Department of Property & Procurement

Government of the United States Virgin Islands

3274 ESTATE RICHMOND, CHRISTIANSTED, U. S. VIRGIN ISLANDS 00820
8201 SUB BASE, SUITE 4, ST. THOMAS, U. S. VIRGIN ISLANDS 00802
ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828
ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587
HTTP://DPP.VI.GOV

March 2, 2020

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

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Twenty-five (25), dated February 14, 2020, and received February 28, 2020, relative to the above referenced contract.

The periodical estimate is the balance due on this payment in the amount of **Four Hundred Thirty-six Thousand Eight Hundred Seventy-five Dollars and Forty-two Cents ($436,875.42).**

Respectfully,

Anthony D. Thomas
Commissioner
Or

ADT/drw/tc

xc: Virgin Islands Public Finance Authority
Department of Sports, Parks & Recreation
Department of Public Works
Contract (File)
Fixed Assets

Government of the U.S. Virgin Islands
DEPARTMENT OF PUBLIC WORKS

February 21, 2020

Commissioner Anthony Thomas
Department of Property & Procurement
Building #1, Sub Base, 3rd Floor
St. Thomas, U.S. Virgin Islands 00802

Re: C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. Periodical Pay Estimate 25

Dear Commissioner Anthony Thomas:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of this **Periodical Pay Estimate 25** in the amount of **FOUR HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED SEVENTY FIVE AND 42/100 DOLLARS ($436,875.42).** This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. This represents Progress Payment for the architectural re-design drawings per Change Order 10 for the reduced scope, and progress payment for the concrete slab.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give James Grum, P.E., DPW/CIP Engineering Administrator a call at (340) 776-4844 ext. 4265.

Respectfully,

Nelson M. Petty Jr., P.E.
Commissioner Department of Public Works

NP/JG/jg

Attachments: Pay Estimate 25
Pay Estimate 25 Analysis

xc: Calvert White, DSPR Commissioner
James Grum, P.E., CIP Engineering Administrator, DPW

6002 Anna's Hope
St. Croix, V.I. 00820
(340) 773-1290

6 Susannaberg
St. John, V.I. 00830
(340) 776-6346

8244 Subbase
St. Thomas, V.I. 00802
(340) 776-4844

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SCHEDULE OF AMOUNTS FOR CONTRACT PAYMENTS AS REVISED PER CHANGE ORDER 11

