

Solicitation Documents (2013)





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GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

-0-

DEPARTMENT OF Sports, PARKS AND RECREATION

3000 LBJ GARDENS
CHRISTIANSTED, ST. CROIX, USVI 00820



Phone: (340) 773-0160
(340) 773-0271
Fax: (340) 773-3150

January 18, 2013

Honorable Lynn Millin-Maduro, Esq.
Commissioner
Department of Property and Procurement
No. 3274 Estate Richmond
Christiansted, St. Croix
Virgin Islands 00820

Dear Commissioner Millin-Maduro:

The Department of Sports, Parks and Recreation is hereby requesting your assistance in advertising the Request for Proposals for the development of the **Paul. E. Joseph Stadium and Sports Complex and a Festival Village in Frederiksted, St. Croix, U. S. Virgin Islands**. This project is in keeping with the Honorable Governor, John P. de Jongh's initiative to revitalize the territory's recreational facilities and promote "Sports Tourism".

The Department of Sports, Parks and Recreation in its effort to develop this facility for many years is again attempting to partner with interested developers to invest in the Virgin Islands to develop this facility. The Public/ Private Partnership approach to this project is to help defray the cost to the government through the commitment and fiscal ability of the developer.

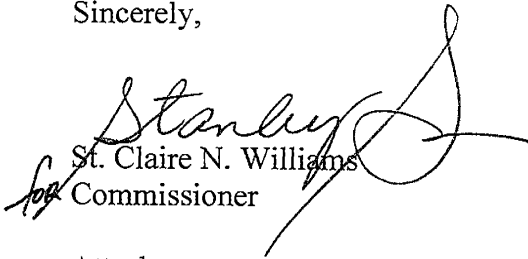
The Department has jurisdiction of the property and wants to move forward in the development of the **Paul E. Joseph Stadium and Sports Complex**. Therefore, the Department is requesting an expedited procurement schedule for this project. Additionally, we are requesting a pre-proposal conference for further clarification of the project and to answer any other questions that potential developers may have. Attached are ten (10) copies of the "Scope of Work" that the Department has developed for the framework of the project.

Funding has been appropriated for the Paul E. Joseph Stadium and the Festival Village through Act No. 7453. It is anticipated that funding for the Alternate Sports Facilities will

Honorable Lynn Millin-Maduro
January 18, 2013
Page 2

be provided by the developer and that compensation would be negotiated during the selection process. Should you have any questions, please feel free to call me.

Sincerely,


St. Claire N. Williams
Commissioner

Attachments

2013

PAUL E. JOSEPH STADIUM & SPORTS COMPLEX

REQUEST FOR PROPOSALS

BUILD/FINANCE PROJECT

**The Government of the Virgin Islands, Department of Sport,
Parks and Recreation is requesting proposals from qualified
Developers for the Development of the Paul E. Joseph Stadium
And Sports Complex, Frederiksted, St. Croix, United States Virgin Islands**

**Owner
Government of the Virgin Islands
Department of Sports, Parks & Recreation**

**REQUEST FOR PROPOSALS
FOR
PAUL E. JOSEPH STADIUM & SPORTS COMPLEX**

SUMMARY

The Department of Sports, Parks and Recreation is soliciting proposals from qualified and experienced developers to develop, finance and design the complete renovations of the Paul E. Joseph Stadium and Recreational Sports Complex at the location of the existing Paul E. Joseph Stadium and Terrence Martin Field site and development of a Festival Village. The development shall include but not be limited to the demolition of the existing facilities and construction of a 3,500 seat baseball stadium and a 750-1,000 seat little league facilities, complete with team facilities and amenities. Comprising of 10.5 U.S. Acres of the existing site and described as Parcel No. 2 Lagoon Street, Estate La Grange, Frederiksted, St. Croix, United States Virgin Islands.

The objective of the Department of Sports, Parks and Recreation is to provide a state of the art recreational facility for our visitors, guest and the people of the Virgin Islands. In doing so, the Department is seeking through our request a "Qualification Statement" to include the ability, commitment and fiscal capability from prospective developers to:

1. Develop architectural and engineering designs based on the scope of work provided and the capacity to create complete work drawings and plans.
2. Demolish and Construct facilities to include a Festival Village.
3. Provide project financing to include alternate ownership options. (Alternate sports facilities).
4. Provide facility management to include maintenance and operations of facilities.
5. Provide promotion and marketing services with revenue sharing.

DESIGN CRITERIA

The construction of an International Class Baseball Stadium shall be designed and equipped to fully comply with international and local building codes and other federal and local authorities having jurisdiction and shall meet all baseball standards for AAA and International play.

Design and construction documents for site work, demolition and structure shall be coordinated and reviewed by the Department of Sports, Parks and Recreation in order to communicate the design and construction intentions to the Government and oversight agencies, as well as to determine compliance with applicable code requirements.

SCOPE OF WORK

1. The construction of an International Class Baseball Stadium with a seating capacity of 3,500, with multi-use capabilities to include performing concerts.
2. Construction of a Little League Facility with seating capacity of 750-1,000, field lighting, press box and all of the amenities required.
3. Entry Plaza with ticket booths, restrooms, concession buildings, open pavilion and energy efficient lighting.
4. Locker and maintenance building with locker room.
5. Development and construction of a Festival Village with a minimum of twenty (20) concession/vending booths.

FINANCIAL TERMS

The proposal must specify, in detail, the financial terms of the proposal. If the proposal is based on sale, the proposal must specify the price of the facility delivered and the costs associated with the construction development.

TERMS AND CONDITIONS

Award will be made to the applicant whose proposal is determined to be superior based on responsiveness to the design, scope of work, experience, development cost and warranties provided.

The Government reserves the right, at its sole discretion, to select a developer on the basis of response to this Request for Proposals or to request additional responses from other

qualified individuals/firms or additional sources, for the specific site identified, at the conclusion of the Request for Proposals.

