p>Approve Schedule of Values for demolition.</p>
<p>Issue demolition permits for the existing Paul E. Joseph Stadium.</p>
<p>Submittal of the following reports to the Government:</p> <ul style="list-style-type: none"> • Preliminary Environmental Assessment • Archeological Survey, if required • Historical Survey, if required • Abatement Testing Reports and Plan, if required • Soil Testing Report • Engineering recommendations based on Soil Testing Report
<p>Submittal of the following reports or results of studies to the Government:</p> <ul style="list-style-type: none"> • Sufficiency of WAPA electrical service to Site • Sufficiency of potable water service to Site • Sufficiency of communication information system service to Site including, but not limited to, Global Crossing, AT&T or other source of fiber-optic • Sufficiency of any other required infrastructure improvements not currently available at the boundary of the properties
<p>Hold updated meetings with DPNR, the Department of Public Works, private and public stakeholders (as agreed by GVI) and any other government agencies that are necessary to receive sign-off of documentation, reports and results from the studies for the sole purpose to discuss proposed outcome from the various reports.</p>
<p>Conduct outreach/study program to identify potential facility and other sport venue managers.</p>
<p>Complete demolition of the Paul E. Joseph Stadium.</p>
<p>Submit conceptual master development plan.</p>
<p>Submit conceptual Design Review for baseball stadium and little league field and shared public space including the Christmas Festival Village.</p>

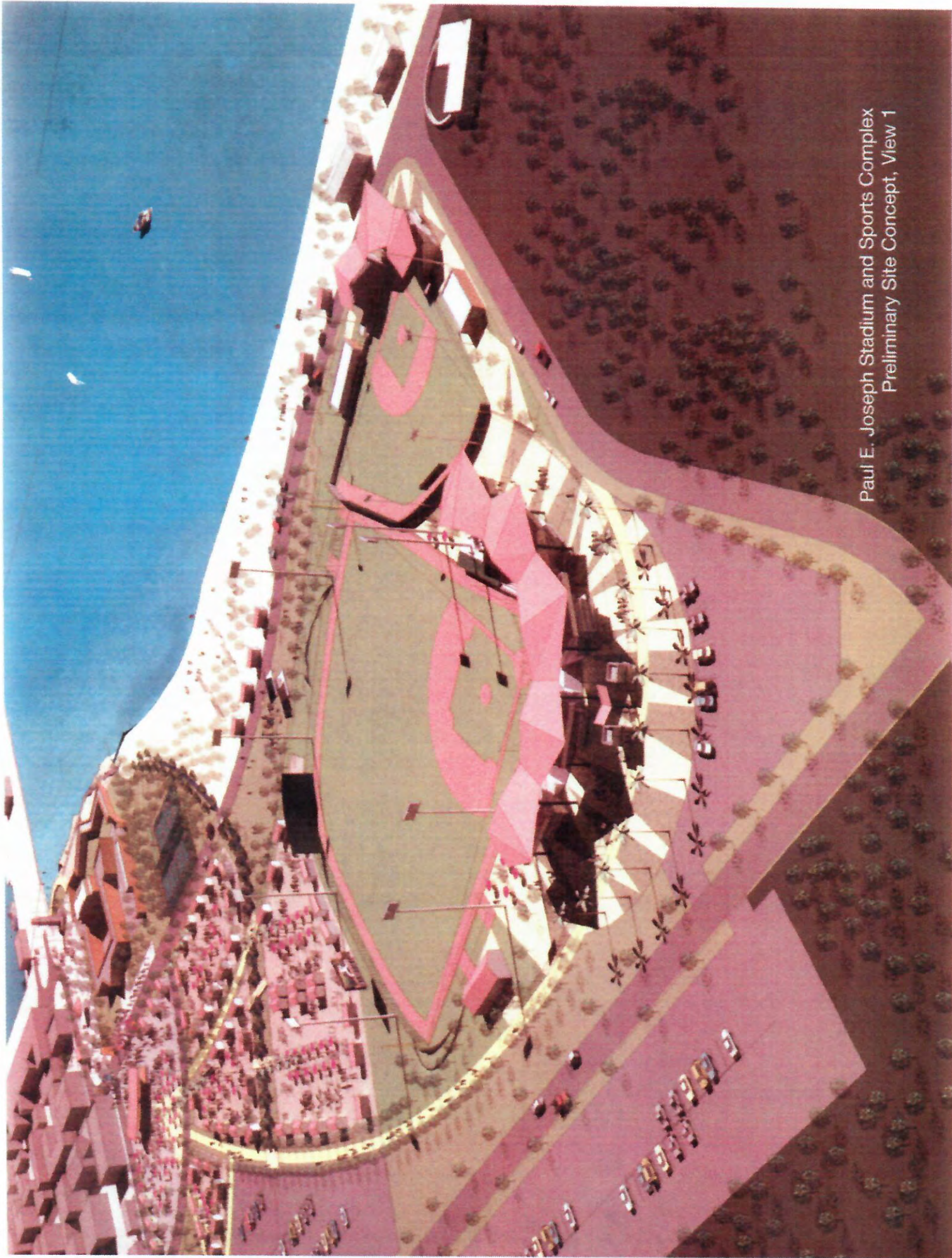
Obtain approval of conceptual Design Review for baseball stadium, little league field, festival village.
Obtain approval of conceptual master development plan.
Begin full architectural design and construction documents.
Submit Site plan for construction to DPNR for earth change.
Propose Schedule of Values for construction.
Provide approval of Schedule of Values for construction.
Obtain DPNR earth change permit for construction.
Submit architectural design and construction documents to DPNR for Phase I construction.
Obtain DPNR building permits for construction.
Construction period.
Complete construction demobilization.