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex **LOCATION: St. Croix**

NAME OF CONTRACTOR: GEC, LLC **CONTRACT NO.: C003SPRC15(GEC)**

PERIODIC ESTIMATE NO. 25 **FOR PERIOD:12/31/19** **TO: 2/14/20**

		ORIGINAL ESTIMATE				COMPLETED TO DATE			
Item No.	Description of Item	Quantity	Unit of Meas.	Cost per Unit	Value	No. of Units	Value	Value of Uncompleted Work	% Completed
1	2	3	4	5	6	7	8	9	10
A	Pre-Suspension Work to 3/16/15								
1	Insurance		LS	$ 1,013,675.00	$ 1,013,675.00	1.0	$ 1,013,675.00	$ -	100%
2	Architectural and Engineering Fees		LS	$ 375,000.00	$ 375,000.00	1.0	$ 375,000.00	$ -	100%
3	Consulting & Permit Fees		LS	$ 107,125.00	$ 107,125.00	1.0	$ 107,125.00	$ -	100%
4	Contract Administration and Development		LS	$ 300,000.00	$ 300,000.00	1.0	$ 300,000.00	$ -	100%
5	Demolition through 3-16-15		LS	$ 650,000.00	$ 650,000.00	1.0	$ 650,000.00	$ -	100%
6	Lead Abatement (Owner's Contingency)		LS	$ 188,500.00	$ 188,500.00	1.0	$ 188,500.00	$ -	100%
7	Mobilization		LS	$ 162,500.00	$ 162,500.00	1.0	$ 162,500.00	$ -	100%
B	PAUL E. JOSEPH STADIUM								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	$ 1,680,000.00	$ 1,680,000.00	1.0	$ 1,680,000.00	$ -	100%
1a	90% Design		LS	$ 300,000.00	$ 300,000.00	1.0	$ 300,000.00	$ -	100%
1b	100% Design		LS	$ 40,000.00	$ 40,000.00	0.3	$ 12,000.00	$ 28,000.00	30%
1c	Administration During Construction		LS	$ 105,000.00	$ 105,000.00	0.1	$ 10,500.00	$ 94,500.00	10%
1d	Design Changes CO 10 ($84,800) & CO11 ($88,300)		LS	$ 190,000.00	$ 190,000.00	1.0	$ 190,000.00	$ -	100%
2	Foundation (Test piles and pile design)		LS	$ 167,500.00	$ 167,500.00	1.0	$ 167,500.00	$ -	100%
2a	Surcharge Earthwork		LS	$ 980,000.00	$ 980,000.00	1.0	$ 980,000.00	$ -	100%
2b	Surcharge Testing		LS	$ 100,000.00	$ 100,000.00	1.0	$ 100,000.00	$ -	100%
2c	Pile Foundation		LS	$ 3,702,300.00	$ 3,702,300.00	1.0	$ 3,702,300.00	$ -	100%
2d	Mat Slab Foundation		LS	$ 3,466,650.00	$ 3,466,650.00	0.6	$ 2,021,639.60	$ 1,445,010.40	58%
3	Structural Steel and Concrete Superstructure		LS	$ 710,050.00	$ 710,050.00	0.0	$ -	$ 710,050.00	0%
4	Fixed Seating		LS	$ -	$ -	0.0	$ -	$ -	0%
5	Berm Area Seating		LS	$ -	$ -	0.0	$ -	$ -	0%
6	VIP Suites (4 each)		LS	$ -	$ -	0.0	$ -	$ -	0%
7	Press Boxes, A/V Booths, Club Area		LS	$ -	$ -	0.0	$ -	$ -	0%
8	Locker Rooms & Showers		LS	$ -	$ -	0.0	$ -	$ -	0%
9	Training, Dressing, Umpire & Laundry Rooms		LS	$ -	$ -	0.0	$ -	$ -	0%
10	Public Restrooms		LS	$ -	$ -	0.0	$ -	$ -	0%
11	Concession Areas		LS	$ -	$ -	0.0	$ -	$ -	0%
12	Entry Pavilion		LS	$ -	$ -	0.0	$ -	$ -	0%
13	Admin, Maintenance Offices & Storage		LS	$ -	$ -	0.0	$ -	$ -	0%
14	Concourse Plaza		LS	$ -	$ -	0.0	$ -	$ -	0%
15	Party Deck Area		LS	$ -	$ -	0.0	$ -	$ -	0%
16	Elevator		LS	$ -	$ -	0.0	$ -	$ -	0%
17	Ticketing and Gate Control		LS	$ -	$ -	0.0	$ -	$ -	0%
18	Building Storage Area		LS	$ -	$ -	0.0	$ -	$ -	0%
19	Dugouts		LS	$ -	$ -	0.0	$ -	$ -	0%
20	Stairways & Common Spaces		LS	$ -	$ -	0.0	$ -	$ -	0%
21	Field - Grading, Drainage & Markings		LS	$ -	$ -	0.0	$ -	$ -	0%
22	Equipment Storage Buildings		LS	$ -	$ -	0.0	$ -	$ -	0%
23	Bull Pens, Backstop & Pads		LS	$ -	$ -	0.0	$ -	$ -	0%
24	Grounds maintenance storage		LS	$ -	$ -	0.0	$ -	$ -	0%
25	Mechanical		LS	$ -	$ -	0.0	$ -	$ -	0%
26	Electrical		LS	$ 73,500.00	$ 73,500.00	0.05	$ 3,675.00	$ 69,825.00	5%
27	Fire Safety		LS	$ -	$ -	0.0	$ -	$ -	0%
28	Plumbing		LS	$ 215,000.00	$ 215,000.00	0.05	$ 10,750.00	$ 204,250.00	5%
29	Equipment, Concessions & Fixtures		LS	$ -	$ -	0.0	$ -	$ -	0%
C	TERRENCE MARTIN FIELD								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	$ 200,000.00	$ 200,000.00	1.0	$ 200,000.00	$ -	100%
1a	90% Design		LS	$ 30,000.00	$ 30,000.00	1.0	$ 30,000.00	$ -	100%
1b	100% Design		LS	$ 7,500.00	$ 7,500.00	0.0	$ -	$ 7,500.00	0%
1c	Administration During Construction		LS	$ 12,500.00	$ 12,500.00	0.0	$ -	$ 12,500.00	0%
2	Foundations - Spread Footing Type		LS	$ 150,000.00	$ 150,000.00	0.0	$ -	$ 150,000.00	0%
3	Structure - Steel & Concrete Superstructure		LS	$ 500,000.00	$ 500,000.00	0.0	$ -	$ 500,000.00	0%
4	Structure - Seating & Amenities		LS	$ 350,000.00	$ 350,000.00	0.0	$ -	$ 350,000.00	0%
5	Fields		LS	$ 300,000.00	$ 300,000.00	0.0	$ -	$ 300,000.00	0%
6	Mechanical, Electrical & Plumbing		LS	$ 400,000.00	$ 400,000.00	0.0	$ -	$ 400,000.00	0%
7	Equipment, Concessions & Fixtures		LS	$ 60,000.00	$ 60,000.00	0.0	$ -	$ 60,000.00	0%
D	CRUCIAN CHRISTMAS CARNIVAL VILLAGE								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	$ 136,000.00	$ 136,000.00	1.0	$ 136,000.00	$ -	100%
1a	90% Design		LS	$ 20,000.00	$ 20,000.00	0.0	$ -	$ 20,000.00	0%
1b	100% Design		LS	$ 5,500.00	$ 5,500.00	0.0	$ -	$ 5,500.00	0%
1c	Administration During Construction		LS	$ 8,500.00	$ 8,500.00	0.0	$ -	$ 8,500.00	0%
2	Mechanical, Electrical & Plumbing		LS	$ 150,000.00	$ 150,000.00	0.0	$ -	$ 150,000.00	0%
3	Vendor Pads		LS	$ 150,000.00	$ 150,000.00	0.0	$ -	$ 150,000.00	0%
E	SITE IMPROVEMENTS								
1	60% Design (A&E & Civil) - Permits/Approvals		LS	$ 65,200.00	$ 65,200.00	1.0	$ 65,200.00	$ -	100%
1a	90% Design		LS	$ 110,000.00	$ 110,000.00	0.0	$ -	$ 110,000.00	0%
1b	100% Design		LS	$ 13,800.00	$ 13,800.00	0.0	$ -	$ 13,800.00	0%
1c	Administration During Construction		LS	$ 46,200.00	$ 46,200.00	0.0	$ -	$ 46,200.00	0%
2	Earthwork & Grading		LS	$ 500,000.00	$ 500,000.00	1.0	$ 500,000.00	$ -	100%
3	Site Infrastructure - Water		LS	$ 350,000.00	$ 350,000.00	0.0	$ -	$ 350,000.00	0%
4	Site Infrastructure - Electric		LS	$ 400,000.00	$ 400,000.00	0.0	$ -	$ 400,000.00	0%
5	Site Infrastructure - Lighting		LS	$ 150,000.00	$ 150,000.00	0.0	$ -	$ 150,000.00	0%
6	Roads, Parking & Pathways		LS	$ 350,000.00	$ 350,000.00	0.0	$ -	$ 350,000.00	0%
7	Site Improvements		LS	$ 350,000.00	$ 350,000.00	0.7	$ 232,806.25	$ 117,193.75	67%
8	Landscapes & Hardscapes		LS	$ 150,000.00	$ 150,000.00	0.0	$ -	$ 150,000.00	0%
F	Demolition Incl. Wall, Lights		LS	$ 200,000.00	$ 200,000.00	1.0	$ 200,000.00	$ -	100%
G	Owner's Contingency		LS	$ 150,000.00	$ 150,000.00	0.6	$ 87,109.50	$ 62,890.50	58%
H	Extend Builder's Risk to 10-31-19		LS	$ 200,000.00	$ 200,000.00	1.0	$ 200,000.00	$ -	100%
	TOTAL				$ 20,000,000.00		$ 13,584,480.35	$ 6,415,519.65	68%