The Government reserves the right, at its sole discretion, to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified developer (s) or additional sources, or to modify or cancel, in part, or in its entirety, this Request for Proposals, or waive compliance with, or change any of the terms and conditions of the Request if it's in the best interest of the Department of Sports, Parks and Recreation or the Government to do so.

The proposed project shall conform to, and be subject to all applicable laws, regulations, and ordinances of all federal and local authorities having jurisdiction, as the same may be amended from time to time, except as otherwise specified herein.

All valid permits as required by local and federal agencies shall be obtained by the selected developer prior to commencing any construction.

The Government is not obligated to pay and shall not pay any costs of losses incurred by any developer at any time, including the cost of responding to this Request for Proposals, unless the Government has expressly agreed to do so in writing.

Selection of a developer's proposal will not create any right on the applicant's part, including, without limitation, rights of enforcement, equity, or reimbursement, until the applicable contract and all related documents are fully executed and approved by all parties, including, but not limited to, the Office of the Governor.

The Government reserves the right to approve the selected developer's principal consultants throughout the design and development of the project.

The Government at its sole discretion will have the option to terminate negotiations at any time if it is not satisfied with the progress of the negotiations. The Government reserves the right, after rejecting all proposals or withdrawing the Request for Proposals, to negotiate with a non-applicant, if it is in the best interest of the Government.

Submission of a proposal shall be deemed the developer's consent to any inquiry made by the Government with regard to the developer's experience and/or financial capabilities or other matter deemed relevant by the Government to the proposal.

This Request for Proposal does not constitute any obligation whatsoever of the Government of the Virgin Islands. A valid contract may only be executed after approval by the Commissioner of the Property and Procurement, the Attorney General, the Commissioner of Sports, Parks and Recreation and the Governor.

RESERVATIONS

The agreements to be entered into between the Government and the successful bidder shall contain negotiated provisions based in the specific requirements sets forth in the Request for Proposals, and the successful bidder's treatment thereof, as contained in its proposal. Any respondents wishing to take exceptions to any statement or requirements in this Request for Proposals or to any required, specific or general provisions in the appendix should address these issues in tis response. A general statement of reservations is not acceptable.

ELEGIBLE REQUEST FOR ASSISTANCE

The Government of the Virgin Islands as provided, legislation for the full utilization of "Tax Increment Financing" or TIF.

J. CONTENTS OF PROPOSAL

The following is a list of information to be included in the written proposal. Failure to comply with all the requirements as outlined may disqualify the applicant.

1. Introductory letter about the applicant:
 - a. Firm Name, address, fax and telephone
 - b. Type of service for which Firm is qualified.
 - c. Copy of V. I. business license.
2. Organization:
 - a. Names of Principals of Firm
 - b. Names of key personnel with experience of each and length of time in organization
 - c. Number of staff available for assignment.
3. Outside consultants and associates usually retained.
4. Project experience:
 - a. List of completed projects of similar type and estimated cost of each.
 - b. Current projects underway; scope; percentage completed to date and estimated cost of each.
5. Similar Project References (including contact name and number.)
6. Project Approach:
 - a. Describe how you will approach this project.
7. Cost: The Cost Proposal must be submitted in a separate sealed envelope.

K. CONFLICT OF INTEREST

A bidder filing a proposal hereby certifies that no officer, agent or employee of GVI has a pecuniary interest in this proposal or has participated in contract negotiations on behalf of GVI; that the proposal is made in good faith without fraud, collusion, or connection of any kind with any other Bidder for the same request for proposals; the Bidder is competing solely in its own behalf without connection, with, or obligation to, any undisclosed person or firm.

L. LICENSE REQUIREMENT

An award will not be made to any firm or individual doing business in the Virgin Islands to perform work with the Government of the Virgin Islands until evidence is submitted that the said firm or individual has a valid V. I. Business License to do similar business in the Virgin Islands. Bidders must submit hard copy of a valid V. I. Business license within ten (10) working days after award.

All Bidders bidding as Joint Ventures that do business in the Virgin Islands must be licensed as a Joint Venture in the Virgin Islands.

M. REQUIRED DOCUMENTS

1. **PUBLIC LIABILITY:** The successful bidder will be required to obtain and have in place public liability insurance and other insurance necessary as requested in this proposal package. Insurance policy(ies) shall name the Government of the Virgin Islands as "**Additional insured.**" The public liability insurance shall have a minimum limit of not less than **one hundred thousand (\$100,000.00) dollars** for any one occurrence for death or personal injury and **one hundred thousand (\$100,000.00) dollars** for any one occurrence for property damage. Offeror must provide public liability insurance with ten (10) working days after award.
2. **WORKERS' COMPENSATION:** Within ten (10) working days after award of project the successful offeror must submit a copy of their certificate providing that his firm and his agents are covered by Workers Compensation Employee's Liability.

FAILURE TO PROVIDE THE CERTIFICATES WITHIN THE STATED TIME PERIOD MAY RESULT IN THE PROPOSAL DEEMED AS NON-RESPONSIVE AND MAY BE IMMEDIATELY DISQUALIFIED WITH NO FURTHER CONSIDERATION GIVEN FOR POTENTIAL AWARDING OF THE CONTRACT.

N. REQUIREMENTS FOR CORPORATIONS:

1. ARTICLES OF INCORPORATION
2. CERTIFICATE OF CORPORATE RESOLUTION
3. CERTIFICATE OF GOOD STANDING

THESE WILL BE REQUIRED PRIOR TO AWARD OF CONTRACT.