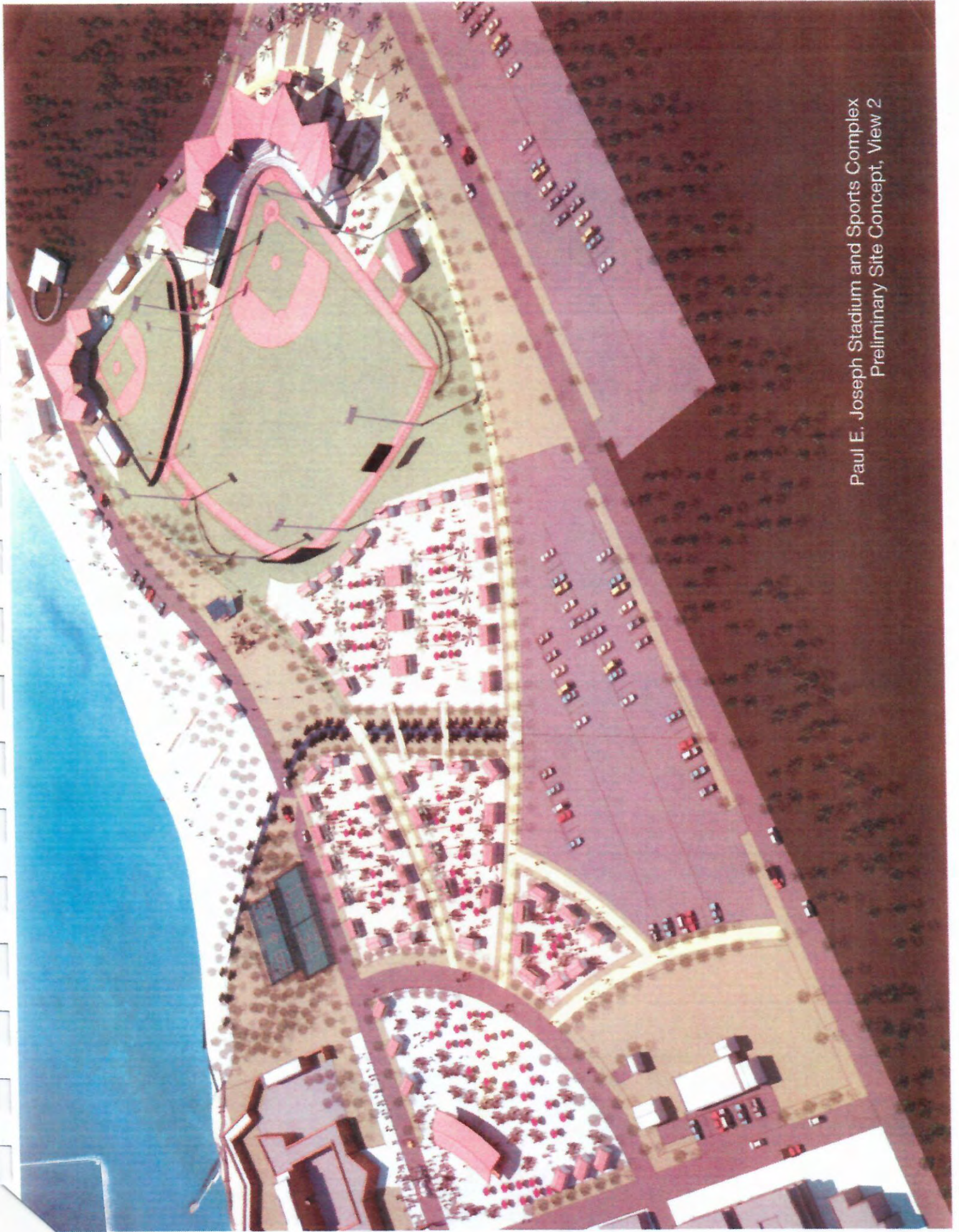
Proposed Development

The Paul E. Joseph Stadium and Sports Complex renderings that follow represent the initial concepts of the design team, Steven E. Hutchins Architects and Populous, and are based on the scope defined in the RFP. As Developer/Contractor, GEC, LLC and the design team completely expect and desire the input of the GVI, specifically the Department of Sports, Parks and Recreation, and the general public to determine the final product.

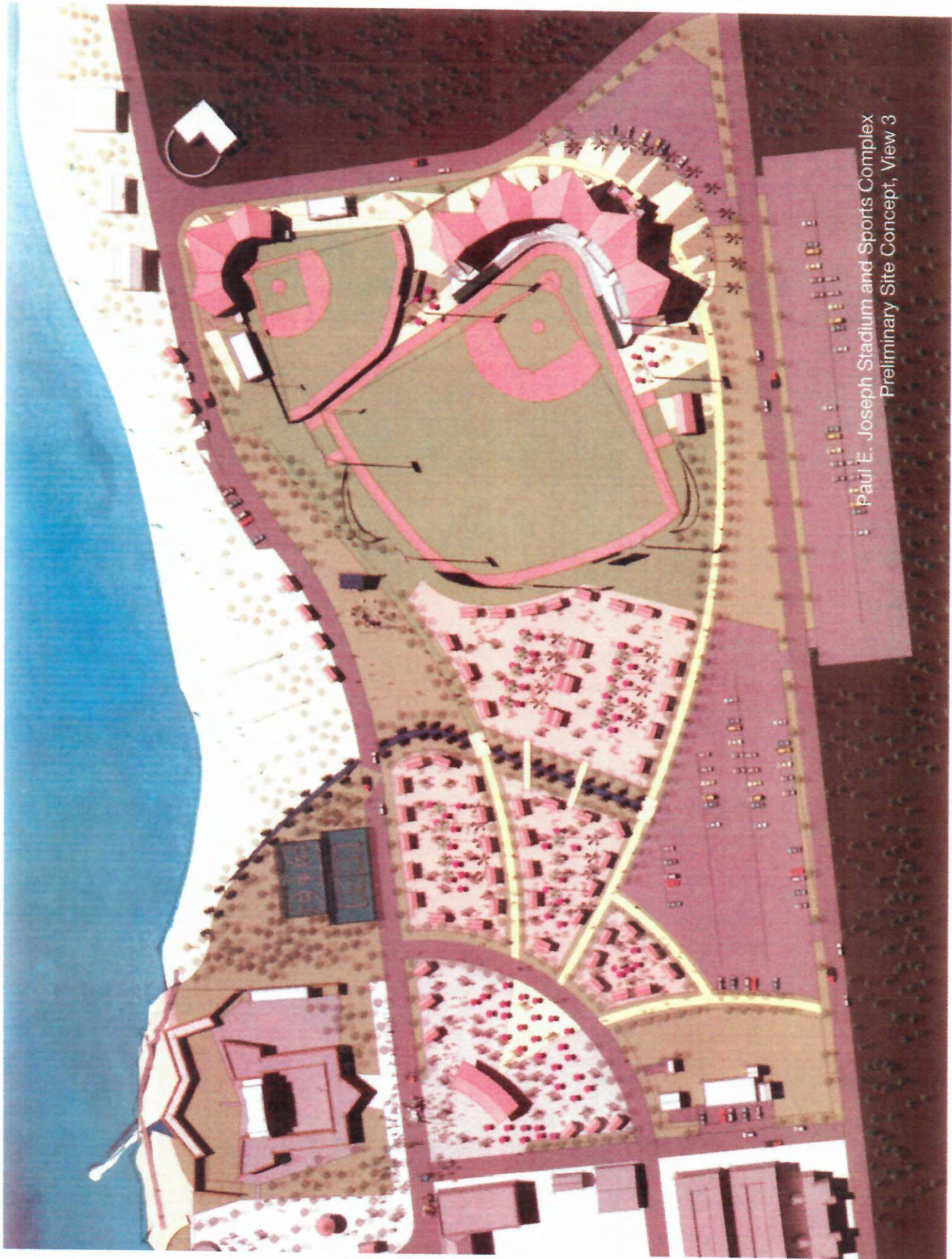
The renderings presented incorporate the Paul E. Joseph Stadium, the Terrence Martin Little League Field, and a permanent Crucian Christmas Festival Village. Note that the Midre Cummings Park and the Emile "Gravy" Henderson facilities could be relocated closer to the baseball fields. The intent is to allow for separate and distinct complexes - the stadium and sports complex with baseball fields, tennis and basketball courts, and a cultural-centric complex that features the permanent festival village adjacent to Fort Frederik.



Paul E. Joseph Stadium and Sports Complex
Preliminary Site Concept, View 1



Paul E. Joseph Stadium and Sports Complex
Preliminary Site Concept, View 2



Paul E. Joseph Stadium and Sports Complex
Preliminary Site Concept, View 3



Project Finance

The GEC cost proposal and financial approach for the new Paul E. Joseph Stadium and Sports Complex consists of two categories: *Construction Financing* to achieve the goals of the RFP, *Private Financing* that is predicated on a contract/design/availability of additional venue participants. Long term management options are also addressed in a unique manner.

Additionally, the success of the project is tied to real development and construction experience in the Virgin Islands with demonstrated performance in delivering design/build projects on time with no cost overruns, providing payment and performance bonds to guarantee performance, and an intimate understanding of design and construction costs in the Virgin Islands.

CONSTRUCTION FINANCE

GVI has committed financing to this project via several legislative acts. GEC will work within the approved amounts to provide a desirable product for the people of the Virgin Islands. Contingent on expectations of the GVI and the public at large, the amounts allocated are well within reason. GEC's experience in delivering design-build projects on time and on schedule combined with the guarantee of Performance and Payment Bonds assures a complete project that satisfies all the requirements. As with any proposal at this stage, the final development budget will vary according to the desires of the Owner and the final design.

PRIVATE FINANCE

One of many lessons learned during prior negotiations for the Paul E. Joseph Stadium and Sports Complex was that private financing is predicated on the execution of a contract and completion of a project design. This proposal anticipates that the Paul E. Joseph Baseball Stadium and Terrence Martin Little League fields will be built using the construction financing as mentioned previously. However, other sports and entertainment related venues have the potential to be included with the baseball venue. These venues could potentially include track and field, soccer, cricket, expansion of the current tennis courts for inter-island play, hotel/dormitory development, music concerts and promotion, expansion of the existing basketball courts for inter-island play, addition of marine

moorings to allow overnight visitors to enjoy special events and many other complementary sports activities.