1. SCHEDULE OF CHANGE ORDERS

Item No.	Description of Item	APPROVED CHANGE ORDERS Quantity	Unit of Meas.	Cost per Unit	Value	COMPLETED TO DATE No. of Units	Value	Value of Uncompleted Work	% Completed
1	2	3	4	5	6	7	8	9	10
1	Revise Contrat from "Guaranteed Maximum Price" to "Lump Sum".	1	LS	$ -	$ -	1	$ -	$ -	100%
2	Stage I Field Work Phase II Arch. Study	1	LS	$ -	$ -	1	$ -	$ -	100%
3	Additional geotechnical investigation	1	LS	$ -	$ -	1	$ -	$ -	100%
4	Confirm 60% Design, start 90% Design, update Insurance and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 5	1	LS	$ -	$ -	1	$ -	$ -	100%
5	Schedule of amounts for contract payments	1	LS	$ -	$ -	1	$ -	$ -	100%
6	Surcharge Earthwork	1	LS	$ -	$ -	1	$ -	$ -	100%
7	Locate Existing Utilities	1	LS	$ -	$ -	1	$ -	$ -	100%
8	Test Piles and Initial Earthwork	1	LS	$ -	$ -	1	$ -	$ -	100%
9	Phase 2 Archeological Survey by U of Alabama	1	LS	$ -	$ -	1	$ -	$ -	20%
10	Pile/mat slab indtn, re-design PEJ 700 seats	1	LS	$ -	$ -	1	$ -	$ -	70%
11	Design and SOV changes for revised budget	1	LS	$ -	$ -	0	$ -	$ -	100%
	CHANGE ORDERS TOTAL				$ -		$ -	$ -	
	TOTAL CONTRACT				$ 20,000,000.00		$ 13,584,480.35	$ 8,415,519.65	

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original Contract Amount	$	20,000,000.00
B. Plus Additions		
C. Less Deductions		
D. Adjusted Contract Amount To Date	$	20,000,000.00

3. ANALYSIS OF WORK PERFORMED

1. Value of original contract work performed to date (Column 8 Front)	$	13,584,480.35
2. Extra work performed to date	$	-
3. Total value of work performed to date	$	13,584,480.35
4. Add: Materials stored at close of this period (Attached detailed Schedule)	$	-
5. Less: Amount Retained	$	(210,012.09)
6. Net amount earned on contract to date	$	13,374,468.26
7. Other: Deductions	$	-
8. Less Amount of Previous payments	$	12,937,892.84
9. BALANCE DUE THIS PAYMENT	$	436,575.42

4. CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all the items and amounts shown on the face of this Periodic Estimate are correct, that all work has been performed and/or materials supplied in full accordance with the terms and Conditions of the contract between the GOVERNMENT OF THE VIRGIN ISLANDS and the Contractor and/or duly authorized deviations, substitutions, alterations and/or additions that the following is a true and correct statement of the contract amount up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due this Payment" has been received

GEC, LLC
(Contractor)

By: [signature] 2-14-20
John R. Wessel, Managing Member

5. CERTIFICATION OF AUTHORIZED GOVERNMENT REPRESENTATIVES

I have certified that I have checked and verified the Periodic Estimate No. 25 for the period 12-31-19 to 2-14-20 inclusive; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the Contractor; that all work and/or material included in this Periodic Estimate No. 25 has been inspected by me and/or my duly authorized representative or assistants and that it has been performed and/or supplied in full accordance with the Terms and conditions of the construction contract, drawings, plans and specifications, and/or duly authorized deviations, substitutions, alterations and/or additions, all of which have been authorized or conditionally approved by the duly authorized agent of the GOVERNMENT OF THE VIRGIN ISLANDS