ST. CROIX SOURCE



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RFP-006-2013 (P)

January 25, 2013

Request for Proposal No: **RFP-006-2013 (P)**

Pursuant to Chapter 23, Title 31 of the Virgin Islands Code, the Government of the Virgin Islands is requesting Proposals from qualified firm(s) for the **Development of the Paul E. Joseph Stadium and Sports Complex, St. Croix.**

Proposals will be received by the Department of Property and Procurement, Division of Procurement at:
#3274 Estate Richmond
St. Croix, United States Virgin Islands 00820

COST PER SET: \$25.00 NON REFUNDABLE

Until 4:00 o'clock P.M., Atlantic Standard Time on **Wednesday, February 27, 2013.**

Pre-Proposal Meeting: will be held at the Department of Property & Procurement, St. Croix on Tuesday, February 19, 2013 at 10:00 a.m.

Documents may be obtained from the Department of Property & Procurement at the above address or at dpp.vi.gov. For information please contact Mr. Lloyd T. Bough, Jr. at 340-773-1561 Ext. 5244.

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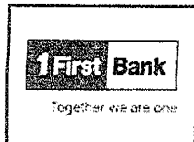
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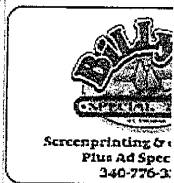
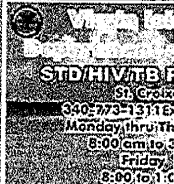
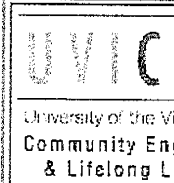
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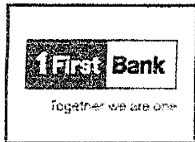
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DEPARTMENT OF PROPERTY & PROCUREMENT

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

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MEMORANDUM:

TO: Lynn A. Millin Maduro
 Commissioner

FROM: Evaluation Committee
 Alyssa C. Fredericks

DATE: March 13, 2014

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

Two (2) responses were received for the above referenced Request for Proposal that was issued on January 28, 2013 and opened on March 13, 2013; GEC, LLC and Tip Top Construction, Corporation. A letter dated March 26, 2013 was sent to each respondent informing them of oral presentations scheduled for April 11, 2013. On April 11, 2013 the Evaluation Committee consisting of Alyssa C. Fredericks, chair, Lloyd T. Bough, Jr., Xanthia X. Jacobs and Sal A. Griffith, Sr. (non-voting) from the Department of Property and Procurement, Commissioner St. Claire N. Williams and Assistant Commissioner Pedro M. Encarnacion from the Department of Sports, Parks and Recreations, conducted oral presentations then rated both respondents as follows:

<u>RESPONDENTS</u>	<u>POINTS</u>
GEC, LLC	485
Tip Top Construction	428

At the request of Commissioner Millin Maduro, the USVI Economic Development Authority was contacted to conduct a background check on Populous, Inc., a company listed as outside consultants by GEC, LLC. A letter dated June 4, 2013 to Commissioner Millin Maduro was received disclosing the findings of such background check. On June 19, 2013 the Committee met to review the background check of Populous, Inc. At this meeting it was agreed that all future meetings should include an engineer from the Department of Public Works and a financial consultant. Commissioner Williams sent a letter to Commissioner Millin Maduro dated June 21, 2013 requesting such. The request was granted. A letter dated June 24, 2013 was sent to Commissioner Smalls of the Department of Public works requesting an engineer be assigned to this project. Nicole Turner, P.E., Chief Engineer, was assigned. A letter was also sent to Pamela

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Laucks of Fiscal Strategies Group requesting her assistance. Both were invited to the next scheduled meeting on September 11, 2013. John Wessel of GEC, LLC was also sent a letter requesting an explanation/breakdown of the "Operations and Maintenance Annuity", and any information he may have had in terms of a Private Public Partnership for this project. Mr. Wessel was asked to prepare and bring the information to the September 11, 2013 meeting.

The evaluation team met on Wednesday, September 11, 2013 with GEC, LLC to continue discussions. In addition to the Committee, in attendance were Nicole Turner and Pamela Laucks. Prior to representatives of GEC joining the meeting, discussions ensued at which time Commissioner Williams expressed his concerns as to what GEC's contribution to this project would be, aside from constructing the publicly funded stadiums and festival village. Commissioner Williams was interested in learning what GEC's thoughts were with regard to adding to the "sports complex". He suggested that maybe the project should be done in phases, where additional development would be done by GEC in another phase.

Ms. Turner was concerned with specifics of future ideas/development for the purpose of making sure the proper infrastructure is set for the project. She was also interested in seeing a more detailed conceptual plan and GEC's investment into this project.

Ms. Laucks stated that the government will not be utilizing GEC's proposed annuity incentive because it was not feasible. She was also interested in finding out GEC's investment into this project. Ms. Laucks also stated that in accordance with Act No. 7453, \$35,000,000.00 in funding has been made available through the Diageo rum tax cover over funds that have been allocated for sporting facilities on St. Croix.

When John Wessel and Larry Richards of GEC, LLC joined the meeting, the concerns were expressed to them, at which time they each spoke about GEC's ideas for the project, and that their main concern is to get both fields and the festival village constructed. They spoke about additional ideas for the area such as investments from outside entities with regards to a "pay for play" concept and a hotel. They indicated that several outside entities were very interested but wanted evidence of a contract. They discussed possible ideas with regard to the design and conceptual plan for the project, and in regards to the marketing.

Representatives of GEC were then excused from the meeting. The Committee continued discussions and found it in the best interest to invite GEC, LLC along with Populous, at which time details of the plans for the baseball fields could be discussed.

The Committee agreed to have GEC bring to this meeting three (3) conceptual plans at three different costs. The Committee also agreed to have Steven E. Hutchins, GEC, LLC's local architect for this project, attend the meeting. A letter dated September 24, 2013 was prepared informing GEC, LLC that they had been selected for negotiations and inviting them to a negotiation meeting scheduled for October 9, 2013.