Subject to GVI approval, the financing for such venues may include a mix of the following:

- Department of the Treasury's Community Development Financial Institutions programs
- Department of Agriculture Community Facilities programs
- Department of Housing and Urban Development Community programs
- Department of Commerce Community programs
- Municipal Bond Market
- Tax Increment Financing
- Hotel Developer/Manager funding
- New Market Tax Credits

The approved master design will allow fruitful discussions with participants of additional sports and entertainment venues. The GEC team will explore different management, program development and financial partners for potential incorporation in the final complex. Attached at Tab 8 is a baseball program concept with letters from two different entities, both experienced in developing programs/financing for baseball facilities, who have expressed interest in participating long term in the programs, potential financing, and the management of the ball fields.

OPERATIONS FINANCE

An innovative aspect of GEC's proposal is the potential set-aside of a portion of the funding provided in the legislative acts for an annuity that will provide funds for management, operations and maintenance. If accepted, our team will work with the appropriate agencies of the GVI to identify the best uses and administration of this unique funding concept while developing an actual budget based on the operational needs of the facility as designed.

Other types of financing for additional venues and/or management that will be explored during the pre-construction phase of the contract may include:

- Operating revenues from baseball user charges.
- NCAA participation.
- Long term lease payments from hotel/dormitory tenant on property.
- Concert revenues from music related events.
- Trade show revenues from scuba diving associations.
- Boxing federation revenues from bouts at the stadium.
- Gate receipts from exhibition baseball games such as the New York Yankees and Boston Red Sox games previously played at Paul E. Joseph Stadium.

- Lease payments or revenue sharing from alternative ownership options.
- Advertising revenues from outfield billboard advertising.
- Co-op sharing of radio broadcasting revenues.
- Potential revenues from Government sources
 - Budget money from the Central Government
 - Existing Rum Excise tax revenues
 - Community Facilities Trust to be established under VI Legislature Act No. 7012, the "Diageo Act" which is "to provide a source of financing for the development, operations and maintenance of community or sports facilities or urban development projects in the Virgin Islands.
 - Community Development Block Grants

PROJECT APPROACH SUMMARY

In summary, GEC will implement a Design/Build process of planning, design, procurement and construction that has worked successfully on numerous developments throughout the Virgin Islands. GEC understands GVI's needs as an owner to meet the proposed development program and to control costs..

GEC guarantees success of construction finance through the GVI and will explore private financing depending on the eventual master plan. Our proposal goes further and offers a potential financing option for continued operations and maintenance via an annuity. GEC has assembled a team with a long history of performance in all aspects required to make this project successful.



7 Cost Proposal

As specified in the RFP-006-2013(P) for the Development of the Paul E. Joseph Stadium and Sports Complex (Design/Build/Finance Project) Frederiksted, St. Croix, USVI, the GEC, LLC Cost Proposal is submitted in a separate sealed envelope.



Baseball Program Concept

Baseball is claimed to be "America's Pastime". It is certainly true in the Virgin Islands. The Virgin Islands has produced 11 MLB players and at least 57 minor league or Negro league players in the last 95 years. The Virgin Islands' national team competes on the international level. Amateur baseball exists at all levels from Little League through senior level baseball and softball.

The rebuilding of the Paul E. Joseph Stadium in Frederiksted is a golden opportunity for the Government and the people of the Virgin Islands to incorporate an expanded baseball program into the recreational and economic fabric of St. Croix. Besides the extensive amateur and recreational league programs that currently exist, the V.I. Department of Sports, Parks and Recreation has the opportunity to develop pragmatic sports & marketing programs that will encourage economic activity and provide revenue support for the new Paul E. Joseph Stadium Complex.

Sports programs, in general, are usually developed when the facility exists or is in the process of being developed and the facility capabilities are clearly defined. This is true for Paul E. Joseph Stadium. But we do know what programs have the potential to be successful at this facility. These programs include:

- Pay to Play Baseball Tournaments - Hold summer and fall pay-to-play tournaments for kids 8-16 years. These are very successful tournaments throughout the U.S. that will draw teams, coaches and parents.
- Pre-season NCAA college men's baseball and women's softball tournaments and training which would be held during February and March.
- Form a professional team made up of Minor and Major League players to participate in a "winter ball" league that would run October thru December.
- American Legion Baseball Tournaments
- Major League Baseball Urban Youth Academies – This program would service the local youth and others from the Caribbean community.
- International Baseball Federation Baseball & Softball Play
- V.I. Department of Sports, Parks & Recreation Youth & Adult Programs

For these opportunities to be successful, the GVI will need a program manager that knows sports marketing, has the experience and knows baseball. GEC, LLC has initiated discussion with two consultants, Davco & Associates of Belleville Michigan and Total Sports Entertainment Services to assist GEC, LLC and the Government of the Virgin Islands to develop pragmatic sports programs that will encourage economic activity and provide revenue support for the new Paul E. Joseph Stadium.

Davco & Associates is represented by Mr. Dennis Davidson, who has a long and varied career in sports-marketing, sports program management, sports broadcasting and radio/TV sports talk programming.

Total Sports Entertainment Services (TSE), represented by Mr. David Frost, is a national firm that has assisted several hundred facilities with program management, program management hardware and software, event planning, marketing and promotions. TSE can work with all the stakeholders to help develop a comprehensive marketing and events planning strategy that would promote baseball and cultural events using the entire facility. They can also train local residents in the operation of any multi-media equipment incorporated into the facility.

Any sport that can use this facility and attracts youth players from off-island will need housing for up to several hundred athletes. A dormitory may be essential for successful program implementation. Packaged excursions with existing or future hotels can be a feasible option. Options will need to be explored and funding identified to provide any dormitory facility.

How will these programs help pay for Paul E. Joseph Stadium operations and how will they promote economic opportunity? They all will work in the same manner. The teams, leagues, organizations or private promoters will pay a fee to use the facilities. The off-island teams will bring families and fans. These supporters will use hotels, rental cars, restaurants and provide increased economic activity. The Paradise Jam Thanksgiving pre-season basketball tournament at the UVI Sports & Fitness Center in St. Thomas is an example of the type of program activity that can be available at Paul E. Joseph. The Paradise Jam contributes several million dollars to the Virgin Islands economy annually.

We believe that Paul E. Joseph can be successful because baseball tournaments have an established track record at all age groups. It can be played year round on St. Croix and attract activity from North America in the summer during the amateur season and lower level professional activity in the winter. It can also attract activity from South America during our summer and their winter. The MLB Urban League Academy believes that they can attract youth interested in baseball

to St. Croix from all around the English speaking Caribbean islands. A winter league team could be coordinated with the existing Puerto Rican winter league. The opportunity is there.

It will take a well executed plan that includes program management, facility management, marketing and funding. It also takes a facility. When there is a contract, and the design phase is implemented with delivery dates established, the marketing of this facility can begin. At that time, the GVI will know exactly what facilities will be provided and what programs the facility and GVI will support.

During the development of the construction program, GEC, LLC will meet with all the stakeholders of Paul E. Joseph Stadium; the owner V.I. Department of Sports, Parks & Recreation, the Virgin Islands Baseball Federation, the Virgin Islands Softball Federation, the MLB Urban Youth Academy, the NCAA and the American Softball Association. The GEC design team will listen to the needs of the stakeholders and incorporate feasible needs into the design that will serve baseball programs into the future.

As shown in our financial proposal, GEC recommends that the GVI uses a portion of the project funds to establish an annuity in the form of an interest bearing operations fund that will provide a baseline budget for the initial stages of the operations. This will allow the programs to function for a period of time while the programs become revenue self-sufficient. The length of time will depend on the amount set aside, the selected programs cost and the initial success of revenue generating projects. These factors will be determined during development of the operating program.

If GEC, their consultants and GVI work as a team, we can develop a facility that will become a cornerstone of both sports, cultural and economic activity in Frederiksted for years into the future.

DAVCO & ASSOCIATES INC.
41276 N. WOODBURY GREEN DR.
BELLEVILLE, MI 48111
TEL. & FAX 734 325 6405
Dennisd227@comcast.net
February 22, 2013

Carlos Tesitor LEED AP
GEC, LLC
Senior Project Manager
P.O. Box 1656
Kingshill, VI 00851

Thank you for the opportunity to be involved in this great undertaking in the Virgin Islands.