[signature] Date 2/24/2020
Nelson M. Petty, Jr., PE, Commissioner of Public Works

[signature] Date 2/14/2020
Calvert White, Commissioner of Sports, Parks and Recreation

[signature] Date 2/21/2020
James Gerth, PE, Capital Improvements Project Engineering Administrator

[signature] Date 3/2/2020
Anthony Thomas, Commissioner of Virgin Islands Department of Property and Procurement

F.C. 3/2/2020
OAW 3/2/2020

Department of Property&Procurement

Government of the United States Virgin Islands

3274 Estate Richmond, Christiansted, U. S. Virgin Islands 00820

8201 Sub Base, 3rd Floor, St. Thomas, U. S. Virgin Islands 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.774.9587

HTTP://DPP.VI.GOV

Memorandum:

To: Nathan Simmonds
Director, Finance and Administration
Virgin Islands Public Finance Authority

From: Anthony D. Thomas
Commissioner DAW
Department of Property & Procurement

Date: September 25, 2020

Re: **Request for Payment to GEC, LLC**

Transmitted herewith for partial payment is Periodical Estimate No. Twenty-Eight (28), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15(GEC).

Estimate Number	Date	Amount
P.E. #28	September 21, 2020	$495,495.00

Funding Source: 2014C Gross Receipt Tax Bond

xc: Department of Sports, Parks & Recreation
Department of Public Works
DPP Project File

ADT/drw/tc

Department of Property&Procurement

Government of the United States Virgin Islands
3274 Estate Richmond, Christiansted, U. S. Virgin Islands 00820
8201 Sub Base, 3rd Floor, St. Thomas, U. S. Virgin Islands 00802
St. Croix Main Office: 340.773.1561 | St. Thomas Main Office: 340.774.0828
St. Croix Fax: 340.773.0986 | St. Thomas Fax: 340.774.9587
http://dpp.vi.gov

September 25, 2020

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

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Twenty-Eight (28), dated September 21, 2020, and received on September 25, 2020, relative to the above referenced contract.

The periodical estimate is the balance due on this contract in the amount of **Four Hundred Ninety-Five Thousand, Four Hundred Ninety-Five Dollars and Zero Cents ($495,495.00).**

Respectfully,

Anthony D. Thomas
Commissioner

ADT/drw/tc

xc: *Virgin Islands Public Finance Authority*
Department of Sports, Parks & Recreation
Department of Public Works
DPP Project File

DPW

September 25, 2020

Commissioner Anthony Thomas
Department of Property & Procurement
Building #1, Sub Base, 3rd Floor
St. Thomas, U.S. Virgin Islands 00802

Re: C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex between Government of the Virgin Islands and GEC, LLC. Periodical Pay Estimate 28

Dear Commissioner Anthony Thomas:

I am requesting your Agency's direct assistance in the expeditious processing and signature approval of this Periodical Pay Estimate 28 in the amount of **FOUR HUNDRED NINETY FIVE THOUSAND FOUR HUNDRED NINETY FIVE AND 00/100 DOLLARS ($495,495.00)**. This request represents pertinent services rendered in the development of C003SPRC15 (GEC) Service Contract for Design-Build of Paul E. Joseph Stadium and Sports Complex (Lump Sum Contract Price) between Government of the Virgin Islands and GEC, LLC. This represents Payment for the reinforcing, framing and conduit in the mat slab foundation for the $27,000,000 project.

It is my recommendation that this payment be processed in accordance with GVI contractual obligations.

If you have any questions and/or concerns, please give James Grum, P.E., DPW/CIP Engineering Administrator a call at (340) 776-4844 ext. 4265.

Respectfully,

Nelson M. Petty Jr., P.E.
Commissioner Department of Public Works

NP/JG/jg

Attachments: Pay Estimate 28
Pay Estimate 28 Analysis

xc: Calvert White, DSPR Commissioner
James Grum, P.E., CIP Engineering Administrator, DPW

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

NAME OF PROJECT: Design-Build of Paul E. Joseph Stadium and Sports Complex — LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR: GEO, LLC — Contract No.: CW00FR014(SSC)