On October 9, 2013 negotiations were conducted with GEC, LLC and Populous, Inc. In attendance were the Committee members, Nicole Tuner, representatives of GEC, LLC, David Bower of Populous and Steve Hutchins of Steven E. Hutchins Architect. The conceptual plans were reviewed and discussions ensued. At the conclusion of the discussions, it was decided that all information presented at the meeting would be forwarded to legal counsel and to Commissioner Millin-Maduro for review.

The evaluation/negotiation Committee met again on Thursday, October 31, 2013 with GEC, LLC to continue discussions/negotiations. Sitting in for Lloyd T. Bough, Jr. was Sal A. Griffith, Sr., and sitting in for Xanthia X. Jacobs was Trevor Charles. Also in attendance was Nicole Turner. Prior to representatives of GEC joining the meeting, the Committee reviewed a Conceptual Budget/Plan provided by Commissioner Williams and discussed their approach to GEC.

GEC joined the meeting, at which time they gave each Committee member a Program Comparison Matrix. Both the matrix and the conceptual were reviewed, compared and discussed. GEC was asked to do further comparisons and to email a spreadsheet with such comparisons by November 14, 2013. On Monday, November 4, 2013 an email was received from GEC, LLC with a letter dated November 4, 2013 and the Program Matrix attached.

Ms. Pamela Laucks was sent an email with the Program Comparison Matrix attached and an update of the meeting.

It was recommended that Justice become involved and invited to the next meeting. Commissioner Williams was scheduled to be out of the territory for three weeks, so the next meeting was scheduled for 9:00 a.m. December 4, 2013.

The evaluation/negotiation Committee, with Trevor Charles sitting in for Xanthia X. Jacobs, and Nicole Turner, met on Wednesday, December 4, 2013 with GEC, LLC to continue discussions/negotiations of the revised Program Comparison Matrix. Prior to representatives of GEC joining the meeting, the Committee reviewed the Program Comparison Matrix that was emailed by GEC on November 4, 2013.

GEC joined the meeting, at which time they gave each Committee member a Revised Program Comparison Matrix. Some of the discussion included: the removal of all line items pertaining to the carnival village; the carnival village has a budget of its own. Setting aside of 25% from the budget for contingencies. GEC indicated the project will be turn-key; all required/requested amenities will be included in the budget.

After discussions, GEC was asked to do a breakdown of the stadium, the little league field and the carnival village for the lesser budget. Commissioner Williams will request legal counsel be included in this project for guidance.

Department of Justice was contacted by the Department of Property and Procurement with regard to their inclusion on the procurement process of this project. Two (2) project packages were put together and forwarded to the Department of Justice for their review. A follow up meeting was scheduled.

On Tuesday, January 14, 2014 the Evaluation Committee, along with Nicole Turner, had a scheduled meeting with the Department of Justice's Solicitor General to discuss concerns and obtain legal guidance with regard to the contract that will be drawn for this project. On the same morning a phone call was received from the Solicitor General informing that he would not be able to join the meeting because of a meeting with the Governor.

The Committee continued the meeting with Commissioner Williams, Assistant Commissioner Encarnacion and Nicole Turner to get a general idea of how Commissioner Williams wanted to proceed with the remainder of the negotiations and to determine a cost to present to GEC, LLC. Commissioner Williams was asked to find out where the \$3.2 mil allocated for the Festival Village was, and to find out if the total funding was not used for the design and construction of the sports complex and the festival village, what could the remainder be used for (*maintenance, management, etc.*).

A meeting with the Solicitor General was rescheduled for Wednesday, January 22, 2014.

The Evaluation Committee met on Wednesday, January 22, 2014 to discuss with the Solicitor General concerns about the contract for this project. In the discussion via telephone were Nicole Turner and Pamela Laucks. Commissioner Williams gave thoughts on what he wanted in the contract, specifically the Public Private Partnership, but expressed that he was made to understand that the contract could only be a straight forward contract involving both fields and the festival village. Commissioner Williams also stated that he would like to see the management of the facility discussed.

The Solicitor General indicated that he would need more background information of the project, and would need to know of any changes or decisions made since receiving the project packages sent to him for review. He also stated that he would like to be informed of what goes on in meetings, and would like to be kept abreast of any information on the "management" of the facility. All information forwarded to him should be in writing (*via email*). He indicated that at times, once given adequate notification, arrangements would be made for either him or someone from his office to sit in on meetings to listen and give insight/advice.

After discussions with the Solicitor General ended, the Committee discussed a budget that would be presented to GEC, LLC. Commissioner Williams indicated that he called PFA to find out the status of the funding. It was confirmed that the \$3.2 mil was secured (*\$1 mil from previous funding and \$2.2 mil from the Capital Improvement Funds*), but the \$17.5 mil bond had not yet been floated. It was made clear that all funding for this project needed to be verified.

The Committee discussed different figures to be presented to GEC, LLC that would result in them providing a turnkey facility. The Committee agreed on a total budget of \$22.5 mil; \$20.9 mil for the stadiums/fields and \$1.6 mil for the festival village. A total of \$3.5 would remain for management and maintenance of the facilities.

GEC joined the meeting at which time, after brief discussion, they were given the budget and asked to provide specifics for a turnkey facility similar to that of the University of South Florida's \$20.9 mil baseball facility that was provided to the Committee for review in an earlier meeting. The Committee asked that GEC include types of material that would be equal to or better than the quality of materials used in the University's facility. GEC stated that they would provide a letter indicating what would and could be done within the given budget, the type of construction and amenities. They would provide a list of deliverables along with a schedule. These revised documents were received on Monday, January 27, 2014.

On February 6, 2014 the Committee, along with Nicole Turner, met to discuss the revised program budget received from GEC, LLC on January 27, 2014, and to meet with GEC, LLC to review the revised program budget with them. In attendance were Commissioner Williams, Assistant Commissioner Encarnacion, Nicole Turner, Lloyd T. Bough, Jr., Xanthia X. Jacobs, Pamela Laucks (via telephone), and Alyssa C. Fredericks.