As we spoke on the phone, I feel that my involvement should be;

- To bring baseball to the complex
- Be the liaison between the USVI and all baseball entities both amateur and professional
- Work with the contracted architects on the facilities and configuration of the complex
- Bring in other events to the multi-use venue

My background and experience is varied. As a broadcaster and writer, I have been associated with professional, college and amateur sports in the Detroit area for over 40 years and I'm a member of the Detroit Sports Broadcasters Association.

Baseball/softball background;

As an athlete, I have participated as player in high school baseball and played baseball and fast pitch softball in the US Army. As a recreational participant, I played fast pitch and slow pitch until the age of 45. I was a manager in little league baseball for 5 years.

As an administrator, I was the Director of Parks and Recreation and Community Relations for the City of Romulus MI for 7 years. There my duties were to provide recreational programs for youth, adults and seniors. We maintained 6 parks which

included 5 softball fields, two of which were lighted league play complexes, plus tennis and basketball courts. I also formed an in house umpiring staff.

As a game official I have umpired amateur baseball and softball including girls' high school fast pitch softball. I have experience in refereeing football and basketball.

Professional sports

During my years as a broadcaster and writer, I covered all four professional teams in Detroit as well as University of Michigan football.

I was on the "game night" staff for Detroit Red Wings hockey team for 26 seasons. I worked for boxing's Emanuel Steward and Kronk Gym as Event and Media Coordinator. I am still involved in that capacity with other local promoters.

I have been a member of the Detroit Sports Broadcasters Association for the past 38 years serving as Sgt.-at-Arms and Vice President at various times. I was the chairman of the DSBA Charity Golf Outing for 19 years. I was given the Best of the Best Media Relations Award in 2004 for my work with Kronk Boxing.

I am currently doing a cable TV show, Sports Talk 60, which includes doing commentary and interviews with sports luminary's in the area.

St. Croix baseball complex

I have spent the past three and one half years working on and doing research for the Paul E. Joseph Stadium proposals and sports complex. This also included a trip to the island to attend a Senate Hearing on the project. I have done all of this at my own expense. This has become a big part of my life. I have made a few guests appearances on Doc Peterson's radio show to promote the passing of the original RFP.

I have made contacts with Major League Baseball and its Urban Youth League Academies. I have had conversations with the NCAA, ASA and members of the Big Ten and Horizon leagues. I have also talked with architects, concessioners about design and feasibility for sports complexes. I have made contact with management companies who specialize in youth baseball and the Pay-To-Play concept, and I feel that this could be a major part of the plan as a whole.

I feel that I will be able to come in and make an immediate impact in the pre-construction phase, eliminating the time it would take to bring someone else up to speed.

I am looking forward to working with you and the rest of your staff.

Yours truly

Dennis Davidson
Dennis Davidson



TSE Services, LLC
800.962.2471

Consulting ♦ Equipment ♦ Web Services
P.O. Box 962, La Crosse, Wisconsin, 54601

We Help Teams
info@yourtse.com

Total Sports Entertainment Services (TSE)

PO Box 962

1825 Sunset Lane

La Crosse, Wisconsin 54601

www.totalsportsentertainment.com

TSE Services is a full-service sports services consulting company that has been assisting professional sports teams and universities since 1984. With headquarters in La Crosse, Wisconsin, and offices across the United States, TSE continues to expand three distinct divisions:

- **TSE's Consulting Division** specializes in facility construction, budgeting, franchise opening, staffing and training, sponsorship and ticket sales, the writing of RFP, negotiation, project oversight of state-of-the-art video boards, ribbon boards, front end equipment and supporting equipment to attain a high level of production.
- **TSE's Equipment Division** provides a wide range of audio/video production systems design and integration supported by over 100 years of experience in the industry.
- **TSE's Web Services Division** provides patented event management technology including TSE ScriptPRO, a game management solution for building and executing event scripts and schedules; SponsorPRO, a sponsorship sales automation system used to organize, execute, and track sponsorship inventory; and PromoPRO, a solution which aids teams in organizing their off-season planning and marketing.

TSE Principles:

Robert J. Masewicz - Founder / Chief Consultant

Bob guided and changed the company to adapt it to the ever-changing needs of the sporting industry since its inception in 1984. Early on, TSE was an agency focused on providing sports entertainers to companies world-wide. As the 90's progressed, TSE's focus shifted toward services that help teams operate effectively. Bob lead TSE's transformation again in 2002 to focus TSE purely on sports services as they relate to the entertainment experience that is craved by fans worldwide. Bob and his team now consult with teams nationwide, helping them synergize their sponsor sales, ticket sales, entertainment and promotions. As a result, all of TSE's clients are enjoying leaps in ticket sales, sponsorship sales, local and national accolades and, of course, increased profits. In 2004, Bob authored a game management system that effectively executed live sporting events. That early system evolved into what now is TSE GameTime ScriptPRO® which is billed as "the evolution of game management". ScriptPRO is now being used by teams of every level, nationwide. Aside from sports, Bob also ventured into other areas of business as in 1992 when he developed and owned a chain of 9 Cost Cutters hair salons located in Chicago and Central Missouri. Bob has an incredible depth of experience in all facets of sports operations. The ability to see all sides of an operation to envision and implement positive changes are just some of the talents that Bob employs to help guide TSE and TSE's clients to ongoing success.

Bob and his wife Jennifer are the proud parents of four children, and reside in La Crosse, Wisconsin.

John Brostrom - CEO

John has been one of the primary investors in TSE since early 2008. Prior to 2008 Owner/President of international software developer, La Crosse Management Systems, Inc, developed, implemented, and maintained a comprehensive ERP primarily in the office equipment retail space. LMS's key accounts were Sharp Electronics, Canon Worldwide, and their local owner/operators. Upon selling LMS John became Executive Vice President of Operations for MWA, Incorporated, an international software company.

John is a proud 1988 graduate of Viterbo University's Dahl School of Business, La Crosse, Wisconsin.

John and his bride of 31 years share time between their homes in Scottsdale, Arizona and Onalaska, Wisconsin.

Erik Haag – Lead Consultant / Construction Specialist

Erik has over 25 years of experience in professional sports and entertainment. Before joining Total Sports Entertainment Erik served as the Executive Vice President/COO of Rex Encore, LLC and the Southern Illinois Miners baseball team. Prior to his work with Rex Encore, LLC where he oversaw the construction of their ballpark he spent 15 years working with Palisades Baseball, Ltd. Since 1999, he served as the organization's executive vice president. In this role, Erik oversaw the management of Palisades Baseball's three Minor League Baseball franchises; the Mahoning Valley (Ohio) Scrappers, the South Bend Silver Hawks and the West Virginia Power as well as working with owner Alan Levin's other business ventures.

During his tenure, the Silver Hawks franchise was awarded the Midwest League's Larry MacPhail Promotional Award in 1997. Previously, Erik was the general manager of the Erie SeaWolves where he assisted in the relocation of the New York-Penn League Welland Pirates to Erie, Pennsylvania. In addition to the start-up of the franchise, he also played a key role in the management of the construction of Erie's Jerry Uht Park. During Erik's two seasons in Erie (1995-1996), the team set consecutive New York-Penn League all-time attendance records. In 1995, Erie's inaugural season, Erik was named the New York-Penn League Executive of the Year. In 1996, he assisted in the acquisition of Erie's Double A expansion franchise as well as the relocation of Erie's New York-Penn League Franchise to the Mahoning Valley. Once again, he played a key role in the start-up of the franchise and the construction of Mahoning Valley's Cafaro Field.

In addition to his baseball responsibilities, Erik was responsible for the management of the Upper Deck Banquet & Catering Company, located in South Bend's Coveleski Stadium. He also managed his company's entertainment divisions, AML Entertainment and Rex Encore Promotions, the company's respective concert and special event divisions. During his tenure he produced an annual symphonic concert in their baseball venues, and has also produced and promoted concerts by Jason Aldean, Gary Allen, Rodney Atkins, Florida Georgia Line, Def Leppard and Bryan Adams, Bob Dylan and Willie Nelson, Montgomery Gentry, 98 Degrees, Creed, Joe Walsh, Buddy Guy among others.