PERIODICAL ESTIMATE NO. 20 — FOR PERIOD — 07-7-2020 to 8-31-20

Item No.	Description of Item	ORIGINAL ESTIMATE Quantity	Type of Measure	Cost Per Unit	Value	COMPLETED TO DATE No. of Units	Value	Value of Uncompleted Work	% Completed
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
A	**Pre-Suspension Work to 3/16/15**								
1	Insurance	1	LS	$ 1,013,875.00	$ 1,013,875.00	1.0	$ 1,013,875.00	$ -	100%
2	Architectural and Engineering Fees	1	LS	$ 375,000.00	$ 375,000.00	1.0	$ 375,000.00	$ -	100%
3	Consulting & Permit Fees	1	LS	$ 107,125.00	$ 107,125.00	1.0	$ 107,125.00	$ -	100%
4	Contract Administration and Development	1	LS	$ 300,000.00	$ 300,000.00	1.0	$ 300,000.00	$ -	100%
5	Demolition through 3-16-15	1	LS	$ 650,000.00	$ 650,000.00	1.0	$ 650,000.00	$ -	100%
6	Lead Abatement (Owner's Contingency)	1	LS	$ 198,809.00	$ 198,809.00	1.0	$ 198,809.00	$ -	100%
7	Mobilization	1	LS	$ 182,809.00	$ 182,809.00	1.0	$ 182,809.00	$ -	100%
Aa	Thru up mobilization to 18% of Contract	1	LS	$ 2,837,809.00	$ 2,837,809.00	1.0	$ 2,837,809.00	$ -	100%
B	**Paul E. Joseph Stadium**								
1	90% Design (A&E & Civil) - Permits/Approvals	1	LS	$ 1,800,000.00	$ 1,800,000.00	1.0	$ 1,800,000.00	$ -	100%
1a	90% Design	1	LS	$ 300,000.00	$ 300,000.00	1.0	$ 300,000.00	$ -	100%
1b	100% Design	1	LS	$ 40,000.00	$ 40,000.00	1.0	$ 40,000.00	$ -	100%
1c	Administration During Construction	1	LS	$ 108,000.00	$ 108,000.00	0.1	$ 18,750.00	$ 89,250.00	18%
1d	Design Changes CO 10 ($84,000) & CO11 ($96,250)	1	LS	$ 180,000.00	$ 180,000.00	1.0	$ 180,000.00	$ -	100%
1e	Additional Design Costs CO 13	1	LS	$ 612,809.00	$ 612,809.00	1.0	$ 612,809.00	$ -	100%
2	Foundation (Test piles and pile design)	1	LS	$ 167,800.00	$ 167,800.00	1.0	$ 167,800.00	$ -	100%
2a	Surcharge Earthwork	1	LS	$ 660,000.00	$ 660,000.00	1.0	$ 660,000.00	$ -	100%
2b	Surcharge Testing	1	LS	$ 100,000.00	$ 100,000.00	1.0	$ 100,000.00	$ -	100%
2c	Pile Foundation	1	LS	$ 3,702,300.00	$ 3,702,300.00	1.0	$ 3,702,300.00	$ -	100%
2d	Mat Slab Foundation	1	LS	$ 3,488,890.00	$ 3,488,890.00	0.8	$ 2,799,889.60	$ 688,990.40	81%
3	Structural Steel and Concrete Superstructure	1	LS	$ 1,803,834.25	$ 1,803,834.25	0.0	$ -	$ 1,803,834.25	0%
8	Locker Rooms & Showers	1	LS	$ 200,000.00	$ 200,000.00	0.0	$ -	$ 200,000.00	0%
10	Public Restrooms	1	LS	$ 250,000.00	$ 250,000.00	0.0	$ -	$ 250,000.00	0%
12	Entry Pavilion	1	LS	$ 136,000.00	$ 136,000.00	0.0	$ -	$ 136,000.00	0%
18	Party Deck Area	1	LS	$ 136,000.00	$ 136,000.00	0.0	$ -	$ 136,000.00	0%
19	Cagesite	1	LS	$ 165,000.00	$ 165,000.00	0.0	$ -	$ 165,000.00	0%
22	Stairways & Common Spaces	1	LS	$ 330,000.00	$ 330,000.00	0.0	$ -	$ 330,000.00	0%
25	Mechanical	1	LS	$ 88,000.00	$ 88,000.00	0.0	$ -	$ 88,000.00	0%
26	Electrical	1	LS	$ 1,100,000.00	$ 1,100,000.00	0.0	$ 73,500.00	$ 1,026,500.00	6.68%
29	Plumbing	1	LS	$ 385,000.00	$ 385,000.00	0.0	$ 10,750.00	$ 374,250.00	2.79%
C	**TERRENCE MARTIN FIELD**								
1	90% Design (A&E & Civil) - Permits/Approvals	1	LS	$ 200,000.00	$ 200,000.00	1.0	$ 200,000.00	$ -	100%
1a	90% Design	1	LS	$ 30,000.00	$ 30,000.00	1.0	$ 30,000.00	$ -	100%
1b	100% Design	1	LS	$ 7,000.00	$ 7,000.00	0.0	$ 7,000.00	$ -	100%
1c	Administration During Construction	1	LS	$ 12,000.00	$ 12,000.00	0.0	$ -	$ 12,000.00	0%
D	**CRUCIAN CHRISTIANS VILLAGE**								
1	90% Design (A&E & Civil) - Permits/Approvals	1	LS	$ 130,000.00	$ 130,000.00	1.0	$ 130,000.00	$ -	100%
1a	90% Design	1	LS	$ 20,000.00	$ 20,000.00	0.0	$ 20,000.00	$ -	100%
1b	100% Design	1	LS	$ 5,800.00	$ 5,800.00	0.0	$ 5,800.00	$ -	100%
1c	Administration During Construction	1	LS	$ 5,800.00	$ 5,800.00	0.0	$ -	$ 5,800.00	0%
E	**SITE IMPROVEMENTS**								
1	90% Design (A&E & Civil) - Permits/Approvals	1	LS	$ 88,200.00	$ 88,200.00	1.0	$ 88,200.00	$ -	100%
1a	90% Design	1	LS	$ 110,000.00	$ 110,000.00	0.0	$ 110,000.00	$ -	100%
1b	100% Design	1	LS	$ 13,600.00	$ 13,600.00	0.0	$ 13,600.00	$ -	100%
1c	Administration During Construction	1	LS	$ 48,200.00	$ 48,200.00	0.0	$ -	$ 48,200.00	0%
2	Earthwork & Grading	1	LS	$ 800,000.00	$ 800,000.00	1.0	$ 800,000.00	$ -	100%
7	Site Improvements	1	LS	$ 232,808.25	$ 232,808.25	1.0	$ 232,808.25	$ -	100%
F	Demolition incl. Wall, Lights	1	LS	$ 200,000.00	$ 200,000.00	1.0	$ 200,000.00	$ -	100%
G	Owner's Contingency	1	LS	$ 97,109.80	$ 97,109.80	1.0	$ 97,109.80	$ -	100%
H	Extend Builder's Risk to 10-31-19	1	LS	$ 200,000.00	$ 200,000.00	1.0	$ 200,000.00	$ -	100%
	Totals				$ 22,300,000.00		$ 17,772,386.30	$ 4,127,784.90	