During the Committee's discussion, Commissioner Williams informed the Committee that aside from the \$3.2 mil that he was sure of through PFA, he was unable to obtain

confirmation on the remaining funding said to be budgeted for this project. Ms. Laucks had concerns with the budget of \$22.5 mil that the Committee agreed on. This figure comprised of half (\$17.5 mil) of the funding stated in Act 7453 Section 4, \$35 mil, which was budgeted for the Paul E. Joseph Stadium project and another project. Ms. Laucks stated that based on the market, the funding that she had knowledge of was approximately \$21 mil, of which half (\$10.5 mil) would be for the Paul E. Joseph Stadium project. Ms. Laucks also mentioned that there were some bonding issues with the funding and that she would look into the matter.

Because of the issues that arose with the funding, the Committee could no longer meet with GEC, LLC until the matter was resolved. GEC, LLC was informed that the meeting with them would be rescheduled.

After said meeting, Commissioner Williams was informed that it was anticipated that indeed half of the funding of Act 7453 (\$35 mil) would go toward the Paul E. Joseph Stadium project. A meeting was scheduled for Wednesday, February 19, 2014 at 1 p.m. At that time, the Committee would also meet with GEC, LLC to finalize the budget. The hope of the Committee was to have the procurement process of this project completed by the end of February.

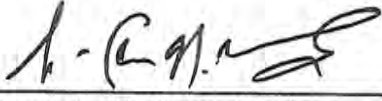
The Committee met for discussions on Wednesday, February 19, 2014. With Pamela Laucks and Nicole Turner via telephone, and Trevor Charles sitting in for Xanthia X. Jacobs, the Committee calculated a total of \$20.7 mil available for this project; \$17.5 mil from bond proceeds and \$3.2 mil secured from PFA. Concerns about funding for maintenance and management of the facility, Ms. Laucks stated that funding would be covered by the Community Facilities Trust of the Diageo Rum Revenue. With the clarification of the funding, the Committee agreed on presenting GEC, LLC with a budget of \$20 mil, leaving the remainder for incidentals.

When GEC, LLC joined the meeting, each line item of the program budget was reviewed and discussed to see where cuts could be made. After identifying the possible line items where the \$2.5 mil could be saved, the Committee then reviewed the Program Description to make sure the changes made to the budget were mirrored in the description. Discussion then ensued with regard to a schedule of values presented by GEC, LLC and some changes that would need to be made. It was made clear to GEC, LLC that the schedule of values would be dealt with at a later time.

The Committee was satisfied with the results of the meeting and requested of GEC, LLC to provide a revised budget and description. GEC, LLC agreed to have a revised budget

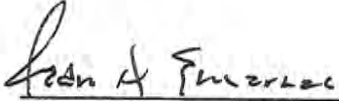
and description to the Committee by Thursday, February 20, 2014. The revised budget and description was received via email and printed on Friday, February 21, 2014.

It is therefore the recommendation of the Evaluation Committee that the Department of Property and Procurement, on behalf of the Department of Sports, Parks and Recreation, enter into contract with **GEC, LLC** to provide the services requested under **RFP-006-2013 (P)** for the amount of **twenty million dollars and no cents (\$20,000,000.00)**.



St. Claire Williams (SPR)

3/18/14
(Date)



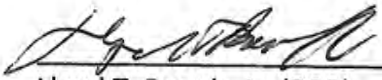
Pedro M. Encarnacion (SPR)

3/14/2014
(Date)




Xanthia X. Jacobs (DPP)

3.13.14
(Date)



Lloyd T. Bough, Jr. (DPP)

3/13/14
(Date)

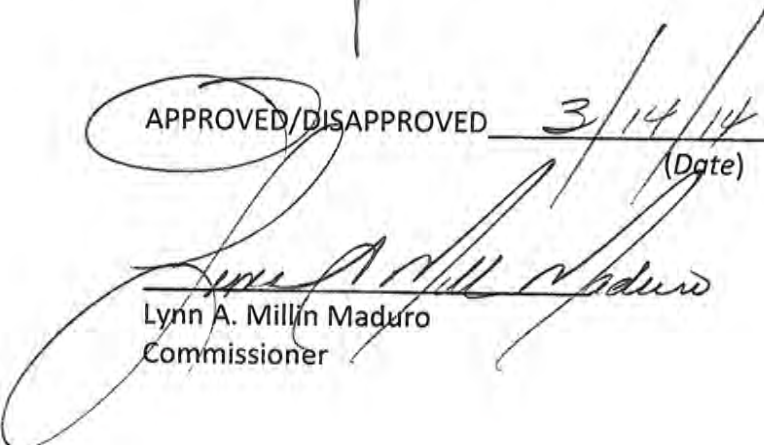


Alyssa C. Fredericks (DPP)

3/13/14
(Date)

APPROVED/DISAPPROVED

3/14/14
(Date)



Lynn A. Millin Maduro
Commissioner

Detailed herein is the Development Program Description and Scope of Work based on the Government of the Virgin Islands' (GVI) Request for Proposal and input received since the selection of GEC, LLC (GEC) as the developer/contractor. The GEC team anticipates and expects additional input from the Department of Property and Procurement (P&P), Department of Sports, Parks and Recreation (SPR), the general public, the Carnival committee, and other stakeholders and end users as the design is finalized to ensure the best possible product while maintaining the Contract budget.