Prior to joining the Southern Illinois baseball project Erik spent several months working for the NBA and the NBA's Development League.

Erik resides in South Bend, IN with his wife, Susan and daughters, Quincy and Ella.

David Frost – Lead Consultant / Integration Specialist

David has over 18 years of experience in sports and entertainment. David began his career in Minor League Baseball in 1993, gaining experience in new stadium construction and franchise launches in Appleton, Wisconsin, and Myrtle Beach, South Carolina. With a core background in marketing, facilities operations, and game / event management, David ventured outside of baseball in 2005 to oversee the construction and opening of the *SportsZone*, a 138,000 square foot multi-sports facility in Little River, South Carolina, featuring baseball / softball, basketball, indoor soccer, roller hockey, and programming of summer camps, tournaments, outside events. David's opportunity to reunite with Bob Masewicz in TSE has allowed him to consult for teams around the country in a wide array of departments since 2011.

David and his wife Anne are the proud parents of two boys, and reside in Myrtle Beach, South Carolina.

Scope of Virgin Islands – Baseball/Festival Grounds Complex

Consultants/Liaison to Architect and General Contractor

Members of TSE's management team have managed new ballpark construction as well as new franchise implementation throughout their professional careers. The Opening of the new ballpark/auxillary fields/festival grounds will set the tone for the future of the facility. Via on-site coordination, conference calls, phone, and e-mail, TSE will provide insight to General Contractor and architect regarding;

- Design for future expansion of additional sports;
- Change orders based on usage needs;
- Change orders based technology updates;
- Attaining AAA baseball standards per MiLB guidelines;
- Suggestions on spending reductions where applicable;
- Proper standards for load-in / load-out of outside events.

Consultants/Liaison to Local Government

Success of the baseball facility and festival grounds will be reliant upon the proper planning and open communication between local government officials and the developer. Via on-site coordination, conference calls, phone, and e-mail, TSE will provide consulting in addressing:

- Coordination to balance the usage with infusion of local leagues;
- Providing adequate transportation for guests from arrival to departure;
- Relationships with local hotels and restaurants;
- Marketing balance between government and day-to-day management company;
- Creating a retention program to encourage return of teams/guests;
- Setting proper budgets with management company in maintaining the facility;
- Achieving a balanced relationship in maintaining the facility once open;
- Coordination of usage fees;
- Traffic pattern and controls for larger scale events;

Recruitment of Day-to-Day Facilities Management Company

TSE will execute a world-wide recruitment of a qualified management company to install their expertise in the management of the facility upon open. Winning firm will be responsible for all budgeting and relationships with local government in execution of events. The winning firm will design, market, and recruitment guests/participants for (but not limited to):

- baseball/softball camps;
- baseball/softball tournament;
- baseball/softball umpire clinics;
- baseball/softball off-season training and conditioning;
- music concerts;
- ethnic festivals;
- flea markets and swap meets;
- additional sports as facility conversion will allow.

**TSE Equipment Division reserves the right to remain eligible to provide a bid for this element*

Recruitment of Executive Producer/Audio Engineer

TSE will recruit/train an experienced individual that can maintain all equipment to both the baseball facility as well as festival grounds. Main job description to include:

- Prepare and execute all game day needs for leagues and tournaments, recruit and train all required staff;
- Maintain all facility A/V equipment and inventory;
- Design a program through graphics, and entertainment that will surpass guest's expectations;
- Work with local vendors in pricing and procurement of replacements and repairs when necessary;
- Work with outside event coordinators when applicable to insure a smooth event.

Video Board Budget & Design, RFP, Sourcing & Installation Oversight

TSE will perform a comprehensive video board project assessment and overview of the new facility based on expected needs to provide fans, guests, and participants an experience that exceeds the competition. TSE will furnish a comprehensive report with recommendations providing initial design and budgetary pricing that will offer enhancement to the overall fan experience and marketing opportunities.

- Assess the current logistics of video board and front end equipment;
- Budget the video-board for the correct size as it relates to your facility and the income it will generate;
- Solidify total install project budget;
- Tailor the video board and subsequent front-end equipment to create the show YOU want to produce that best fits your facility;
- Oversee the writing and distribution of your requests-for-proposal;
- Handle all incoming proposals and sort through their respective idiosyncrasies in order to make a qualified comparison of products;
- Negotiate an acceptable overall price;
- Provide installation oversight, guidance and support.

Design, Write RFP's for all Front-End Audio & Video Equipment, IT, POS, Digital Signage and all other Tech

- Design all AV & Tech equipment needed to run the facility the way you want, in the most cost effective and efficient way possible;
- Source correctly to get more equipment and more production value for less capital than the standard cookie-cutter install offered by many leading AV front-end & tech equipment companies;
- In-House TV's - Security Cameras;
- Phone Systems - Digital Signage;
- IT Network - Audio Systems;
- Ticket Windows - Conference Rooms;
- POS Systems - Team Store & Concession Stands

Release RFP's & Oversee Bid Process for all Front-End Audio & Video Equipment, IT, POS, Digital Signage and all other Tech

- Release bids. Receive and sort all bid submissions and incoming proposals in order to make a qualified comparison of products;
- Negotiate an acceptable overall price for each category. Provide a detailed report to management of all bid submittals with the recommended vendor within each category;
- Maximize savings on equipment by bidding your numbers through TSE on select categories (approved by the client) for as good as or better price than any national or local company.

Project Management, Installation and Installation Oversight on all AV & Tech Equipment

- Oversee all aspects of the installation. Coordinate with main PM, main construction company and all subs to ensure a smooth installation process and the proper integration of all AV & Tech equipment.

**TSE Equipment Division retains eligibility and rights to bid on any equipment-related RFP*

Branding/Merchandise Implementation

TSE Creative Services (a division of Consulting Department) will:

- Design a brand/logo for the entire complex to be adopted for all marketing, signage and advertising;
- Coordinate individual event merchandise design and ordering;
- Implement points of sale throughout the new stadium to maximize revenues.

SponsorPRO, ScriptPRO, PromoPRO Subscriptions (including set-up and design)

- The SponsorPRO Software is imperative in aiding the Management Company to build proposals, as efficiently as possible. SponsorPRO also manages all inventory (contracted, proposed and available) and the necessary margins needed to maximize profits.
- ScriptPRO Software is a must for recording all the game elements and execution of your Show to insure both sponsors as well as Groups That Entertain (GTE's) experience the best Fan Experience possible.
- PromoPRO will allow for easy individual event scheduling.

Staffing – Casting Calls/Call Backs

Gone are the days of the “job fair”. TSE's “Hollywood” style of finding the best candidates for your game day staff insures that the best candidates are sought and interviewed by the most appropriate potential supervisor. This is done very efficiently so the staff can maintain focus on the facility opening.

Additionally, TSE may design a “Got Talent” style public event to recruit outgoing candidates to be eligible for Game Day staffing needs.

Customer Service Training of all Staff (including concessions)

TSE will provide a seminar on The Ultimate Fan Experience and the formula necessary to make an impact on guests so they want to return.

“Show Build” – Training, Rehearsals and Opening Night Coverage

TSE will work in concert with the Executive Producer/Audio Engineer in the execution and training of all show-related positions. TSE will run rehearsals of The Show to insure Opening Night event looks great for sponsors and guests.

TSE will have a minimum of four (4) full-time staff members on site for the seventy-two (72) hours leading up to the Opening Night Event.



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
DEPARTMENT OF PROPERTY & PROCUREMENT

#3274 ESTATE RICHMOND, CHRISTIANSTED, ST. CROIX, U.S. VIRGIN ISLANDS 00820-4241

BUILDING # 1 SUB BASE, ST. THOMAS, U.S. VIRGIN ISLANDS 00802

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AMENDMENT ONE (1)

January 30, 2013

TO:

GEC, LLC

SUBJECT: RFP-006-2013 (P) Development of the Paul E. Joseph Stadium and Sports Complex, St. Croix.