SCHEDULE OF CHANGE ORDERS

	APPROVED CHANGE ORDER					COMPLETED TO DATE			
Item No (1)	Description of Item (2)	Quantity (3)	Unit of Measure (4)	Cost Per Unit ($)	Value ($)	No. of Units (7)	Value ($)	Value of Uncompleted Work ($)	% Completed (10)
1	Revise Control from "Easterbrand Mainland Point" to "Lucky Bush"			$ -	$ -	1	$ -	$ -	100%
2	Stage I Field Work, Phase II Arch. Study			$ -	$ -	1	$ -	$ -	100%
3	Additional constructed maintenance			$ -	$ -	1	$ -	$ -	100%
4	Combine 60% Design, start 90% Design, Update structures and Bonds, Revise SOA, Suspend Milestone Dates and Schedule, Approve PE 6			$ -	$ -	1	$ -	$ -	100%
5	Schedule of amounts for contract payments			$ -	$ -	1	$ -	$ -	100%
6	Surcharge Settlement			$ -	$ -	1	$ -	$ -	100%
7	Locate Existing Utilities			$ -	$ -	1	$ -	$ -	100%
8	Test Piles and Initial Settlement			$ -	$ -	1	$ -	$ -	100%
9	Phase 2 Archeological Survey by U of Alabama			$ -	$ -	1	$ -	$ -	25%
10	Prelimit. slab trails, re-design PE/ 700 mats			$ -	$ -	1	$ -	$ -	50%
11	Design and SOV changes for revised budget			$ -	$ -	1	$ -	$ -	100%
12	Extend pile, access Busters Rock			$ -	$ -	1	$ -	$ -	100%
13	Revise SOA per final Drawings	$ -		$ -	$ 2,000,000.00	1	$ -	$ -	0%

2. ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A	Original contract amount	$ 21,000,000.00
B	Plus: Additions	$ 2,000,000.00
C	Less: Deductions	$ -
D	Adjusted contract amount to date	$ 23,000,000.00

3. ANALYSIS OF WORK PERFORMED

1	Value of original contract work performed to date (Column G Point) (or add several page if applicable)	$ 17,772,209.35
2	Extra work performed to date	
3	Total value of work performed to date	$ 17,772,209.35
4	Amt. Materials stored at close of this period (Attached detailed schedule)	
5	Less: Amount retained 10% percent	$ [illegible]
6	Net amount earned on contract work to date	$ 17,493,209.35
7	Other deductions	
8	Less: Amount of previous payments	$ 16,648,791.35
9	BALANCE DUE THIS PAYMENT	$ 844,418.00

4. CERTIFICATION OF CONTRACTOR

In accordance with the Terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS and GSC, LLC (Contractor) dated 11-05 (date/mo) , 2014 and/or any [illegible] executed by the Permitted Subcontractors, and that all subcontractors, subcontractors, consultants, and/or advisors that the following is a true and correct statement of the contract amount up to and including this [illegible] Estimate, and that all work performed by the Contractor, its subcontractors, consultants, and/or advisors under the Contract has been performed in accordance with the Terms and Conditions of the Contract between the GOVERNMENT OF THE VIRGIN ISLANDS and GSC, LLC (Contractor) dated 11-05 (date/mo) , 2014 and/or any [illegible] executed by the Permitted Subcontractors, and that the following is a true and correct statement of the contract amount up to and including this Permitted

GOVERNMENT OF THE VIRGIN ISLANDS
PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