DEVELOPMENT PROGRAM DESCRIPTION AND SCOPE

The Paul E. Joseph Stadium and Sports Complex development is the design and construction of a AAA dimensioned baseball field and multi-use stadium, a Little League baseball field, and a permanent St. Croix Carnival Village all to be located within the boundaries of Parcels 40D La Grange and No. 3 Lagoon Street. In general the development will include a 3,500-seat baseball stadium with multi-use capabilities to include performing concerts; a 750-seat little league field, associated lighting, press box and other amenities as required; an Entry Plaza with ticket booths, restrooms, concession buildings, open pavilion and energy efficient lighting, a locker and maintenance building with locker room; and a permanent St. Croix Christmas Carnival village (formerly the Festival village) with 10 permanent concession/vending booths and 10 permanent slab foundations with power/water/sewer utility hookups for temporary vendor installed vending booths.

The total Contract amount for design and construction is \$20,000,000. Specific details regarding the various components of the development follow and a comprehensive program budget is attached.

Paul E. Joseph Stadium

The centerpiece of the Paul E. Joseph Stadium and Sports Complex is the multi-use stadium and the AAA dimensioned baseball field. The stadium will have a capacity of 3,500 seats – 2,500 fixed seats, 500 seat capacity grass bermed area (250 of which shall be shared with Terrence Martin Little League Field), 250 seat capacity elevated party deck seating, and a 250 seat capacity concourse plaza. Amenities for the stadium will include an appropriate press box, audio/visual booths, clubhouses, umpires dressing rooms, a 5,000 sf entry plaza, and various other baseball stadium facilities as described in detail in the Paul E. Joseph Program Budget. The existing grandstands and seating infrastructure will be demolished, however, the existing

field layout will remain and the field lighting will be reused for the new stadium. Also incorporated into the new design will be the existing concrete wall that surrounds the playing field.

Foundations will be designed in accordance with a soils report that will be obtained at the expense of the Contractor from a licensed soils engineering firm. Design and construction of the stadium's structural exterior, demising and load bearing walls will be cast in place concrete with interior non-load bearing walls of metal stud and drywall construction. The roof will be cast in place concrete or steel roofing as determined during the design phase. Roof, windows, doors and interior finishes will be commercial grade, and will be engineered and certified to meet International Building Code windstorm requirements. The design will incorporate shared elements such as concession areas and bermed area seating that can be jointly used between the little league field and stadium.

Terrence Martin Little League Field

The Terrence Martin Little League Field layout will be adjusted to allow for shared concessions and a sports entry plaza. The Contract amount includes demolition of the existing little league seating and associated infrastructure. New structures including player dugouts, stands and concession areas will be constructed according to plans approved by GVI. The new little league seating capacity will be 750 seats comprised of 500 fixed bleacher seats plus the 250 grass bermed seats to be shared with the stadium. The field will be outfitted with new dugouts, bullpens, fencing, batting cages, signage, field equipment and new field lighting. The foundation, structural and finish components will utilize the same construction types as previously described for the stadium.

St. Croix Christmas Carnival Village

The new St. Croix Carnival Village will provide permanent site utilities and infrastructure for the carnival village. Ten (10) permanent 200 square foot vendor booths of concrete construction plus ten (10) 200 square foot concrete slabs with utility hookups for water, power and sewer, in a park like setting are included in the pricing along with associated walkways, site improvements, etc. as detailed in the Program Budget. Electrical service as well as plumbing and other infrastructure to allow for cooking in the permanent and temporary vendor booths will be constructed for ease of use by carnival vendors, and the vendor booths will be spaced and designed to allow expansion and customization by vendors. Permanent public restrooms will be constructed as well.

Site Development

Roads, parking areas, sidewalks, site lighting, playgrounds, fencing, benching, landscapes and hardscapes will all be incorporated in the design in quantities as shown on the Paul E. Joseph Program Budget. The intent is to create a facility that flows (traffic, walking, running, etc.) and where possible have multiple uses for the various facilities as well as the sharing of facilities. Costs for site development are included in the budgets for the stadium, little league field and carnival village.

General Requirements

Electronic equipment such as the Stadium scoreboard, public address system and lighting controls are included in the Contract Price. Specifics, quantities and locations will be finalized during the design phase but will, at a minimum, be as shown on the Paul E. Joseph Program Budget.

Sufficient furniture, fixtures and equipment (FFE) are included as part of the Paul E. Joseph Program Budget to provide a "turnkey" facility, ready for operation by Sports, Parks and Recreation is also included in the Contract Price. Quantities and locations as well as specifics of (FFE) will be finalized during the design phase.

PROJECT APPROACH

Pre-Construction

During pre-construction GEC personnel will direct the design team and support the Project's pre-construction requirements. GEC will coordinate and value engineer the design to meet the Contract price, provide document control, scheduling, and other Design/Build activities. The intent is to eliminate scope gaps through experienced value engineering efforts to assure the best value to the owner.

Design and Permitting – 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 will bring previously vetted subcontractors that can perform the work within agreed budgets and the Contract schedule. GEC utilizes Virgin Islands based subcontractors and suppliers to the greatest extent possible based on availability in keeping with company policy 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, but are not limited to, the following:

- Obtain permits and demolish the existing Paul E. Joseph Stadium. Test for hazardous material; if found, present proposal for additional cost and time for abatement based on test results.
- Provide a design/build schedule.
- Create an overall site development plan.
- Meet with all appropriate stakeholders, after consulting with GVI, to gain needed input to create the construction documents.
- Initiate design for the 3,500-seat Paul E. Joseph Baseball Stadium.
- Initiate design of a 750 seat Little League Baseball Facility.
- Verify infrastructure including sewer, potable water, electricity, and communications including fiber-optic, off-site drainage improvements, road and sidewalk has adequate capacity for upgrades or expansion to support the proposed construction.
- Obtain GVI approval for final Construction Documents.
- Apply for and obtain permits for construction.
- Liaise with potential facility and sports venue managers.