INSERT: New Pre Proposal Meeting Wednesday, February 20, 2013 at 10:00 a.m.

DELETE: Old Pre Proposal Meeting Tuesday, February 19, 2013 at 10:00 a.m.

All other terms and conditions remain the same.

A copy of this amendment must be returned with your bid.

OFFICE OF THE COMMISSIONER STX TEL (340) 773-1561 FAX (340) 773-0986	DIVISION OF FISCAL & PERSONNEL STX TEL (340) 773-1561 FAX (340) 773-0986	DIVISION OF PROCUREMENT STX TEL (340) 773-1561 FAX (340) 719-4451	DIVISION OF PRINTING STT TEL (340) 774-0828 FAX (340) 714-1575	DIVISION OF PROPERTY STX TEL (340) 773-1561 FAX (340) 773-0986	DIVISION OF TRANSPORTATION STX TEL (340) 773-1561 FAX (340) 719-4451	DIVISION OF CENTRAL STORES STX TEL (340) 692-5720 FAX (340) 692-2564
STT TEL (340) 774-0828 FAX (340) 777-9587	STT TEL (340) 774-0828 FAX (340) 777-8443	STT TEL (340) 774-0828 FAX (340) 774-9704		STT TEL (340) 774-0828 FAX (340) 777-8362	STT TEL (340) 774-0388 FAX (340) 774-1163	STT TEL (340) 774-9054 FAX (340) 774-9333



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
DEPARTMENT OF PROPERTY & PROCUREMENT

#3274 ESTATE RICHMOND, CHRISTIANSTED, ST. CROIX, U.S. VIRGIN ISLANDS 00820-4241

BUILDING # 1 SUB BASE, ST. THOMAS, U.S. VIRGIN ISLANDS 00802

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AMENDMENT TWO (2)

February 27, 2013

TO: GEC, LLC

SUBJECT: RFP-006-2013 (P) Development of the Paul E. Joseph Stadium and Sports Complex, St. Croix.

INSERT: New Open Date of Wednesday, March 13, 2013 at 4:00 p.m.

DELETE: Old Open Date of Wednesday, February 27, 2013 at 4:00 p.m.

All other terms and conditions remain the same.

A copy of this amendment must be returned with your bid.

OFFICE OF THE COMMISSIONER STX TEL (340) 773-1561 FAX: (340) 773-0986	DIVISION OF FISCAL & PERSONNEL STX TEL (340) 773-1561 FAX: (340) 773-0986	DIVISION OF PROCUREMENT STX TEL (340) 773-1561 FAX: (340) 719-4451	DIVISION OF PRINTING STT TEL (340) 774-0828 FAX: (340) 714-1575	DIVISION OF PROPERTY STX TEL (340) 773-1561 FAX: (340) 773-0986	DIVISION OF TRANSPORTATION STX TEL (340) 773-1561 FAX: (340) 719-4451	DIVISION OF CENTRAL STORES STX TEL (340) 692-5720 FAX: (340) 692-2564
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*Building the Virgin Islands
with Virgin Islanders!!!*



Cost Proposal - Development of the Paul E. Joseph Stadium and Sports Complex

Prepared for the Department of Sports, Parks, and Recreation

Submitted by GEC, LLC with Steven E. Hutchins Architects and Populous in response to
RFP-006-2013(P)

March 13, 2013 at 4 p.m.



March 13, 2013

Honorable Lynn A. Millin-Maduro
Commissioner
Department of Property and Procurement
#3274 Estate Richmond
Christiansted, USVI 00820-4200

RE: RFP-006-2013(P) Development of the Paul E. Joseph Stadium and Sports Complex,
St. Croix, U.S. Virgin Islands

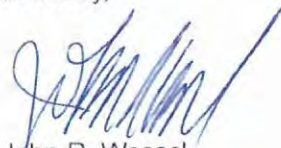
Dear Commissioner Millin-Maduro,

GEC, LLC (GEC) herein submits this Cost Proposal in response to Request for Proposal RFP-006-2013(P) for Development of the Paul E. Joseph Stadium and Sports Complex. As requested in the RFP, this Cost Proposal is submitted with the GEC Technical Proposal.

GEC's proposed cost for the development is Twenty Six Million Dollars (\$ 26,000,000) and includes the design and construction of the 3500-seat Paul E. Joseph Stadium, 750-1,000-seat Terrence Martin Little League Field, and a permanent Crucian Christmas Festival village. Additional sources of funding are described in the proposal for *Private Financing* of other sports and entertainment related venues and may increase this overall amount.

Please contact me if you have any questions regarding this proposal.

Sincerely,



John R. Wessel
Managing Member



Cost Proposal

The construction costs will vary based on the final design and are estimated to be +/- 10% depending on final amenities selected.

3,500-seat AAA Baseball Stadium / 750-1,000-seat Little League
Baseball Field / Entry Plaza w/Ticket Booth / Restrooms/Concession
Buildings and Open Pavilion / Maintenance Building w/Locker Room

Development Activity	Estimated Cost
Development costs 4%	\$858,000
Architect/Engineering Fees 7%	\$1,501,500
Consultant fees, testing 2%	\$429,000
Survey and testing fees during construction 2%	\$429,000
Civil & Infrastructure costs 20%	\$4,290,000
Construction cost 65% (includes demolition)	\$13,942,500
Total est. costs Baseball Stadium et. al.	\$21,450,000

Festival Village w/ min. 20 Vending Booths

Development Activity	Estimated Cost
Development costs 4%	\$140,000
Architect/Engineering Fees 7%	\$245,000
Consultant fees, testing 2%	\$70,000
Survey and testing fees during construction 2%	\$70,000
Civil & Infrastructure costs 20%	\$700,000
Construction cost 65%	\$2,275,000
Total est. cost Festival Village	\$3,500,000

Operations and Maintenance Annuity

Development Activity	Estimated Cost
Annuity costs	\$50,000
Annuity principle	\$1,000,000
Total est. cost O & M Annuity	\$1,050,000

Development of the Paul E. Joseph Stadium and Sports Complex

GRAND TOTAL ESTIMATED COST	\$26,000,000
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GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
DEPARTMENT OF PROPERTY & PROCUREMENT

#3274 ESTATE RICHMOND, CHRISTIANSTED, ST. CROIX, U.S. VIRGIN ISLANDS 00820-4241

BUILDING # 1 SUB BASE, ST. THOMAS, U.S. VIRGIN ISLANDS 00802

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March 26, 2013

John R. Wessel
 Managing Member
 GEC, LLC
 The Vitex Building
 13F Estate Bethlehem
 St. Croix, VI 00850

VIA FAX: (340) 778-2545

Re: **RFP-006-2013 (P) Development of the Paul E. Joseph Stadium and Sports Complex, St. Croix, USVI.**

Dear Mr. Wessel:

Thank you for submitting a proposal in regards to the above referenced matter.

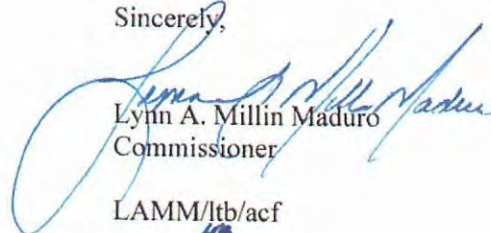
This is to inform you that your firm has been scheduled to meet with the Evaluation/Selection Committee on Thursday, April 11, 2013 at 9:30 a.m., at the Department of Property and Procurement Conference Room at No. 3274 Estate Richmond, Christiansted, St. Croix, United States Virgin Islands.

You will be afforded thirty (45) minutes to give an oral presentation and an additional fifteen (15) minutes to answer questions. Should you choose to utilize pictorial, slide or other video or audio representations, it is your responsibility to furnish the necessary equipment.

This invitation is part of the evaluation process. It is an opportunity for your firm to further expound on your ability to execute the described scope of services and your proposal.