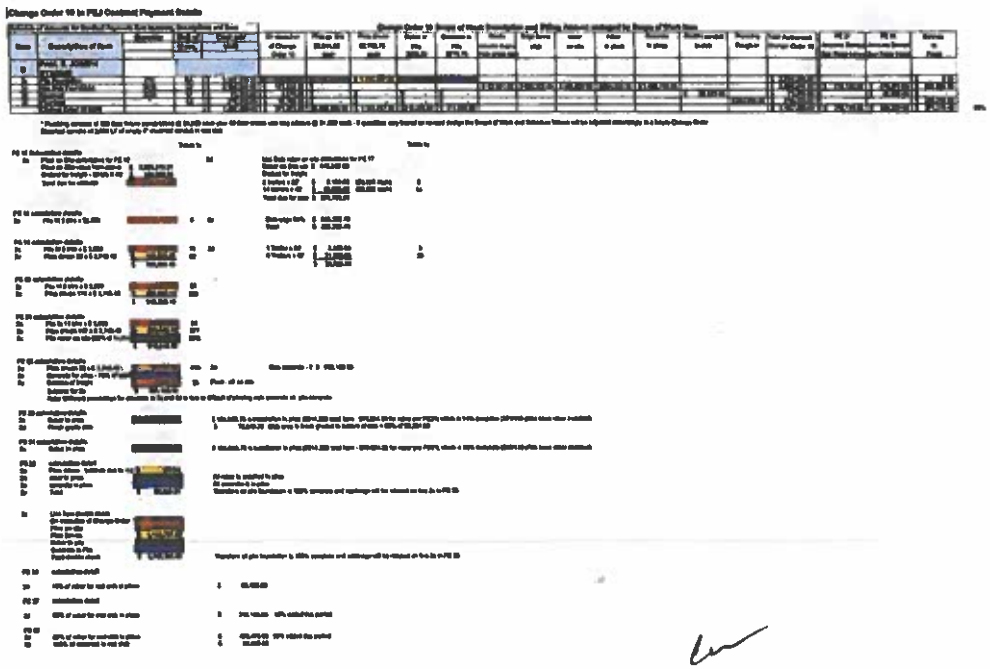
CONTRACTOR WORKSHEET

NAME OF PROJECT: Partial Build of Port S. Joseph stadium and Sports Complex — LOCATION: St. Croix, Virgin Islands

NAME OF CONTRACTOR: BMC, LLC — Contract No. GMI18PSC1000(C)

PERIODICAL ESTIMATE NO. 20 — FOR PERIOD 7-1-2020 to 8-31-20

Item No.	Description of Item	Value	% Complete previous	% Complete this PE	% Completed to date	$ Complete previous	$ Complete this PE	$ Completed to date	Retainage
A	Pre-Suspension Work to 3/16/17								
1	Insurance	$ 1,013,875.00	100%	0%	100%	$ 1,013,875.00	$ -	$ 1,013,875.00	
2	Architectural and Engineering Fees	$ 375,000.00	100%	0%	100%	$ 375,000.00	$ -	$ 375,000.00	
3	Consulting & Permit Fees	$ 107,125.00	100%	0%	100%	$ 107,125.00	$ -	$ 107,125.00	
4	Development	$ 300,000.00	100%	0%	100%	$ 300,000.00	$ -	$ 300,000.00	
5	Demolition Pecugh 3-15-16	$ 650,000.00	100%	0%	100%	$ 650,000.00	$ -	$ 650,000.00	
6	Contingency	$ 186,800.00	100%	0%	100%	$ 186,800.00	$ -	$ 186,800.00	
7	Mobilization	$ 102,500.00	100%	0%	100%	$ 102,500.00	$ -	$ 102,500.00	
As	True up mobilization to 10% of	$ 2,837,500.00	0%	100%	100%	$ 2,837,500.00	$ -	$ 2,837,500.00	
B	Paul E. Joseph Stadium						$ -		
1	60% Design (A&E & Civil) - Permitted	$ 1,880,000.00	100%	0%	100%	$ 1,880,000.00	$ -	$ 1,880,000.00	
1a	90% Design	$ 300,000.00	100%	0%	100%	$ 300,000.00	$ -	$ 300,000.00	
1b	100% Design	$ 40,000.00	30%	70%	100%	$ 40,000.00	$ -	$ 40,000.00	
1c	Administration During Construction	$ 165,000.00	10%	0%	10%	$ 16,500.00	$ 8,250.00	$ 16,750.00	$ 1,675.00
1d	Design Changes CO 10 ($91,500) & CO	$ 190,000.00	100%	0%	100%	$ 190,000.00	$ -	$ 190,000.00	
1e	Additional Design Costs CO 13	$ 612,000.00	62%	0%	100%	$ 612,000.00	$ -	$ 612,000.00	
2	design)	$ 167,500.00	100%	0%	100%	$ 167,500.00	$ -	$ 167,500.00	
2a	Surcharge Earthwork	$ 980,000.00	100%	0%	100%	$ 980,000.00	$ -	$ 980,000.00	
2b	Surcharge Testing	$ 100,000.00	100%	0%	100%	$ 100,000.00	$ -	$ 100,000.00	
2c	Pile Foundation	$ 3,702,300.00	100%	0%	100%	$ 3,702,300.00	$ -	$ 3,702,300.00	
2d	Mat Slab Foundation	$ 3,486,950.00	61%	0%	61%	$ 2,324,214.80	$ 478,475.00	$ 2,799,889.80	$ 279,988.98
3	Superstructure	$ 1,803,834.35	0%	0%	0%	$ -	$ -	$ -	$ -
8	Locker Rooms & Showers	$ 300,000.00	0%	0%	0%	$ -	$ -	$ -	$ -
10	Public Restrooms	$ 350,000.00	0%	0%	0%	$ -	$ -	$ -	$ -
12	Entry Pavillion	$ 136,000.00	0%	0%	0%	$ -	$ -	$ -	$ -
15	Party Deck Area	$ 135,000.00	0%	0%	0%	$ -	$ -	$ -	$ -
19	Dugouts	$ 185,000.00	0%	0%	0%	$ -	$ -	$ -	$ -
20	Stairways & Common Spaces	$ 330,000.00	0%	0%	0%	$ -	$ -	$ -	$ -
25	Mechanical	$ 98,000.00	0%	0%	0%	$ -	$ -	$ -	$ -
28	Electrical	$ 1,100,000.00	0.3%	0%	0%	$ 3,575.00	$ 69,525.00	$ 73,000.00	$ 7,300.00
29	Plumbing	$ 366,000.00	3%	0%	3%	$ 10,780.00	$ -	$ 10,780.00	$ 1,078.00
C	TERRENCE MARTIN FIELD					$ -	$ -	$ -	
1	60% Design (A&E & Civil) - Permitted	$ 200,000.00	100%	0%	100%	$ 200,000.00	$ -	$ 200,000.00	
1a	90% Design	$ 30,000.00	100%	0%	100%	$ 30,000.00	$ -	$ 30,000.00	
1b	100% Design	$ 7,800.00		100%	100%	$ 7,800.00	$ -	$ 7,800.00	
1c	Administration During Construction	$ 12,000.00	0%	0%	0%	$ -	$ -	$ -	
D	CRUCIAN CHRISTIANS VILLAGE					$ -	$ -	$ -	
1	60% Design (A&E & Civil) - Permitted	$ 138,000.00	100%	0%	100%	$ 138,000.00	$ -	$ 138,000.00	
1a	90% Design	$ 30,000.00	0%	100%	100%	$ 30,000.00	$ -	$ 30,000.00	
1b	100% Design	$ 8,800.00	0%	100%	100%	$ 8,800.00	$ -	$ 8,800.00	
1c	Administration During Construction	$ 8,000.00	0%	0%	0%	$ -	$ -	$ -	
E	SITE IMPROVEMENTS					$ -	$ -	$ -	
1	60% Design (A&E & Civil) - Permitted	$ 65,300.00	100%	0%	100%	$ 65,300.00	$ -	$ 65,300.00	
1a	90% Design	$ 110,000.00	0%	100%	100%	$ 110,000.00	$ -	$ 110,000.00	
1b	100% Design	$ 13,800.00	0%	100%	100%	$ 13,800.00	$ -	$ 13,800.00	
1c	Administration During Construction	$ 48,300.00	0%	0%	0%	$ -	$ -	$ -	
2	Earthwork & Grading	$ 800,000.00	100%	0%	100%	$ 800,000.00	$ -	$ 800,000.00	
7	Site Improvements	$ 232,808.25	100%	0%	100%	$ 232,808.25	$ -	$ 232,808.25	
F	Demolition Incl. Well, Lights	$ 300,000.00	100%	0%	100%	$ 300,000.00	$ -	$ 300,000.00	
G	Owner's Contingency	$ 87,108.80	100%	0%	100%	$ 87,108.80	$ -	$ 87,108.80	
H	Extend Builder's Risk to 10-31-19	$ 200,000.00	100%	0%	100%	$ 200,000.00	$ -	$ 200,000.00	
	TOTAL	$ 22,809,000.00				$ 17,231,860.30	$ 555,650.00	$ 17,772,208.30	$ 288,864.98