Design and Demolition – During this phase the Contractor will perform the following or cause the following to be performed:

1. Obtain permits for and perform demolition of the existing Paul E. Joseph Stadium and perform Hazardous Material testing. If Hazardous Material is found, present proposal for additional cost and time for abatement based on test results.
2. Design a replacement for the Paul E. Joseph baseball stadium according to the Program Budget to contain a minimum of 3,500 seats with the flexibility of seating adjustment from the little league stadium to create seating capacity of 3,500 as described in the Paul E. Joseph Program Budget. The playing field footprint is intended to remain the same as the current Paul E. Joseph baseball stadium. Existing ball field lighting and perimeter concrete will remain and be utilized in the new design. The design shall include, at a minimum, the spaces listed on the Paul E. Joseph Program Budget.

3. Design a little league baseball facility with seating capacity of a minimum 750 seats. The design shall include, at a minimum, the spaces listed on the Paul E. Joseph Program Budget. Existing lighting may be relocated and re-used if agreed by all parties during the design phase, if not agreed, it shall be replaced with new lighting as agreed during the design phase.
4. Create an overall Site development plan and finalize the schedule of values for the Construction Phase. The Paul E. Joseph Program Budget will be the basis for the schedule of values which will become the basis for payment for the Construction Phase as agreed during the design phase.
5. The Parties agree that the current sports venue names as approved by the Legislature shall remain unchanged during and after the development of the new stadium.
6. The Parties agree that time is of the essence and that the following milestone dates, listed as days after receipt of the Notice to Proceed, are critical to completion of the Project. The notation "(GVI)" after a task refers to a Government milestone and the notation "(GEC)" after a task refers to a Contractor milestone. The following milestones are estimates of the timing required to fulfill each item from the effective date of funding for the first Pay Estimate under the Contract.
 - a. 7 - 10 days – Hold a pre-construction conference with representatives designated by the Department, SPR, the Department of Public Works and the Contractor 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 of the Government. (GVI/GEC)
 - b. 10 days – Apply for demolition permit for existing Paul E. Joseph Stadium. (GEC)
 - c. 10 days – Provide Schedule of Values for demolition. (GEC)
 - d. 15 days – Approve Schedule of Values for demolition. (GVI)
 - e. 40 days – Issue demolition permits for the existing Paul E. Joseph Stadium. (GVI)
 - f. 60 days – Submittal of the following Government: (GEC)
 - Master Development Plan for GVI approval
 - Abatement Testing Reports (and Plan if required)
 - g. 90 days – Submittal of the following reports or results of studies to the Government: (all GEC)

- 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
 - Soil Testing Report
 - Engineering recommendations based on Soil Testing Report
 - Civil Engineering Report
- h. 90 days – Coordinate the following:
- Hold an updated meeting with the Department, SPR, the Department of Public Works 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. (GVI/GEC)
 - Issue approval of the Master Development Plan (GVI)
 - Issue Design Concept plan for the Stadium, Little League Field and Carnival Village (GEC)
- i. 120 days – Complete demolition of the Paul E. Joseph Stadium. (GEC)
- j. 120 days – Issue approval of conceptual Design for Stadium, Little League Field and Carnival Village. (GVI)
- k. 120 days – Begin full architectural design and construction documents for Construction Phase. (GEC)
- l. 120 days – Submit Site and Foundation plans for Construction Phase to DPNR for earth change. (GEC)
- m. 150 days – DPNR issues earth change permit for Construction Phase
- n. 180 days – Propose final Construction plans and Schedule of Values for Construction Phase. (GEC)
- o. 180 days – Provide approval of Schedule of Values for Construction Phase. (GVI)

- p. 180 days – DPNR issues earth change permit for Site and Foundation construction. (GVI)
- q. 180 days – Earthwork and foundation construction begins.
- r. 210 days – Approval of Construction plans and Schedule of Values (GVI)
- s. 210 days – Submit Construction plans to DPNR for Building Permit (GEC)
- t. 240 days – DPNR issues building permits for Phase I construction. (GVI)
- u. 240 days – Construction begins on Phase I. (GEC)
- v. 910 days – Complete Construction Phase. (GEC)
- w. 970 days – Complete construction demobilization. (GEC)

Construction

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, shall include the following:

1. Execute appropriate subcontractor construction contracts required to perform all work determined to be constructed under the approved Master Plan and Construction documents.
2. Administer Contract requirements as determined while finalizing the design for the Construction.
3. Administer modifications to the construction Contract and subcontractor construction contracts as required to perform all work determined to be constructed.
4. Administer Applications for Payments to the GVI.
5. Conduct Project meetings, as required, to maintain adequate communications among the Government, the Contractor and Subcontractors. Provide minutes of meetings, as required, in association with the Project meetings to create a permanent record of construction.
6. Produce all submittals required for Governmental approval prior to construction of or installation of any portion of the Work requiring such approvals.
7. Provide all necessary temporary facilities and controls required to perform the Work, including all surveys, layout and staking on Site.

8. Perform all required earthwork in preparation for the construction of the amenities to be built as shown on the approved Construction drawings.
9. Supply and install all required Site utilities within the property boundaries of the development, as approved in the Master Plan review and approval.
10. Provide and install all fencing, perimeter walls and gates within the property boundaries of the development, as approved in the Master Plan review and approval.
11. Provide and install all paving, driveways, roadways and other means of access, ingress and egress within the property boundaries of the development, as approved in the Master Plan review and approval.
12. Provide and install all required cast in place concrete, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
13. Provide and install all required masonry (concrete block), as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
14. Provide and install all required structural steel, miscellaneous metals and metal fabrications, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
15. Provide and install all carpentry, architectural woodwork and plastic fabrications, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
16. Provide and install all cistern construction, waterproofing, insulation, roof panels or roof coating, fireproofing, as required, within the property boundaries of the development, as approved in the Master Plan review.
17. Provide and install all doors, windows, hardware and glazing, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
18. Provide and install all plaster, gypsum board assemblies including light gauge metal framing, ceramic tile, acoustical tile, paint and color schedules for approval by the Government , as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
19. Provide and install all fire extinguishers, toilet and bath accessories, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.