Should you have any questions, please contact Alyssa C. Fredericks at 773-1561 ext. 5228. Your cooperation and availability will be appreciated.

Sincerely,



Lynn A. Millin Maduro
 Commissioner

LAMM/lfb/acf
 109

cc: Sal A. Griffith, Sr., Deputy Commissioner of Procurement, DPP
 Lloyd T. Bough, Jr., Chief of Procurement and Contracts, DPP
 Alyssa C. Fredericks, Evaluation Supervisor, DPP

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GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
DEPARTMENT OF PROPERTY & PROCUREMENT

#3274 ESTATE RICHMOND, CHRISTIANSTED, ST. CROIX, U.S. VIRGIN ISLANDS 00820-4241

BUILDING # 1 SUB BASE, ST. THOMAS, U.S. VIRGIN ISLANDS 00802

www.pnpvi.org



June 24, 2013

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

RE: RFP-006-2013 (P) Development of the Paul E. Joseph Stadium and Sports Complex, St. Croix, USVI

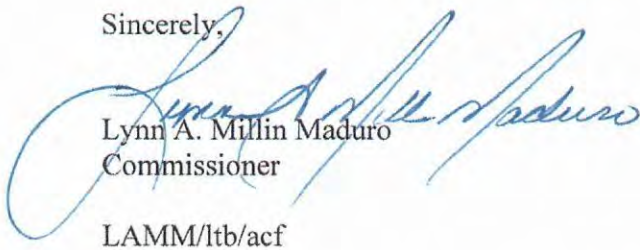
Dear Mr. Wessel:

The Evaluation Committee is requesting a breakdown of the cost proposal you submitted for the above referenced project, to include an explanation/breakdown of the "Operations and Maintenance Annuity". We are also requesting any information you may have in terms of a Private Public Partnership for this project.

Please submit this information to the Property and Procurement office by Friday, June 28, 2013.

If there are any further questions or concerns regarding this matter, please do not hesitate to contact Alyssa C. Fredericks at 773-1561 extension 5228.

Sincerely,



Lynn A. Millin Maduro
 Commissioner

LAMM/ltb/acf

cc: Sal A. Griffith, Sr., Deputy Commissioner of Procurement
 Lloyd T. Bough, Jr., Chief of Procurement and Contracts
 Alyssa C. Fredericks, Evaluation Supervisor, DPP

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Lynn A. Millin Maduro, Commissioner
VI Department of Property and Procurement
#3274 Estate Richmond
Christiansted, VI 00820-4241

6-28-13

Re: RFP-0006-2013 (P) Development of the Paul E. Joseph Stadium and Sports Complex
St. Croix, USVI

Dear Commissioner,

We write in response to your letter of June 24, 2013 that requested three things, as we understood it, regarding Paul E. Joseph (PEJ).

1. A breakdown of the cost proposal GEC submitted.
 - a. A detailed breakdown is attached
 - b. Based on final design as approved by P&P/SPR it may vary in some areas.
2. An explanation/breakdown of the "Operations and Maintenance Annuity"
 - a. The annuity is intended to fund an initial five year period of management/operations, either for the VI Government or for the private entity managing the facility, while the facility "ramps up" to its full income producing potential. A more detailed explanation of the purpose of the annuity is attached.
 - b. A detailed example of how the annuity would fund is attached.
3. Information in terms of Private Public Partnerships – GEC believes the Paul E. Joseph Stadium and Sports Complex can become a revenue generating facility once it is fully constructed and operational. This will require, in our opinion, developing a long term management approach incorporating both the Government of the Virgin Islands and private operators, marketers, promoters, event producers, etc. Many of these discussions have already begun with potential partners, all of whom are anxiously anticipating the final design to finalize their participation. GEC has allocated \$150,000 in the Construction budget for Program Marketing (\$129,000 in Stadium and \$21,000 in Festival Village) to vigorously pursue private/public partnerships. While this may seem like a large amount of money it is virtually impossible to over-emphasize the potential impact of creating revenue generating partnerships. None of this money will be spent without P&P/SPR approval. We anticipate pursuing public/private partnerships in the following revenue-generating areas during the design/development phase.
 - a. Private Baseball – Total Sports Entertainment Services (TSE) has expressed a tremendous amount of interest in developing a "pay to play" program for PEJ. They have phoned regularly since GEC's proposal to P&P to see if GEC was awarded.
 - b. Major League Baseball – Dennis Davidson of Davco and Associates, Inc. has expressed continued interest in developing major league baseball participation at PEJ. Dennis planned on bringing programs from the Detroit Tigers during the previous PEJ negotiations. Gate receipts for such games could be a huge revenue generator.

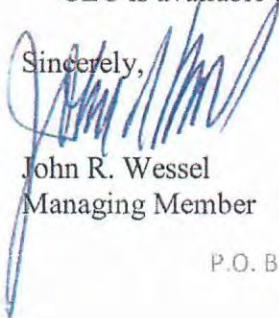


- c. Hotel development – GEC has interest from local hotel owners as well as nationwide developers in leasing space on GVI land or purchasing adjoining land to construct a hotel to complement the PEJ facility.
- d. NCAA participation – During the previous iteration of PEJ the NCAA’s sports division expressed interest in developing winter programs for baseball at PEJ. These could be revenue generating for the stadium via gate receipts for games (like Paradise Jam at UVI when Duke plays basketball on St. Thomas). Once we have a contract and design we will be able to finalize their participation.
- e. Concert revenues – Several music concert promoters have expressed interest in utilizing PEJ for revenue generating activities. These included MTV, TEMPO, and various local promoters. We see this as one of the largest revenue generating potentials, but again, need to have a design to finalize any opportunities.
- f. Trade Show revenues – DEMA (Dive Equipment Manufacturer Association) hosts an annual show where scuba diving equipment manufacturers present their wares to the diving community. It is held at various locations throughout the world. PEJ Festival Village, if designed with trade shows in mind, could present an excellent opportunity to rent space to these manufacturers.
- g. Boxing – PEJ lends itself to international boxing primarily because of St. Croix’s long history with the sport, primarily via the Jackson family. Affiliating with one of the boxing federations should generate revenues similar to the concerts if properly approached.
- h. Branding – This is potentially the largest and most consistent revenue generator. Such names as “Nextel” stadium, “Citi” field, etc. elicit annual revenues for other venues. Discovering the value of having every St. Croix cruise ship visitor seeing “Captain Morgan’s Paul E. Joseph Stadium” or “Exxon/Mobil Paul E. Joseph Stadium” (assuming Exxon/Mobil buys Hovensa) are two possibilities.

For P&P reviewers that are unaware of GEC’s previous (2009) award of the Paul E. Joseph Stadium and Sports Complex project we want to close by saying that during the process we learned that soliciting private/public partnerships must begin with a Contract to develop and construct the facility, be followed up by a design that facilitates such partnerships and conclude with bringing the public/private partnerships together during the design phase. We believe no other firm has a greater likelihood of success than GEC.

GEC is available to meet and discuss all of the above issues at P&P’s convenience.

Sincerely,


John R. Wessel
Managing Member

Proposal for Development of the Paul E. Joseph Stadium & Sports Complex

(Design/Build/Finance) Frederiksted, St. Croix, USVI

Project RFP-006-2013 (P)



June 28, 2013 Breakdown as requested by the Department of Property & Procurement.

GEC, LLC COST PROPOSAL

Development and construction costs - The construction costs will vary based on the final design and are estimated to be +/- 10% depending on the final amenities selected.