Change Order 10 in PILI Contract Payment Details

[illegible]

Department of Property&Procurement

Government of the United States Virgin Islands

3274 Estate Richmond, Christiansted, U. S. Virgin Islands 00820

8201 Sub Base, 3rd Floor, St. Thomas, U. S. Virgin Islands 00802

St. Croix Main Office: 340.773.1561 | St. Thomas Main Office: 340.774.0828

St. Croix Fax: 340.773.0986 | St. Thomas Fax: 340.774.9587

http://dpp.vi.gov

Memorandum:

To: Nathan Simmonds
Director, Finance and Administration
Virgin Islands Public Finance Authority

From: Anthony D. Thomas
Commissioner
Department of Property & Procurement

Date: May 19, 2021

Re: **Request for Payment to GEC, LLC**

Transmitted herewith for partial payment is Periodical Estimate No. Thirty (30), for Construction Services rendered by GEC, LLC, for the **Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, Virgin Islands** as outlined in Contract No. C003SPRC15(GEC).

Estimate Number	Date	Amount
P.E. #30	February 28, 2021	$116,275.00

Funding Source: 2014C Gross Receipt Tax Bond

xc: Department of Sports, Parks & Recreation
Department of Public Works
DPP Project File

ADT/drw/tc

Department of Property&Procurement

Government of the United States Virgin Islands

3274 Estate Richmond, Christiansted, U. S. Virgin Islands 00820

8201 Sub Base, 3rd Floor, St. Thomas, U. S. Virgin Islands 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.774.9587

HTTP://DPP.VI.GOV

May 19, 2021

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

RE: C003SPRC15 (GEC)
Design/Build for Paul E. Joseph Stadium & Sports Complex, St. Croix, VI

Dear Mr. Wessel:

Transmitted herewith approved is Periodical Estimate for Partial Payment Number Thirty (30), dated February 28, 2021, and received on May 17, 2021, relative to the above referenced contract.

The periodical estimate is the balance due on this contract in the amount of **One Hundred Sixteen Thousand, Two Hundred Seventy-Five Dollars and Zero Cents ($116,275.00).**

Respectfully,

Anthony D. Thomas
Commissioner

ADT/drw/tc

xc: Virgin Islands Public Finance Authority
Department of Sports, Parks & Recreation
Department of Public Works
DPP Project File