20. Provide and install all specialty equipment, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
21. Provide and install all plumbing, air conditioning and mechanical work, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.
22. Provide and install all electrical work, as required, within the property boundaries of the development, as approved in the Master Plan and Construction Document review and approval.

Government of the Virgin Islands
RFP SELECTION COMMITTEE RATING FORM
 RFP: 006-2013(P)
 PROJECT: Development of the Paul E. Joseph Stadium and
 Sports Complex, St. Croix, U.S.V.I.
 EVALUATION FACTORS (PROFESSIONAL SERVICES)*

WEIGHT FACTORS
 GFC, LLC
 Tip Top Const

1. QUALIFICATION																				
(A) V.I. LICENSE AND/ OR REGISTERED	30	30	30																	
- PROFESSIONAL (YR.)																				
- CORPORATE (YR.)																				
(B) V.I. STAFF AVAILABLE																				
(C) CONSULTANTS																				
- LOCAL																				
- OFF- TERRITORY																				
2. RESPONSIVENESS AND DEDICATION																				
(A) ACCURACY & QUALITY OF DOCUMENTATION	30	30	20																	
(B) QUALITY OF FORMAL PRESENTATION																				
(C) AVAILABILITY																				
3. EXPERIENCE																				
(A) SATISFACTORY/ DESIGN OF SIMILAR PROJECT	30	30	30																	
(B) SATISFACTORY PERFORMANCE ON OTHER PROJECTS																				
4. REFERENCES																				
TOTAL	100	100	90																	

Title 31, Sec. 239
 Exec. Order 33-1958

RATED BY: St. Clair N. Williams
 DATE: April 11, 2013
[Signature]

Government of the Virgin Islands
 RFP SELECTION COMMITTEE RATING FORM

RFP: 006-2013(P)

PROJECT: Development of the Paul E. Joseph Stadium and Sports Complex, St. Croix, U.S.V.I.

EVALUATION FACTORS (PROFESSIONAL SERVICES)*

	30	30	30																
1. QUALIFICATION																			
(A) V.I. LICENSE AND/ OR REGISTERED																			
- PROFESSIONAL (YR.)																			
- CORPORATE (YR.)																			
(B) V.I. STAFF AVAILABLE																			
(C) CONSULTANTS																			
- LOCAL																			
- OFF- TERRITORY																			
2. RESPONSIVENESS AND DEDICATION																			
(A) ACCURACY & QUALITY OF DOCUMENTATION	30	30	20																
(B) QUALITY OF FORMAL PRESENTATION																			
(C) AVAILABILITY																			
3. EXPERIENCE																			
(A) SATISFACTORY DESIGN OF SIMILAR PROJECT	30	30	30																
(B) SATISFACTORY PERFORMANCE ON OTHER PROJECTS																			
4. REFERENCES																			
(A) REFERENCES	10	10	10																
(B) REFERENCES																			
TOTAL	100	100	90																

WEIGHT FACTORS
 GEC, LLC
 TIP TOP

RATED BY: Rebekah M. SNEAPRANA-CIVIL
 DATE: April 11, 2013

Government of the Virgin Islands
RFP SELECTION COMMITTEE RATING FORM
 RFP: 006-2013(P)
 PROJECT: Development of the Paul E. Joseph Stadium and
 Sports Complex, St. Croix, U.S.V.I.
 EVALUATION FACTORS (PROFESSIONAL SERVICES)*

WEIGHT FACTORS
 GEC, LLC
 Tip Top Const.

1. QUALIFICATION																				
(A) V.I. LICENSE AND/ OR REGISTERED																				
- PROFESSIONAL (YR.)																				
- CORPORATE (YR.)																				
(B) V.I. STAFF AVAILABLE																				
(C) CONSULTANTS																				
- LOCAL																				
- OFF- TERRITORY																				
2. RESPONSIVENESS AND DEDICATION																				
(A) ACCURACY & QUALITY OF DOCUMENTATION		30	28	25																
(B) QUALITY OF FORMAL PRESENTATION																				
(C) AVAILABILITY																				
3. EXPERIENCE																				
(A) SATISFACTORY DESIGN OF SIMILAR PROJECT		30	28	26																
(B) SATISFACTORY PERFORMANCE ON OTHER PROJECTS																				
4. REFERENCES																				
TOTAL		100	94	89																

RATED BY: *[Signature]*
 DATE: April 11, 2013

Government of the Virgin Islands
RFP SELECTION COMMITTEE RATING FORM
 RFP: 006-2013(P)
 PROJECT: Development of the Paul E. Joseph Stadium and
 Sports Complex, St. Croix, U.S.V.I.
 EVALUATION FACTORS (PROFESSIONAL SERVICES)*

WEIGHT FACTORS
 GEC, LLC
 Tip Top Cons

1. QUALIFICATION	30	30	30																	
(A) V.I. LICENSE AND/ OR REGISTERED																				
- PROFESSIONAL (YR.)																				
- CORPORATE (YR.)																				
(B) V.I. STAFF AVAILABLE																				
(C) CONSULTANTS																				
- LOCAL																				
- OFF- TERRITORY																				
2. RESPONSIVENESS AND DEDICATION	30	29	20																	
(A) ACCURACY & QUALITY OF DOCUMENTATION																				
(B) QUALITY OF FORMAL PRESENTATION																				
(C) AVAILABILITY																				
3. EXPERIENCE	30	28	27																	
(A) SATISFACTORY DESIGN OF SIMILAR PROJECT																				
(B) SATISFACTORY PERFORMANCE ON OTHER PROJECTS																				
4. REFERENCES	10	10	10																	
TOTAL	100	97	87																	

RATED BY: Alyssa C. Fredericks
 DATE: April 11, 2013