3,500 seat AAA Ballpark/ 750-1,000 seat Little League Ballpark/ Entry Plaza w/ Ticket Booths/ Restrooms/ Concession Buildings & Open Pavilion and Maintenance Building w/ Locker Rooms

	Estimated Cost	Subitem Costs	Development Activity
a.	\$858,000.00		Development 4%
		\$68,640.00	Legal
		\$321,750.00	Bonds & Insurance
		\$129,000.00	Program - Marketing, Baseball, Operations & Management
		\$235,650.00	Administrative & Development Staffing
		\$102,960.00	Permits and Regulatory Approvals
b.	\$1,501,500.00		Architectural/ engineering Fees 7%
		\$900,900.00	Architectural Services
		\$600,600.00	Engineering Services
c.	\$429,000.00		Consulting Fees 2%
		\$85,800.00	Archeological study by VI licensed Archeologist
		\$94,380.00	Hydrological study by VI Licensed Engineer
		\$128,700.00	Environmental Assessments and Stormwater Planning
		\$120,120.00	Civil and Soil studies by VI licensed Engineering
d.	\$429,000.00		Survey and testing fees during construction 2%
		\$214,500.00	Surveys & Layout by VI licensed surveyor
		\$214,500.00	Quality Control Testing by a VI licensed independent laboratory
e.	\$4,290,000.00		Civil & Infrastructure costs 20%
		\$514,800.00	Earthwork and Grading
		\$772,200.00	Site Electrical, Water, Sewer, Telephone, Fibernet, etc.
		\$943,800.00	Roads, Parking & Pathways
		\$1,287,000.00	Site Improvements
		\$772,200.00	Landscapes & Hardscapes
f.	\$13,942,500.00		Construction costs 65% (includes demolition)
		\$850,000.00	Demolition
		\$1,115,400.00	Foundations
		\$7,654,925.00	Stadiums
		\$2,091,375.00	Fields
		\$1,673,100.00	Mechanical, Electrical & Plumbing Systems
		\$557,700.00	Equipment, Scoreboards, Concessions & fixtures
g.	\$21,450,000.00		Total Estimated Costs

Proposal for Development of the Paul E. Joseph Stadium & Sports Complex

(Design/Build/Finance) Frederiksted, St. Croix, USVI

Project RFP-006-2013 (P)



June 28, 2013 Breakdown as requested by the Department of Property & Procurement.

GEC, LLC COST PROPOSAL

Festival Village with 20 Vending Booths

	Estimated Cost	Subitem Costs	Development Activity
a.	\$140,000.00		Development & legal costs 4%
		\$11,200.00	Legal
		\$52,500.00	Bonds & Insurance
		\$21,000.00	Program - Marketing, Trade Shows, Operations & Management
		\$38,500.00	Administrative & Development Staffing
		\$16,800.00	Permits and Regulatory Approvals
b.	\$245,000.00		Architectural/ engineering Fees 7%
		\$147,000.00	Architectural Services
		\$98,000.00	Engineering Services
c.	\$70,000.00		Consulting Fees 2%
		\$14,000.00	Archeological study by VI licensed Archeologist
		\$15,400.00	Hydrological study by VI Licensed Engineer
		\$21,000.00	Environmental Assessments and Stormwater Planning
		\$19,600.00	Civil and Soil studies by VI licensed Engineering
d.	\$70,000.00		Survey and testing fees during construction 2%
		\$35,000.00	Surveys & Layout by VI licensed surveyor
		\$35,000.00	Quality Control Testing by a VI licensed independent lab
e.	\$700,000.00		Civil & Infrastructure costs 20%
		\$98,000.00	Earthwork and Grading
		\$140,000.00	Site Electrical, Water, Sewer, Telephone, Fibernet, etc.
		\$140,000.00	Roads, Parking & Pathways
		\$196,000.00	Site Improvements
		\$126,000.00	Landscapes & Hardscapes
f.	\$2,275,000.00		Construction costs 65%
		\$295,750.00	Foundations
		\$1,478,750.00	Booths
		\$409,500.00	Mechanical, Electrical & Plumbing Systems
		\$91,000.00	Equipment, Concessions & Fixtures
g.	\$3,500,000.00		Total Estimated Costs

Operations & Maintenance Annuity

	Estimated Cost	Subitem Costs	Development Activity
a.	\$50,000.00		Annuity costs
b.	\$1,000,000.00		Annuity Principle
	\$1,050,000.00		Total Estimated Costs
	\$26,000,000.00		TOTAL PROJECT COST



Regarding GEC proposal: RFP-0006-2013 (P) Development of the Paul E. Joseph Stadium and Sports Complex St. Croix, USVI

6-28-13

Operations and Maintenance Annuity Clarification

GEC's Cost Proposal contained \$1,050,000 for a section titled Operations and Maintenance Annuity (called OMA for purposes of this clarification). The amount of \$50,000 in GEC's budget item is to cover the annuity costs and legal / preparation costs regarding the OMA's management, allowing \$1,000,000 for direct investment in the OMA.

The intent is to establish an interest bearing OMA that will provide an annual operations and maintenance budget after completion of construction to allow time for the selected revenue generating programs to become revenue self-sufficient. Management and operations expenses will be incurred during this period that we felt should be planned for and funded during the design development stage.

Any monies placed in or expended from such an OMA, as well as the terms of the OMA, would be subject to the control of the Government of the Virgin Islands, not the Contractor or public/private partners.

The length of time the OMA lasts will depend on the amount set aside, the anticipated program costs, the timing of revenue generating projects and types of public/private partnerships developed. These factors will be determined in the design/development portion of the Paul E. Joseph Stadium project.



In order to provide tangible examples of how such a fund could pay out, we researched both a Single Premium Deferred Annuity (SPDA) and a Single Premium Immediate Annuity (SPIA). The choice will depend on the financial return options that will be available at the time of investment and the length of funding needs.

If the SPDA method were to be selected the OMA would be created prior to construction allowing it to grow until disbursement begins after construction. The attached sheet titled Annuity Calculator SPDA shows this method could provide five years of funding at \$230,000 per year (\$57,500.51 quarterly) if one million is invested and grows to \$1,060,000 prior to disbursement.

The SPIA would work by investing money at the end of construction then beginning withdrawals immediately. The attached sheet titled Annuity Calculator SPIA shows this method could provide five years of funding at \$216,983 per year (\$54,245.77 quarterly) if one million is invested.

Utilization of this Operations and Maintenance Annuity is not a requirement of GEC's proposal. It is a methodology that GEC envisions as useful to make the transition from design/development/construction phase to the operations phase.

GEC believes there is room in the budget for such an annuity and that it is an excellent way to transition from design/develop/construct to operations and allow revenue generating programs to begin without the strain of being "under-funded".

Any decision whether or not to utilize an Operations and Maintenance Annuity will be made at the sole discretion of the Government of the Virgin Islands.

5 yr SPDA

Annuity Calculator

Withdrawal Amount: **\$57500.51** Annual Growth Rate: **3.5%**
Interval Between Withdrawals: **Quarterly** Length of Annuity: **5 years**
Starting Principal: **\$1060000.00**

Change Values

Withdrawal amount: \$

Interval Between Withdrawals:

Starting Principal: \$

Annual Growth Rate: %

Length of Annuity in Years:

Remaining Balance for Term of Annuity

Quarter	Remaining Balance
1	\$1002499.49
2	\$953770.84
3	\$904615.83
4	\$855030.70
5	\$805011.71
6	\$754555.05
7	\$703656.89
8	\$652313.38
9	\$600520.61
10	\$548274.65
11	\$495571.54
12	\$442407.28
13	\$388777.83
14	\$334679.12
15	\$280107.05
16	\$225057.47
17	\$169526.21
18	\$113509.06
19	\$57001.75
20	\$0.00

5 YR SPIA Calculations

Annuity Calculator

Withdrawal Amount: **\$54245.77** Annual Growth Rate: **3.5%**
Interval Between Withdrawals: **Quarterly** Length of Annuity: **5 years**
Starting Principal: **\$1000000.00**

Change Values

Withdrawal amount: \$

Interval Between Withdrawals:

Starting Principal: \$

Annual Growth Rate: %

Length of Annuity in Years:

Remaining Balance for Term of Annuity

Quarter	Remaining Balance
1	\$945754.23
2	\$899783.82
3	\$853411.16
4	\$806632.74
5	\$759445.01
6	\$711844.38
7	\$663827.26
8	\$615389.98
9	\$566528.87
10	\$517240.23
11	\$467520.32
12	\$417365.36
13	\$366771.54
14	\$315735.02
15	\$264251.93
16	\$212318.37
17	\$159930.39
18	\$107084.02
19	\$53775.23
20	\$0.00

